

Reevaluation Requests for FY 2026 Fair Market Rents

Section V of the Notice of Fiscal Year (FY) 2026 Fair Market Rents (FMRs) published in the Federal Register on August 22, 2025¹ describes the procedures for Public Housing Agencies and Other Interested Parties to request a reevaluation of the FY 2026 FMRs. Valid reevaluation requests postpone the FY 2026 FMRs from going into effect. As of the close of the comment period on October 1, 2025, HUD has received reevaluation requests for the following FMR areas.

Areas Where Fiscal Year 2025 Fair Market Rents/Small Area Fair Market Rents Remain in Effect as of October 1, 2025:

1. Albany, OR MSA
2. Asheville, NC MSA
3. Corvallis, OR MSA
4. Napa, CA MSA
5. San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area
6. Seattle-Bellevue, WA HUD Metro FMR Area
7. Transylvania County, NC

Additional Areas with valid reevaluation requests where FY 2026 Fair Market Rents/Small Area Fair Market Rents are in effect as of October 1, 2025:

1. Lincoln County, OR
2. Miami-Miami Beach-Kendall, FL HUD Metro FMR Area
3. Santa Maria-Santa Barbara, CA MSA

Additionally, HUD received requests for reevaluation for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area from the Housing Authority of the City of Los Angeles; and the Phoenix-Mesa-Chandler, AZ MSA from the City of Phoenix Housing Department. These requests are not valid as these agencies do not administer at least half of the vouchers in their respective FMR areas. Therefore, the FY 2026 FMRs for these areas are effective October 1, 2025. These agencies may still submit rental market survey data to HUD, which HUD may use to calculate revised FY 2026 FMRs, provided that the data are valid and the survey submission is supported by other agencies serving vouchers within these FMR areas.

¹ 90 FR 41096, page 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>