

The Housing Authority

Of The City Of Danville, Illinois

1607 CLYMAN LANE

DANVILLE, ILLINOIS 61832

(217) 443-0621 ♦ FAX (217) 444-3172

DIRECTIONS FOR REQUESTING RENT INCREASE

In accordance with the Department of Housing and Urban Development (HUD) regulations, you must provide sixty-(60) day advance notice to your tenant and the Housing Authority to increase your rent. **In addition, such increases can only be requested annually, at the annual anniversary date of certification per HACD Administrative Policy.**

Although you may use your own form of request, we have provided this standardized sample to make it easier for you. Simply follow these three steps:

1. Complete the form and indicate the following:
 - amount of increase that you are requesting;
 - property address of the leased unit;
 - effective date of the rent increase; and
 - new rental amount.
2. Be sure to also list the date, tenant's name and address along with your name. Don't forget to sign the form as well as the tenant.
3. Mail this Notice directly to the tenant and a copy to the Housing Authority at the following address:

Housing Authority of the City of Danville, IL
Housing Choice Voucher Department
1607 Clyman Lane
Danville, IL 61832

Or, you may fax to: **217-444-3172**, or scan and email to: amcmillan@hacd-hud.com

Remember: all rents must be reasonable and comparable to other rents of like properties in the neighborhood. The Housing Authority of the City of Danville, IL (HACD) will review each request and determine if it can be approved based upon specific comparable data and HUD's rent reasonableness criteria. It is also important to remember that an increase in the total rent may have a direct impact upon the tenant's rent.

The HACD will promptly notify you if your requested rent cannot be approved. Otherwise, your new rent will be included in a revised calculation of both the tenant portion of rent and the HACD's Housing Assistance Payment. You will receive a document reflecting those changes.

If you have any questions regarding this process, please contact your Housing Counselor. Thank you for participating in the HACD Housing Choice Voucher Program.

Brittany Savalick
Director of Housing Choice Voucher Program

NOTICE TO INCREASE RENT

Date: _____

Tenant: _____

Dear Tenant:

This notice is to inform you that I am requesting an increase of \$_____ to the contract rent ("Rent") for the property you lease located at _____.

This increase will be effective the first day of _____, 20__ ("the Effective Date"). A copy of this request is also being submitted to the Housing Authority of the City of Danville, IL ("HACD") Housing Choice Voucher Department for approval. Therefore, if approved by the HACD, the new rent for your Lease Agreement on the Effective Date will be \$_____.

NOTE: This change **may** also increase your portion of the contract rent under the Housing Choice Voucher Program.

I am providing you with this Notice at least sixty (60) days in advance of the Effective Date, in accordance with the Housing Choice Voucher Program regulations. If you decide to terminate the Lease Agreement, you must provide proper notice to both the HACD Housing Choice Voucher Department and the owner. When relocating with Section 8 assistance, you should contact your Housing Choice Voucher Housing Specialist to obtain the necessary forms.

The Lease Agreement, subject to HACD approval, will automatically continue with the change to the Rent, unless it is properly terminated.

Owner/Agent: _____

SIGNATURE OF OWNER/AGENT: _____

SIGNATURE OF TENANT: _____

CC: Housing Authority of the City of Danville