



October 13, 2023

HCV PROGRAM NEWS

PIH Issues Notice on Regulatory Waivers and Streamlined Review Process

Yesterday HUD’s Office of Public and Indian Housing ([PIH](#)) issued Notice [PIH 2023-29](#), titled “Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process.” The notice provides a streamlined submission and review process for regulatory waivers for (1) new payment standard amounts through December 31, 2024, and (2) increasing the payment standard during the HAP contract term. The regulatory waivers specifically relate to assisting PHAs in responding to ongoing fluctuations and disruptions in the rental market by providing more flexibility with establishing and applying payment standards.

Under this notice, HUD has created a streamlined process for the following four payment standard related waivers:

- Exception payment standards up to 120 percent of the SAFMRs for PHAs that are in mandatory SAFMR areas or have voluntarily chosen to adopt SAFMRs (“Opt-In PHAs”)
- Exception payment standards up to 120 percent of the FMR
- Exception payment standards up to 120 percent for PHAs that are currently approved for exception payment standard SAFMRs
- Applying an increase in the payment standard during the HAP contract term

PHAs must use the process set forth in the notice to submit waiver requests and justification of good cause to receive a streamlined HUD review. PHAs submit an email to HUD requesting regulatory waivers. Once approved by HUD, the PHA may exercise the flexibility offered under the waivers for its HCV program, including its project-based voucher program. PHAs that were previously approved for a streamlined or expedited regulatory waiver under similar PIH notices ([2022-30](#), [2022-09](#), [2022-04](#), [2021-34](#), or [2021-14](#)) and PHAs that have never applied under those notices, must submit a new request. The complete submission requirements are outlined in Section 4 of the notice. PHAs may submit streamlined waiver requests through **June 3, 2024**. Further information can be found in the [notice](#).

GENERAL NEWS

Medicare Announces Part B Premium for 2024

An [announcement](#) posted yesterday to the [Medicare website](#) reveals that the [Medicare Part B premium](#) for 2024 will be \$174.70, an increase of \$9.80 over the 2023 standard premium. While this is correct for individuals first enrolling in Medicare in 2024 and for some higher-income individuals, it is not correct for many individuals due to a “hold harmless” legal provision. The hold harmless provision prevents Medicare Part B premiums from rising more than a person’s Social Security cost-of-living adjustment, or COLA.

Social Security Benefits to Increase by 3.2 Percent in 2024

In a [press release](#) yesterday, the Social Security Administration ([SSA](#)) announced that Social Security and Supplemental Security Income (SSI) benefits will increase by 3.2 percent in 2024.

The latest COLA is 3.2 percent for Social Security benefits and SSI payments. Social Security benefits will increase by 3.2 percent beginning with the December 2023 benefits, which are payable in January 2024. Federal SSI payment levels will also increase by 3.2 percent effective for payments made for January 2024. Because the normal SSI payment date is the first of the month and January 1 is a holiday, the SSI payments for January are always made at the end of the previous December.

The COLA is based on the increase in the Consumer Price Index (CPI-W), as determined by the Department of Labor’s Bureau of Labor Statistics, from the third quarter of 2022 through the third quarter of 2023. You can learn more about it [here](#).



For help with your PIH Alert subscription, email [Laurie Durrett](#). For questions and comments on content, email [Olga Vélez](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).



Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100
[Unsubscribe](#) [Manage preferences](#)