

Our Mission: To assist low and moderate income families with affordable housing opportunities as they strive to achieve stability and improve their quality of life.

Housing Choice Vouchers (HCV)

- Provide housing to low and moderate-income renters through a housing voucher that can be used by the tenant anywhere in the County or nationwide.
- Entirely federally funded through the United States Department of Housing and Urban Development (HUD).

Project-Based Assistance Housing Choice Vouchers

- Provide housing and supportive services to low and moderate-income renters through a payment contract for designated existing housing units in the County.

Family Unification Program (FUP)

- Promote family unification by providing rental assistance to families where the lack of affordable housing is a primary factor in the separation of children from their families.

Department of Justice (DOJ) Vouchers

- In 2012, the Commonwealth of Virginia entered into a settlement agreement with the Department of Justice (DOJ) regarding failure to comply with American with Disabilities Act (ADA) and Olmsted Act that requires that persons with intellectual and developmental disabilities live in the least restrictive environment that meets their needs. The Commonwealth, through Virginia Housing Development Authority (VHDA), committed to providing community-based housing choices for the settlement population by offering a set aside portion of Housing Choice Vouchers for people with intellectual and/or developmental disabilities leaving training centers, nursing homes or intermediate care facilities.

Veterans Affairs Supportive Housing (VASH) Vouchers

- Provide rental subsidies to homeless and disabled veterans in partnership with the Department of Veterans Affairs.

Mainstream Vouchers

- Provide housing assistance to non-elderly and disabled households transitioning out of institutional or other segregated settings at risk of institutionalization, homeless, or at risk of becoming homeless.

Emergency Housing Vouchers (EHV)

- The American Rescue Plan Act 2021 allowed HUD to allocate additional housing vouchers to Public Housing Authorities operating the Housing Choice Voucher Programs in areas where populations have the greatest need during the COVID-19 pandemic. An Emergency Housing Voucher is a specialized housing voucher subsidy for individuals or families that meet one of the following four categories: (1) homeless, (2) at risk of homelessness, (3) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless.

State Rental Assistance Program (SRAP)

- The Department of Behavioral Health and Developmental Services (DBHDS) created a State Rental Assistance Program (SRAP) to serve individuals with developmental disabilities. The aim of the SRAP is to provide adults with developmental disabilities who currently live in less integrated settings (such as nursing facilities, intermediate care facilities, group homes and with their families of origin) with rental subsidy support to establish their own households in more integrated housing settings informed by choice. The program is designed to provide rental assistance subsidies to eligible individuals/households, so they have the means to lease private rental housing that meets their need.

SIGNIFICANT BUDGET CHANGES

- ↑ Personnel increases primarily due to employee salary increases, an increase in the County's cost for employee health insurance, the addition of two new positions the County Board approved as part of FY 2025 closeout: Senior Management Analyst (\$162,849, 1.0 FTE) and a Housing Choice Voucher Supervisor (\$155,662, 1.0 FTE), partially offset by lower retirement contributions based on current actuarial projections.
- ↑ Non-personnel increases due to an increase in Housing Assistance Payments based on the projected voucher lease-up rate (\$2,423,142), software license increases (\$528), Sequoia Plaza rent (\$4,105), partially offset by a reduction to the annual expense for maintenance and replacement of County vehicles (\$409) and the closeout of the Tenant Based Rental Assistance (TBRA) Program (\$95,554).
- ↑ Revenue increases due to the projected voucher lease-up rate (\$2,423,142), administrative fees (\$154,599), interest income (\$30,000), and the closeout of the TBRA program (\$95,554).

PROGRAM FINANCIAL SUMMARY

	FY 2024 Actual	FY 2025 Re-Estimate	FY 2026 Proposed	% Change '25 to '26
Beginning Fund Balance	\$3,394,034	\$3,714,916	\$4,009,550	8%
Personnel	1,587,452	1,776,364	2,124,060	20%
Non-personnel	22,375,384	24,862,500	27,194,312	9%
Total Expenditures	23,962,836	26,638,864	29,318,372	10%
 Total Revenues	 24,283,717	 26,933,498	 29,445,685	 9%
 Change in Fund Balance	 \$320,881	 \$294,634	 \$127,313	 -57%
 Permanent FTEs	 14.60	 14.10	 16.10	
Temporary FTEs	-	-	-	
Total Authorized FTEs	14.60	14.10	16.10	

PERFORMANCE MEASURES

Critical Measures	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimate	FY 2026 Estimate
Amount of money available per month for non-rental expenses with and without a Housing Choice Voucher - Families	\$1,314/ \$228	\$1,410/ \$254	\$1,685/ \$515	\$1,694/ \$305	\$1,694/ \$305	\$1,694/ \$305
Amount of money available per month for non-rental expenses with and without a Housing Choice Voucher - Persons with Disabilities	\$953/ (\$85)	\$956/ (\$186)	\$1,093/ (\$152)	\$1,126/ (\$218)	\$1,126/ (\$218)	\$1,126/ (\$218)
Amount of money available per month for non-rental expenses with and without a Housing Choice Voucher - Participants Age 62+	\$980/ (\$34)	\$916/ (\$195)	\$1,250/ \$181	\$1,331/ \$200	\$1,331/ \$200	\$1,331/ \$200
Inspection deficiencies corrected: Percent of units initially failing inspection and subsequently meeting Housing Quality Standards	0%/ 100%	49%/ 100%	18%/ 100%	15%/ 100%	20%/ 100%	20%/ 100%
Number of households receiving a Housing Choice Voucher	1,507	1,481	1,510	1,535	1,599	1,714
Overall lease up rate	90%	91%	90%	91%	90%	92%

Supporting Measures	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimate	FY 2026 Estimate
Number and percent of initial applications processed accurately	90/ 100%	166/ 99%	159/ 100%	129/ 100%	150/ 100%	150/ 100%
Number and percent of annual reviews processed accurately	195/ 100%	205/ 95%	192/ 99%	125/ 100%	205/ 98%	205/ 98%
Processing times for eligibility determination: Number and percent of initial applications processed within 60 days	90/ 100%	59/ 100%	159/ 100%	129/ 100%	150/ 100%	150/ 100%
Processing times for eligibility determination: Number and percent of annual reviews completed on time (within 120 days)	1,600/ 100%	1,508/ 100%	1,548/ 100%	1,427/ 100%	1,584/ 100%	1,584/ 100%

- The amount of money available for non-rental expenses with a Housing Choice Voucher is calculated by subtracting average tenant payment from average tenant income. The amount of money available for non-rental expenses without a Housing Choice Voucher is calculated by subtracting the average contract rent from the average tenant income. The average income for all categories increased in FY 2024 and contributed to the increase of money available with voucher assistance.
- Housing Quality Standards are the tool used by the Housing Choice Voucher Program to inspect all units prior to initial move-in, prior to transfer from one unit to another, and annually. If an apartment fails inspection, the landlord/tenant typically has 30 days to fix the violations. Failure to correct deficiencies could result in an abatement of payment to the landlord and/or termination from the program.

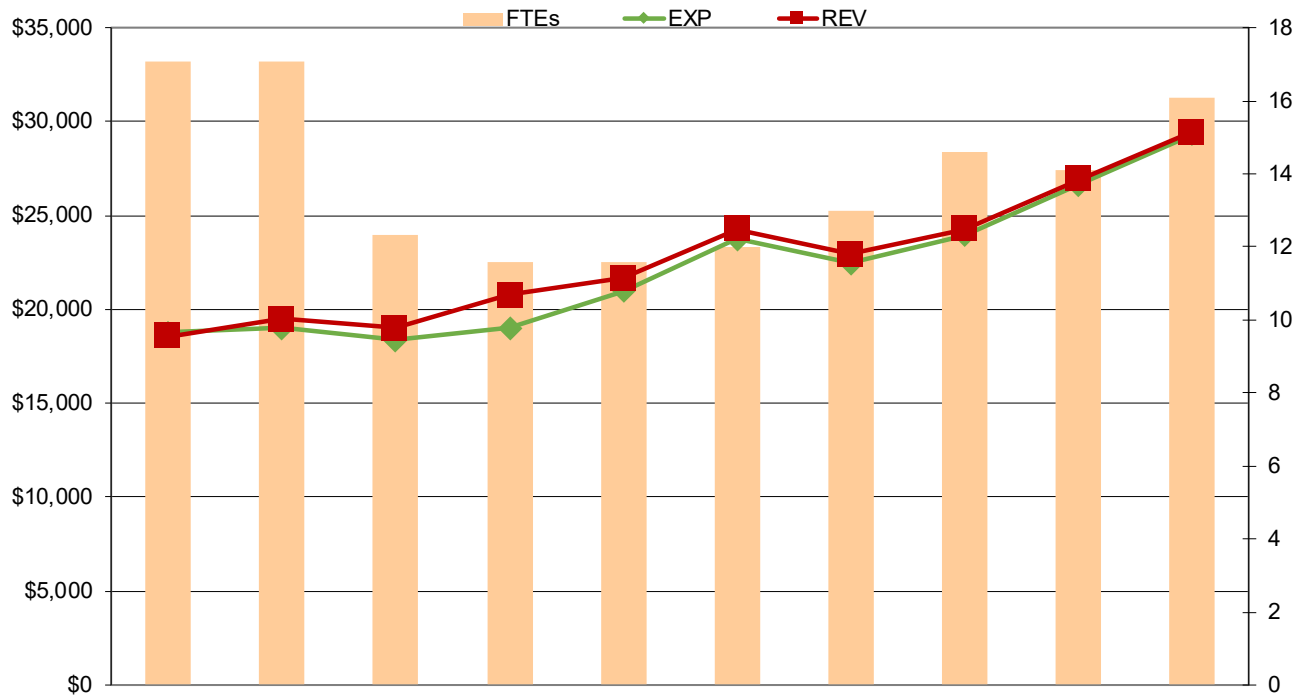
- In FY 2024, the ratio improvements in cited deficiencies continues to show the level of attention and oversight the County is devoting to Committed Affordable Unit (CAF) inspections.
- “Overall lease up rate” in FY 2021 was updated in the FY 2024 proposed budget due to a reporting error.
- Timeliness rates for initial applications and annual reviews met the Section Eight Management Assessment Program (SEMAP) high performer standard of 100 percent for initial applications and exceeded the SEMAP high performer standard of 95 percent for annual reviews, from FY 2014 through FY 2024.
- Arlington County received 36 HUD Emergency Housing Vouchers in efforts to stabilize highly vulnerable populations through rental assistance as stipulated in the American Rescue Plan Act. These vouchers, in partnership with the Continuum of Care, were prioritized for immediate deployment beginning FY 2022. While fully allocated, these specialized vouchers are no longer available upon turnover.
- Beginning FY 2023, DBHDS awarded 10 SRAP vouchers to Arlington’s HCVP to provide rental subsidies to adults with developmental disabilities. This state referral-based program adds to the available rental subsidies for lease under the HCV Program.
- The TBRA program concluded February 2025. The TBRA program provided housing assistance, through a monthly rental subsidy, to families where the head of household or a family member was diagnosed with HIV/AIDS. The vouchers have been absorbed by HCV Program.
- This program has a performance measurement plan. The data above align with that plan. You can read this program’s complete FY 2024 plan here:
<http://departments.arlingtonva.us/dhs/dhs-performance-measurement-program/>.

**SECTION 8 HOUSING ASSISTANCE PROGRAM
FUND STATEMENT**

	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 RE-ESTIMATE	FY 2026 PROPOSED
Beginning Fund Balance July 1	\$3,394,034	\$3,637,225	\$3,714,916	\$4,009,550
REVENUE				
Housing Assistance	20,258,653	22,705,280	22,705,280	25,004,306
Mainstream Housing Assistance	759,695	802,658	802,658	852,211
Emergency Housing Assistance	583,573	624,456	624,456	661,638
HAP Administrative Fees	1,666,070	2,249,897	2,249,897	2,406,796
Mainstream Administrative Fees	78,516	67,277	67,277	71,257
Emergency Administrative Fees	72,433	44,200	44,200	50,976
HAP Interest	75,836	50,000	50,000	80,000
Mainstream Interest	672	-	-	-
Emergency Interest	806	-	-	-
Port-ins	198,149	-	-	-
Miscellaneous Revenue (Collections)	8,179	20,000	20,000	20,000
TBRA	84,894	95,554	95,554	-
SRAP	175,359	274,176	274,176	298,501
Funds Balance Change	320,881	-	-	-
TOTAL REVENUE	24,283,717	26,933,498	26,933,498	29,445,685
EXPENDITURES				
Rental Assistance Payments	20,262,743	22,805,280	22,805,280	25,004,306
Mainstream Assistance Payments	759,695	802,658	802,658	852,211
Emergency Assistance Payments	583,573	624,456	624,456	661,638
TBRA Assistance Payments	69,251	95,554	95,554	-
SRAP Assistance Payments	172,016	246,720	246,720	284,101
Administration & Operations	2,115,558	2,064,196	2,064,196	2,516,116
TOTAL EXPENDITURES	23,962,836	26,638,864	26,638,864	29,318,372
Ending Fund Balance June 30	\$3,714,916	\$3,931,859	\$4,009,550	\$4,136,863

Note: \$3,714,915.60 in revenue was deferred from FY 2024 to FY 2025. Therefore, the FY 2024 ACFR reflects a fund balance of zero.

EXPENDITURE, REVENUE, AND FULL-TIME EQUIVALENT TRENDS



\$ in 000s	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual *	FY 2023 Actual*	FY 2024 Actual*	FY 2025 Adopted Budget	FY 2026 Proposed Budget
EXP	\$18,791	\$19,032	\$18,385	\$19,020	\$21,002	\$23,754	\$22,455	\$23,963	\$26,639	\$29,318
REV	\$18,569	\$19,494	\$19,010	\$20,764	\$21,662	\$24,263	\$22,936	\$24,284	\$26,933	\$29,446
FTEs	17.10	17.10	12.35	11.60	11.60	12.00	13.00	14.60	14.10	16.10
Change in Fund Balance										
Balance	(\$222)	\$462	\$625	\$1,744	\$660	\$509	\$481	\$321	\$295	\$128

* Beginning in FY 2022, actual expenditures and revenues received reflect the first year of implementing new Governmental Accounting Standard Board (GASB) standards for Statement No. 87 on leases and Statement No. 96 for subscription-based software. See the County Government GASB Summary for department details in the front section of the budget book.

Fiscal Year	Description	FTEs
FY 2017	- Increased Sequoia plaza rent (\$1,453) and the annual expense for maintenance and replacement of County vehicles (\$237). - Housing assistance payments decreased based on a projected 92 percent voucher lease-up rate of 1,588 vouchers (\$124,756), a Shelter Plus Care (Milestones Program) decrease (\$27,344), and HOPWA decrease (\$15,042) based on the FY 2016 grant award. - Revenue decreased to include Housing Assistance Payment based on a projected 92 percent voucher lease-up rate of 1,588 vouchers (\$124,756), reductions in Shelter Plus Care (Milestones Programs) (\$5,778) and HOPWA (\$12,465) based upon FY 2016 grant awards. Revenue increased due to increased administrative revenue (\$29,093) based on the 92 percent voucher lease-up rate.	
FY 2018	- Increased Sequoia plaza rent (\$2,401), offset by a decrease in the annual expense for maintenance and replacement of County vehicles (\$458). - Housing assistance payments increased based on the projected 94 percent voucher lease-up rate of 1,588 vouchers (\$1,005,860), increases to the HOPWA (\$14,338), and the Shelter Plus Care (Milestones) Programs (\$16,732). - Revenue increased due to the projected 94 percent voucher lease-up rate of 1,588 vouchers (\$1,005,860), administrative revenue (\$148,733), and HOPWA (\$11,761). These increases were partially offset by a decrease in the Shelter Plus Care (Milestones) Program (\$9,916).	
FY 2019	- Several reductions were made as a result of administrative funding reductions implemented to produce administrative efficiencies and ensure financial sustainability. These included the elimination of a Housing Choice Supervisor (\$121,654, 1.0 FTE), a Housing Inspector (\$66,807, 1.0 FTE), two Housing Assistance Program Specialists (\$180,618, 2.0 FTEs), the transfer out of an Administrative Technician I (\$80,199, 1.0 FTE) to the Economic Independence Division in the Department of Human Services General Fund, partially offset by a transfer of an Administrative Assistant from Employment Services in the Economic Independence Division (\$23,521, 0.25 FTE). - Non-personnel decreased due to adjustments made as a result of administrative funding reductions (\$89,031). - Housing assistance payments increased based on the projected 96 percent voucher lease-up rate of 1,588 vouchers (\$458,623) and an increase to the HOPWA Program (\$37,347), partially offset by the elimination of the Shelter Plus Care (Milestones) Program (\$290,272). - Revenue increased due to the projected 96 percent voucher lease-up rate of 1,588 vouchers (\$458,623) and HOPWA Program (\$37,347), partially offset by the elimination of the Shelter Plus Care (Milestones) Program (\$329,818), decrease in administrative revenue (\$116,998), and elimination of the budget for Fund Balance used due to a change in the reporting process (\$119,906).	(4.75)

Fiscal Year	Description	FTEs
FY 2020	▪ Transferred a Management Specialist (\$66,150) to the Housing Assistance Bureau in the Economic Independence Division. ▪ Decreased Sequoia plaza rent (\$33,873), contracted services (\$4,000), telephone and communication (\$1,200), memberships (\$6,000), consultants (\$18,000), office supplies (\$4,000), operating equipment (\$1,000), and the HOPWA Program (\$6,395). ▪ Increased departmental subscriptions (\$6,000), an increase in the annual expense for maintenance and replacement of County vehicles (\$2,918), port-out administrative fee payments (\$100,000), and housing assistance payments based on the projected 93 percent voucher lease-up rate of 1,643 vouchers (\$186,574). ▪ Revenue increased due to the projected 93 percent voucher lease-up rate of 1,643 vouchers (\$186,574), administrative fees (\$148,854), and investment earnings (\$5,000). These increases are offset by a decrease in the HOPWA Program (\$6,395) and Treasury collections (\$20,900).	(0.75)
FY 2021	▪ Increased housing assistance payments based on the projected 93 percent voucher lease-up rate of 1,643 vouchers (\$452,066), software licenses (\$41,700), memberships (\$3,000), Sequoia Plaza rent (\$3,303), consultants (\$1,000), print shop charges (\$1,000), and office supplies (\$2,000). ▪ Decreased the annual expense for maintenance and replacement of County vehicles (\$198) and departmental subscriptions/books (\$6,000). ▪ Revenue increased due to the projected 93 percent voucher lease-up rate of 1,643 vouchers (\$452,066), administrative fees (\$22,770), investment earnings (\$1,500), and tenant repayment (\$15,000) offset by a decrease in treasury collections (\$10,000).	
FY 2022	▪ The County Board added funding for a one percent merit pay adjustment, a five percent increase in the range, and an increase to the one-time bonus for staff from \$500 to approximately \$900. ▪ Transferred in an Administrative Technician (\$32,435) from the Department of Human Services in the General Fund. ▪ Increased housing assistance payments based on the projected voucher lease-up rate (\$1,455,296) and Sequoia Plaza rent (\$94,778). ▪ Revenue increased primarily due to the projected voucher lease-up rate (\$1,455,296) and administrative fees (\$65,997). ▪ <i>The County Board took action after the FY 2022 budget was adopted to add a grant-funded Administrative Technician II position (\$75,604).</i>	0.40 1.00
FY 2023	▪ The County Board approved an additional one percent merit pay adjustment for a total increase of 5.25 percent, increased the pay-for-performance budget by an additional 0.5 percent, and increased the pay range movement to five percent. Additional compensation changes	

Fiscal Year	Description	FTEs
	approved by the County Board include an optional one-time cash-out of 40 hours of compensation time for those with balances of 80 or more, a one-time increase in shift differential pay from \$0.75 to \$1.00 per hour for the B shift and from \$1.00 to \$1.30 per hour for the C shift, and a one-time increase in language premium from \$0.69 to \$0.92 per hour.	
	▪ Added an Administrative Technician II (\$75,604).	1.00
	▪ Increased Housing Assistance Payments based on the projected voucher lease-up rate (\$1,564,521), Sequoia Plaza rent (\$16,306), HOPWA program (\$13,235), contracted services (\$11,000), software licenses (\$2,118), cellular telephones (\$760), and adjustments to the annual expense for maintenance and replacement of County vehicles (\$776). ▪ Revenue increased due to the projected voucher lease-up rate (\$1,564,521), administrative fees (\$133,838), HOPWA program (\$13,235), and investment earnings (\$2,000).	
FY 2024	▪ Added one-time \$2,000 (gross) employee bonuses (\$35,011). ▪ Added a full-time and part-time grant-funded Management Analyst (\$163,488). ▪ Increased Housing Assistance Payments based on the projected voucher lease-up rate (\$749,148), SRAP program award (\$246,720), and Culpeper Garden (\$2,242,035). ▪ Revenue increased due to projected voucher lease-up rate (\$749,148), administrative fees (\$296,595), and SRAP program (\$274,176). ▪ Transfer in of 141 tenant protection vouchers at Culpepper Garden I from the Department of Housing and Development (\$2,242,035 expense; \$2,434,021 revenue).	1.60
FY 2025	▪ Transferred an Accounting Technician II to the Housing Assistance Bureau (DHS General Fund). ▪ Increased Housing Assistance Payments based on the projected voucher lease-up rate (\$158,563). ▪ Increased revenue due to the projected voucher lease-up rate (\$158,563), administrative fees (\$74,192), and interest income (\$41,500). ▪ <i>The County Board took action after the FY 2025 budget was adopted to add a grant-funded Senior Management Analyst (\$151,897) and a grant-funded Housing Choice Voucher Supervisor (\$144,664).</i>	(0.50) 2.00