

HUD Releases 2021 Public Housing Management Fee Table

The Financial Management Division (FMD) has released the Calendar Year 2021 80th percentile management fees for public housing. **Table 1** represents the 80th percentile of management fee paid in HUD's multifamily housing programs based on the most recently filed 2019 and 2020 Annual Financial Statements (AFS). Nationally, the 80th percentile management fee is \$63.86 per unit month (PUM), and the admin fee is \$212.36 per unit month (PUM).

In accordance with PIH Notice 2007-9, PHAs may use the amounts from this table to establish the "reasonable" fee charged to each project. In some field offices, the fee decreased from the 2020 actual schedule. These field offices are identified in Note 2 of Table 1. However, Table 1 has been adjusted to reflect the higher of the 2020 and 2021 generated fees.

As a reminder, the amounts in the fee table have already been adjusted for occupancy. In other words, the amounts published represent fees paid for each occupied unit/allowable vacancy. Small PHAs that elect to implement asset management without a Central Office Cost Center (COCC) are governed by "reasonable" total administrative costs¹. **Table 2** represents the 80th percentile of administrative costs paid in HUD's multifamily housing programs based on the 2019-2020 AFS. In some field offices, the administrative costs decreased from the 2020 actual schedule. These field offices are identified in Note 1 of Table 2. However, Table 2 has been adjusted to reflect the higher of the 2020 and 2021 cost schedules.

These fee tables are effective from January 1, 2021.

¹ Section 9.2, *Changes in Financial Management and Reporting for Public Housing Agencies Under the New Operating Fund Rule (24 CFR Part 990); Supplement to HUD Handbook 7475.1 REV., CHG-1, Financial Management Handbook*

**Financial Management Division
Office of Public and Indian Housing**

TABLE 1: 2021 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 1/1/2021)¹

Field Office	Mgmt. Fee (PUM)	Field Office	Mgmt. Fee (PUM)
Albuquerque	\$53.63	Little Rock	\$60.61
Anchorage ²	\$71.44	Los Angeles	\$93.58
Atlanta	\$59.55	Louisville	\$63.57
Baltimore	\$65.67	Manchester ²	\$71.39
Birmingham	\$56.10	Miami	\$72.81
Boston	\$92.19	Milwaukee	\$57.91
Buffalo	\$63.85	Minneapolis	\$70.16
Caribbean ²	\$64.08	Nashville	\$59.89
Charleston	\$55.53	New Orleans ²	\$55.56
Chicago	\$76.86	New York	\$84.61
Cincinnati ²	\$54.97	Newark ²	\$74.31
Cleveland	\$56.42	Oklahoma City	\$55.21
Columbia	\$61.94	Omaha	\$53.41
Columbus	\$59.50	Philadelphia	\$58.52
Denver	\$59.12	Phoenix	\$56.81
Des Moines	\$54.28	Pittsburgh	\$68.09
Detroit	\$53.30	Portland	\$62.20
Fort Worth	\$52.43	Providence ²	\$76.55
Grand Rapids ²	\$53.75	Richmond	\$76.89
Greensboro	\$60.70	Sacramento ²	\$70.52
Hartford	\$87.47	San Antonio	\$57.01
Honolulu ²	\$69.02	San Diego ²	\$75.81
Houston	\$52.54	San Francisco	\$79.87
Indianapolis	\$64.25	Seattle	\$61.11
Jackson	\$66.78	Shreveport ²	\$55.33
Jacksonville ²	\$61.63	St. Louis	\$50.62
Kansas City	\$51.67	Tampa	\$69.14
Knoxville	\$52.38	Tulsa ²	\$48.59
Las Vegas	\$66.21	Washington, DC	\$66.28

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 from the 2021 actual non-substitute schedule, the PHA may use the amount from the 2020 schedule. The chart above shows the higher of the 2020 schedule and the 2021 generated fee. Using the 2021 non-substitute schedule, the management fee for these field offices would have been as follows: Anchorage (\$71.34), Caribbean (\$63.21), Cincinnati (\$53.10), Grand Rapids (\$51.69), Honolulu (\$67.33), Jacksonville (\$60.57), Manchester (\$70.15), New Orleans (\$53.53), Newark (\$74.18), Providence (\$75.30), Sacramento (\$69.08), San Diego (\$75.11), Shreveport (\$52.45), Tulsa (\$48.24).

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TABLE 2: 2021 Schedule of 80th Percentile Administrative Costs in FHA Housing by Field Office for Unlimited Dividend, Limited Dividend and Non-Profit Ownership Types (Effective 1/1/2021)²

Field Office	Admin. Fee (PUM)	Field Office	Admin. Fee (PUM)
Albuquerque ¹	\$186.82	Little Rock	\$188.39
Anchorage	\$234.87	Los Angeles	\$281.59
Atlanta	\$188.89	Louisville	\$198.65
Baltimore	\$223.63	Manchester	\$202.30
Birmingham	\$178.04	Miami	\$213.32
Boston	\$296.66	Milwaukee	\$196.91
Buffalo	\$214.28	Minneapolis	\$197.23
Caribbean	\$224.42	Nashville	\$191.78
Charleston	\$173.24	New Orleans	\$188.53
Chicago ¹	\$241.24	New York	\$266.88
Cincinnati	\$176.60	Newark ¹	\$286.64
Cleveland	\$193.15	Oklahoma City	\$185.03
Columbia	\$191.59	Omaha ¹	\$192.34
Columbus	\$187.09	Philadelphia	\$236.53
Denver	\$210.68	Phoenix	\$209.12
Des Moines	\$162.26	Pittsburgh ¹	\$193.67
Detroit	\$183.26	Portland	\$223.61
Fort Worth	\$184.16	Providence ¹	\$288.03
Grand Rapids ¹	\$195.74	Richmond	\$198.27
Greensboro	\$156.99	Sacramento ¹	\$266.71
Hartford	\$282.47	San Antonio	\$220.52
Honolulu	\$265.65	San Diego	\$249.43
Houston	\$204.16	San Francisco	\$307.71
Indianapolis	\$172.03	Seattle	\$236.04
Jackson	\$192.13	Shreveport ¹	\$195.88
Jacksonville	\$189.28	St. Louis	\$188.04
Kansas City	\$175.41	Tampa	\$241.81
Knoxville	\$164.99	Tulsa ¹	\$145.25
Las Vegas	\$217.33	Washington, DC	\$259.59

Notes:

1. In the field offices where the fee dropped from the 2021 actual generated fee, the PHA may use the amount from the 2020 schedule. The chart above shows the higher of the two schedules. Using the 2021- generated fees, the administrative costs for these field offices would have been as follows: Albuquerque (\$183.26), Chicago (\$237.70), , Grand Rapids (\$195.73), Newark (\$282.24), Omaha (\$169.96), Pittsburgh (\$193.24), Providence (\$264.41), Sacramento (\$265.94), Shreveport (\$195.42), Tulsa (\$140.45).
2. The amounts included in the above table are based on the 80th percentile administrative costs for all non-profit, limited dividend and unlimited dividend FHA properties, by field office, excluding such programs as cooperatives and nursing homes. This information is based on 2019-2020 Annual Financial Statements (the most recent available data) and includes the following line items: 6203-Conventions and Meetings, 6204-Management Consultants, 6210-Advertising and Marketing, 6235-Apartment Resale Expense (Coops), 6250-Other Renting Expenses, 6310-Office Salaries, 6311-Office Expenses, 6312-Office or Model Rent, 6320-Management Fee, 6330-Manager or Superintendent Salaries, 6331-Administrative Rent Free Unit, 6340-Legal Expense-Project, 6351-Bookkeeping Fees/Accounting Services, 6390-Miscellaneous Administrative Expenses, 6711-Payroll Taxes (Administrative Share), and 6723-Health Insurance and Other Employee Benefits (Administrative Share). HUD will review and update this table as needed.