



December 20, 2024

EDITOR'S NOTE

The PIH Alert will be on hiatus for the holidays and will resume after the New Year on January 2, 2025. We wish you all the happiest of holidays!

PH PROGRAM NEWS

PIH Posts Two Documents Explaining Operating Fund Obligations

December

HUD's Office of Public and Indian Housing (PIH) has [posted a document](#) explaining public housing operating fund obligations for December 2024. According to the document, December obligations are based on the interim eligibility determined after processing the 2024 operating subsidy forms. All operating subsidy obligations are cumulative, meaning that public housing projects are provided funding in the amount of twelve twelfths of prorated eligibility.

For the December funding, the Department considered 2024 interim eligibility to provide for an interim proration level of approximately 97.12%. The final proration will reflect the difference in the amount of the actual eligibility for final approved PHA subsidy requests and the Appropriation Act. This round of funding is expected to be available in eLOCCS no later than December 1, 2024. The next round of funding is expected to be made available in eLOCCS no later than January 1, 2025.

January, February, March, and Two Days in April

HUD also [posted a document](#) explaining public housing operating fund obligations for January, February, March, and two days in April. According to the document, January, February, March, and two days in April 2025 obligations are based on the interim eligibility determined after processing the 2025 operating subsidy forms. This obligation will cover three twelfths of prorated eligibility in eLOCCS.

For PHAs that have not submitted their operating subsidy forms as of December 11, 2024, their eligibility will be estimated based upon the data used to prepopulate the operating subsidy forms. This data includes selected elements of final 2024 operating fund eligibility and 2024 HUD-52723 prepopulated data.

All operating subsidy obligations are cumulative. As such, to the extent that excess amounts were cumulatively obligated to a project previously, its next obligation (and possibly future obligations depending upon the amount of the overfunding) will reflect a relative decrease. To the extent that insufficient amounts were cumulatively obligated to a project previously, its next obligation will reflect a relative increase.

For the January, February, March, and two days in April funding, the Department considered 2025 interim eligibility to provide for an interim proration level of approximately 95%. The final proration will reflect the difference in the amount of the final approved PHA eligibility and the 2025 Appropriation Act. HUD plans to make this round of funding available through eLOCCS no later than January 2, 2025. The next round of funding is expected to be available in eLOCCS no later than April 1, 2025.

HCV PROGRAM NEWS

PIH Updates Two-Year Projection Tool and Tool of Tools

On the [Tools](#) page on the Housing Choice Vouchers (HCV) website, HUD's Office of Public and Indian Housing (PIH) has posted updated versions of the two-year projection tool (TYT) and the Tool of Tools (ToT) for the HCV program. Both tools are current as of December 19, 2024. For further details, visit the [Tools](#) page.

HUD Posts HCV Landlord Newsletter

On the [HCV Landlord Resources](#) webpage, the Department of Housing and Urban Development (HUD) [posted](#) the most recent issue of the [HCV Landlord Newsletter](#). The publication, which is issued on a quarterly basis, provides tips for landlords on working with the Housing Choice Voucher (HCV) program, regulatory updates, research, and stories from HCV landlords, tenants, and PHAs from around the country. The current issue, dated December 2024, covers the following topics:

- Housing Choice Voucher Program Celebrates 50 Years
- HUD Launches New HCV Landlord Resources Website
- Call for Landlords
- NSPIRE for Vouchers Updates
- Be in the Know: Stay ahead of the most common inspection issues
- New Smoke Alarm Requirements
- Fannie Mae's Expanded Housing Choice Initiative
- HUD Provides Guidance: How to Apply the Fair Housing Act to Screening of Rental Applicants
- In Case You Missed It

You can find a link to the newsletter on the [HCV Landlord Resources](#) webpage.



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Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100
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