



Lee County Housing Authority (LCHA)
14170 Warner Circle
North Fort Myers, FL 33903
Phone: 239.997.6688
Fax: 239.997.7970
TTY #: (800) 955-8771
Website: leecountyha.org

Robert Norris, Chairman
Robert W. Ortiz, Vice Chairman
Christine M. Sardina, Commissioner

Marcus D. Goodson, Executive Director

Memorandum

To: Board of Commissioners

MDG

From: Marcus D. Goodson, Executive Director

Date: September 21, 2025

Subject: Payment Standards FY 2026

Effective October 1, 2025, LCHA will implement the new HUD Fair Market Rents (FMR). Each year, HUD redetermines the area FMR and the PHA must set their Payment Standards at 90-110% of the HUD published FMR. In an effort to make housing more affordable, but remain within budget, LCHA Payment Standards will be set at **100%** of the new FMR. Please see table below.

Lee County	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
2025 Payment Standard	1478	1488	1843	2422	2691	3094
2026 FMR	1629	1638	1961	2560	2836	3261
FY 2026 Proposed Payment Standard	1629	1638	1961	2560	2836	3261

