City of Phoenix Housing Department
PHX HOUSING
Quality Affordable Housing and a Pathway to Self-Sufficiency

September 9, 2025

Dear Housing Program Residents,

Effective October 1, 2025, the U.S. Department of Housing and Urban Development (HUD) changed its fair market rents, which requires the City of Phoenix Housing Department to change its **Flat Rent**. These rates are based on the Final FY 2026 Fair Market Rent established by HUD regulations for the Phoenix-Mesa-Scottsdale, AZ metropolitan statistical area. If you are currently paying a Flat Rent and are receiving this notice, your new Flat Rent will change to the following amounts when your current lease term expires.

Final Phoenix FY 2025-2026 Flat Rents by Unit Bedrooms					
Studio	**One**	**Two**	**Three**	**Four**	**Five**
$1,457	$1,583	$1,839	$2,452	$2,720	$3,128

This change will not affect you if you are currently on an income-based rent (30% of your income). If the new Flat Rent exceeds what your income-based rent would be, you will have the option to switch to income-based rent.

Please be aware that the HUD regulations do not allow the City to pay any utility reimbursement if a family pays Flat Rent.

If you have any concerns or need clarification, please contact your Property Manager at:

Maryvale Parkway   (602) 262-1660
Scattered Sites   (602) 534-3445

Thank you,

Marla Tannenbaum
Deputy Housing Director