



Massachusetts Rental Voucher Program (MRVP) Mobile Rent Approvals Frequently Asked Questions

Q: What is the process for rent increase requests (for existing units)?

1. Notify the tenant in writing at least 60 days but not more than 120 days before the increase will take effect. All rent increase requests are only considered for the lease renewal date.
2. Complete the **MRVP Mobile Rent Approval Form** and submit it to the Program Specialist or to Ownerservices@metrohousingboston.org. Attach a copy of the tenant notice letter or have the tenant sign the Rent Approval Form. The form may be found at www.metrohousingboston.org.
3. Metro Housing Boston will review the rent reasonableness. The Lead Specialist may contact the property owner to get additional information. If the requested rent exceeds the MRVP rent limit or the rent of comparable market units, the owner may be asked to accept a lower rent.
4. The property owner and tenant will be notified in writing of the determination within 30 days of the submission.

Q: Do I need to notify the tenant of the proposed increase?

A: Yes. As a party to the lease, the tenant must be notified of the proposed increase in writing. At the same time, a copy of the notice to the tenant should be sent to Metro Housing Boston. The owner may also have the tenant sign the Rent Approval Form if they do not separately notify the tenant. Generally, the tenant does not need to sign a request for rent increase if they are notified on time.

Q: How much of an increase can I ask for, and will it be approved?

A: Any new rent amount may only be approved if it falls within the MRVP maximum rents. The maximum rents are based on HUD Fair Market Rents (FMRs), but they are different from Section 8 Payment Standards. Metro Housing Boston will also review how reasonable the requested rent is compared with market rents, based on the owner's certification on the Rent Approval Form. At no point may an owner charge an MRVP tenant more than the rent of comparable unassisted, market-rate units at the same building or development.

Q: When will an approved rent increase take into effect?

A: The rent can only be increased after the initial lease term, and only if requested at least 60 days prior to the lease renewal. If approved, the increase will be effective on the lease renewal date. The lease renewal date will always be the first of the month the tenant moves in; if the tenant moved in September 15th, their renewal date is September 1st. The lease renewal date is not necessarily the same as the tenant's annual reexam date. Metro Housing Boston may change a tenant's reexam date without changing the lease renewal date.

Q: What happens if I miss the 60-day cut-off for the lease renewal?

A: Because rent increases can only be requested once every twelve months and must be effective on the lease renewal date, you will have to resubmit your request the following year.

Q: How will a rent increase affect the tenant?

A: An approved rent increase will not affect the tenant in most cases, because the tenant rent share is based on their income. In some cases, an approved rent increase will cause the tenant rent share to increase.