



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Housing Choice Voucher Program Changes Frequently Asked Questions

1. Why is the Fairfax County Redevelopment and Housing Authority (FCRHA) implementing changes to the Housing Choice Voucher (HCV) program?

The Fairfax County Redevelopment and Housing Authority (FCRHA) must make program changes to ensure that as federal funding continues to decrease and rental costs increase, the authority can continue to serve all families currently receiving HCV assistance.

2. What will change in HCV?

You should expect the following changes to the program that will affect how we calculate your family share of rent:

Work-able/Non Work-able: We will determine if your family is a “work-able” or a “non work-able” household. A “work-able” household is one where there is at least one member of your household who is 18 years or older; not elderly or disabled on a fixed income; and not enrolled in school or a job training program full time. A “non work-able” household is one in which all members of the household over the age of 18 are elderly or disabled and on a fixed income, or enrolled in school or job training fulltime.

- “Work-able” households will either pay \$220 or 35 percent of their adjusted income for their family share of rent, whichever is higher.
- “Non work-able” households will increase their share of rent from 30 to 32 percent and will either pay \$50 or 32 percent of their adjusted income for their family share of rent, whichever is higher.

Utility Allowances: We are not eliminating utility allowances as previously proposed, but instead establishing a flat utility allowance by bedroom size. This applies to families that are responsible for paying utilities under their lease.

Number of Bedrooms	Flat Utility Allowance
0	\$50
1	\$50
2	\$70
3	\$100
4	\$140
5	\$170
6	\$190

Housing Subsidy Standards: Housing subsidies will be calculated by assigning one bedroom for the head of household (and spouse or co-head) and two persons per bedroom for all other family members regardless of the relationship, sex, and age of your family members. This means, for example, if you have three people in your household, you will receive housing assistance for a two bedroom unit.

Please Note: While implementation of the approved changes will not start until March 2019, if you choose to move during the next year, this change will affect you immediately.

3. When will the HCV changes go into effect?

Approved changes will not take effect until at least March 2019.

4. What do I need to do now?

You need to know that nothing will change for you and your family right now. An estimate of household-specific changes will be sent at least one year prior to your household's recertification. We anticipate mailing the notices with household specific estimates in January 2018 for families with recertification exams effective March 1, 2019 and later. Depending on a family's recertification schedule, some may not see a change for another year or two. For now, continue to pay your rent on time and adhere to the rules and guidelines of the HCV program. Failure to do so could result in the loss of your voucher.

5. Will landlords be notified of the change?

Yes. Landlords will receive a notice through the mail and through a number of landlord briefings provided by the Department of Housing and Community Development.

6. What if I am unable to pay the increase in the rent and utilities?

We understand these changes may be challenging, and we're committed to helping you and your family adjust. We have resources available that we hope will prepare you and your household—including finding employment, increasing your income, preparing a budget, and ways to conserve your utility usage. Please inform your housing service specialist if you feel you will need assistance.

7. How do I find out more information about these changes?

You can visit our website at www.fairfaxcounty.gov/rha. You can also call our information hotline at 703-279-7309 or email us at dhcdhcvchanges@fairfaxcounty.gov.

HCV Program Landlords

8. What should I be doing right now?

Nothing at this time. We will be communicating with your tenant throughout this process. We encourage you to do the same. Also, identify opportunities that may help make any potential change to the HCV a smooth transition for your tenant.

9. Will you notify my tenant?

Yes. A letter explaining HCV changes will be sent to all participants in the program. Landlords will be notified through written correspondence and in-person briefings.

10. How will this impact my HAP payments?

The specific impact of HAP payment will vary from family to family depending on family composition and financial situation. Your total rent amount will remain the same. The portion you receive from the FCRHA may change and the portion of rent you receive from your tenant may change. You and your tenant will receive a notice at least 60 days in advance of the new amounts.

11. How can I help?

Changes to the HCV program are necessary to ensure all families currently receiving HCV assistance can continue to do so. You can help us by considering options you as a landlord can take to ensure a smooth transition for your tenants. Here are some ways you can help:

- Consider not requesting a rent increase.
- Consider decreasing the rent you charge for your unit.
- Consider paying the utilities at your property.
- Continue to adhere to the guidelines and regulations of the HCV Program.