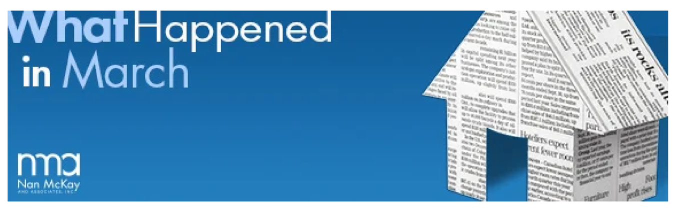

April 1, 2025

MARCH FAQ

HCV and PH Question: Safe Harbor Income Verifications and the COLA

Q: I know that PHAs are now able to implement the HOTMA provision to start using Safe Harbor income verifications from means-tested federal assistance programs. I also know that Notice PIH 2023-27, Section B.3, says that the day after the COLA is announced, PHAs are required to factor in the COLA for all annuals and interims that have not been completed yet and will be effective January 1 or later. Is this still true when using Safe Harbor income verifications for someone with Social Security income?

A: NMA recently posed this question to the HUD-HOTMA team, and the short answer is no. If the PHA is using a Safe Harbor verification, the COLA is not applied. This makes sense in the context of the notice, which states that annual income need not be broken down by family member or income type for Safe Harbor income verifications. In doing so, the PHA wouldn't know which portion of the income is SS income. For this reason, we might suggest when thinking about the COLA that it must be factored in *unless the PHA is using Safe Harbor income verifications*.

GENERAL NEWS

HUD Publishes AFFH Interim Final Rule in *Federal Register* (3/3)

On February 27, we reported that the Department of Housing and Urban Development (HUD) issued a prepublication copy of an interim final rule titled "Affirmatively Furthering Fair Housing Revisions." Today HUD has officially published the interim final rule in the *Federal Register*. Under the new rule:

- *Fair housing* means housing that, among other attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible as required under civil rights laws.
- *Affirmatively further* means to take any action rationally related to promoting any attribute or attributes of fair housing as defined above.
- Rather than completing an Analysis of Impediments (AI) or any mandated fair housing planning mechanisms that were previously in place, a PHA's certification that it will affirmatively further fair housing is sufficient if the PHA takes, in the relevant period, any action that is rationally related to promoting one or more attributes of fair housing as defined above.

The effective date of the interim final rule is April 2, 2025. The due date for comments is May 2, 2025.

HUD Posts HOTMA Implementation FAQs (3/13)

The Department of Housing and Urban Development (HUD) has posted a HOTMA implementation FAQs document addressing questions related to Notice PIH 2024-38. The three-page document, dated February 2025, is available on the HOTMA Income and Assets webpage.

HCV PROGRAM NEWS

PIH Posts 2025 Admin Fee Rates (3/13)

HUD's Office of Public and Indian Housing (PIH) has posted the 2025 administrative fee tables for the Housing Choice Voucher (HCV) program. As the document accompanying the tables explains, there are two fee rates for each PHA, Column A and Column B. As usual, the Column A rate applies to the first 7,200 unit months leased in calendar year (CY) 2025, and the Column B rate applies to all remaining unit months leased in CY 2025. These fees apply to PHA-owned units as well as to units not owned by PHAs.

According to the document, advanced administrative fees for January through April 2025 were at 91% proration. Updated estimated national proration factors will be provided via email notification. PIH addresses administrative fee rates for portability in a separate document.

You'll find the links to the 2025 administrative fee tables and the accompanying guidance on this page. You will find the link to the 2025 portability admin fee rates on this page.

PIH Issues Notice on Emergency Housing Vouchers Leasing (3/26)

Today HUD's Office of Public and Indian Housing (PIH) published Notice PIH 2025-07 to inform that all PHAs, including those with remaining authority to lease Emergency Housing Vouchers (EHVs), are prohibited from issuing any EHVs to new families, effective 14 calendar days after the publication of today's notice. However, if a PHA issued an EHV to a family prior to the effective date of this prohibition, the family may continue to search for housing and lease up.

According to the document, the prohibition does not apply to current EHV participants who choose to move with continued assistance, both within the PHA jurisdiction and outside the jurisdiction through portability. It is important to note that under today's notice, absorption of an incoming family through portability is considered a new issuance. Therefore, PHAs cannot absorb an incoming family or absorb the port into its Housing Choice Voucher (HCV) program. Instead, the receiving PHA must bill the initial PHA for the family's EHV assistance.

Today's notice also notifies PHAs that they will no longer receive issuance fees for EHVs, effective 14 calendar days after its publication.

PH PROGRAM NEWS

PIH Posts Updated 2025 Operating Fund Grant Submission Schedule (3/24)

On the 2025 Operating Fund Grant Processing webpage, HUD's Office of Public and Indian Housing (PIH) has posted an updated version of its schedule for calendar year 2025 public housing operating fund grant submissions. The document, dated February 28, 2025, contains 2025 and some 2026 funding deadlines.

Nan McKay AND ASSOCIATES, INC.

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