

Newburgh Housing Authority

40 Walsh Road
Newburgh, New York 12550

Phone: (845) 561-2066
Fax: (845) 561-5742

October 1, 2025

Dear Housing Choice Voucher Landlord:

Effective 1/1/2026 NHA will be increasing the payment standard to 110% of the HUD Final FY 2026 Orange County NY FMRs (Fair Market Rents). Details are available:
<https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026code/2026summary.odn>

Rent increases will be considered up to the HUD Final FY 2026 Orange County NY FMRs for the appropriate bedroom sized unit provided:

- The NHA finds the rent to be reasonable. The rent reasonable program NHA uses is produced by Nelrod Company, a HCV industry service provider. Details on this process are available on www.hud.gov

FMR	Efficiency	One- bedroom	Two-bedroom	Three- bedroom	Four-bedroom
100%	\$1,364	\$1,549	\$1,979	\$2,511	\$2,694
110%	\$1,500	\$1,703	\$2,177	\$2,762	\$2,963

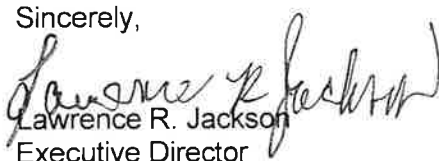
What does this mean to you as a landlord?

- Current tenant portions **will remain in effect** until they recertify and sign a new lease.
- Any increase request **must sent in writing** and received in the NHA office **no later than 60 days prior to lease anniversary**. ****Maximum increase is 3%****.
- If you require confirmation of receipt you must include a 2nd copy of the request as well as a self-addressed stamped envelope for mailing.
- Increase requests via electronic or fax **will not** be honored.
- Increase requests sent **after 60 days** prior to lease anniversary **will not** be honored.
- When your tenant renews their lease for Jan 1, 2026 or thereafter until NHA notifies you otherwise, you will be paid at 110% of the payment standard.
- **This is not a retroactive adjustment.** It is only for **new** or **renewing** HAP contracts effective January 1, 2026, and thereafter.

This action continues to ensure that the authority can continue to assist as many families as possible and to continue to serve all of our partners in an efficient and professional manner.

Thank you in advance for your cooperation in assisting the Authority in providing affordable housing to our program participants.

Sincerely,


Lawrence R. Jackson
Executive Director

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October 1, 2025

Dear Housing Choice Voucher Participant:

This letter serves to inform you that HUD has released the Final FY 2026 Orange County NY FMRs (Fair Market Rents) which **go into effect January 1, 2026**. Details are available:

<https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026code/2026summary.odn>

The agency will pay at 110% of the 2026 HUD payment standard for all bedroom sizes. The payment standard is set by HUD and is the maximum amount that HUD authorizes a PHA to pay for a particular bedroom size unit. This action continues to ensure that the authority can continue to assist as many families as possible and to continue to serve all of our partners in an efficient and professional manner.

FMR	Efficiency	One- bedroom	Two-bedroom	Three- bedroom	Four-bedroom
100%	\$1,364	\$1,549	\$1,979	\$2,511	\$2,694
110%	\$1,500	\$1,703	\$2,177	\$2,762	\$2,963

Current tenant portions **will remain in effect** until you recertify and sign a new lease.

If there are further questions regarding this adjustment you can obtain further information on the HUD website www.hud.gov.

Sincerely,


Lawrence R. Jackson
Executive Director