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To: Housing Choice Voucher (HCV) Program Landlords/Owners/Agents
From: Sheryl Seiling, Director of Rent Assistance 
Date: January 31, 2017
Re: Temporary Freeze on Rent Increase Requests

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As you are aware, the HCV Program is federally funded by the U.S. Department of Housing & Urban Development (HUD). Because the Federal Government has not adopted a budget for this fiscal year, the funding we now receive for the HCV Program is based on a Continuing Resolution (CR). Without a budget, there is no increase in funding for the HCV Program. The CR now in effect is based on last year's funding.

Unfortunately the funding allocated for last year is not sufficient to cover the increase in housing assistance payments (HAP) that we, and all other public housing authorities (PHA), currently have. Because the amount of funding available is not sufficient to cover current HAP expenses for all PHAs, HUD has notified all PHAs that the funding for the HCV Program will be prorated at 95% of last year's funding.

Insufficient funding is a serious issue for us as we assist over 13,000 families in our HCV Program. Our primary goal is to ensure that all families currently receiving assistance continue to receive assistance. As such, we are looking at all cost saving measures available to us, but our options are limited. We have chosen not to assist new families, do not plan on terminating any current participant's assistance unless warranted by program violations, and do not want to reduce our payment standards. We will, though, have to place a freeze on any rent increase requests.

Until further notice, any rent increase requests we receive will be denied due to funding concerns. We hope the Federal Government will come to an agreement on the budget and fully fund the HCV Program. When our funding resumes at an adequate level, we can resume processing rent increase requests. This information will be posted on our website and the landlord portal. Please check each month when reviewing your payments. Interim information will not be available. We understand this is not popular, but hope you understand the constraints we are under. Thank you for your continued participation in our program.

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