



November 22, 2024

HCV PROGRAM NEWS

HUD Issues November Edition of HCV Connect

The Department of Housing and Urban Development ([HUD](#)) has issued the [November edition](#) of its HCV Connect newsletter, which includes updates, tools, and tips to help with the Housing Choice Voucher ([HCV](#)) program administration. This month's issue features the following:

- 2025 Inflation Factors are Available in the Two-Year Tool
- Upcoming Reporting Deadlines
- Enterprise Voucher Management System (eVMS)
- Fannie Mae's Expanded Housing Choice (EHC) Initiative
- HCV Updates Monthly Webinar Series
- NSPIRE for Vouchers Webinars and Office Hours
- FYI Initiative FAQs Updated October 30, 2024

Although the latest newsletter has yet to be posted online, you can access previous issues on this [page](#).

GENERAL NEWS

HUD Publishes Quarterly Regulatory Waivers

In a *Federal Register* [notice](#) today, the Department of Housing and Urban Development ([HUD](#)) published a list of the regulatory waivers that it granted during the second quarter of calendar year 2024. You'll find the waivers granted by the Office of Public and Indian Housing on page 92707 of the notice (PDF page 4). The PIH office granted the following waivers during the quarter:

- One involved approving the use of a site-specific utility allowance
- One involved allowing a PHA to temporarily relocate tenants without terminating their original lease and continue HAP payments for occupied units in the project while the rehabilitation work is completed
- One involved allowing a PHA to apply the PBV project-specific utility allowance to the tenant-based HCV units
- One involved allowing a PHA to immediately implement a policy to accept Safe Harbor verifications of income in its HCV and Public Housing programs before its administrative plan and ACOP are updated and approved
- One involved allowing a PHA to utilize self-certification of date of birth and disability status specifically for people experiencing homelessness at the time of admission for purposes of determining the family's eligible expenses and deductions
- One involved approving the establishment of a project-specific utility allowance
- Several involved authorizing PHAs to increase the payment standards for families at any time after the effective date of the payment standard increase, rather than waiting for the next regular reexamination, consistent with Notice PIH 2023-29
- Several involved authorizing PHAs to adopt a payment standard above the basic range, up to 120 percent of the SAFMR, consistent with Notice PIH 2023-29
- Several involved authorizing PHAs to adopt a payment standard above the basic range, up to 120 percent of the FMR, and apply it throughout their jurisdiction, consistent with Notice PIH 2023-29
- Several involved authorizing PHAs to adopt a payment standard above the basic range, up to 120 percent of their approved SAFMR exception payment standards, consistent with Notice PIH 2023-29



For help with your PIH Alert subscription, email [Lizbeth Perez](#). 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](#)