

FY 2026 FAIR MARKET RENTS

Effective November 1, 2025

All Housing Choice Voucher programs operated in the Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area will use Small Area FMRs as defined by ZIP Codes.

Harris County, TX is part of the Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area, which consists of the following counties: Chambers County, TX; Fort Bend County, TX; Galveston County, TX; Harris County, TX; Liberty County, TX; Montgomery County, TX; and Waller County, TX. All information here applies to the entirety of the Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area.

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP Codes as the basis for FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP Code will reduce overpayment in lower-rent areas.

Note: ZIP Code areas are defined by the postal service to facilitate the efficient delivery of mail. Because of this, ZIP Code areas may cross city, county, and in some limited instances, state lines. Consequently, ZIP Codes which cross county lines may lie within more than one metropolitan area, or cover parts of one or more nonmetropolitan counties and part of a metropolitan area.

Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
77034	\$1,120	\$1,160	\$1,380	\$1,860	\$2,320
77036	\$1,120	\$1,160	\$1,380	\$1,860	\$2,320
77501	\$1,250	\$1,290	\$1,540	\$2,070	\$2,580
77502	\$1,110	\$1,150	\$1,370	\$1,840	\$2,300
77503	\$1,110	\$1,140	\$1,360	\$1,830	\$2,280
77504	\$1,130	\$1,170	\$1,390	\$1,870	\$2,330
77505	\$1,430	\$1,480	\$1,760	\$2,370	\$2,950
77506	\$1,020	\$1,060	\$1,260	\$1,700	\$2,110
77507	\$1,590	\$1,650	\$1,960	\$2,640	\$3,290
77508	\$1,250	\$1,290	\$1,540	\$2,070	\$2,580
77536	\$1,280	\$1,320	\$1,570	\$2,110	\$2,630
77571	\$1,290	\$1,340	\$1,590	\$2,140	\$2,670
77587	\$1,120	\$1,160	\$1,380	\$1,860	\$2,320