

## 2026 Fair Market Rent Schedule - Town of Los Gatos Below Market Price (BMP) Rents and Income Limits

Fair Market Rent Schedule FY 2026 Fair Market Rents (FMR) are established by HUD and are used by Housing Agencies to establish the Voucher Payment Standards used in the Section 8 Housing Choice Voucher Program. The Fair Market Rents are also used as the maximum allowable gross rents, including utility allowances, for certain special programs. Unit condition and location are a consideration in determining rent.

The Small Area Fair Market Rents (SAFMRs) are FMRs calculated by ZIP codes.

<b>FY: 2026</b>	<b>Studio</b>	<b>1 BD</b>	<b>2 BD</b>	<b>3BD</b>	<b>4BD</b>
Fair Market Rate Rent, Zip Code 95030	\$2,610	\$2,970	\$3,470	\$4,590	\$4,990
<b>Below Market Price, Zip Code 95030</b>	<b>\$2,088</b>	<b>\$2,376</b>	<b>\$2,776</b>	<b>\$3,672</b>	<b>\$3,992</b>
Fair Market Rate Rent, Zip Code 95031	\$2,620	\$2,980	\$3,480	\$4,600	\$5,010
<b>Below Market Price, Zip Code 95031</b>	<b>\$2,096</b>	<b>\$2,384</b>	<b>\$2,784</b>	<b>\$3,680</b>	<b>\$4,008</b>
Fair Market Rate Rent, Zip Code 95032	\$2,840	\$3,230	\$3,770	\$4,980	\$5,420
<b>Below Market Price, Zip Code 95032</b>	<b>\$2,272</b>	<b>\$2,584</b>	<b>\$3,016</b>	<b>\$3,984</b>	<b>\$4,336</b>

- [FY 2026 Fair Market Rent Documentation System — Calculation for San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area](#)
- [Town of Los Gatos Below Market Price \(BMP\) Housing Program Guidelines](#)