



May 1, 2025

APRIL FAQ

HCV Question: Income Limits for the HCV Program

**Q:** Is the HCV program supposed to use the extremely low, very low, or low-income limits for the program?

**A:** In order to be income eligible, an applicant family must be one of the following:

- A very low-income family.
- A low-income family that has been "continuously assisted" under the 1937 Housing Act. A family is considered to be continuously assisted if the family is already receiving assistance under any 1937 Housing Act program at the time the family is admitted to the HCV program [24 CFR 982.2, 24 CFR 982.201(b)].
- A low-income family that qualifies for voucher assistance as a non-purchasing household living in HOPE 1 (public housing homeownership), HOPE 2 (multifamily housing homeownership) developments, or other HUD-assisted multifamily homeownership programs covered by 24 CFR 245.173.
- A low-income or moderate-income family that is displaced as a result of the prepayment of a mortgage or voluntary termination of a mortgage insurance contract on eligible low-income housing as defined in 24 CFR 245.101.
- A low-income family is eligible for assistance under Veterans Affairs Supportive Housing (VASH) [FR Notice 8/13/24].

HUD permits the PHA to establish additional categories of low-income families that may be determined eligible. The additional categories must be consistent with the PHA plan and the consolidated plans for local governments within the PHA's jurisdiction.

With all of that said, at least 75 percent of the families admitted to the PHA's program during a PHA fiscal year must be extremely low-income families. HUD may approve exceptions to this requirement if the PHA demonstrates that it has made all required efforts but has been unable to attract an adequate number of qualified extremely low-income families. Families continuously assisted under the 1937 Housing Act and families living in eligible low-income housing that are displaced as a result of prepayment of a mortgage or voluntary termination of a mortgage insurance contract are not counted for income targeting purposes.

GENERAL NEWS

HUD Launches Revamped Website (4/1)

In a [press release](#) yesterday, the Department of Housing and Urban Development (HUD) announced the launch of a new, streamlined [HUD.gov](#) website. The revamped site features about a 90 percent reduction in content from the previous version.

According to the announcement, the former HUD website "was bloated with redundant, outdated, and disorganized content," making it difficult for users to access critical information needed to find affordable housing, secure shelter, and report issues such as housing discrimination, fraud, waste, and abuse.

The new website features information organized into three easy-to-navigate categories:

- [Helping Americans](#)
- [HUD Partners](#)
- [Researchers](#)

HUD Publishes FY 2025 Income Limits (4/2)

The Department of Housing and Urban Development (HUD) has published the [income limits dataset for fiscal year \(FY\) 2025](#). The dataset consists of several components, including the following:

- [Income limits documentation system](#) - For FY 2025, HUD has implemented geographic area definition changes as [determined](#) by the Office of Management and Budget. Users should note that the constituent counties or towns of metropolitan areas may have changed. Please refer to the [area definition report](#) for a listing of areas and their components.
- [Median family income methodology](#)
- [Transmittal notice \(PDR-2025-02\)](#)
- [Income limits methodology](#)
- [Tables for Section 8 income limits](#)
- [Data for Section 8 income limits](#)

You'll find links to all of the components of the FY 2025 income limits dataset on [this page](#) at the [HUD User website](#). The limits became effective yesterday, April 1, 2025, and remain effective until they are superseded by next year's limits.

HUD Enforces Executive Order on Immigration Policy (4/8)

On April 4, the Department of Housing and Urban Development (HUD) Secretary Scott Turner issued a [letter](#) to grantees and stakeholders emphasizing that federal housing assistance will no longer be granted to undocumented individuals or sanctuary cities. This action aligns with President Trump's [Executive Order 14216](#), "Ending Taxpayer Subsidization of Open Borders," signed on February 19, 2025.

As outlined in the letter, Turner directed senior leadership to review HUD programs and implement mechanisms to comply with the executive order. Specifically, moving forward, grant agreements will include language requiring compliance with the order. The Department will also take steps to ensure that federal resources are not used to support "sanctuary" policies of state and local jurisdictions that actively prevent federal authorities from deporting undocumented individuals. The directive reinforces that HUD programs are strictly reserved for the American citizens, eliminating any ambiguity in policy.

President Issues Executive Order Addressing Disparate Impact Liability (4/30)

On April 23, President Donald Trump signed [Executive Order 14281](#), titled "Restoring Equality of Opportunity and Meritocracy." The order, officially [published](#) in the *Federal Register* on April 28, aims to eliminate the use of disparate impact liability in all contexts to the maximum extent possible. Disparate impact liability addresses policies that, while neutral on their face, disproportionately affect protected groups – such as racial minorities, women, and individuals with disabilities – even without evidence of intentional discrimination.

As stated in a [fact sheet](#) accompanying the presidential directive, the executive order:

- Revokes presidential actions that approved disparate impact liability
- Directs all agencies to deprioritize enforcement of statutes and regulations that include disparate impact liability
- Instructs the Attorney General to repeal or amend all Title VI (racial nondiscrimination) regulations that contemplate disparate impact liability
- Directs the administration to assess all pending investigations, lawsuits, and consent judgments that rely on a theory of disparate impact liability and take appropriate action
- Requires the Attorney General and heads of federal agencies to determine whether any federal authorities preempt state laws, regulations, policies, or practices that impose disparate impact liability or whether they have constitutional infirmities that warrant federal action

The order argues that disparate impact liability undermines civil rights laws by "mandating discrimination to achieve predetermined, race-oriented outcomes, contradicting the Constitution's guarantee of equal protection and treatment." It also states that "it hinders businesses from making merit-based hiring decisions, depriving job seekers of opportunities best suited to their skills and preventing employers from acting in the best interests of their customers and the public."

However, critics express concern that dismantling disparate impact protections undermines decades of progress in combating systemic discrimination. For many years, this standard has empowered tenants, domestic violence survivors, and communities of color to challenge subtle yet harmful forms of housing discrimination. It provided a pathway to push back against exclusionary zoning policies, rental screening practices that disproportionately impacted Black renters, and eviction policies that penalized survivors of domestic violence for seeking emergency assistance.

HCV PROGRAM NEWS

HUD Issues Waivers and Alternative Requirements for FUP and FYI Vouchers (4/16)

Late yesterday HUD's Office of Public and Indian Housing (PIH) issued Notice [PIH 2025-08](#) establishing both optional and mandatory waivers, along with alternative requirements, for the Family Unification Program (FUP) and Foster Youth to Independence (FYI) vouchers. Below is a summary of the mandatory and discretionary requirements. Please refer to the full notice for additional details.

**Mandatory**

- Residency preference: A PHA may not apply any residency preference to FUP and FYI vouchers applicants.
- Initial search term: A PHA must provide a minimum initial search term of 120 days for FUP and FYI vouchers applicants. This replaces the previous 60-day requirement.
- Extensions of term: PHAs must adopt an extension policy for FUP and FYI applicants that includes the following:
  - Each extension must be for a minimum of 90 days.
  - PHAs must approve the first extension request, whether it is written or oral, if made on or before the term expiration date. Subsequent requests should follow the PHA's administrative plan.
  - PHA must, on at least one occasion after voucher issuance, notify the applicant prior to the initial term expiration to remind them of the term expiration date, the process for requesting an extension, and to inquire if the applicant needs assistance with their housing search.
- Timing of referral of youth leaving foster care: PHAs must adopt a referral policy to accept referrals of youth, otherwise eligible for FUP and FYI vouchers, that are leaving foster care within 180 days. This replaces the previous 90-day requirement.

PHAs must adopt the mandatory alternative requirements within 120 days from publication of the notice.

**Discretionary**

- Waiting list: PHAs may establish a waiting list separate from their HCV waiting list for FUP and FYI vouchers.
- Local preferences: PHAs may establish separate preferences for FUP and FYI vouchers applicants.

PHAs that choose to adopt any of the optional waivers must describe those policies in their administrative plan.

A summary of the waivers and alternative requirements, and whether they are mandatory or discretionary, is included in [Attachment I](#) of the document. The notice is effective upon publication.



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