

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Housing

Project-Based Rental Assistance

SUMMARY OF RESOURCES

(Dollars in Thousands)

	Enacted/ Requested	Carryover	Adjustments	Total Resources	Obligations	Net Outlays
2024 Appropriation	16,010,000	199,000	49,198	16,258,198	16,071,436	15,634,260
2025 Appropriation	16,890,000	242,036	57,407	17,189,443	17,039,000	16,139,167
2026 President's Budget	-	150,443	-	150,443	550,443	5,957,000
Change from 2025	(16,890,000)	(91,593)	(57,407)	(17,039,000)	(16,488,557)	(10,182,167)

a/ 2024 Appropriated Funds total \$16 billion from the Consolidated Appropriations Act, 2024 (P. L. 118–42), including \$2 billion designated as an emergency requirement pursuant to the Disaster Relief Supplemental Appropriations Act, 2023.

b/ 2024 Total resources include carryover of \$199 million from unobligated balances, including \$48 million of recaptures realized in fiscal year 2024 and transfers of \$27 million from Housing for the Elderly and \$22 million from Public Housing for the purpose of RAD conversions.

c/ 2025 Appropriated funds total \$16.9 billion from the Continuing Appropriations and other Extension Act, 2025 (P.L. 119-4), including \$2 billion designated as an emergency requirement pursuant to the Disaster Relief Supplemental Appropriation Act, 2023.

d/ 2025 Total resources include carryover of \$242 million from unobligated balances, including \$56 million estimated to be recaptured in the current fiscal year. Additionally, an estimated \$34 million from Housing for the Elderly, \$18 million from the Public Housing Fund, and \$5 million from the Tenant-Based Rental Assistance program will be transferred to PBRA for the purposes of RAD conversions.

e/ 2026 Obligations include \$400 million provided as an advance by the 2025 enacted appropriations.

The 2026 President’s Budget eliminates funding for the Project-Based Rental Assistance (PBRA) program, reducing spending by \$16.9 billion compared to the 2025 Enacted level.

The PBRA program provides approximately 1.3 million affordable housing units for low-income and very low-income families. In PBRA, a private owner enters a contract with HUD to provide affordable rental units. Project-based assistance is tied to the physical unit and does not travel with individual tenants should they move.

The 2026 Budget recognizes a greater role for State and local governments and the private sector, including nonprofits, to address community and economic development needs in localities across the Nation. HUD will continue to seek ways to partner with these governmental and private entities to reform policies and reduce regulatory barriers to transform neighborhoods and unleash the potential of their residents.

Please see the State Rental Assistance Program justification for more details.

PROJECT-BASED RENTAL ASSISTANCE (PBRA)

SUMMARY OF RESOURCES BY PROGRAM

(Dollars in Thousands)

Budget Activity	2024 Budget Authority	2023 Carryover Into 2024	Adjustments	2024 Total Resources	2024 Obligations	2025 Appropriation	2024 Carryover Into 2025	Adjustments	2025 Total Resources	2026 President's Budget
Contract Renewals and Amendments	15,542,000	184,200	49,198	15,775,398	15,593,436	16,422,000	235,648	33,407	16,691,055	-
<i>Classified as Emergency/Disaster [Non-Add]</i>	2,000,000	-	-	2,000,000	-	2,000,000	251	-	2,000,251	-
<i>Mod Rehab and SRO Renewals [Non-Add]</i>	183,000	62,784	-	245,784	-	183,000	47,839	-	230,839	-
Contract Renewals CARES Act	-	-	-	-	-	-	322	-	322	-
Tenant Education and Outreach	-	14,800	-	14,800	10,000	-	6,066	-	6,066	-
Contract Administrators	468,000	-	-	468,000	468,000	468,000	-	24,000	492,000	-
<i>RAD Conversion Transfers [Non-Add]</i>	-	4,258	49,198	53,456	-	-	4,258	57,607	61,865	-
<i>RAD Conversion Subsidy [Non-Add]</i>	-	-	-	-	-	-	-	-	-	-
<i>Advanced Appropriations from last Fiscal Year [Non-Add]</i>	400,000	-	-	400,000	-	400,000	-	-	400,000	-
<i>Advance Appropriations for next Fiscal Year [Non-Add]</i>	400,000	-	-	400,000	-	400,000	-	-	400,000	-
Total	16,010,000	199,000	49,198	16,258,198	16,071,436	16,890,000	242,036	57,407	17,189,443	-