



To: Property Owners and Managers

Compliance Memorandum: 25-05

From: Coreen Rittenbach, Compliance Coordinator
Community Housing and Grants Management Division

Date: October 27, 2025

Re: 2026 HUD Inflation Adjustment Values and COLA

2026 Inflation Adjustment Values

The U.S. Department of Housing and Urban Development (HUD) has released the 2026 Inflation Adjustment Values which are effective January 1, 2026. The table is available on HUD's website [here](#).

These values adjust the Passbook Rate throughout provisions in Sections 102, 103 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and apply to the following programs:

- Low Income Housing Tax Credit (LIHTC)
- HOME Investment Partnerships (HOME)
- National Housing Trust Fund (HTF)
- Neighborhood Stabilization Programs (NSP)
- Section 8 Mod Rehab (MOD)
- Section 8 Project Based Rental Assistance (PBRA-Contract Admin)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)

2026 Social Security COLA

Social Security has announced the Cost-of-Living Adjustment (COLA). The 2.8% COLA is effective on 1/1/2026 for Social Security and 12/31/2025 for Supplemental Security Income (SSI). For more information, visit www.ssa.gov/cola.

If you have any questions, please contact NDHFA compliance staff at hfacompliance@nd.gov or (701) 328-8080.