

## RESOLUTION #2057 – SEPTEMBER 11, 2025

### **FY 2026 FAIR MARKET RENTS (FMRs) & PAYMENT STANDARDS**

**WHEREAS**, the Housing Authority of the City of Newport (HACN) updates the Section 8 Housing Choice Voucher Program Payment Standards annually as required by 24CFR 982.505; and

**WHEREAS**, the Newport, Middletown, and Portsmouth HUD published FY 2026 Fair Market Rents (FMRs) are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$1752	\$1764	\$2314	\$3131	\$3595	\$4134	\$4673

**WHEREAS**, the North Kingston & Exeter HUD published FY 2026 Fair Market Rents (FMRs) are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$1318	\$1402	\$1729	\$2087	\$2480	\$2852	\$3224

**WHEREAS**, the Housing Authority is permitted to adopt a Payment Standard between 90% to 110% of the HUD published Fair Market Rents (FMRs).

**WHEREAS**, effective July 24, 2025, HUD determined that HACN is in shortfall. A shortfall action plan was developed and HACN has been advised to consider additional cost savings measures to address the shortfall, including, but not limited to reducing the payment standards.

**NOW, THEREFORE, BE IT RESOLVED** that the Housing Authority of the City of Newport recommends the adoption of a payment standard between 90% - 110% of the 2026 FMRs thereby authorizing up to 110% of FMR for the 2026 Section 8 Payment Standards in Newport. For shared-jurisdiction outside of Newport, including, but not limited to Middletown, Portsmouth, Exeter, and North Kingston, we shall adopt the Payment Standard used by the authorizing Public Housing Agency in those jurisdictions unless they exceed Newport's payment standards.

FY 2026 FAIR MARKET RENTS & PAYMENT STANDARDS  
PROPOSED FOR ADOPTION  
HACN BOARD MEETING - SEPTEMBER 11, 2025

NEWPORT

Housing Choice Voucher Program - Payment Standards  
90% - 110% of Fair Market Rent (Up to 110% of FMR)

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$1752	\$1764	\$2314	\$3131	\$3595	\$4134	\$4673

SHARED JURISDICTIONS:

Middletown, Portsmouth, Exeter, & North Kingston

HACN shall adopt the Payment Standards of the authorizing Public Housing Agency  
(namely, RI Housing) in those jurisdictions.