

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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