



October 24, 2025

Subject:

Possible Delays in Monthly Housing Assistance Payments (HAP) Due to Federal Government Shutdown

Target Audience:

Housing Choice Voucher Program Participants, Landlord, and Local Housing Agencies (LHA's)

Purpose of Communication:

The purpose of this notice is to inform Housing Choice Voucher Program participants, landlords, and Local Housing Agencies (LHA) that, due to the ongoing federal government shutdown, Virginia Housing will adjust the payment schedule for monthly Housing Assistance Payments (HAP) if the government shutdown extends past October 28, 2025. As a result, landlords participating in the program may experience delays in receiving monthly Housing Assistance Payments (HAP).

Rationale for Communication:

It is critical that this notice be distributed promptly to ensure transparency and to minimize confusion or concern among program participants and landlords. Without timely communication, landlords and tenants will not have proper context for delayed payments, which may result in:

- Increased frustration and inquiries from landlords and participants.
- Landlords issuing late payment notices; and
- Possible eviction actions against program participants due to perceived nonpayment.

Urgency of Approval:

Timely approval of this communication is essential to allow Virginia Housing to provide advance notice to program participants and landlords, manage expectations, and maintain trust in program operations during the federal government shutdown.

Drafted Notice for Approval:

Dear Housing Choice Voucher Program Participants, Landlords and Local Housing Agencies,

The purpose of this notice is to inform Housing Choice Voucher Program participants landlords, and Local Housing Agencies that, due to the ongoing federal government shutdown, Virginia Housing will adjust the payment schedule for monthly Housing Assistance Payments (HAP) if the government shutdown extends past October 28, 2025. As a result, landlords participating in the program may experience delays in receiving monthly Housing Assistance Payments (HAP). This is a proactive measure to safeguard program stability.

Program participants should continue to pay their portion of the rent, submit all required documentation, and meet all program requirements.

We understand that potential delays in payments may cause challenges, and we sincerely appreciate your patience and cooperation as we work through this situation.

If you have any questions, please contact Virginia Housing at ContactHCV@VirginiaHousing.com. Virginia Housing will continue to monitor this situation closely and communicate promptly if additional adjustments become necessary.

Sincerely,
Virginia Housing
Housing Choice Voucher Program