



PROGRAM BULLETIN

Subject: Rent Increase Policy

Date: March 22, 2024

Bulletin# 2024-02

To: Owners and Managers of RIHousing Financed Multifamily Rental Developments, including all Low Income Housing Tax Credit (LIHTC) Properties

From: Michael DiChiaro, Director of Leased Housing and Hope Lanphear Assistant Director of Leased Housing

Date: March 22, 2024

This Program Bulletin provides guidance and revises RIHousing's formal policy for approving rent increases on units in RIHousing financed and LIHTC funded rental developments. This notice is not applicable to units or residents that receive a state or federal rental subsidy. Requests for rent increases on Housing Choice Voucher units administered by RIHousing should be directed to Becky Canela at bcanela@rihousing.com or (401) 457-1162.

For non-subsidized units, tenant rent may be increased up to five percent (5%) **annually**; increases exceeding 5% require pre-approval from RIHousing. Rent increases must be implemented in accordance with the tenant lease agreement and shall not violate RIGL 34-18 ("Residential Landlord Tenant Act"). Rent adjustments must also comply with all federal and state program rules that may apply, including Section 42 of the Internal Revenue Tax Code.

RIHousing encourages owners and management agents to regularly review their rent schedules to ensure current rent levels support project expenses and the site remains in compliance with original underwriting projections. The asset management team at RIHousing frequently evaluates project operations on developments in our lending portfolio and will continue to communicate directly with owners and managers when we feel there may be opportunities for increasing project income.

Should you have any questions regarding this notice, please contact Hope Lanphear, Assistant Director of Leased Housing at (401) 4297-11409 or hlanphear@rihousing.com.