



Brookline Housing Authority

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December 1, 2025

RE: Delay in December HAP Payments

The Brookline Housing Authority (BHA) is currently experiencing a delay in federal funding for our Section 8 Housing Choice Voucher (HCV) program. Congress failed to appropriate sufficient funds to cover the rising costs of the HCV program, and many Public Housing Authorities in Massachusetts and nationwide face funding shortfalls, including BHA.

BHA implemented several cost savings measures and applied to HUD for funding to cover the budget shortfall earlier this year. HUD has not yet acted on our application so we do not have sufficient funds on hand to pay the December HAP subsidy to all participating landlords. HUD indicated that they will process and disburse shortfall awards over the first two weeks of December. **BHA will issue HAP to landlords immediately following confirmation of a funding award from HUD.** Congress appropriated funding for the start of next calendar year and the BHA will resume all payments of HAP on January 1, 2026.

We recognize that property owners face challenges with rising costs and mortgages and the delay of subsidy represents real hardship. The BHA will continue implementing cost saving measures to mitigate potential future insufficient funding. We encourage you to contact your elected federal representatives in Congress and at the White House to stress the need to adequately and fully fund the federal housing voucher program moving forward.

Please note that per the Housing Assistance Payments Contract (Part C: Tenancy Addendum, subsection 5d) that the tenant is not responsible for paying the portion of rent to the owner covered by the PHA and cannot have their tenancy terminated for nonpayment of the PHA HAP.

Thank you for participation in Brookline Housing Authority's HCV program, and we apologize for the inconvenience and cost from this shortfall in federal funding. If you have any further questions regarding this matter, please email John Hillis at jhillis@brooklinehousing.org.

Sincerely,

Ben Stone
Executive Director
Brookline Housing Authority