

NOTICE AND AGENDA

CITY OF FLAGSTAFF HOUSING AUTHORITY BOARD
THURSDAY
SEPTEMBER 17, 2026

[REMOTE MEETING](#)
MICROSOFT TEAMS (LINK ABOVE)
9:00 A.M.

To participate in the meeting virtually use the following link:

[Join the Meeting Online](#)

1. **Call to Order**

2. **Roll Call**

NOTE: All Commission Members will be in attendance via Teams or by other technological means.

BRENDA SILVEUS, CHAIR
MOSES MILAZZO, VICE CHAIR
MAYOR BECKY DAGGETT
ASHLEY PAGE

LORIE KNAPP
NADINE HART
TATUM COVEY

3. **Open Call to the Public**

At this time, any member of the public may address the Board on any subject within the Board's jurisdiction that is not on this meeting's agenda. The Arizona Open Meeting Law prohibits the Board from discussing or taking action on an item that is not listed on the prepared agenda.

Commissioners may, however, respond to criticism made by those addressing the Board, ask staff to review a matter, or ask that a matter be placed on a future agenda. To address the Board on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. **APPROVAL OF MINUTES**

- A. Minutes of April 16, 2026.

5. **ACTION ITEMS**

- A. Res. 2026-04: A Resolution Approving Housing Choice Voucher Utility Allowances – Cherise Barreto-Aguilar
- B. Res. 2026-05: A Resolution Approving the Housing Choice Voucher Program Payment Standards — Cherise Barreto-Aguilar

6. **INFORMATIONAL ITEMS**

- A. Presentation on upcoming 2026 Ballot Measures.
- B. Rental Assistance Demonstration Project Update
- C. Directors Report

7. **GENERAL BUSINESS**

- A. Board Member Comments

B. Next Scheduled Meeting October 15, 2026 at 9:00 am.

8. **ADJOURNMENT**



Flagstaff Housing Authority

4. A.

From: Justine Molitor, Senior Administrative Specialist

DATE: 09/17/2026

SUBJECT: Minutes of April 16, 2026.

STAFF RECOMMENDED ACTION:

Executive Summary:

Attachments

April Minutes



City of Flagstaff Housing Authority Board of Commissioners

9:00 AM, Thursday, April 16, 2026
Virtual Meeting – Microsoft Teams
[Join Meeting via Microsoft Teams \(Link\)](#)



DRAFT Meeting Minutes

I. Call to Order

The meeting was called to order at 9:09 am by Vice-Chair Moses Milazzo.

II. Roll Call

Board Members:

Chair – Brenda Silveus - **Absent**

Vice-Chair – Moses Milazzo - **Present**

Mayor Becky Daggett - **Absent**

Ashley Page - **Present**

Lorena Knapp - **Present**

Nadine Hart - **Absent**

Tatum Covey - **Present**

III. Preliminary Business

a) Public Comment

At this time, any member of the public may address the Board on any subject within the Board's jurisdiction that is not on this meeting's agenda. The Arizona Open Meeting Law prohibits the Board from discussing or taking action on an item that is not listed on the prepared agenda. Commissioners may, however, respond to criticism made by those addressing the Board, ask staff to review a matter, or ask that a matter be placed on a future agenda. To address the Board on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

Vice-Chair Milazo introduced Elisa Erling, Associate Planner in Comprehensive Planning at the City of Flagstaff, to make a public comment. Elsa Erling provided a brief presentation regarding the upcoming special election on the ratification of the Flagstaff Regional Land Use Plan.
No further public comment.

IV. Approval of Minutes

a) None

No minutes to approve at this time.

V. Action Items

a) Presentation and Consideration of Resolution 2026-03

Resolution 2026-03: Annual Plan Approval via form HUD-50057-HP – Kurt Aldinger

Kurt Aldinger, Compliance and Reporting Manager presented Resolution 2026-03: Annual Plan Approval via form HUD-50057-HP for consideration.

After questions and discussion, Tatum Covy moved to approve Resolution 2026-03 ; Ashley Page seconded the motion. Resolution 2026-03 was approved unanimously.

VI. Informational Items

a) Introduction of New Staff and Director's Report – Tracey French

In accordance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Housing Authority staff at (928) 213-2730 (or 774-5281 TDD). Notification of at least 48 hours in advance will enable the City to make reasonable arrangements.

Tracey French, Finance Manager, gave the director's report on behalf of Sarah Darr.

VII. General Business

- a) Board Member Comments
No comments from the board.
- b) Next Scheduled Meeting: Thursday, May 21, 2026, at 9:00 am

VIII. Adjournment

Vice-Chair Moses Milazzo adjourned the meeting at 9:45 am.



Flagstaff Housing Authority

5. A.

From: Justine Molitor, Senior Administrative Specialist

DATE: 09/17/2026

SUBJECT: Res. 2026-04: A Resolution Approving Housing Choice Voucher Utility Allowances –
Cherise Barreto-Aguilar

STAFF RECOMMENDED ACTION:

Executive Summary:

Attachments

Utility Allowance Adjustment Staff Summary
Resolution 2026-04 - Utility Allowance Adjustment

**CITY OF FLAGSTAFF HOUSING AUTHORITY
STAFF SUMMARY REPORT**

To: City of Flagstaff Housing Authority Board of Commissioners

From: Cherise Barreto-Aguilar, Voucher Program Manager

Meeting Date: September 17, 2026

TITLE:

Consideration of Resolution 2026-04

A Resolution Approving Housing Choice Voucher Utility Allowances

RECOMMENDED ACTION:

Approval of Resolution 2026-04

ACTION SUMMARY

Section 24 CFR 982.517 of the Federal Statutes requires Housing Choice Voucher Programs to maintain and annually review/update a utility allowance schedule for all tenant-paid utilities, the cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services such as trash collection. The regulation does not include telephone or internet as a covered utility. The schedule is required to be updated when changes in utility costs are greater than 10% over the approved schedule.

The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the Housing Authority must use normal patterns of consumption for the community as a whole and current utility rates.

The September 2026 Housing Authority review of utility rates revealed increases in nearly all utility rates, with an average increase of roughly 23%. The cost factors taken into consideration were obtained from the utility service providers and include:

- natural gas - gas thermal rates, fixed monthly gas fee, surcharges, delivery charges, tax rates;
- electricity – amounts for structured KWH rate, tax rate, fixed monthly electric fee, basic monthly charge, metering, meter reading, billing charge;
- water – structured rates per number of gallons, garbage removal, sewer rate, storm water fee, base meter reading fee and tax rate.

As the Flagstaff area and Williams have different water utility providers, utility rates for both were reviewed, and the rates for each area are included in the Resolution as attachments. The following table demonstrates the change in a typical utility allowance for a two-bedroom apartment with gas heating, cooking, water heating, other electric, water, sewer, and trash:

Utility/Service	Current Allowance	Proposed New Allowance	Change (Deductions)
Heating/Gas	\$35	\$21	\$14
Cooking/Gas	\$7	\$3	\$4
Other Electric	\$46	\$46	\$0
Water Heating/Gas	\$14	\$6	\$8
Water and Sewer	\$81	\$72	\$9
Trash Collection	\$25	\$25	\$0
Total	\$208	\$173	\$35

If, during the new program year, there is a substantial change in utility rates in any utility category (defined as a change of 10% or greater in the utility rate for that category since the last time the utility allowance schedule was revised), the Housing Authority must adjust at that time.

The changes in rates exceed 10%; the \$35.00 monthly increase displayed above represents a 20% utility cost increase. Staff recommends approving new utility allowance schedules based on current rates to comply with Federal Law.

Attached to the Resolution are the Proposed Utility Schedules for Flagstaff and Williams, for all housing types, including single-family, mobile homes, apartments, condos, and townhomes.

- **Financial Impact:**

The total utility allowance for tenant paid utilities is calculated in the gross rent determination for the family unit size and applicable payment standard. The Housing Authority closely monitors monthly Housing Choice Voucher expenditures to remain in compliance with the annual budget authority.

- **Has there been a previous Board decision on this topic?**

Yes. This is an annual required board action item. The last decision on this matter was on September 18, 2025.

- **Options:**

Adopt and Approve Resolution 2026-04, Resolution Approving Housing Choice Voucher Utility Allowances, to be effective October 2, 2026.

Disapprove Resolution 2026-04, and Programs will not be in compliance with the regulatory requirement to change the utility allowance schedule when there is a cost change of greater than 10%.

**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.					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

See Public Reporting and Instructions on 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		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

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		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			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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Urban Development**
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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		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			

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		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	\$38	\$38	\$56	\$59	\$69	\$83	
	Bottled Gas	\$70	\$70	\$117	\$127	\$152	\$219	
	Electric	\$72	\$72	\$129	\$172	\$229	\$286	
	Electric – Heat Pump	\$72	\$72	\$129	\$172	\$229	\$286	
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$4	\$6	\$10	\$12	\$19	\$24	
	Bottled Gas	\$10	\$17	\$26	\$33	\$44	\$63	
	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	
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.



Flagstaff Housing Authority

5. B.

From: Justine Molitor, Senior Administrative Specialist

DATE: 09/17/2026

SUBJECT: Res. 2026-05: A Resolution Approving the Housing Choice Voucher Program Payment Standards — Cherise Barreto-Aguilar

STAFF RECOMMENDED ACTION:

Executive Summary:

Attachments

Resolution 2026-05 - Staff Summary HCV Payment Standards

Resolution 2026-05 - Payment Standards HCV

CITY OF FLAGSTAFF HOUSING AUTHORITY STAFF SUMMARY REPORT

To: City of Flagstaff Housing Authority Board of Commissioners

From: Cherise Barreto-Aguilar, Voucher Programs Manager

Meeting Date: September 17, 2026

TITLE:

Consideration of Resolution 2026-05, A Resolution Approving the Housing Choice Voucher Program Payment Standards

RECOMMENDED ACTION:

Approval of Resolution 2026-05

ACTION SUMMARY

Fair Market Rent (FMR) is published annually by the US Department of Housing and Urban Development (HUD) and determines the worth of housing vouchers in the rental market. FMR is intended to be reflective of market prices, however there is at least two-year lag in data and historically FMR for Flagstaff has been notably below actual market rental rates. Statute requires public housing agencies to adopt a payment standard at any level between 90 percent and 110 percent of the published Fair Market Rent for each unit size. HUD approval is not required to establish a payment standard amount in this basic range.

The City of Flagstaff Housing Authority (CFHA) reviews the published FMRs in contrast to rental market conditions in the service jurisdiction, which also includes the City of Williams. The following factors are considered in evaluating how FMR's and Housing Assistance Payments work within the local market:

- vacancy rates,
- rents in the market area,
- size and quality of units leased under the program,
- rents for units leased under the program,
- success rates of housing choice voucher holders in finding units, and
- the percentage of annual income families are paying for rent under the Voucher Program.

If it is determined that success with lease-up rates will suffer, that families are having to rent low-quality units located primarily in poverty-impacted neighborhoods, or pay over 40% of income for rent, HUD allows the payment standard to be adjusted up to 110% of the published FMR, upon Board approval, to better work towards alleviating these hardships. The objective is to allow households to rent a reasonable selection of modest, decent, and safe housing in a variety of neighborhoods throughout the communities served.

The Fair Market Rents published by HUD in the Federal Register on September 1, 2026 show a 10% decrease for all bedroom sizes. Staff will present the reasoning behind this decrease during the meeting.

- For Flagstaff, the published FMR remains below rent prices in Flagstaff's rental housing market. Thus, staff is requesting the consideration of approval of payment standards up to 110% of the published FMR for all bedroom sizes.
- For Williams, the published FMR is much closer to the rental prices in the Williams rental housing market. Staff is requesting approval of payment standards equal to the published FMR.

A summary of the requested changes is below:

FLAGSTAFF PAYMENT STANDARDS

Proposed 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

Proposed to be approved as 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

- **Financial Impact:**
HUD allocates available budget authority for the Housing Choice Voucher Program annually, and the Housing Authority closely monitors monthly expenditures.
- **Has there been a previous Board decision on this topic?**
Not for this year, however, this is an annual required board action item. Last decision on this matter was on September 18, 2025.
- **Options:**
Approve Resolution 2026-05, A Resolution Approving the Housing Choice Voucher Program Payment Standards, to be effective October 2, 2026.

Disapprove Resolution 2026-05, requiring the Housing Choice Voucher Programs to utilize the FMRs as published, limiting options for voucher holders and jeopardizing the success rate of voucher lease-ups.

**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*



Flagstaff Housing Authority

6. A.

From: Justine Molitor, Senior Administrative Specialist

DATE: 09/17/2026

SUBJECT: Presentation on upcoming 2026 Ballot Measures.

STAFF RECOMMENDED ACTION:

Executive Summary:

Attachments

Presentation





Background

- Identified core services, public safety, and fire resources as Council budget considerations in January 2025
- Discussed public safety needs in April 2025
- Public safety includes Fire, Emergency Management, Aircraft Rescue and Firefighting, and Police
- Supported the exploration of a public safety ballot measure and citizen committee in September 2025
- Citizen Committee met between November 2025 and May 2026
- Details are available at the Connect Flagstaff site <https://connect.flagstaffaz.gov/safety-committee>
- City Council called election in June 2026



Financial Overview

- FY 2025-2026 budget included \$83 million to support public safety
 - \$54 million (46%) of general fund
 - \$29 million in other funds
- FY 2026-2027 reallocated \$537,000 of secondary property tax and new construction revenue to public safety
- Inability to rebuild after 2008 and address growth
- Operating costs outpacing growth of General Fund
- Capital costs have grown significantly
- Increasing costs in personnel, technology, and infrastructure



Fire Department Impact

- Addressing today's needs and some future growth
- Staffing to address Flagstaff's evolving risk and demands for firefighter safety
- Reduce severity of wildfire in treated areas
- Assist in addressing insurance premiums
- Sustain and improve response times
- Adequate resources to respond to large-scale or multiple incidents
- Facilities for personnel and apparatus
- Support Fire Station operations

ALERT TOP STORY

Train engine overheats, catches fire in west Flagstaff; blaze under control, smoke impacts expected



ALERT TOP STORY

Flagstaff Fire Department to conduct pile burns near Thorpe Park

Wildland Fire Risk

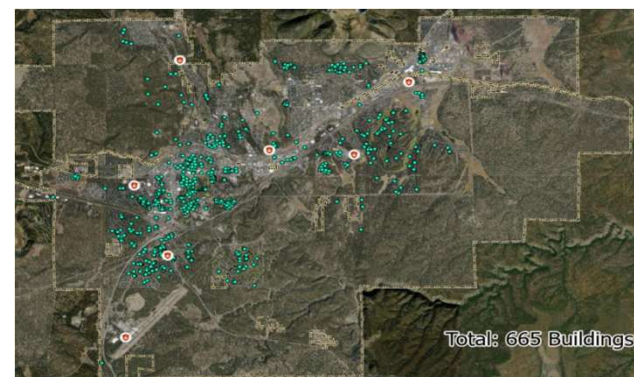


- Additional all-risk firefighters as first line response
- Address increase in frequency and intensity
- Provide additional equipment
- Build a wildland fire station and training facility
- Fund prevention work
 - Hazardous fuel removal
 - Home hardening to protect neighborhoods
 - Equipment



Building Height Risk

- 109.4% increase in mid-rise facilities
- Higher level of risk
- Requires a larger number of personnel to respond
- Additional Quint staffing
- Training for personnel



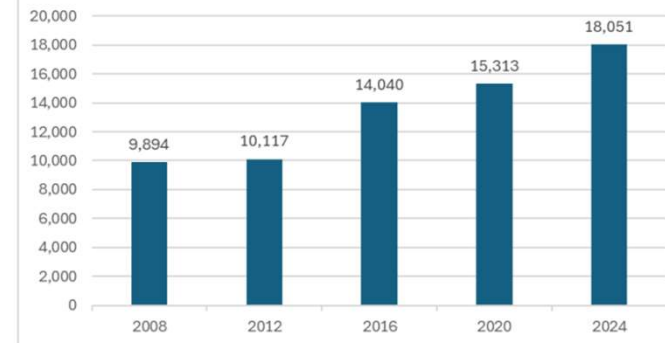


Calls for Service

- Increase in number of calls
- Exceeded ability to find efficiencies
- Additional supplies
- Replacement of life saving equipment
- Fire academy and training to retain qualified staff
- New Fire Station
 - Improve response times in existing neighborhoods
 - Address new neighborhoods near JW Powell



2008-2024 Call Volume



THEN
2008

7

Frontline Units

28

Firefighters per shift



NOW
2025

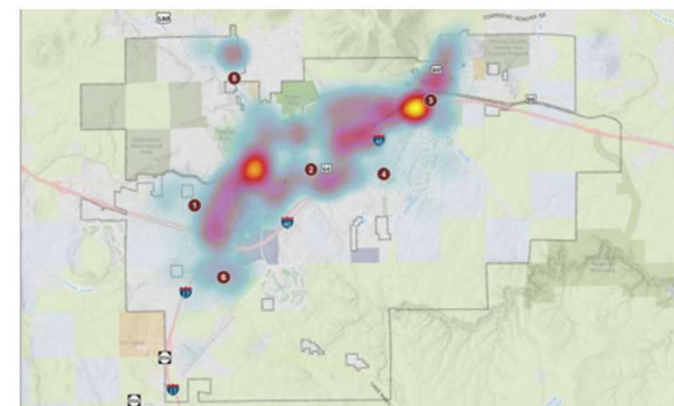
8

Frontline Units

30

Firefighters per shift

Staffing for each additional unit:
Rescues:
9+ Firefighters
(3 per shift)
Engines/Ladders:
12+ Firefighters
(4 per shift)



Aircraft Rescue and Firefighting Impact



Background

- Aircraft Rescue and Firefighting (ARFF) is federally mandated at commercial service airports
- ARFF response available 24 hours per day, 365 days per year

Impact

- Sustain economic impact of air service for visitor and business travel (160,000+ passengers in 2025 with \$33M in visitor spending and \$36M in on-airport economic activity)
- Attract additional air service
- Maintain capability to support 120 daily aircraft operations



Aircraft Emergency Response



- Minimum staffing 2 per shift to respond to 70-135 passengers and crew
- 3 more ARFF staff to address aircraft type and size increase that equates to higher level of risk
- Increases minimum staffing from 2 to 3
- Improve emergency response
- Maintain mandated ARFF coverage and bring ARFF level of service to local, regional and national standards and best practices
- Retain mandated level of airport security

<https://www.fox10phoenix.com/video/1513971>



First responders train for worst-case scenarios i...
First responders were preparing for the worst case scenario in Flagstaff on Monday. As part of federally-mandated...

www.fox10phoenix.com

Police Department Impact



- Additional personnel in Dispatch to answer 9-1-1 calls
- More support in evidence and records to maintain integrity
- Identify trends and create response plans to mitigate crime
- Improve response with Police Aides for non-emergency calls
- Increase space and people for proficiency and scenario-based training



Response

- PFM Study identified gaps in service
- Reduced transports from Jail to Court to create greater availability
- Maintain safety for large events and protest
- Ability to respond to more than one critical incident with additional personnel
- Keep streets safe
- Respond to community members calls for service



ALERT TOP STORY

**Suspect in Flagstaff shoot-out,
helicopter crash makes first
appearance in Coconino
County Superior Court**





Criminal Investigation

- Advanced software and specialized training needed to extract data
- Expansion of evidence with increased technology
- Aging systems and integration challenges to identify trends
- Additional staff to investigate 174 people crimes and 271 property crimes
- Build prosecutable cases to support victims
- Space to retain evidence and meet prosecuting and community expectations

ALERT **TOP STORY** **BREAKING**

Flagstaff police say homicide a possibility in disappearance of Kelly Paduchowski

CODY BASHORE Digital Editor Jul 2, 2024 0 1 min to read



ALERT **TOP STORY**

Body of missing 8-year-old girl found in Coalmine; Navajo Police Department and FBI investigation underway

DAILY SUN STAFF Jan 16, 2026 0 1 min to read

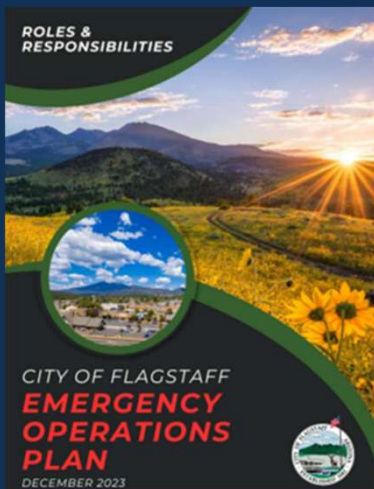


Emergency Management Impact

- Why does Flagstaff have its own Emergency Management Program?
 - Dedicated program for Flagstaff's unique hazards
 - Bridge across fire, police, and airport – connects plans, people, and communication so the city responds as one team
- Resources, personnel, plans, training, and equipment to address local risks
- Community impacts with additional investment
 - Provide a more coordinated emergency response
 - Clear and reliable public information and alerts
 - Reduce long-term recovery costs after disasters
 - Stronger support for residents and businesses during recovery



Emergency Preparedness



- Emergency operations planning and joint training
- Prepared for:
 - Active shooter
 - Airport emergencies
 - APS Public Safety Power Shut-offs
 - Large scale events
 - Keeping city services running during disruptions (continuity of operations and continuity of government)

Emergency Response & Recovery



- Emergency declarations to unlock resources (County, State, Federal)
- One team: coordinated response, clear public updates, shared recovery effort
- Disaster recovery: repair public infrastructure, support residents and businesses, and coordinate with nonprofit partners



Why a sales tax & bond?

Balance the needs and maintaining lowest cost possible

- 0.5% (half cent per dollar) Sales Tax
 - Ongoing dollars to pay for personnel, operating costs, contracts and commodities
 - Equipment replaced on regular intervals like emergency radios, PPE, or cardiac monitors
- \$40 Million General Obligation (GO) Bond
 - Reduces the amount of a sales tax
 - One-time dollars for capital expenses like construction, additional equipment, and vehicles
 - Additional revenue within the current rate
- Both required to provide the people and the infrastructure to meet public safety needs





Prop 404 – 0.5% Sales Tax

Ongoing resources to enhance public safety services

- All-Risk Firefighters for wildland, suppression, and EMS
- Fire academy and training
- Fire supplies and equipment
- Fire cancer testing and turnouts
- Police training
- Station O&M
- Emergency response vehicles and maintenance
- Citywide evacuation plan
- Emergency Management personnel
- Aircraft rescue firefighters, equipment & supplies
- Police personnel, equipment & supplies



Prop 404 – 0.5% Sales Tax

- 0.5% produces an average of \$18.2 million per year for 15 years
- Increase City's base tax rate from 2.486% to 2.986%
- 37% paid by visitors
- Half of AZ cities have rate of 3.00% or higher
- Address enhanced public safety needs
- Ongoing source for additional staffing and related expenses



What does a Sales tax rate mean to consumers?



- Tax applies to items like dining bills and commodities like a refrigerator
- Tax does not apply to food at the grocery store or residential rent
- At 0.50% the tax would be \$0.50 (fifty-cents) per \$100
- Examples:
 - Purchase a \$50,000 vehicle is \$250 more
 - Eat fast food for \$21 costs \$0.11 more
 - Buy a gallon of milk for \$4.59 is \$0 more
 - Apartment rent for \$1,575 is \$0 more



Prop 405 - \$40M GO Bond

One-time resources to invest in public safety infrastructure and equipment

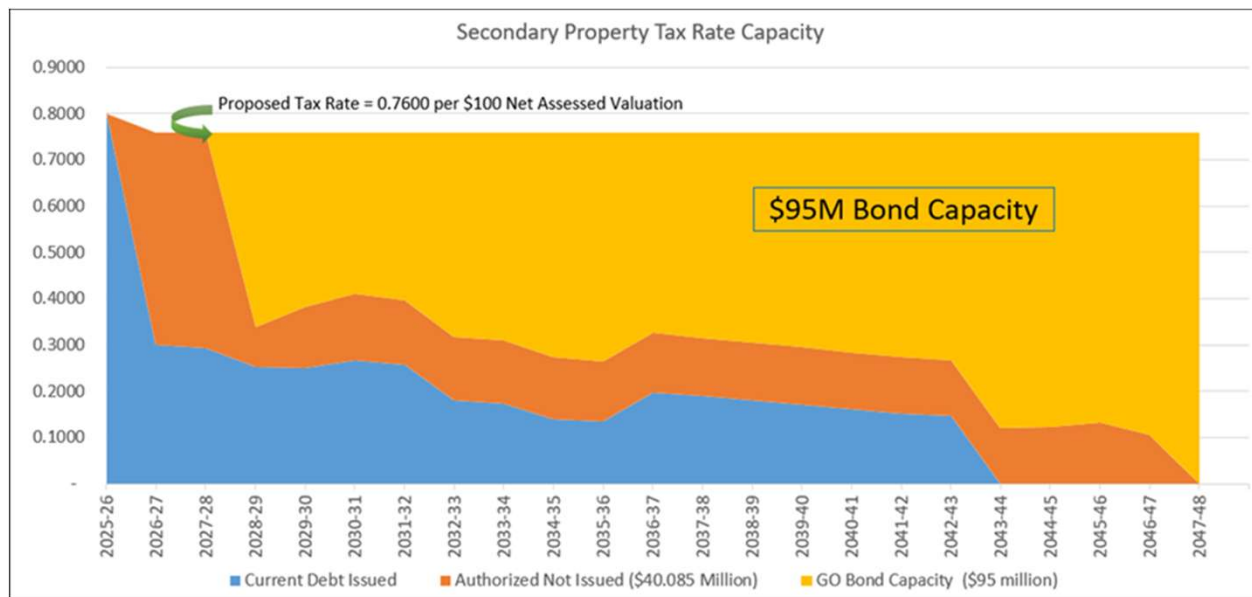
- Wildland fire equipment
- Wildland fire facility
- Emergency medical equipment
- JWP Fire Station #7
- Emergency Management supplies and equipment
- Station expansion and modernization
- Upgraded dispatch technology
- Radios and communications
- Emergency vehicle fleet
- Criminal investigation tools





Prop 405 - \$40M GO Bond

- \$95 million in capacity
- Flat rate policy for Secondary Property Tax is set at 0.7600
- Supplement with Development Impact fees
- Invest in public safety infrastructure and equipment
- One-time source for construction, equipment and vehicles



What does a bond mean to consumers?



- Issuance of bond does not increase secondary property tax
- Assuming assessed value increases by 5%
 - Residential customer pays \$14.93 more per year
 - Commercial property pays (\$0.11) less per year
- Assessed value calculated by Coconino County Assessor annually



Public Safety Props 404 & 405 SA1



- Community Benefits
 - Protect property values
 - Improve homeowner insurance access and cost
 - Maintain Flagstaff Pulliam Airport operations
 - Improve emergency preparedness and response
- Election on November 3rd
- Learn more at
<https://connect.flagstaffaz.gov/safety-committee>



Slide 23

SA1

Please add QR code that is linked to the connect flagstaff site

Shannon Anderson, 2026-07-07T19:27:02.173

Questions?



connect.flagstaffaz.gov/safety-committee