

Housing Choice Voucher Program

CY 2026 Administrative Fee Rates

The file following this narrative provides the calendar year (CY) 2026 administrative fee rates for the Housing Choice Voucher (HCV) program. For CY 2026, administrative fees will be paid based on units leased as of the first day of each month. This data will be extracted from the Voucher Management System (VMS) at the close of each reporting cycle.

Two administrative fee rates are provided for each public housing authority (PHA). The first rate, Column A, applies to the first 7,200-unit months leased in CY 2026. The second rate, Column B, applies to all remaining unit months leased in CY 2026. Administrative fees for leasing PHA-owned units will be earned in the same manner and at the same Column A and Column B rates as for all other leasing.

In some cases, the administrative fee rates calculated for CY 2026 resulted in rates lower than those provided for CY 2025. In cases where the greatest population of families remains in the same area as they were in for CY 2025 and the rates for the area decreased in CY 2026, the affected PHAs will continue to receive the CY 2025 rates.

The administrative fee rates for each PHA are generally those rates covering the areas in which each PHA has the greatest proportion of its participants, based on Public Housing Information Center (PIC) data. In some cases, PHAs have participants in more than one administrative fee area. The PHA may request that the Department establish a blended fee rate schedule that will consider proportionately all areas in which participants are located. Once a blended rate schedule is calculated, it will be used to determine the PHA's fee eligibility for all months of CY 2026. A PHA that received a blended administrative fee rate for 2025 will not receive it automatically for 2026. Requests for blended fee rates will need to be submitted to the Financial Management Division (FMD) at HUD Headquarters, instructions for applying will be detailed in the forthcoming 2026 HCV Funding Implementation Notice.

A PHA that operates over a large geographic area, defined as multiple counties, may request higher administrative fees. To request higher fees, the PHAs must submit specific financial documentation to the PHA's assigned Financial Analyst (FA) at the Financial Management Center (FMC), instructions for applying and documentation requirements will be detailed in the forthcoming 2026 HCV Funding Implementation Notice.

The Department is presently disbursing one-twelfth of the administrative fee eligibility monthly to each PHA. These disbursements are based on the most recent reconciled leasing data available, and an estimated proration. PHAs should not assume the fees earned for CY 2026 will match the funds disbursed each month. The Department will calculate each PHA's fee eligibility after the VMS data for each quarter is available. Each PHA's eligibility will be prorated if needed to ensure that fees granted do not exceed the appropriated funds available. If prorations are necessary, the same percentage will be applied to all PHAs. At the end of the CY, a final reconciliation will occur to account for any changes in VMS leasing data, and to establish a final proration level for the year. Please note that the final proration will be subject to the CY 2026 final reconciliation; therefore, announced prorations throughout the year could vary; the final CY 2026 administrative fee reconciliation will reflect a weighted proration factor for the entire CY.

Advanced administrative fees for the months of January through March 2026 were at 88% proration. Updated estimated national proration factors will be provided via email notification.

Starting in CY 2026, renewal funding for Mainstream (MS) Vouchers will be included with the regular HCV program. This means that monthly HCV administrative fee payments—and the calendar year-end (CYE) final prorated administrative fee eligibility—will include MS units that are leased, just as HUD accounts for other special purpose vouchers (SPVs). HUD will provide updated guidance on reporting MS housing assistance payments (HAP) and administrative fees in the CY 2026 HCV Funding Implementation Notice.

The Emergency Housing Voucher (EHV) program ongoing fees are funded at the HCV program Column A rate and will not be prorated in CY 2026. The 2026 administrative fee funding for this program is based on the 2026 Column A rates. Additional funding will be provided, accordingly.

The Moderate Rehabilitation/Single Room Occupancy (SRO) program ongoing fees are funded at the HCV program column rates, the Column A rate for up to 7,200-unit months and Column B rate for all unit months over 7,200. The Proration does not apply to the Moderate Rehabilitation/SRO program. The 2026 administrative fee rates will be used for the year-end settlements at the end of the PHA's fiscal year.

If you need further assistance with this narrative, please contact the FMD at PIHFinancialManagementDivision@hud.gov.