



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

Memorandum

To: DMHRSP Administering Agencies & Service Providers
From: Cecilia Woodworth, Assistant Director of State Programs
Subject: **DMHRSP Rent Increase Policy**
Date: January 12, 2022
cc: Tara O'Neill-Rosales, Director, Division of Rental Assistance
Stephanie Kan, AHVP & DMHRSP Coordinator
Thomas Timms, State Rental Assistance Programs Assistant
DMH Central Office & Area Offices

Per the email "DMHRSP RIR 5% Max Waiver" from DHCD on 2/23/2021, the 5% maximum increase criteria was temporarily waived for DMHRSP rent increase requests with an effective start date between 5/1/2021-4/1/2022. This temporary waiver was intended to provide an opportunity for our DMHRSP Property Owners to bring any units with lower than market rate rents up at their next renewal.

Given the historically competitive rental market across the Commonwealth and the ongoing effect of the COVID-19 pandemic, DHCD is now formally revising the Rent Increase Policy within the DMHRSP Guidance to remove the 5% maximum increase criteria on all rent increases going forward, **including rent increases after 4/1/2022 (the end date of the previously issued waiver)**. All other rent increase criteria (notices, effective dates, 110% FMR, rent reasonableness, etc.) and procedures continue to strictly apply. Please see enclosed the revised Rent Increase Review form.

Please contact Stephanie Kan, AHVP & DMHRSP Coordinator, at Stephanie.Kan@mass.gov or 617-573-1222, with any questions or concerns.