



PROGRAM BULLETIN

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

From: Eric Shorter, Director of Development and Michael DiChiaro, Assistant Director of Development / Asset Management & Compliance

Date: March 5, 2019

Subject: Rent Increase Policy

Bulletin # 2019-04

A handwritten signature in blue ink, appearing to be "RSE" followed by a flourish.

This Program Bulletin provides guidance and establishes 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 Adriana Infante at ainfante@rihousing.com or (401) 457-1162.

For non-subsidized units, tenant rent may be increased up to five percent (5%) every six months; increases exceeding five percent (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 Kathleen Millerick, Rental Compliance/Training Coordinator at (401) 457-1241 or kmillerick@rihousing.com, or Susan Halloran, Multifamily Workout and Quality Control Manager at shalloran@rihousing.com (401) 450-1339.