

HUD PIH Update

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FY 2026 – Voucher Funding

Voucher account (in millions)	FY 24 Enacted	FY 25 Enacted	FY 26 Enacted
HAP Renewals	\$28,491	\$32,145	\$34,957*
Administrative Fees	\$2,771	\$2,771	\$2,836

* Includes Mainstream voucher account.

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HAP **Admin. Fee**
99%* **90%**

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*** Expected Shortfall **
\$700m+

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Voucher Expansion

Voucher program (in millions)	FY 24 Enacted	FY 25 Enacted	FY 26 Enacted
Tenant Protection Vouchers	\$337	\$337	\$601
HUD-VASH	\$15	\$15	\$15
FUP (including FYI)	\$30	\$30	\$30
Mainstream (including admin. fees)	\$743	\$743	--*

*This account is combined with the HAP renewals account and no longer separate.

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Emergency Housing Vouchers

FY 2026

Funding lasts until the end of the year

FY 2027

Asking appropriators to continue program

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Increasing Voucher Costs



Average Per Unit Cost

2015	2016	2017	2018	2019
\$648.42	\$671.41	\$701.07	\$727.38	\$757.06

2020	2021	2022	2023	2024
\$803.35	\$829.14	\$883.72	\$975.19	\$1,086.76

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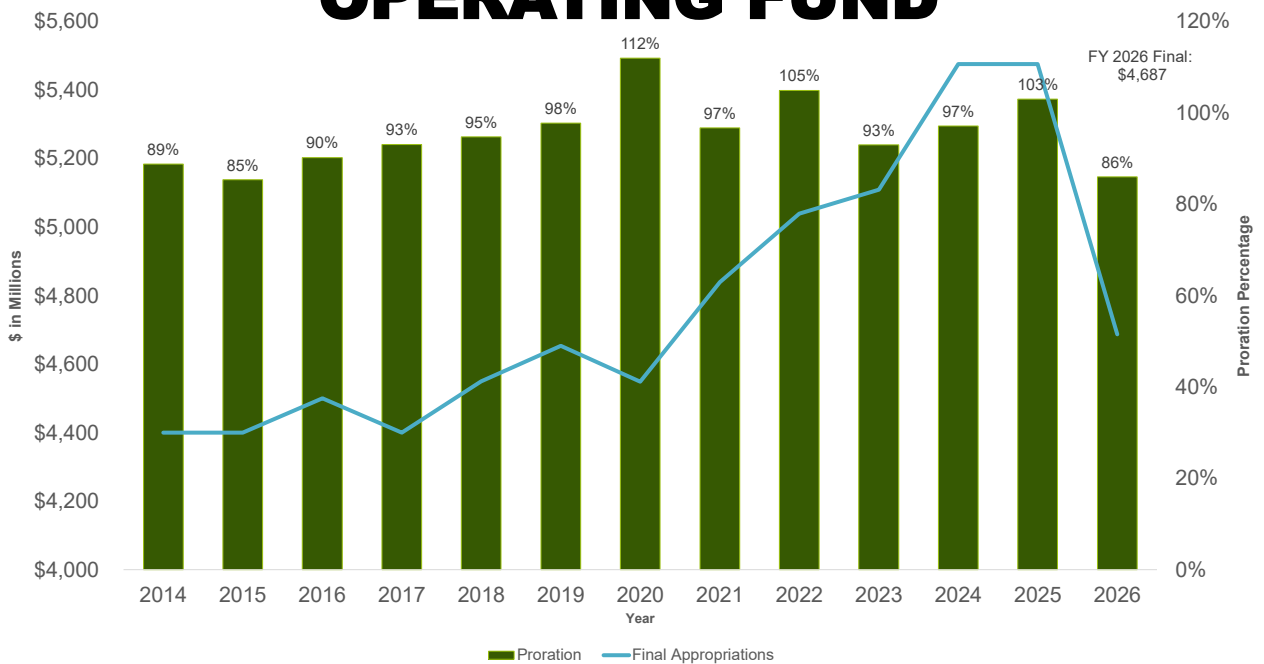
Public Housing



Program (in millions)	FY 24 Enacted	FY 25 Enacted	FY26 Enacted
Operating Fund	\$5,476	\$5,476	\$4,687
Operating Fund Shortfall	\$25	\$25	\$337
Capital Fund Formula	\$3,200	\$3,200	\$3,200
Emergency Capital Needs	\$30	\$30	\$30
Housing Health Hazards	\$65	\$65	\$50

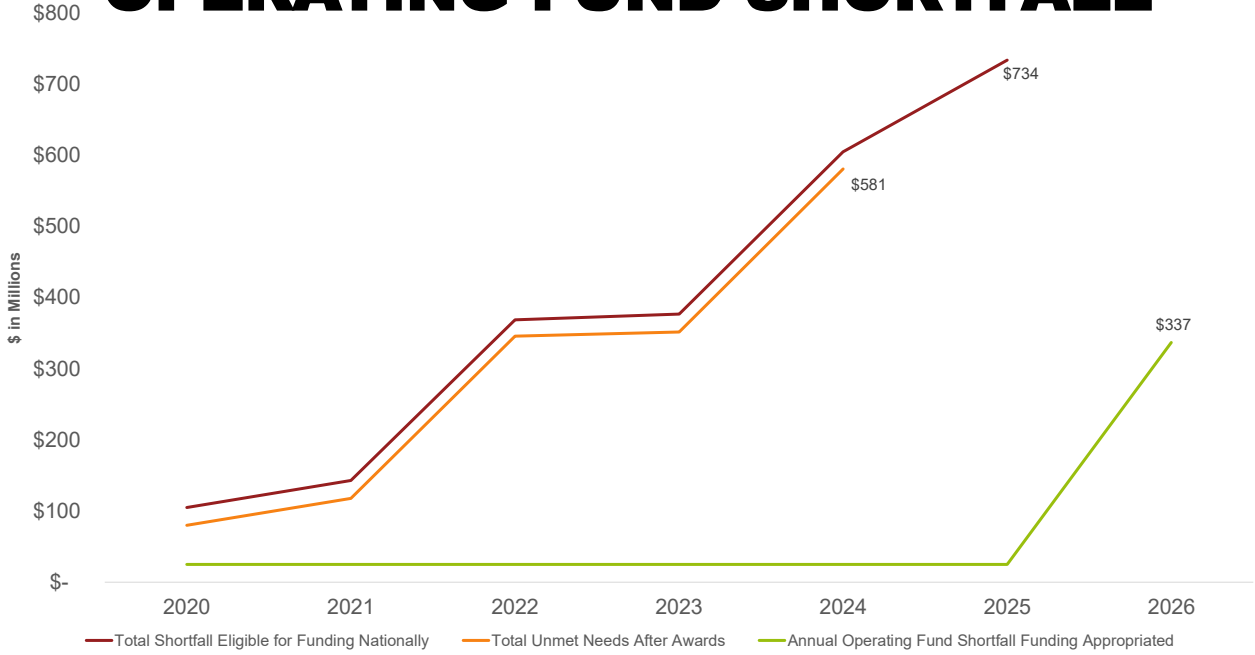
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OPERATING FUND



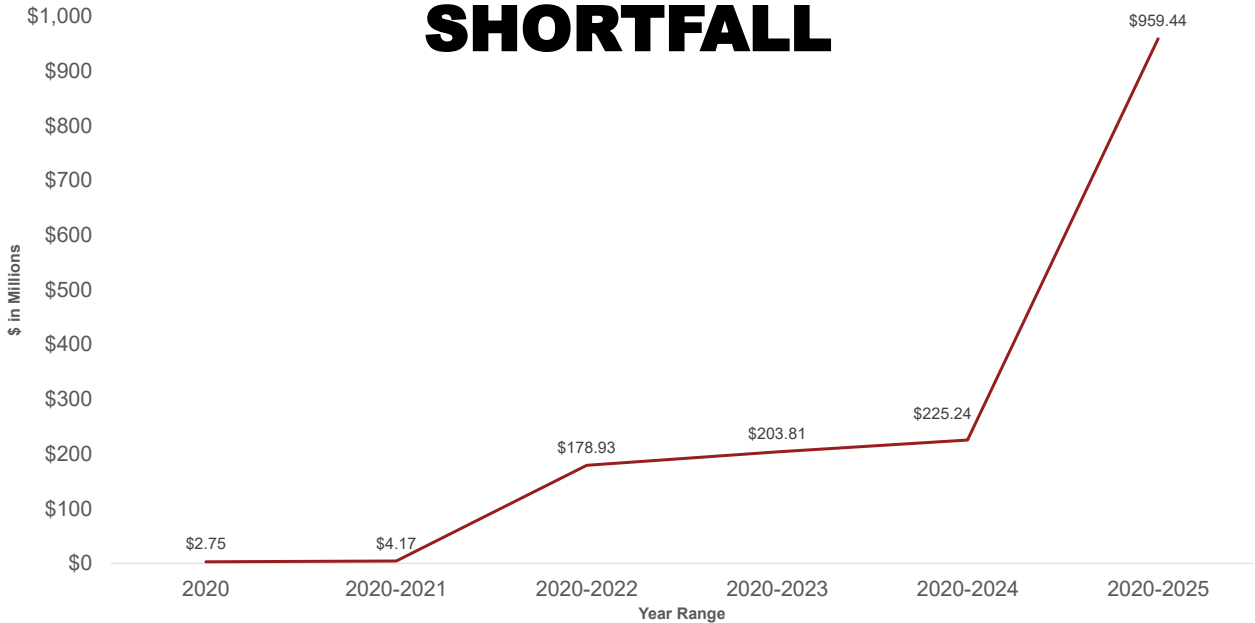
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OPERATING FUND SHORTFALL



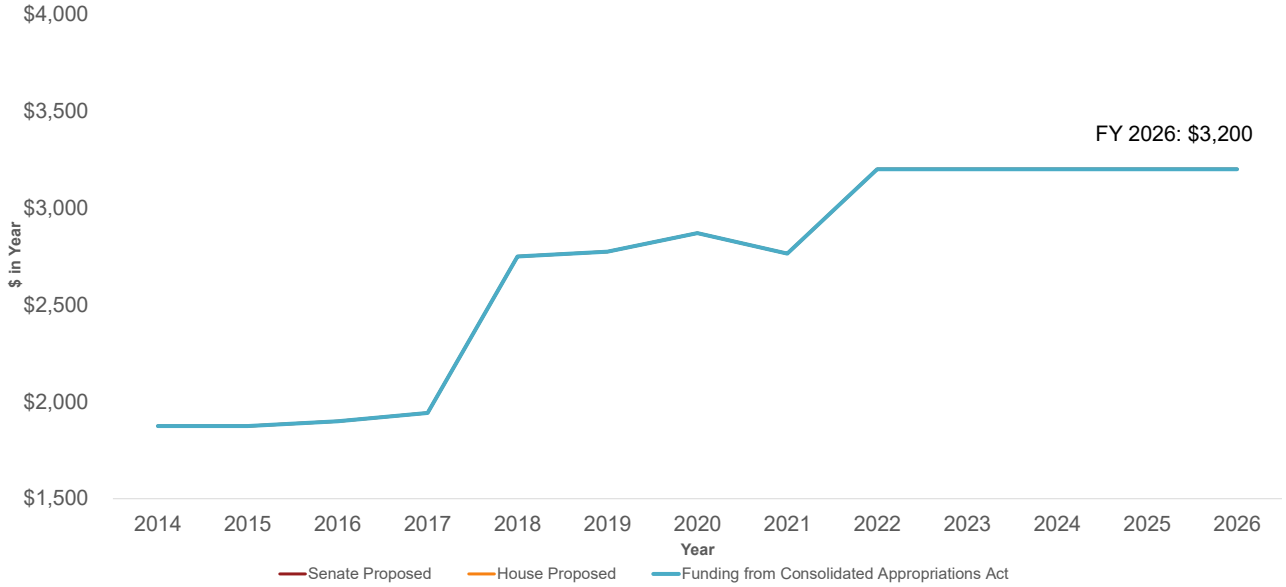
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CUMULATIVE OPERATING FUND SHORTFALL



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CAPITAL FUND



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Funding for Self-Sufficiency Programs

Self-Sufficiency Programs	FY 24 Enacted	FY 25 Enacted	FY 26 Enacted
FSS	\$140.5	\$141	\$156
ROSS	\$40	\$40	\$40
Jobs Plus	\$15	\$15	\$10

IN MILLIONS

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Revocation of the 30-Day Notification Requirement Prior To Termination of Lease for Nonpayment of Rent

- Repeals 2021 interim final rule requiring 30-day notice for termination due to non-payment of rent
- Applies to PIH project-based programs and PBRA
- Termination requires vary
- **Changed to a proposed rule!**

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Proposed Mixed Status Family Rule

Comments Due April 21, 2026

- Applies to PH, HCV, and PBRA
- Would not allow new mixed income families
- PHAs and owners would need to request documentation from all undocumented people
- Would be able to defer termination for 6 months, then 2 more 6 month periods

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Term Limits and Work Requirements Proposed Rule

- Implementation optional...mostly
- Must provide supportive services to implement
- Rule provides outer limits
- PHAs must add policies

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Contact Us!



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