

TABLE 1: CY 2026 Schedule of 80th Percentile of Property Management Fees in FHA Housing by Field Office, for Unlimited Dividend, Limited Dividend, and Non-Profit Ownership Types (Effective 1/1/2026)

Field Office	Mgmt. Fee (PUM)	Field Office	Mgmt. Fee (PUM)
Albuquerque	\$63.47	Little Rock	\$73.85
Anchorage	\$88.24	Los Angeles	\$117.41
Atlanta	\$72.37	Louisville	\$75.80
Baltimore	\$77.34	Manchester	\$88.03
Birmingham	\$66.78	Miami	\$92.08
Boston	\$114.75	Milwaukee	\$70.31
Buffalo	\$79.66	Minneapolis	\$86.83
Caribbean	\$75.14	Nashville	\$72.77
Charleston	\$63.28	New Orleans	\$69.77
Chicago	\$85.17	New York	\$97.62
Cincinnati	\$58.66	Newark	\$86.82
Cleveland	\$60.52	Oklahoma City	\$67.11
Columbia	\$73.68	Omaha	\$62.27
Columbus	\$66.01	Philadelphia	\$69.15
Denver	\$73.33	Phoenix ²	\$56.81
Des Moines	\$60.01	Pittsburgh	\$75.10
Detroit	\$67.84	Portland	\$77.98
Fort Worth	\$60.70	Providence	\$98.42
Grand Rapids	\$56.75	Richmond	\$84.39
Greensboro	\$71.92	Sacramento	\$78.40
Hartford	\$105.51	San Antonio	\$71.10
Honolulu	\$80.64	San Diego	\$95.95
Houston ²	\$56.57	San Francisco	\$89.44
Indianapolis	\$76.36	Seattle	\$79.45
Jackson	\$77.20	Shreveport	\$64.82
Jacksonville	\$75.69	St. Louis	\$61.52
Kansas City	\$63.73	Tampa	\$87.46
Knoxville	\$62.38	Tulsa	\$59.18
Las Vegas	\$73.09	Washington, DC	\$81.25

Notes:

1. The above fees have been adjusted to reflect the average vacancy loss for each market, i.e., the rates shown reflect the fees paid for occupied units.
2. In the field offices where the fee decreased in 2026 actual non-substitute schedules, the PHA may use the amount from the 2024 schedule. The chart above shows the higher of the 2025 schedule and the 2026 generated fee. Using the 2026 non-substitute schedule, the management fee for these field offices would have been as follows: Houston (\$52.11), and Phoenix (\$52.00).