



Improving the Quality of Life of Families and Strengthen Communities

2026 Payment Standard Schedule Effective January 1, 2026

The payment standard generally sets the maximum subsidy payment a household can receive from the Housing Authority of Maricopa County (HAMC) while participating in a Tenant Based Voucher Program. This Payment Standard schedule is based on Small Area Fair Market Rents (SAFMRs) published annually by HUD. Under SAFMRs, HAMC uses “grouped” ZIP codes and their fair market rents (FMR) to set payment standards, rather than relying on a single FMR for the entire metropolitan area. Payment Standards below are 95% of the 2026 HUD published Small Area Fair Markets Rent.

Group	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Zip Codes
1	\$1,254	\$1,368	\$1,587	\$2,119	\$2,347	\$2,698	\$3,050	85119, 85120, 85201, 85203, 85205, 85301, 85302, 85322, 85329, 85337, 85342, 85361, 85363, 85378, 85390
2	\$1,302	\$1,416	\$1,644	\$2,195	\$2,432	\$2,797	\$3,162	85351, 85354, 85204, 85210, 85375
3	\$1,397	\$1,511	\$1,758	\$2,347	\$2,603	\$2,993	\$3,384	85202, 85207, 85208, 85320 , 85345
4	\$1,463	\$1,587	\$1,843	\$2,461	\$2,727	\$3,135	\$3,544	85127, 85213, 85236, 85269, 85299, 85323, 85327, 85372, 85373, 85376, , 85380, 85385
5	\$1,530	\$1,663	\$1,929	\$2,575	\$2,850	\$3,278	\$3,705	85206, 85326, 85335 , 85343, 85353 , 85381
6	\$1,615	\$1,758	\$2,043	\$2,727	\$3,021	\$3,474	\$3,927	85264, 85268 , 85283, 85307 , 85338 , 85374, 85377 , 85382 , 85392
7	\$1,729	\$1,881	\$2,185	\$2,917	\$3,230	\$3,715	\$4,199	85087 , 85233 , 85234 , 85295 , 85340 , 85395
8	\$1,777	\$1,929	\$2,242	\$2,993	\$3,316	\$3,813	\$4,310	85212 , 85379
9	\$1,853	\$2,014	\$2,337	\$3,116	\$3,458	\$3,977	\$4,495	85339, , 85387 , 85396
10	\$1,910	\$2,052	\$2,413	\$3,202	\$3,563	\$4,097	\$4,631	85142 , 85253 , 85263 , 85296, 85297, 85388
11	\$2,014	\$2,185	\$2,537	\$3,382	\$3,753	\$4,315	\$4,878	85086, 85383
12	\$2,081	\$2,261	\$2,622	\$3,496	\$3,876	\$4,457	\$5,039	85298, 85331, 85355

Red font indicates Zip Code is included in New Group

The following page lists the cities included in each of the above Groups.

Group 1		Group 2		Group 3	
85119	Apache Junction	85204	Mesa	85202	Mesa
85120	Apache Junction	85210	Mesa	85207	Mesa
85201	Mesa	85351	Sun City, El Mirage	85208	Mesa
85203	Mesa	85354	Tonopah, Wintersburg	85320	Aguila, Gladden
85205	Mesa	85375	Sun City West	85345	Peoria, Glendale, Sun City
85301	Glendale, Peoria				
85302	Glendale				
85322	Arlington				
85329	Cashion				
85337	Gila Bend				
85342	Morristown				
85361	Wittmann, Surprise, Buckeye				
85363	Youngtown				
85378	Surprise, Sun City, Sun City West				
85390	Wickenburg				

Group 4		Group 5		Group 6	
85127	Chandler Heights	85206	Mesa, Gilbert	85264	Fort McDowell
85213	Mesa	85326	Buckeye, Goodyear	85268	Fountain Hills
85236	Gilbert	85335	El Mirage, Surprise	85283	Guadalupe
85269	Fountain Hills	85343	Palo Verde	85307	El Mirage, Glendale
85299	Gilbert	85353	Tolleson, Avondale	85338	Goodyear, Avondale
85323	Avondale	85381	Peoria, Glendale	85374	Surprise
85327	Cave Creek			85377	Carefree
85372	Sun City			85382	Peoria
85373	Sun City, Peoria			85392	Avondale
85376	Sun City West				
85380	Peoria				
85385	Peoria				

Group 7		Group 8		Group 9	
85087	New River	85212	Mesa	85339	Laveen
85233	Gilbert	85379	Surprise, Glendale	85387	Surprise, Peoria
85234	Gilbert			85396	Buckeye, Surprise
85295	Gilbert				
85340	Litchfield Park, Goodyear, Buckeye, Avondale				
85395	Goodyear				

Group 10		Group 11		Group 12	
85142	Queen Creek, San Tan	85086	New River	85298	Gilbert, Queen Creek
85253	Paradise Valley	85383	Peoria	85331	Cave Cree, Carefree
85263	Rio Verde			85355	Waddell, Surprise
85296	Gilbert				
85297	Gilbert				
85388	Surprise				

Program Notes

All Tenant Based Voucher programs will adhere to this new payment standard schedule on the effective date above.

Reexamination Note:

For reexaminations with an effective date prior to the effective date of the new payment standard schedule, the old payment standard schedule will be used. For reexaminations that are effective on or after the effective date of the new payment standard schedule, the new payment standard schedule will be used.

New Admissions Note:

HAP contract effective dates on or after January 1, 2026, will adhere to this new payment standard schedule.