



YOU'LL BE GLAD TO CALL IT HOME.

301 Chartiers Avenue  
McKees Rocks, PA 15136

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TTY 800-833-573 or 711

www.achsng.com

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February 3, 2025

**RE: Housing Choice Voucher Program (HCV)  
Calendar Year 2025**

Dear Owner/Landlord,

On December 6, 2024 all Public Housing Authorities received a letter from the Principal Deputy Assistant Secretary in the Office of Public and Indian Housing regarding annual funding for the program.

This letter addressed the issue of funding. HUD has limited funds to address Public Housing Agencies HCV funding shortfalls and additional funding is not guaranteed in any given year.

The Allegheny County Housing Authority was under shortfall funding in calendar year 2024. We currently are entering 2025 with very limited program reserves and the amount of future shortfall funding from HUD is uncertain. This means to you as an owner, there may not be enough Housing Assistance money to support all the voucher holders. ACHA is certainly hoping that is never the case.

It is critical ACHA prioritize careful leasing and funding utilization decision-making both now and throughout calendar year 2025.

ACHA has already stopped the issuance of new vouchers from the waiting list. We do not have the funds available to support these.

The ACHA has decided, in order to keep our funding within our designated reserves to limit any rent increase requests to \$50.00 per month if this increase is rent reasonable. It will still be necessary for you, as the landlord, to request the rent increase no later than 60 days prior to your tenant's recertification.

While we understand you may disagree with this decision, I urge you to consider the alternative. If it is necessary to remove families from the program due to lack of funding, it may be your tenant family. This is our last resort and one we do not wish to consider.

ACHA values your partnership in the fight against homelessness. We appreciate all you have done for Allegheny County.

We will have meetings (both in person and virtual) to address any concerns you may have regarding this decision. Meeting dates and times are on the reverse side of this letter.

We hope we can count on your support.

Sincerely,

Kimberly A. Longwell, CPM  
Director of Housing Choice Voucher Program

CC: Richard Stephenson  
HUD Pittsburgh Field Office



## MEETINGS FOR NEW RENT INCREASE POLICY

February 10 - 1:00 pm - 2:00 pm ZOOM

February 13 - 5:00 pm - 6:00 pm ZOOM

February 19 - 9:00 am - 10:00 am in person at 301  
Chartiers Ave. McKees Rocks, PA 15136

Zoom calls will have link sent prior to the calls.

If you are planning to attend in person, please send an email to [landlords@achousing.com](mailto:landlords@achousing.com) so we may prepare for enough people.