



April 1, 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 2024 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 2024 HCV inflation factors will be published at a later date in a separate *Federal Register* notice.

The 2024 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 2024 contract rent AAFs are effective today, April 1, 2024.

PH PROGRAM NEWS

HUD to Host SF-425 Shortfall Funding Submission Training

In an [email](#) last Friday via HUD’s Financial Management Division (FMD) [mailing list](#), HUD’s Office of Public and Indian Housing ([PIH](#)) announced that it has opened the SF-425 Federal Financial Report module for operating fund shortfall grants in advance of April 16, 2024. The PHA’s executive director is required to submit the form. Submissions for the reporting period ending 12/31/2023 are due by May 31, 2024.

HUD is hosting the following training sessions on the SF-425 module:

[Tuesday, April 16](#), 2024 at 10:30 a.m. Eastern time
[Wednesday, April 17](#), 2024 at 1:30 p.m. Eastern time

The email includes the PHA [SF-425 User Guide](#) and Notice [PIH 2024-02](#) for guidance on the SF-425 requirements for your PHA’s shortfall grants. For questions and comments on the module, send an email to PublicHousingPortal@hud.gov.

GENERAL NEWS

HUD Posts Section 3 Resources and Tools

On the [HUD Exchange News](#) webpage, the Department of Housing and Urban Development ([HUD](#)) announced that it has posted the following [Section 3](#) resources:

- [Brochure for Workers and Businesses \(available in English and Spanish\)](#)
- [Job Aid for Contractors and Subcontractors – Public Housing Financial Assistance](#)
- [Job Aid for Contractors and Subcontractors – Housing and Community Development Financial Assistance](#)
- [Resident Outreach and Referral Strategy](#)
- [Resident Outreach and Business Development Strategy](#)

These resources will equip workers, contractors, and subcontractors with the knowledge needed to understand Section 3 and Section 3 recipients with the tools needed to implement it. Click [here](#) to view more resources and tools.



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](#)