



Important HAP payment update – February 2026

The government shutdown has ended. **HUD funding is now extended through January 30, 2026.**

Please note, Congress did **not** provide an increase in funding through this extension.

As rent costs tend to rise each year, increased funding is necessary to provide services, subsidy and shelter essential to landlords and tenants.

Insufficient funding directly impacts a Public Housing Authority's ability to maintain rent subsidies at current levels.

Absent renewed federal funding based on Fair Market Rents, a reduction of payment standards or potential displacement of participant families can occur.

Considering these circumstances, we are requesting your voluntary cooperation in keeping the contract rent unchanged for the upcoming year to assist us in protecting the stability of housing assistance and support those who rely on this program.

December 2025 and January 2026 HAP

BCHA anticipates that the Housing Assistance Payments (HAP) will be sent out as usual for December 2025 and January 2026.

February 2026 HAP

Unless a final version of the Transportation, Housing and Urban Development (THUD) bill that funds HUD's vital affordable housing, community development, and homelessness services programs is passed before the extension expires, **February 2026 HAP is uncertain.**

The House and Senate versions of the bill vary widely with the House bill *reducing* funding by \$2.2 billion and the Senate *increasing* it by \$3.3 billion.

As a reminder, the Housing Assistance Payment Contract, part C, section 5. Family Payment to Owner (d) states, "the tenant is not responsible for paying the portion of rent to owner covered by the PHA housing assistance payment under the HAP contract between the owner and the PHA. A PHA failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for non-payment of the PHA housing assistance payment."

We will continue to monitor the situation and will update this notice as more information becomes available.