



We Strive to Enhance Lives,  
Build on Strengths and  
Create Community.

**To:** Property Owners with Housing Choice Voucher participants  
**From:** Eric Proctor, Compliance Manager, Louisville Metro Housing Authority  
**Date:** November 2, 2022  
**Re:** Maximum Rent Increase Clarification

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Each year, LMHA calculates a maximum rent increase for property owners to impose upon Housing Choice Voucher program participants. This maximum year-to-year rent increase is the lower of 1) an average of Fair Market Rent increases for various bedroom sizes (rounded down to a whole percentage) or 2) an applicable exception payment standard.

Fair Market Rents are typically released by HUD in September with an effective date of October 1<sup>st</sup> (the beginning of the federal fiscal year). As such, LMHA will calculate the maximum rent increase and implement it on January 1<sup>st</sup> of the following year.

LMHA calculated the maximum rent increase for calendar year 2023 using the above-mentioned formula and the maximum rent increase for lease renewals for HCV participants is **9%**. If you have any questions, please call 502-569-6060.

