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OR BY CALLING 1-669-444-9171 AND ENTERING MEETING ID NUMBER 857 7695 6234 FOLLOWED BY PASSCODE 800348. MEMBERS OF THE PUBLIC CAN ALSO LISTEN TO THE MEETING BY LOGGING ONTO THE CITY'S WEBSITE USING THIS LINK: [Agendas & Minutes | City Of Winslow](#)

**AGENDA
NOTICE OF SPECIAL MEETING
OF THE WINSLOW PUBLIC HOUSING AUTHORITY**

SEPTEMBER 23, 2025 – 6:00 P.M. ~ DOORS OPEN AT 5:30 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Public Housing Authority of the City of Winslow, Arizona, and to the general public that the Winslow Public Housing Authority will hold a special meeting on Tuesday, September 23, 2025 at 6:00 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona. Members of the Winslow Public Housing Authority will attend either in person or via Zoom. The public may be asked to temporarily relocate if an executive session occurs and will be invited back in when the Housing Authority returns from executive session.

- 1. PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE**
- 2. ROLL CALL - EXCUSE ABSENT MEMBERS**
- 3. CONSIDERATION AND POSSIBLE ACTION**
 - A. Discussion and/or Action to Approve Minutes of Public Housing Authority Special Meeting – May 27, 2025 (Suzy Wetzel)
 - B. Discussion and/or Action Regarding Resolution No. 1981 Approving the Housing Authority's Utility Allowance Schedules for FY 2025/2026 (Kim Salazar)
 - C. Discussion and/or Action Regarding Resolution No. 1982 Approving the Housing Authority's FY 2025/2026 Fair Market Rent Schedule – Housing Choice Vouchers & Emergency Housing Vouchers (Kim Salazar)
- 4. ADJOURNMENT**

The Housing Authority reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials already made available to the Housing Authority is available at City Hall, 102 East Third Street, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday and at the Winslow Public Library, 617 West Second Street, Winslow, Arizona during regular library hours.

Pursuant to the Americans with Disabilities Act (ADA) the Housing Authority endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Housing Authority are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

Minutes of the special meeting of the Winslow Housing Authority held on May 27, 2025, at 6:00 P.M. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

MEMBERS PRESENT:

Chairperson Cano, Commissioner Cake, Commissioner MacLean, Commissioner McKee, Commissioner Salazar, Commissioner Tafoya

MEMBERS ABSENT:

None

STAFF:

David Coolidge City Manager, Trish Stuhan City Attorney, Suzy Wetzel City Clerk, Daniel Hendrix Finance Director, Kim Salazar Public Housing Director

Chairperson Cano called the meeting to order. The Pledge was given and the Invocation was offered by Commissioner McKee. Roll call was taken and all Commissioners were present.

CONSIDERATION AND POSSIBLE ACTION

A. Discussion and/or Action to Approve Minutes of Public Housing Authority Special Meeting – April 8, 2025

Motion: Moved by Commissioner McKee, seconded by Commissioner Cake, to approve the minutes of the April 8, 2025 Public Housing Authority special meeting. Motion passed unanimously with Chairperson Cano and Commissioners Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

B. Discussion and/or Action Regarding Resolution No. 1974 to Approve the Housing Authority's 2025/2026 Operating Budget

The Public Housing Director referred to the Operating Budget that was included in the packet and noted that it appears there will be a deficit at the end of the year. The Public Housing Director explained that she recently learned that since Winslow is a small Public Housing Authority with minimal funds, there is an option to use 2026 capital funds for operational needs. There was a brief discussion regarding what is considered a capital fund expenditure.

After the Commissioners commended the Public Housing Director for being able to operate on a small budget and still perform renovations on the housing units, the following motion was made:

Motion: Moved by Commissioner Cake, seconded by Commissioner McKee, to approve Resolution No. 1974. Prior to voting on the motion, Commissioner Salazar declared a conflict and recused himself from voting on the motion. The motion passed with Chairperson Cano and Commissioners Cake, Crisp, MacLean, McKee and Tafoya voting yes.

ADJOURNMENT

Motion: Moved by Commissioner Cake, seconded by Commissioner Tafoya, to adjourn at 6:10 p.m. Motion passed unanimously with Chairperson Cano and Commissioners Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

Chairperson

Attest:

City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the Winslow Housing Authority held on May 27, 2025 at 6:00 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this _____ day of _____, 2025.

City Clerk

RESOLUTION NO. 1981

**RESOLUTION OF THE GOVERNING BOARD OF THE CITY
OF WINSLOW PUBLIC HOUSING AUTHORITY TO
APPROVE THE HOUSING AUTHORITY'S UTILITY
ALLOWANCE SCHEDULES FOR FISCAL YEAR 2025/2026**

WHEREAS, the Department of Housing and Urban Development requires all Housing Authorities to annually review and update their Utility Allowance schedules for all Public Housing and Housing Choice Voucher programs; and

WHEREAS, these reviews are mandated to reflect current operations and economic conditions as they may occur; and

WHEREAS, the U.S. Department of Housing and Urban Development has recognized that an approved Utility Allowance is necessary in the efficient operation of the Authority and this format and entry meets with the standard business practices exercised by all Public Housing Authorities and other governmental instrumentalities.

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BOARD OF THE WINSLOW PUBLIC HOUSING AUTHORITY approves the Utility Allowance Schedules for Fiscal Year 2025/2026.

PASSED AND ADOPTED by the Governing Board of Winslow Public Housing Authority this 23rd day of September, 2025.

Roberta W. Cano, Board Chairman

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney

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 Winslow Public Housing Department, AZ		Unit Type Detached House				Date (mm/dd/yyyy) 10/21/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>UniSource</i>)	\$28.00	\$32.00	\$38.00	\$42.00	\$47.00	\$52.00
	Bottle Gas	\$68.00	\$78.00	\$92.00	\$101.00	\$115.00	\$125.00
	Electric (<i>APS</i>)	\$55.00	\$64.00	\$75.00	\$85.00	\$96.00	\$115.00
	Electric Heat Pump (<i>APS</i>)	\$30.00	\$35.00	\$42.00	\$47.00	\$52.00	\$57.00
	Fuel Oil						
Cooking	Natural Gas (<i>UniSource</i>)	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00
	Bottle Gas	\$6.00	\$6.00	\$10.00	\$14.00	\$18.00	\$20.00
	Electric (<i>APS</i>)	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$22.00
Other Electric	(<i>APS</i>) (Includes Monthly Charge)	\$51.00	\$58.00	\$75.00	\$92.00	\$109.00	\$138.00
Air Conditioning	(<i>APS</i>)	\$6.00	\$7.00	\$16.00	\$25.00	\$34.00	\$42.00
Water Heating	Natural Gas (<i>UniSource</i>)	\$7.00	\$9.00	\$13.00	\$16.00	\$21.00	\$24.00
	Bottle Gas	\$18.00	\$22.00	\$30.00	\$40.00	\$50.00	\$58.00
	Electric (<i>APS</i>)	\$21.00	\$24.00	\$31.00	\$38.00	\$45.00	\$51.00
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Natural Gas Charge \$12.86		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
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		
Unit Address					Other Electric		
					Air Conditioning		
Number of Bedrooms					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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 Winslow Public Housing Department, AZ		Unit Type: Apartment				Date (mm/dd/yyyy) 10/2/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (UniSource)	\$19.00	\$22.00	\$26.00	\$29.00	\$33.00	\$37.00
	Bottle Gas	\$46.00	\$54.00	\$64.00	\$72.00	\$80.00	\$90.00
	Electric (APS)	\$24.00	\$28.00	\$37.00	\$47.00	\$56.00	\$66.00
	Electric Heat Pump)(APS)	\$21.00	\$25.00	\$29.00	\$33.00	\$36.00	\$40.00
	Fuel Oil						
Cooking	Natural Gas (UniSource)	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00
	Bottle Gas	\$6.00	\$6.00	\$10.00	\$14.00	\$18.00	\$20.00
	Electric (APS)	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$22.00
Other Electric	(APS) (Includes Monthly Charge)	\$39.00	\$43.00	\$55.00	\$67.00	\$79.00	\$91.00
Air Conditioning	(APS)	\$8.00	\$9.00	\$13.00	\$16.00	\$20.00	\$23.00
Water Heating	Natural Gas (UniSource)	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$20.00
	Bottle Gas	\$16.00	\$18.00	\$24.00	\$32.00	\$40.00	\$48.00
	Electric (APS)	\$17.00	\$20.00	\$25.00	\$30.00	\$36.00	\$41.00
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Natural Gas Charge \$12.86		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
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		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 3/2024 Update

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 Winslow Public Housing Department, AZ		Unit Type Mobile Home					Date (mm/dd/yyyy) 10/2/2025
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>UniSource</i>)		\$28.00	\$31.00	\$36.00	\$40.00	
	Bottle Gas		\$68.00	\$76.00	\$88.00	\$98.00	
	Electric (<i>APS</i>)		\$68.00	\$70.00	\$72.00	\$74.00	
	Electric Heat Pump)(APS)		\$30.00	\$35.00	\$40.00	\$44.00	
	Fuel Oil						
Cooking	Natural Gas (<i>UniSource</i>)		\$3.00	\$4.00	\$5.00	\$7.00	
	Bottle Gas		\$6.00	\$10.00	\$14.00	\$18.00	
	Electric (<i>APS</i>)		\$8.00	\$11.00	\$15.00	\$18.00	
Other Electric	(<i>APS</i>) (Includes Monthly Charge)		\$58.00	\$75.00	\$92.00	\$109.00	
Air Conditioning	(<i>APS</i>)		\$9.00	\$15.00	\$21.00	\$27.00	
Water Heating	Natural Gas (<i>UniSource</i>)		\$9.00	\$13.00	\$16.00	\$21.00	
	Bottle Gas		\$22.00	\$30.00	\$40.00	\$50.00	
	Electric (<i>APS</i>)		\$24.00	\$31.00	\$38.00	\$45.00	
	Fuel Oil		\$7.00	\$11.00	\$14.00	\$17.00	
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Natural Gas Charge \$12.86			\$13.00	\$13.00	\$13.00	\$13.00	
Range/Microwave			\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator			\$12.00	\$12.00	\$12.00	\$12.00	
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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(04/2023)

Utility Allowance Schedule

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Locality/PHA Winslow Public Housing		Unit Type Mobile Home					Date (mm/dd/yyyy) 10/2/2025
Department, AZ							
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>UniSource</i>)		\$28.00	\$31.00	\$36.00	\$40.00	
	Bottle Gas		\$68.00	\$76.00	\$88.00	\$98.00	
	Electric (<i>Navopache</i>)		\$34.00	\$35.00	\$37.00	\$38.00	
	Electric Heat Pump (<i>Navopache</i>)		\$14.00	\$17.00	\$19.00	\$21.00	
	Fuel Oil						
Cooking	Natural Gas (<i>UniSource</i>)		\$3.00	\$4.00	\$5.00	\$7.00	
	Bottle Gas		\$6.00	\$10.00	\$14.00	\$18.00	
	Electric (<i>Navopache</i>)		\$4.00	\$5.00	\$7.00	\$9.00	
Other Electric	(<i>Navopache</i>)		\$21.00	\$29.00	\$40.00	\$53.00	
Air Conditioning	(<i>Navopache</i>)		\$4.00	\$7.00	\$10.00	\$13.00	
Water Heating	Natural Gas (<i>UniSource</i>)		\$9.00	\$13.00	\$16.00	\$21.00	
	Bottle Gas		\$22.00	\$30.00	\$40.00	\$50.00	
	Electric (<i>Navopache</i>)		\$12.00	\$15.00	\$18.00	\$22.00	
	Fuel Oil						
Water		See Attached Water, Sewer & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Electric Charge \$32.86 (<i>Navopache</i>)			\$33.00	\$33.00	\$33.00	\$33.00	
Other specify: Natural Gas Charge \$12.86 (<i>UniSource</i>)			\$13.00	\$13.00	\$13.00	\$13.00	
Range/Microwave			\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator			\$12.00	\$12.00	\$12.00	\$12.00	
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		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 3/2025 Update

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)

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Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>UniSource</i>)	\$28.00	\$32.00	\$38.00	\$42.00	\$47.00	\$52.00
	Bottle Gas	\$68.00	\$78.00	\$92.00	\$101.00	\$115.00	\$125.00
	Electric (<i>Navopache</i>)	\$26.00	\$31.00	\$39.00	\$47.00	\$55.00	\$63.00
	Electric Heat Pump (<i>Navopache</i>)	\$14.00	\$17.00	\$20.00	\$23.00	\$25.00	\$28.00
	Fuel Oil						
Cooking	Natural Gas (<i>UniSource</i>)	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00
	Bottle Gas	\$6.00	\$6.00	\$10.00	\$14.00	\$18.00	\$20.00
	Electric (<i>Navopache</i>)	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric	(<i>Navopache</i>)	\$18.00	\$21.00	\$29.00	\$40.00	\$53.00	\$66.00
Air Conditioning	(<i>Navopache</i>)	\$3.00	\$3.00	\$8.00	\$12.00	\$16.00	\$20.00
Water Heating	Natural Gas (<i>UniSource</i>)	\$7.00	\$9.00	\$13.00	\$16.00	\$21.00	\$24.00
	Bottle Gas	\$18.00	\$22.00	\$30.00	\$40.00	\$50.00	\$58.00
	Electric (<i>Navopache</i>)	\$10.00	\$12.00	\$15.00	\$18.00	\$22.00	\$25.00
	Fuel Oil						
Water		See Attached Water, Sewer & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Electric Charge \$32.86 (<i>Navopache</i>)		\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$12.86 (<i>UniSource</i>)		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
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		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 3/2025 Update

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)

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Locality/PHA Winslow Public Housing Department, AZ		Unit Type: Apartment				Date (mm/dd/yyyy) 10/2/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>UniSource</i>)	\$19.00	\$22.00	\$26.00	\$29.00	\$33.00	\$37.00
	Bottle Gas	\$46.00	\$54.00	\$64.00	\$72.00	\$80.00	\$90.00
	Electric (<i>Navopache</i>)	\$11.00	\$13.00	\$18.00	\$23.00	\$27.00	\$32.00
	Electric Heat Pump (<i>Navopache</i>)	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00	\$19.00
	Fuel Oil						
Cooking	Natural Gas (<i>UniSource</i>)	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00
	Bottle Gas	\$6.00	\$6.00	\$10.00	\$14.00	\$18.00	\$20.00
	Electric (<i>Navopache</i>)	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric	(<i>Navopache</i>)	\$12.00	\$14.00	\$20.00	\$25.00	\$31.00	\$39.00
Air Conditioning	(<i>Navopache</i>)	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$11.00
Water Heating	Natural Gas (<i>UniSource</i>)	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$20.00
	Bottle Gas	\$16.00	\$18.00	\$24.00	\$32.00	\$40.00	\$48.00
	Electric (<i>Navopache</i>)	\$8.00	\$9.00	\$12.00	\$15.00	\$17.00	\$20.00
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Electric Charge \$32.86 (<i>Navopache</i>)		\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Other specify: Natural Gas Charge \$12.86 (<i>UniSource</i>)		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Range/Microwave					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 3/2025 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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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 Winslow Public Housing Department, AZ		Unit Type Mobile Home				Date (mm/dd/yyyy) 10/2/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>Navajo Tribal</i>)		\$42.00	\$47.00	\$54.00	\$61.00	
	Bottle Gas		\$68.00	\$76.00	\$88.00	\$98.00	
	Electric (<i>Navajo Tribal</i>)		\$69.00	\$71.00	\$73.00	\$75.00	
	Electric Heat Pump) (<i>Navajo Tribal</i>)		\$30.00	\$36.00	\$40.00	\$45.00	
	Fuel Oil						
Cooking	Natural Gas (<i>Navajo Tribal</i>)		\$4.00	\$7.00	\$8.00	\$11.00	
	Bottle Gas		\$6.00	\$10.00	\$14.00	\$18.00	
	Electric (<i>Navajo Tribal</i>)		\$8.00	\$11.00	\$15.00	\$18.00	
Other Electric	(<i>Navajo Tribal</i>)		\$44.00	\$61.00	\$78.00	\$95.00	
Air Conditioning	(<i>Navajo Tribal</i>)		\$9.00	\$15.00	\$21.00	\$27.00	
Water Heating	Natural Gas (<i>Navajo Tribal</i>)		\$13.00	\$19.00	\$24.00	\$31.00	
	Bottle Gas		\$22.00	\$30.00	\$40.00	\$50.00	
	Electric (<i>Navajo Tribal</i>)		\$25.00	\$32.00	\$38.00	\$45.00	
	Fuel Oil		\$7.00	\$11.00	\$14.00	\$17.00	
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Electric Charge \$6.10 (<i>Navajo Tribal</i>)			\$6.00	\$6.00	\$6.00	\$6.00	
Other specify: Natural Gas Charge \$7.69 (<i>Navajo Tribal</i>)			\$8.00	\$8.00	\$8.00	\$8.00	
Range/Microwave			\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator			\$12.00	\$12.00	\$12.00	\$12.00	
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		



adapted from form HUD-52667
(04/2023)

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 Winslow Public Housing Department, AZ		Unit Type Mobile Home					Date (mm/dd/yyyy) 10/2/2025
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>UniSource</i>)		\$28.00	\$31.00	\$36.00	\$40.00	
	Bottle Gas		\$68.00	\$76.00	\$88.00	\$98.00	
	Electric (<i>APS</i>)		\$68.00	\$70.00	\$72.00	\$74.00	
	Electric Heat Pump (<i>APS</i>)		\$30.00	\$35.00	\$40.00	\$44.00	
	Fuel Oil						
Cooking	Natural Gas (<i>UniSource</i>)		\$3.00	\$4.00	\$5.00	\$7.00	
	Bottle Gas		\$6.00	\$10.00	\$14.00	\$18.00	
	Electric (<i>APS</i>)		\$8.00	\$11.00	\$15.00	\$18.00	
Other Electric	(<i>APS</i>) (Includes Monthly Charge)		\$58.00	\$75.00	\$92.00	\$109.00	
Air Conditioning	(<i>APS</i>)		\$9.00	\$15.00	\$21.00	\$27.00	
Water Heating	Natural Gas (<i>UniSource</i>)		\$9.00	\$13.00	\$16.00	\$21.00	
	Bottle Gas		\$22.00	\$30.00	\$40.00	\$50.00	
	Electric (<i>APS</i>)		\$24.00	\$31.00	\$38.00	\$45.00	
	Fuel Oil		\$7.00	\$11.00	\$14.00	\$17.00	
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Natural Gas Charge \$12.86			\$13.00	\$13.00	\$13.00	\$13.00	
Range/Microwave			\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator			\$12.00	\$12.00	\$12.00	\$12.00	
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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(04/2023)

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 Winslow Public Housing Department, AZ		Unit Type: Apartment					Date (mm/dd/yyyy) 10/2/2025
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas (<i>Navajo Tribal</i>)	\$28.00	\$34.00	\$39.00	\$44.00	\$50.00	\$55.00
	Bottle Gas	\$46.00	\$54.00	\$64.00	\$72.00	\$80.00	\$90.00
	Electric (<i>Navajo Tribal</i>)	\$24.00	\$28.00	\$38.00	\$47.00	\$57.00	\$66.00
	Electric Heat Pump) (<i>Navajo Tribal</i>)	\$21.00	\$25.00	\$30.00	\$33.00	\$37.00	\$40.00
	Fuel Oil						
Cooking	Natural Gas (<i>Navajo Tribal</i>)	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas	\$6.00	\$6.00	\$10.00	\$14.00	\$18.00	\$20.00
	Electric (<i>Navajo Tribal</i>)	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$22.00
Other Electric	(<i>Navajo Tribal</i>)	\$25.00	\$30.00	\$41.00	\$53.00	\$64.00	\$76.00
Air Conditioning	(<i>Navajo Tribal</i>)	\$8.00	\$9.00	\$13.00	\$16.00	\$20.00	\$24.00
Water Heating	Natural Gas (<i>Navajo Tribal</i>)	\$9.00	\$11.00	\$15.00	\$20.00	\$24.00	\$30.00
	Bottle Gas	\$16.00	\$18.00	\$24.00	\$32.00	\$40.00	\$48.00
	Electric (<i>Navajo Tribal</i>)	\$17.00	\$20.00	\$25.00	\$31.00	\$36.00	\$42.00
	Fuel Oil						
Water		See Attached Water, Sewer, & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Electric Charge \$6.10 (<i>Navajo Tribal</i>)		\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Other specify: Natural Gas Charge \$7.69 (<i>Navajo Tribal</i>)		\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
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		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 3/2025 Update

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 Winslow Public Housing Department, AZ		Unit Type Detached House					Date (mm/dd/yyyy) 10/2/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas (<i>Navajo Tribal</i>)	\$42.00	\$48.00	\$56.00	\$63.00	\$71.00	\$78.00	
	Bottle Gas	\$68.00	\$78.00	\$92.00	\$101.00	\$115.00	\$125.00	
	Electric (<i>Navajo Tribal</i>)	\$55.00	\$65.00	\$76.00	\$87.00	\$97.00	\$108.00	
	Electric Heat Pump) (<i>Navajo Tribal</i>)	\$30.00	\$36.00	\$42.00	\$48.00	\$53.00	\$58.00	
	Fuel Oil							
Cooking	Natural Gas (<i>Navajo Tribal</i>)	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00	
	Bottle Gas	\$6.00	\$6.00	\$10.00	\$14.00	\$18.00	\$20.00	
	Electric (<i>Navajo Tribal</i>)	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$22.00	
Other Electric	(<i>Navajo Tribal</i>)	\$37.00	\$44.00	\$61.00	\$78.00	\$95.00	\$112.00	
Air Conditioning	(<i>Navajo Tribal</i>)	\$6.00	\$7.00	\$16.00	\$25.00	\$34.00	\$43.00	
Water Heating	Natural Gas (<i>Navajo Tribal</i>)	\$11.00	\$13.00	\$19.00	\$24.00	\$31.00	\$36.00	
	Bottle Gas	\$18.00	\$22.00	\$30.00	\$40.00	\$50.00	\$58.00	
	Electric (<i>Navajo Tribal</i>)	\$21.00	\$25.00	\$32.00	\$38.00	\$45.00	\$52.00	
	Fuel Oil							
Water		See Attached Water, Sewer, & Trash Collection Schedule						
Sewer								
Trash Collection								
Other specify: Electric Charge \$6.10 (<i>Navajo Tribal</i>)		\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	
Other specify: Natural Gas Charge \$7.69 (<i>Navajo Tribal</i>)		\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
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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(04/2023)

The Nelrod Company 3/2025 Update

WINSLOW PUBLIC HOUSING DEPARTMENT, AZ

Water, Sewer and Trash Collection

Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Alpine Domestic Water	Water	\$64.00	\$66.00	\$78.00	\$91.00	\$104.00	\$117.00
Improvement/Sanitary District	Sewer	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Arizona Water (Overgaard)	Water	\$39.00	\$40.00	\$48.00	\$56.00	\$65.00	\$74.00
Heber Domestic Water Improvement	Water	\$36.00	\$37.00	\$41.00	\$46.00	\$52.00	\$58.00
City of Holbrook	Water	\$24.00	\$25.00	\$29.00	\$33.00	\$37.00	\$42.00
	Sewer	\$24.00	\$25.00	\$28.00	\$32.00	\$36.00	\$40.00
	Trash	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Joseph City Utilities	Water	\$33.00	\$33.00	\$34.00	\$36.00	\$37.00	\$39.00
	Sewer	\$28.00	\$28.00	\$29.00	\$30.00	\$31.00	\$31.00
	Trash (ICL)	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
	Trash (OCL)	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Navajo Tribal Utility Authority	Water	\$30.00	\$31.00	\$41.00	\$52.00	\$63.00	\$73.00
	Sewer	\$17.00	\$17.00	\$20.00	\$23.00	\$25.00	\$28.00
Pinetop Water CFD Pinetop/Lakeside Sanitary Waste Management (Pinetop/Lakeside)	Water	\$44.00	\$44.00	\$51.00	\$57.00	\$64.00	\$70.00
	Sewer	\$36.00	\$36.00	\$42.00	\$47.00	\$53.00	\$59.00
	Trash	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
City of Show Low	Water	\$41.00	\$41.00	\$42.00	\$47.00	\$53.00	\$59.00
	Sewer	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00	\$39.00
	Trash	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Town of Snowflake Waste Management (Snowflake)	Water	\$33.00	\$34.00	\$37.00	\$40.00	\$43.00	\$46.00
	Sewer	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
	Trash	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Town of Springerville	Water	\$53.00	\$53.00	\$62.00	\$71.00	\$79.00	\$88.00
	Sewer	\$61.00	\$61.00	\$69.00	\$76.00	\$84.00	\$91.00
City of St. Johns	Water	\$40.00	\$41.00	\$45.00	\$49.00	\$54.00	\$58.00
	Sewer	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
City of Winslow	Water	\$36.00	\$36.00	\$42.00	\$47.00	\$52.00	\$58.00
	Sewer	\$40.00	\$41.00	\$51.00	\$60.00	\$69.00	\$79.00
	Trash	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00



adapted from form HUD-52667

(04/2023)

The Nelrod Company 3/2025 Update

RESOLUTION NO. 1982

RESOLUTION OF THE GOVERNING BOARD OF THE CITY OF WINSLOW PUBLIC HOUSING AUTHORITY APPROVING THE FY 2025/2026 FAIR MARKET RENT SCHEDULE – HOUSING CHOICE VOUCHERS AND EMERGENCY HOUSING VOUCHERS

WHEREAS, the U.S. Department of Housing and Urban Development requires all Housing Authorities to annually update their Fair Market Rent schedule for the Housing Choice Voucher Program when published and in accordance with 24 CFR 888.

2026 FMR AND PAYMENT STANDARD WINSLOW & HOLBROOK

WINSLOW PUBLIC HOUSING PAYMENT STANDARD					
Navajo Co.	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Published FMR 2026	\$937	\$1,026	\$1,309	\$1,622	\$1,733
Payment Standard	104%	104%	104%	104%	104%
by Percent	\$974	\$1,067	\$1,361	\$1,687	\$1,803

2026 FMR AND PAYMENT STANDARD FOR WHITE MOUNTAIN, SHOW LOW, SNOWFLAKE, HEBER, PINETOP, LAKESIDE, OVERGAARD, KAYENTA, & RIO PUERCO

WINSLOW PUBLIC HOUSING PAYMENT STANDARD					
Navajo Co.	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Published FMR 2026	\$937	\$1,055	\$1,309	\$1,622	\$1,733
Payment Standard	104%	104%	104%	104%	104%
by Percent	\$974	\$1,067	\$1,361	\$1,687	\$1,803

2026 FMR AND PAYMENT STANDARD EAGAR, ST JOHNS, CONCHO, VERNON, ALPINE, SPRINGERVILLE, & GREER

WINSLOW PUBLIC HOUSING PAYMENT STANDARD					
Apache Co.	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Published FMR 2026	\$810	\$903	\$1,175	\$1,599	\$1,828
Payment Standard	95%	95%	100%	95%	95%
by Percent	\$770	\$858	\$1,175	\$1,519	\$1,737

WHEREAS, the preparation and approval of this Fair Market amendment meets with current federal guidelines and is within the Housing Authority's approved policies.

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BOARD OF THE WINSLOW PUBLIC HOUSING AUTHORITY approves to amend the Housing Authority's FY 2025/2026 Fair Market Rent Schedule – Housing Choice Vouchers & Emergency Housing Vouchers as published by HUD.

PASSED AND ADOPTED by the Governing Board of Winslow Public Housing Authority this 23rd day of September, 2025.

Roberta W. Cano, Board Chairman

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney