

To: Property Owners and Managers  
From: Jennifer Henderson, Director  
Planning and Housing Development Division  
Re: Social Security COLA Announcement for 2024

Compliance Memorandum: 23-06

Date: November 20, 2023

On October 12, 2023, the Social Security Administration announced that there will be a 3.2% cost of living adjustment (“COLA”) increase in 2024. The increase will be effective January 2024 and affects monthly Social Security and Supplemental Security Income (SSI) benefits. The official release is available on the Social Security Administration’s website.

For purposes of determining income eligibility, owner and management agents must begin including the 3.2% increase in income calculations for households receiving Social Security and/or Supplemental Security Income (SSI).

The increase must be factored into the total household income for all households moving in or recertifying income as it is a verifiable increase in income for multifamily programs. It also must be considered when required to verify income for Emergency Solutions Grant and ND Homeless Grant.

If you have any questions, contact the Planning and Housing Development Division staff at [hfainfo@nd.gov](mailto:hfainfo@nd.gov) or (701) 328-8080.