

**CITY OF FLAGSTAFF HOUSING AUTHORITY
RESOLUTION 2026-04**

**A RESOLUTION APPROVING HOUSING CHOICE VOUCHER
UTILITY ALLOWANCES**

WHEREAS, the Department of Housing and Urban Development requires the Board of Commissioners of the City of Flagstaff Housing Authority to approve policies relating to the administration of the Housing Choice Voucher Program; and

WHEREAS, the City of Flagstaff Housing Authority is required to review utility allowances annually and to implement any changes effective October 2, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FLAGSTAFF HOUSING AUTHORITY AS FOLLOWS:

SECTION 1: The utility allowance review shows an increase of over 10% cumulatively, therefore adjustments are needed in the current schedules.

SECTION 2: That the new utility allowance schedules, as attached, be approved and shall be effective as of October 2, 2026.

Moved by _____, seconded by _____, that Resolution 2026-04 be adopted.

The following vote was tabulated:

Chair Brenda Silveus -
Vice Chair Moses Milazzo -
Mayor Becky Daggett -
Tatum Covey -
Nadine Hart -
Lorie Knapp -
Ashley Page -

Passed and adopted by the Board of Commissioners of the City of Flagstaff Housing Authority this 17th day of September 2026.

Brenda Silveus
Chairperson

Sarah Darr
Secretary

Utility Allowance Schedule

See Public Reporting and Instructions on the back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Flagstaff / AZ		Apartment, Condo, Townhomes					10/02/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$25	\$27	\$35	\$46	\$56	\$66
	Bottled Gas	\$41	\$44	\$54	\$68	\$80	\$94
	Electric	\$53	\$66	\$119	\$159	\$212	\$265
	Electric – Heat Pump						
	Fuel Oil						
	Other						
Cooking	Natural Gas	\$3	\$4	\$7	\$9	\$14	\$17
	Bottled Gas	\$12	\$14	\$17	\$19	\$26	\$30
	Electric	\$7	\$9	\$14	\$20	\$28	\$34
	Other						
Other Electric		\$28	\$32	\$46	\$65	\$83	\$102
Air Conditioning							
Water Heating	Natural Gas	\$7	\$9	\$14	\$17	\$27	\$34
	Bottled Gas	\$17	\$19	\$26	\$30	\$44	\$53
	Electric	\$12	\$20	\$32	\$48	\$64	\$80
	Electric – Heat Pump	\$12	\$20	\$32	\$48	\$64	\$80
	Fuel Oil						
Water		\$38	\$44	\$52	\$79	\$113	\$148
Sewer		\$12	\$19	\$29	\$48	\$67	\$79
Trash Collection		\$25	\$25	\$25	\$25	\$25	\$25
Other – specify							
Range/Microwave		\$85	\$85	\$85	\$85	\$85	\$85
Refrigerator		\$85	\$85	\$85	\$85	\$85	\$85
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.							
Head of Household Name							
Unit Address							
Number of Bedrooms							
					Utility/Service/Appliance	Allowance	
					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Utility Allowance Schedule

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U.S Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Flagstaff / AZ		Single Family						10/02/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$27	\$36	\$44	\$48	\$57	\$73	
	Bottled Gas	\$44	\$55	\$65	\$70	\$83	\$104	
	Electric	\$53	\$86	\$119	\$159	\$186	\$218	
	Electric – Heat Pump	\$53	\$86	\$119	\$159	\$186	\$218	
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$3	\$5	\$7	\$9	\$10	\$12	
	Bottled Gas	\$13	\$15	\$17	\$19	\$22	\$24	
	Electric	\$7	\$9	\$14	\$20	\$28	\$34	
	Other							
Other Electric		\$18	\$24	\$29	\$37	\$41	\$46	
Air Conditioning								
Water Heating	Natural Gas	\$6	\$10	\$14	\$17	\$21	\$25	
	Bottled Gas	\$16	\$22	\$26	\$30	\$36	\$40	
	Electric	\$16	\$26	\$36	\$48	\$56	\$66	
	Electric – Heat Pump	\$16	\$26	\$36	\$48	\$56	\$66	
	Fuel Oil							
Water		\$38	\$44	\$52	\$79	\$113	\$148	
Sewer		\$12	\$19	\$29	\$48	\$67	\$79	
Trash Collection		\$25	\$25	\$25	\$25	\$25	\$25	
Other – specify								
Range/Microwave		\$85	\$85	\$85	\$85	\$85	\$85	
Refrigerator		\$85	\$85	\$85	\$85	\$85	\$85	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Utility Allowance Schedule

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**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

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exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Flagstaff / AZ		Mobile Home						10/02/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$31	\$31	\$44	\$46	\$53	\$63	
	Bottled Gas	\$49	\$49	\$65	\$69	\$77	\$91	
	Electric	\$66	\$66	\$119	\$159	\$212	\$265	
	Electric – Heat Pump	\$66	\$66	\$119	\$159	\$212	\$265	
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$3	\$4	\$7	\$9	\$14	\$17	
	Bottled Gas	\$12	\$14	\$17	\$19	\$26	\$30	
	Electric	\$7	\$9	\$14	\$20	\$28	\$34	
	Other							
Other Electric		\$32	\$32	\$46	\$65	\$83	\$102	
Air Conditioning								
Water Heating	Natural Gas	\$7	\$9	\$14	\$17	\$27	\$34	
	Bottled Gas	\$17	\$19	\$26	\$30	\$44	\$53	
	Electric	\$12	\$20	\$32	\$48	\$64	\$80	
	Electric – Heat Pump	\$12	\$20	\$32	\$48	\$64	\$80	
	Fuel Oil							
Water		\$38	\$44	\$52	\$79	\$113	\$148	
Sewer		\$12	\$19	\$29	\$48	\$67	\$79	
Trash Collection		\$25	\$25	\$25	\$25	\$25	\$25	
Other – specify								
Range/Microwave		\$85	\$85	\$85	\$85	\$85	\$85	
Refrigerator		\$85	\$85	\$85	\$85	\$85	\$85	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating" and "Water Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the HUD Utility Schedule Model tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

OMB Burden Statement: The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information collected is required to determine the amount of utility allowance necessary to calculate the family's tenant portion. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information collected specifies which utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

Utility Allowance Schedule

See Public Reporting and Instructions on the back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Williams / AZ		Apartment, Condo, Townhomes						10/02/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$28	\$32	\$43	\$58	\$71	\$85	
	Bottled Gas	\$70	\$70	\$117	\$127	\$152	\$190	
	Electric	\$57	\$72	\$129	\$172	\$229	\$286	
	Electric – Heat Pump	\$57	\$72	\$129	\$172	\$229	\$286	
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$4	\$6	\$10	\$12	\$19	\$24	
	Bottled Gas	\$10	\$17	\$26	\$33	\$51	\$63	
	Electric	\$7	\$9	\$15	\$22	\$30	\$37	
	Other							
Other Electric		\$34	\$39	\$54	\$74	\$94	\$115	
Air Conditioning								
Water Heating	Natural Gas	\$10	\$12	\$19	\$24	\$38	\$48	
	Bottled Gas	\$26	\$33	\$51	\$63	\$101	\$132	
	Electric	\$13	\$21	\$34	\$52	\$69	\$86	
	Electric – Heat Pump	\$13	\$21	\$34	\$52	\$69	\$86	
	Fuel Oil							
Water		\$33	\$42	\$56	\$84	\$111	\$130	
Sewer		\$50	\$50	\$50	\$50	\$50	\$50	
Trash Collection		\$26	\$26	\$26	\$26	\$26	\$26	
Other – specify								
Range/Microwave		\$85	\$85	\$85	\$85	\$85	\$85	
Refrigerator		\$85	\$85	\$85	\$85	\$85	\$85	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Williams / AZ		Single Family						10/02/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$32	\$44	\$54	\$60	\$73	\$96	
	Bottled Gas	\$48	\$79	\$108	\$124	\$159	\$187	
	Electric	\$58	\$93	\$129	\$172	\$200	\$240	
	Electric – Heat Pump	\$58	\$93	\$129	\$172	\$200	\$240	
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$5	\$7	\$10	\$12	\$14	\$17	
	Bottled Gas	\$19	\$19	\$25	\$32	\$38	\$44	
	Electric	\$7	\$9	\$15	\$22	\$30	\$37	
	Other							
Other Electric		\$24	\$30	\$36	\$44	\$48	\$54	
Air Conditioning								
Water Heating	Natural Gas	\$8	\$14	\$19	\$24	\$30	\$34	
	Bottled Gas	\$22	\$38	\$53	\$63	\$79	\$92	
	Electric	\$17	\$28	\$39	\$52	\$60	\$71	
	Electric – Heat Pump	\$17	\$28	\$39	\$52	\$60	\$71	
	Fuel Oil							
Water		\$33	\$42	\$56	\$84	\$111	\$130	
Sewer		\$50	\$50	\$50	\$50	\$50	\$50	
Trash Collection		\$26	\$26	\$26	\$26	\$26	\$26	
Other – specify								
Range/Microwave		\$85	\$85	\$85	\$85	\$85	\$85	
Refrigerator		\$85	\$85	\$85	\$85	\$85	\$85	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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	Electric	\$7	\$9	\$15	\$22	\$30	\$37	
	Other							
Other Electric		\$39	\$39	\$54	\$74	\$94	\$115	
Air Conditioning								
Water Heating	Natural Gas	\$10	\$12	\$19	\$24	\$38	\$48	
	Bottled Gas	\$26	\$33	\$51	\$63	\$101	\$132	
	Electric	\$13	\$21	\$34	\$52	\$69	\$86	
	Electric – Heat Pump	\$13	\$21	\$34	\$52	\$69	\$86	
	Fuel Oil							
Water		\$33	\$42	\$56	\$84	\$111	\$130	
Sewer		\$50	\$50	\$50	\$50	\$50	\$50	
Trash Collection		\$26	\$26	\$26	\$26	\$26	\$26	
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Range/Microwave		\$85	\$85	\$85	\$85	\$85	\$85	
Refrigerator		\$85	\$85	\$85	\$85	\$85	\$85	
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					Heating			
Head of Household Name					Cooking			
					Other Electric			
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					Water Heating			
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					Sewer			
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					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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