

RESOLUTION NO. 2026-10

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, AMENDING THE SECTION 8 ADMINISTRATIVE PLAN TO CREATE A LOCAL PREFERENCE FOR EXISTING CITY OF FLAGSTAFF HOUSING AUTHORITY ASSISTED VOUCHER HOLDERS FACING TERMINATION DUE TO INSUFFICIENT OR DISCONTINUED FUNDING; PROVIDING FOR DELEGATION OF AUTHORITY TO IMPLEMENT THE PROGRAM; AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff, through its City of Flagstaff Housing Authority (“CFHA”), administers a Housing Choice Voucher Program (“HCV Program”) providing eligible households in its jurisdiction with Section 8 vouchers (federal funding for rental assistance);

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) allocates Section 8 vouchers to jurisdictions such as CHFA, for low income, veteran, disabled, elderly, and other eligible households;

WHEREAS, there is a waiting list of applicants for Section 8 vouchers, because there are not enough vouchers available to serve all eligible households;

WHEREAS, in 2021 CFHA received an allocation of Emergency Housing Vouchers (“EHV”) from HUD to serve families at risk of or experiencing homelessness, fleeing domestic / dating violence or sexual assault, stalking, or human trafficking;

WHEREAS, HUD has announced that funding for the EHV program is ending five years early, with funding projected to run out in September 2026;

WHEREAS, the EHV program, by its very nature, serves some of the most vulnerable households in the community, keeping these households securely housed instead of starting the cycle of homelessness over again is critical;

WHEREAS, establishing a local preference for existing CFHA voucher holders facing termination of assistance due to insufficient or discontinued funding, such as EHV participants, will greatly assist in keeping impacted households securely housed;

WHEREAS, an amendment to the CFHA Section 8 Administrative Plan is required to establish such preference; and

WHEREAS, on November 20, 2025, the CFHA Board of Commissioners adopted a resolution recommending City Council approve this amendment.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General

The CFHA Section 8 Administrative Plan (November 2025 version), pages 31 and 33 are amended to read as follows. New text is shown as RED, CAPITALIZED AND UNDERLINED TEXT and deleted text is shown as ~~strikethrough~~.

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4.2 ADMISSION PREFERENCES (24 CFR 982.202)

Preferences give priority placement to applicants who meet certain criteria. Applicants who do not qualify for a preference will have a longer wait to receive assistance than those who do qualify.

The CFHA has established ~~two~~ THREE local preferences for the Section 8 program:

1. Local Residency, ~~and~~
2. Homeless (up to four vouchers annually), ~~AND~~
3. EXISTING CFHA-ASSISTED HOUSEHOLDS FACING TERMINATION FROM ANY HCV PROGRAM DUE TO INSUFFICIENT OR DISCONTINUED FUNDING.

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4.2.7 LOCAL PREFERENCE: EXISTING CFHA-ASSISTED HOUSEHOLDS FACING TERMINATION DUE TO INSUFFICIENT OR DISCONTINUED FUNDING

APPLICANTS THAT QUALIFY FOR THIS PREFERENCE ARE HOUSEHOLDS THAT HOLD A VOUCHER MANAGED BY CFHA IMPACTED BY INSUFFICIENT OR DISCONTINUED FUNDING AT THE TIME OF ELIGIBILITY SCREENING. VOUCHER STATUS TO BE VERIFIED BY CFHA.

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SECTION 3. Delegation of Authority

The Housing Director is hereby authorized to make minor technical and conforming to the Administrative Plan, including renumber of sections, to implement this new local preference.

City Housing staff are hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intents of this Resolution,

and shall post a new copy of the updated Administrative Plan on the City website.

SECTION 4. Effective Date

This Resolution shall be immediately effective upon adoption.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 17th day of February, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY