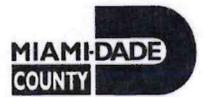


Memorandum



Date: January 16, 2026
To: Distribution
From: Nathan Kogon, AICP Director *NK*
 Housing and Community Development
Subject: 2026 Fair Market Rents and Payment Standards

Please be advised that effective January 1, 2026, the Payment Standards for the HCV have been revised as indicated below:

| Small Area Fair Market Rents | | | | | | |
|---|------------|-----------|-----------|-----------|-----------|-----------|
| Group | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom |
| Group A | \$1,704 | \$1,860 | \$2,268 | \$2,952 | \$3,432 | \$3,947 |
| Group B | \$1,824 | \$2,040 | \$2,496 | \$3,204 | \$3,696 | \$4,250 |
| Group C | \$1,851 | \$2,072 | \$2,556 | \$3,330 | \$3,948 | \$4,540 |
| Group D | \$2,124 | \$2,322 | \$2,835 | \$3,636 | \$4,203 | \$4,833 |
| Group E | \$2,466 | \$2,691 | \$3,290 | \$4,214 | \$4,869 | \$5,599 |
| See attached table for Zip codes by Group | | | | | | |

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent of the four-bedroom FMR, for each extra bedroom. The FMRs for Single Room Occupancy (SRO) is calculated at 75% of the 0 bedroom.

| | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|--------------------------------|------------|-----------|-----------|-----------|-----------|
| 2026 Fair Market Rent | \$1,828 | \$1,995 | \$2,436 | \$3,127 | \$3,613 |
| Moderate Rehabilitation | \$2,194 | \$2,394 | \$2,923 | \$3,752 | \$4,336 |

The Moderate Rehabilitation Payment Standard is calculated at 120% of the 2026 FMR.

Distribution:
 Housing Specialists
 Intake Staff

C: Clarence Brown
 Victor Atkins
 Crystal Coleman
 Gerald Farr

| Zip Codes by Group | | | | | | |
|--------------------|---------|---------|-------|-------|---------|---------|
| Group A | Group B | Group C | | | Group D | Group E |
| 33023 | 33010 | 33002 | 33144 | 33192 | 33015 | 33109 |
| 33030 | 33013 | 33011 | 33152 | 33193 | 33129 | 33122 |
| 33034 | 33033 | 33012 | 33153 | 33195 | 33133 | 33131 |
| 33054 | 33125 | 33014 | 33161 | 33197 | 33134 | 33132 |
| 33128 | 33127 | 33016 | 33163 | 33198 | 33140 | 33137 |
| 33136 | 33135 | 33017 | 33164 | 33222 | 33141 | 33139 |
| 33150 | 33138 | 33018 | 33165 | 33231 | 33143 | 33146 |
| | 33142 | 33031 | 33166 | 33233 | 33145 | 33149 |
| | 33147 | 33032 | 33170 | 33234 | 33154 | 33158 |
| | 33157 | 33035 | 33174 | 33238 | 33155 | 33160 |
| | 33162 | 33039 | 33175 | 33239 | 33156 | 33178 |
| | 33167 | 33055 | 33176 | 33242 | 33172 | 33180 |
| | 33168 | 33056 | 33179 | 33243 | 33173 | 33182 |
| | 33169 | 33090 | 33183 | 33245 | 33177 | 33185 |
| | 33181 | 33092 | 33189 | 33247 | 33184 | 33194 |
| | | 33101 | 33190 | 33255 | 33186 | |
| | | 33106 | 33191 | 33256 | 33187 | |
| | | 33114 | | 33257 | 33196 | |
| | | 33116 | | 33261 | | |
| | | 33119 | | 33265 | | |
| | | 33124 | | 33266 | | |
| | | 33126 | | 33269 | | |
| | | 33130 | | 33280 | | |
| | | | | 33283 | | |
| | | | | 33296 | | |

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