

## **CITYFHEPS RENT INCREASE FOR CURRENT TENANTS FAQ**

### **1) CityFHEPS rents have increased as of 1/1/2024, may I increase the rent for my current tenant?**

- HRA will review requests for rent increases only upon the annual lease renewal. Mid-year increases will not be approved unless the unit is subject to government regulations with respect to allowable rents. Rent increases authorized under such regulations will be permitted midyear.
- The requested rent must be at or below the registered legal rent, if any, for the Unit as established by federal, state, or local law or regulations. Any increase amount must be consistent with allowable amounts under the law. For example, if the collectable rent is restricted at a certain AMI or FMR, the requested rent increase must be in compliance with that requirement.
- The rent has to meet a rent reasonableness review compared to similar units in the surrounding area.
- The rent must be adjusted for any utilities not covered by the landlord. HRA has published a utility allowance schedule and calculator to help you determine the size of the adjustment.

### **2) What is a Utility Allowance?**

Utilities paid by the tenant will be subtracted from the payment standard. The amount that is subtracted is called the utility allowance. Utility allowances are determined based on the typical cost of utilities and services paid by households occupying housing of various sizes. The DSS utility allowance schedule is available at [www.nyc.gov/dsshousing](http://www.nyc.gov/dsshousing) and is updated annually.

### **3) How can I apply for an increase?**

Submit the following documents to [RapIncrease@hra.nyc.gov](mailto:RapIncrease@hra.nyc.gov):

- A new lease
- The Landlord Utility Form (**DSS-8q**)

### **4) Is the increase for room rentals as well?**

No, the maximum monthly rent for a room is currently \$1,100. For room rentals, heat, hot water, electricity and, if the stove is not electric, cooking gas, must be included in the rent..