



## Rental Assistance Program Fund

The Rental Assistance Program Fund, managed by the Department of Housing and Community Development, accounts for the U.S. Department of Housing and Urban Development (HUD) programs including the Housing Choice Voucher (HCV) program, the Veterans Administration Supportive Housing (VASH) program, the Project Based Voucher (PBV) program, the Mainstream Voucher program, and the Family Unification program (FUP). The County has operated the HCV program since 1977.

HCV assists very low-income households with incomes at or below 50 percent area median income (AMI), the elderly, and persons with disabilities in acquiring safe, decent, affordable housing in the private market, while fostering self-sufficiency and ensuring that properties meet federal Housing Quality Standards (HQS).<sup>1</sup> PBVs are tied to a particular property rather than a particular family. Often, the rental assistance at PBV sites provide operational income to maintain and rehab the structure. Owners can use the rental subsidy to service debt of new construction developments in exchange for providing safe and quality housing for households earning less than 50 percent of the Area Median Income. The Mainstream Voucher program assist persons with disabilities. The VASH program combines rental assistance for homeless veterans and their families with case management and clinical services provided by the Department of Veterans Administration at its medical centers and in the community. FUP provides housing assistance to families involved in the child welfare system and youth ages 18 to 21 who have aged out of foster care.

Participants are free to choose any housing that meets the requirement of the program; however, it is the family's responsibility to find a unit where the owner agrees to rent under the guidelines established for the HCV program. The County pays housing subsidies (70 percent of the local fair market rents) directly to the landlord; the program participants are responsible for paying no more than 30 percent adjusted income toward rent.; participants the difference between the actual rent charged and the subsidy.

The County administers vouchers that are awarded by HUD through the Annual Contributions Contract (ACC). The most recent CY 2022 ACC includes funding for 787 total vouchers, including regular vouchers and special-purpose vouchers, which are designated for use within special populations, such as veterans, families reunifying with their children, and people with disabilities.

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<sup>1</sup> In 2022, 50 percent AMI is \$49,850 for one person; \$56,950 for two persons; \$64,050 for three persons; and \$71,150 for four persons. HUD typically publishes updated AMI in April.

**Rental Assistance Program Fund****Revenues, Expenditures, and Changes in Fund Balance<sup>1</sup>**

	FY 2021 Actual <sup>2</sup>	FY 2022 Actual <sup>3</sup>	FY 2023 Adopted	FY 2024 Proposed	FY 2025 Projected
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Revenues</b>					
Use of Money and Property	\$731	\$757	\$4,400	\$4,400	\$4,400
Miscellaneous Revenue	60,941	41,847	131,000	131,000	131,000
Recovered Costs	1,523,289	1,043,313	750,000	1,250,000	1,250,000
Intergovernmental – Federal	8,577,017	8,734,703	8,640,163	10,397,838	10,397,838
Transfer from the General Fund	29,857	26,900	272,390	272,390	272,390
<b>Total – Revenue</b>	<b>\$10,191,835</b>	<b>\$9,847,520</b>	<b>\$9,797,953</b>	<b>\$12,055,628</b>	<b>\$12,055,628</b>
<b>Expenditures</b>					
Rental and Utility Assistance	\$9,390,492	\$9,085,318	\$8,825,483	\$10,912,400	\$10,912,400
Administration	801,343	762,202	972,470	1,143,228	1,143,228
<b>Total – Expenditure</b>	<b>\$10,191,835</b>	<b>\$9,847,520</b>	<b>\$9,797,953</b>	<b>\$12,055,628</b>	<b>\$12,055,628</b>
<b>Estimated Ending Fund Balance<sup>4</sup></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Percent Change	n/a	n/a	n/a	n/a	n/a
<b>FTE</b>	<b>9.00</b>	<b>9.00</b>	<b>9.00</b>	<b>9.00</b>	<b>9.00</b>

<sup>1</sup> Sums may not equal due to rounding.

<sup>2</sup> Source: Loudoun County FY 2021 Annual Comprehensive Financial Report (ACFR).

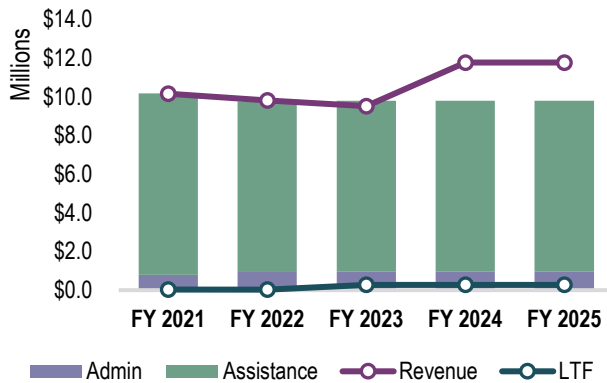
<sup>3</sup> Source: Loudoun County FY 2022 ACFR.

<sup>4</sup> The Rental Assistance Program Fund does not maintain a fund balance. The HCV Program is an advance-funded program, meaning revenues are received before expenditures are incurred. Any unspent funds at the end of a fiscal year are classified as unearned revenues.



## Rental Assistance Program Fund

### Revenue and Expenditure History



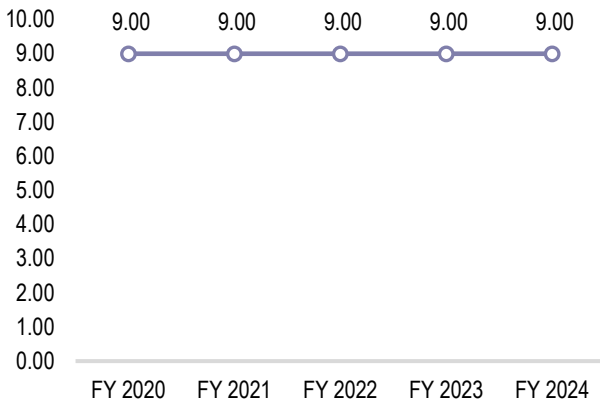
#### Revenue/Local Tax Funding

As shown, the Rental Assistance Program Fund is primarily funded by program-generated revenues, receiving 2 percent of its budget from local tax funding (transfer from the General Fund).

#### Expenditure

Most of the expenditures in the Fund continue to be dedicated to rent subsidies (90 percent).

### Staffing/FTE History



The County has seen an increase in the number of Port-In vouchers in recent years, which are issued by other localities and then transferred to the County. The County receives reimbursement for these vouchers (recovered costs) from the originating locality to cover the housing assistance payment and administrative costs associated with these vouchers.

The FY 2024 Proposed Budget maintains the level of local tax funding needed in support of administrative costs. Administrative costs include personnel costs.

As rent costs continue to increase in the County, the number of vouchers that can be supported with the existing funds decreases. The number of vouchers issued determines the level of reimbursement for administrative costs – thereby increasing the local tax funding (LTF) necessary to continue supporting the programs at the current service level. Local tax funding is not used to support rental subsidies. Rising rental prices will continue to be a challenge in the future.

## Policies

Federal Section 8 Administrative Plan outlines how the County will administer the Rental Assistance Program Fund. This policy is in accordance with Title 24 Code of Federal Regulations, Part 982. For the most up-to-date information related to the program, please refer to HUD’s website.