

Areas Where FY 2026 Fair Market Rents (FMRs) Become Effective January 12, 2026

Section VI of the FY 2026 Fair Market Rent *Federal Register* notice (90 FR 41096, available at : <https://www.federalregister.gov/documents/2025/08/22/2025-16060/fair-market-rents-for-the-housing-choice-voucher-program-moderate-rehabilitation-single-room>) states “By January 16, 2026, HUD will post at <https://www.huduser.gov/portal/datasets/fmr.html>, a listing of the areas that requested FMR reevaluations and continued effect of the FY2025 FMRs but did not deliver data, making the FY 2026 FMRs effective in these areas.”

The following areas did not submit additional data suitable for reevaluation of the areas’ FMRs; consequently, these areas may no longer use FY 2025 FMRs. Effective January 12, 2026, the following areas are required to begin using FY 2026 FMRs:

1. San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area
2. Seattle-Bellevue, WA HUD Metro FMR Area

HUD has received and is evaluating survey data for the following areas, where FY 2025 FMRs remain in effect:

1. Albany, OR Metropolitan Statistical Area (MSA)
2. Asheville, NC MSA
3. Corvalis, OR MSA
4. Napa, CA MSA
5. Transylvania County, NC

HUD has also received and is evaluating survey data for the following areas, where FY 2026 FMRs remain in effect:

1. Los Angeles-Long Beach Glendale, CA HUD Metro FMR Area
2. San Luis Obispo-Paso Robles, CA MSA

HUD will issue a *Federal Register* notice with revised FMRs for these areas as warranted by the survey data.