

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Public and Indian Housing

Tenant-Based Rental Assistance

SUMMARY OF RESOURCES

(Dollars in Thousands)

	Enacted/ Requested	Carry over	Adjustments	Total Resources	Obligations	Net Outlays
2024 Appropriation	32,386,831	4,300,754	42,090	36,729,675	33,169,683	33,976,000
2025 Appropriation	36,041,000	3,562,260	28,000	39,631,260	37,583,135	35,729,000
2026 President's Budget	-	2,047,944	-	2,047,944	6,047,944	11,677,000
Change from 2025	(36,041,000)	(1,514,316)	(28,000)	(37,583,316)	(31,535,191)	(24,052,000)

a/ 2024 Enacted includes \$6 billion in the Tenant-Based Rental Assistance appropriation designated as an emergency requirement.

b/ 2024 Carryover includes \$1.2 billion in discretionary resources, of which \$7.2 million are Section 8 Contract Renewals funds recaptured in 2024, and \$3.1 billion mandatory American Rescue Plan (ARP) balances.

c/ 2024 Adjustments include a \$42 million appropriations transfer from the Public Housing Fund for units converting under the Rental Assistance Demonstration (RAD).

d/ 2025 Enacted includes \$6 billion in the Tenant-Based Rental Assistance appropriation designated as an emergency requirement.

e/ 2025 Carryover includes \$1.9 billion in discretionary resources, \$1.7 billion mandatory ARP balances, and \$3 million in Section 8 Contract Renewals recaptures.

f/ 2025 Adjustments reflect a net \$28 million consisting of estimated \$5 million tenant protection voucher transfers from Tenant-Based Rental Assistance to Project-Based Rental Assistance; \$2 million transfer from the Housing for the Elderly account; and \$31 million from the Public Housing Fund for units converting under RAD.

g/ 2026 Obligations include \$4 billion provided as an advance by the 2025 enacted appropriations.

The 2026 President's Budget eliminates funding for the Tenant-Based Rental Assistance (TBRA) program, reducing spending by \$36 billion compared to the 2025 Enacted level.

TBRA, also known as the Housing Choice Voucher (HCV) program, is authorized under Section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) and is administered locally by approximately 2,100 public housing agencies (PHAs) that currently serve approximately 2.3 million families. The HCV program helps low-income families, elderly persons, veterans, and disabled individuals afford housing in the private market. Program participants can choose any eligible housing unit, with rent partially covered by a subsidy paid directly to the landlord.

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

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

TENANT-BASED RENTAL ASSISTANCE (TBRA)

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
Section 8 Contract Renewals	28,490,955	527,921	42,090	29,060,966	28,251,365	32,145,124	811,399	172,000	33,128,523	-
<i>Renewal Set-Aside [Non-Add]</i>	<i>200,000</i>	<i>59,853</i>	<i>-</i>	<i>259,853</i>	<i>-</i>	<i>200,000</i>	<i>194,280</i>	<i>144,000</i>	<i>538,280</i>	<i>-</i>
<i>Advanced Appropriations from last Fiscal Year [Non-Add]</i>	<i>4,000,000</i>	<i>-</i>	<i>-</i>	<i>4,000,000</i>	<i>-</i>	<i>4,000,000</i>	<i>-</i>	<i>-</i>	<i>4,000,000</i>	<i>-</i>
<i>Advance Appropriations for next Fiscal Year [Non-Add]</i>	<i>4,000,000</i>	<i>-</i>	<i>-</i>	<i>4,000,000</i>	<i>-</i>	<i>4,000,000</i>	<i>-</i>	<i>-</i>	<i>4,000,000</i>	<i>-</i>
<i>Rental Assistance Demonstration (Public Housing) [Non-Add]</i>	<i>-</i>	<i>14,507</i>	<i>42,090</i>	<i>56,597</i>	<i>41,000</i>	<i>-</i>	<i>14,625</i>	<i>28,000</i>	<i>42,625</i>	<i>-</i>
<i>Tribal HUD-VASH [Non-Add]</i>	<i>7,500</i>	<i>7,395</i>	<i>-</i>	<i>14,895</i>	<i>9,987</i>	<i>7,500</i>	<i>7,443</i>	<i>-</i>	<i>14,943</i>	<i>-</i>
<i>Classified as Emergency/Disaster [Non-Add]</i>	<i>6,000,000</i>	<i>-</i>	<i>-</i>	<i>6,000,000</i>	<i>-</i>	<i>6,000,000</i>	<i>-</i>	<i>-</i>	<i>6,000,000</i>	<i>-</i>
Section 8 Rental Assistance (Tenant Protection Vouchers)	337,000	207,238	-	544,238	186,030	337,000	358,208	(123,000)	572,208	-
<i>Set-Aside - Tenant Protection Assistance Low Vacancy [Non-Add]</i>	<i>5,000</i>	<i>-</i>	<i>-</i>	<i>5,000</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Administrative Fees	2,770,935	296,101	-	3,067,036	2,627,823	2,770,935	439,212	(26,000)	3,184,147	-
<i>Set-Aside - Assistance to PHAs [Non-Add]</i>	<i>30,000</i>	<i>-</i>	<i>-</i>	<i>30,000</i>	<i>-</i>	<i>30,000</i>	<i>-</i>	<i>-</i>	<i>30,000</i>	<i>-</i>
Administrative Fees - (CARES Act)	-	153	-	153	-	-	-	-	-	-
Mainstream 811 Voucher Renewals	742,941	24,843	-	767,784	625,710	742,941	142,665	30,000	915,606	-
HUD-VASH	15,000	89,182	-	104,182	34,503	15,000	69,878	-	84,878	-
Mobility-Related Social Services	-	25,000	-	25,000	24,510	-	490	-	490	-
New Incremental Vouchers	-	1,419	-	1,419	331	-	1,088	-	1,088	-
Family Unification Program (FUP) Vouchers	30,000	47,675	-	77,675	23,411	30,000	54,263	(25,000)	59,263	-
FSS Coordinator	-	26	-	26	-	-	26	-	26	-
Homelessness and Domestic Violence	-	165	-	165	-	-	-	-	-	-
Mobility Demonstration	-	5,031	-	5,031	-	-	5,031	-	5,031	-
Total	32,386,831	1,224,754	42,090	33,653,675	31,773,683	36,041,000	1,882,260	28,000	37,951,260	-

a/ 2023 Carryover Into 2024 includes \$7 million in 2024 recaptures and excludes the \$3.1 billion in ARP balances.

b/ 2024 Adjustments include \$42 million in transfers from the Public Housing Fund.

c/ 2024 Obligations exclude \$1.396 billion in APR funds.

d/ 2025 Carryover Into 2025 includes \$3 million in Contract Renewals funds recaptures and excludes \$1.7 billion in ARP balances.

e/ 2025 Adjustments include a net \$28 million transfer into Tenant-Based Rental Assistance (TBRA). This is made up of an estimated \$5 million tenant protection voucher transfer from TBRA to Project-Based Rental Assistance, and transfers to TBRA of \$2 million from the Housing for the Elderly and \$31 million from the Public Housing Fund. Also includes reallocations of a total of \$144 million into the Contract Renewals set-aside and \$30 million into the Mainstream Vouchers set-aside to prevent shortfalls.