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U.S. Government Shutdown FAQ's

Frequently Asked Questions

- 1. Why does the federal government shutdown impact RRHA?** The Richmond Redevelopment and Housing Authority is regulated by the U.S. Department of Housing and Urban Development (HUD). HUD is a department of the federal government and provides the majority of the funding to RRHA.
- 2. How will this impact RRHA?** The federal government shutdown MAY affect the release of housing funds from the U.S. Department of Housing and Urban Development (HUD) which will temporarily impact RRHA's ability to make Housing Assistance Payments (HAP) to landlords, and fund public housing operations.
- 3. What happens to Housing Assistance Payments (HAP) during the shutdown?** If HUD cannot release funds during the shutdown, RRHA will be unable to issue HAP payments to landlords until federal funding resumes. However, RRHA has confirmed that HAP payments will continue through November and December 2025.
- 4. What if the shutdown continues past December 2025?** Should the federal shutdown continue beyond December, RRHA will promptly communicate any updates or changes that may impact future payments.
- 5. Will landlords eventually receive missed HAP payments?** Yes. Once HUD funding is restored, RRHA will issue all delayed HAP payments retroactively, ensuring landlords receive full payment for the impacted period.
- 6. Can landlords charge RRHA late fees or penalties for missed HAP payments?** No. Under the HAP contract (page 5, section 7[3]), owners cannot charge the Public Housing Authority (PHA) any fees or penalties as a result of delayed payments caused by a federal funding interruption.
- 7. Are renters still required to pay their portion of rent?** Yes. Voucher participants are still required to pay their tenant portion of rent on time and in full. In addition, public housing residents must also pay their rent on time and in full.
- 8. What happens if a resident does not pay their portion during the shutdown?** Failure to pay your resident portion may result in lease violations or possible eviction, according to the terms of your lease agreement.
- 9. What should landlords do if they don't receive HAP payments on time?** Landlords should continue to communicate with their clients and RRHA but cannot take action against residents for the delayed HAP payment portion. Once federal funding resumes, back payments will be disbursed.



10. How will RRHA keep everyone informed?

- RRHA's Resident and Landlord Portal
- Social media channels (Facebook, Instagram, X, LinkedIn)
- RRHA's website
- Email notifications to email on file for landlords and participants

11. Who can I contact if I have questions?

- RRHA's Resident Advocate (Ombudsman) Dasmyne Harrison at Ombudsman@rrha.com
- RRHA Customer Information Center - Phone: (804) 780-4200

12. What is RRHA doing to minimize the impact? RRHA continues to closely monitor HUD directives and guidance and has positioned ourselves to quickly process all delayed payments as soon as funding is restored.

