



## Approving a Rent Increase

The market analysis is the only factor taken into account when determining to approve a rent increase request. Unlike a new move, the tenant's affordability does not impact the amount CHA offers.

The market analysis uses the average of the three most similar comparables. CHA approves what the analysis supports without exceeding the proposed amount. If the comps support an increase from the current rent amount but not the amount requested, then CHA offers the amount determined by the market analysis.

See examples below:

### Scenario 1

**Current Rent Amount-~~\$1200~~**

**Requested Rent Increase Amount-~~\$1400~~**

**Market Analysis-~~\$1400~~**

**CHA Offer-~~\$1400~~**

### Scenario 2

**Current Rent Amount-~~\$1400~~**

**Requested Rent Increase Amount-~~\$1600~~**

**Market Analysis-~~\$1500~~**

**CHA Offer-~~\$1500~~**

If the market analysis determines a rent of less than the current amount, CHA allows the owner to keep the same amount only if at least one comparable supports the current rent. However, if no comparables support the current rent then CHA will lower the amount to what the market analysis determines. To prevent this, CHA advises owners to conduct their own market analysis prior to submitting rent increase requests.