

HUD Publishes Federal Register Notice Establishing 2026 Operating Cost Adjustment Factors

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The Office of Multifamily Housing Programs published [Notice of Certain Operating Cost Adjustment Factors for 2026](#) in the Federal Register, establishing operating cost adjustment factors (OCAFs) for project-based rental assistance contracts for eligible multifamily housing properties having a contract anniversary date on or after February 11, 2026. OCAFs are annual factors used to adjust section 8 rents renewed under section 515 or 524 of the Multifamily Assisted Housing Reform and Affordability Act of 1997.

This year, HUD is soliciting comments about the methodology and data sources used to determine the OCAF as described in [Section II \(OCAF determination\)](#). HUD will not revise the FY26 OCAFs in response to public comments but will take public input into consideration when developing the FY27 OCAFs. HUD encourages interested parties to consider these [specific questions](#) when commenting.