



STATE OF MICHIGAN

GRETCHEN WHITMER  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
LANSING

AMY HOVEY  
EXECUTIVE DIRECTOR

## MEMORANDUM

October 16, 2024

TO: Owners & Management Agents of Tax Credit Properties  
Management Agents of Section 8 and Section 236 Project-Based Properties  
Management Agents of Multifamily Assisted Properties

FROM: Cassandra Brown, Compliance Software and Policy Manager

SUBJECT: Social Security and Supplemental Income Benefits – Increased 2.5% for 2025

The Social Security Administration has announced that monthly Social Security and Supplemental Security Income (SSI) benefits will increase 2.5% in 2025. The increased amounts must be taken into consideration for all Tenant Income Certifications completed (signed) October 16, 2024, and thereafter.

For additional information see the attached News Release, or click on the following link:

[Press Release | Press Office | SSA](#)

Information about Medicare changes for 2025, when announced, will be available at [www.Medicare.gov](http://www.Medicare.gov). For some beneficiaries, the Social Security increase may be partially or completely offset by increases in Medicare premiums.

**NOTE:** Properties using EIV have different requirements for adding the Social Security COLA increase; please refer to *HUD Handbook 4350.3 Chapter 9-6.B1*. Please check with your program administrator if you are unsure of these requirements.

If you have any questions, please contact Compliance Staff at (517) 241-2560 or [mshdacompli@michigan.gov](mailto:mshdacompli@michigan.gov).