

**CITY OF FLAGSTAFF HOUSING AUTHORITY
RESOLUTION 2026-05**

**A RESOLUTION APPROVING THE HOUSING CHOICE VOUCHER
PROGRAM PAYMENT STANDARDS**

WHEREAS it is necessary for the City of Flagstaff Housing Authority Board of Commissioners to approve the Housing Choice Voucher Programs Payment Standards based on the Fair Market Rents (FMRs) published in the Federal Register on September 1, 2026, and

WHEREAS the jurisdiction of the City of Flagstaff Housing Authority includes both the Cities of Flagstaff and Williams, noted to have different housing markets, and

WHEREAS an adjustment is necessary to enable low-income households in Flagstaff to find safe, suitable, and decent homes with assistance under the Housing Choice Voucher Programs.

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

SECTION 1: That the Housing Choice Voucher Programs Payment Standards be adopted as reflected in the attached chart,

- in Flagstaff, an increase of 110% of the Fair Market Rent, as specifically allowed by HUD upon Board approval
- in Williams, Fair Market Rent as published by HUD

SECTION 2: That the Housing Choice Voucher Programs Payment Standards become effective October 2, 2026.

Moved by _____, seconded by _____, that Resolution 2026-05 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



Housing Choice Voucher Program Payment Standards By Area

Effective October 2, 2026

FLAGSTAFF PAYMENT STANDARDS

Approved at 110% of Fair Market Rent as published by HUD 9/1/2026

BEDROOM SIZE	0-BDRM	1-BDRM	2-BDRM	3-BDRM	4-BDRM	5-BDRM	6-BDRM
PAYMENT STANDARD	\$1,582	\$1,711	\$1,902	\$2,320	\$2,543	\$2,925	\$3,307
FAIR MARKET RENT	\$1,438	\$1,555	\$1,729	\$2,109	\$2,312	\$2,658	\$3,005

WILLIAMS PAYMENT STANDARDS

Approved Fair Market Rent as Published by HUD 9/1/2026

BEDROOM SIZE	0-BDRM	1-BDRM	2-BDRM	3-BDRM	4-BDRM	5-BDRM	6-BDRM
PAYMENT STANDARD	\$1,438	\$1,555	\$1,729	\$2,109	\$2,312	\$2,658	\$3,005
FAIR MARKET RENT	\$1,438	\$1,555	\$1,729	\$2,109	\$2,312	\$2,658	\$3,005

All above Payment Standards were approved by the CFHA Board of Commissioners via Res. 2026-04
at the regularly scheduled meeting on September 17, 2026.
The payment standards are effective October 2, 2026, for all CFHA Housing Choice Voucher Programs.

INCOME LIMITS

EFFECTIVE DATE: **05/01/2026**

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
30% OF MEDIAN (*ELI)	23,550	26,900	30,250	33,600	38,680	44,360	50,040	55,720
VERY LOW INCOME	39,200	44,800	50,400	56,000	60,500	65,000	69,450	73,950
LOW-INCOME	62,750	71,700	80,650	89,600	96,800	103,950	111,150	118,300

Extremely Low Income*