



December 3, 2024

HCV PROGRAM NEWS

HUD Publishes AAFs for Section 8 Contract Rents

Today in the *Federal Register*, the Department of Housing and Urban Development ([HUD](#)) published the [notice](#) of 2025 annual adjustment factors (AAFs) for Section 8 contract rents. These AAFs apply to all units in two categories of Section 8 programs:

- Category 1—the new construction, substantial rehabilitation, and moderate rehabilitation programs
- Category 2—the loan management set-aside and property disposition programs

The contract rent AAFs do **not** apply to the Housing Choice Voucher ([HCV](#)) program. The factors are based on a formula using residential rent and utility cost changes from the most recent annual Consumer Price Index ([CPI](#)) survey and market rents from a total of six possible private sector rent data sources. The 2025 HCV inflation factors will be published at a later date in a separate *Federal Register* notice.

The 2025 contract rent AAFs are not actually included in today's notice, but have been posted on the [AAF page](#) at the [HUD User website](#). A link to the AAF tables is provided in the notice. The AAFs are published in two tables, each with two columns. For instructions on how to find the appropriate AAF, see section IV of the notice.

The 2025 contract rent AAFs are effective today, December 3, 2024.

GENERAL NEWS

HUD Announces Assistance for Kentucky Disaster Victims

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced the availability of federal disaster assistance for the State of Kentucky and ordered federal aid to supplement commonwealth and local recovery efforts in the areas affected by the remnants of Hurricane Helene from September 27 to September 30, 2024.

A presidential [major disaster declaration](#) issued on November 26, 2024, allows HUD to offer assistance to commonwealth and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of damaged facilities in impacted counties. Effective immediately, the department will:

- Grant a 90-day moratorium on foreclosures of FHA-insured homes as well as foreclosures of mortgages to Native American borrowers guaranteed under the Section 184 Indian Home Loan Guarantee program. There is also a 90-day extension granted automatically for Home Equity Conversion Mortgages.
- Make mortgage insurance available under [HUD's Section 203\(h\)](#) program.
- Make financing available for both mortgages and home rehabilitation under [HUD's Section 203\(k\) program](#).
- Make [information on housing providers](#) and HUD programs available.
- Provide flexibility to Community Planning and Development grantees, which can apply for needed administrative flexibility in response to natural disasters. For more information on applying for a waiver or suspension of program requirements, [contact](#) your local CPD program office.
- Provide flexibility to PHAs, which can apply for needed waivers and flexibilities for disaster relief and recovery. To find detailed information on applying for a waiver, click [here](#) for the latest *Federal Register* disaster relief notice. The Department also released Notice [PIH 2021-34](#), which advises the public of HUD's expedited process for waivers and flexibilities from HUD regulatory and administrative requirements for various public housing and voucher programs.
- Provide administrative flexibility to tribes and their tribally designated housing entities through regulatory waivers.
- Ensure [HUD-approved housing counseling agencies](#) are ready to assist.
- Assist with housing discrimination.

Federal funding is also available on a cost-sharing basis for hazard mitigation measures for the entire Commonwealth. Click [here](#) for more information about disaster resources.



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