



Robert Norris, Chairman
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Memorandum

To: Board of Commissioners

From: Marcus D. Goodson, Executive Director

Date: September 18, 2025

Subject: Public Housing Flat Rents CY 2026

Effective January 1, 2026, LCHA will implement the new Public Housing Flat Rents. Each year, HUD redetermines the area FMR and the LCHA must set their Flat Rents at 80% of the HUD published FMR. Please see table below.

Lee County	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2025 Flat Rent	1190	1474	1937	2152
2026 FMR	1638	1961	2560	2836
Calculated Flat Rent	1310	1568	2048	2268