

THE HOUSING AUTHORITY OF THE CITY OF LAKELAND
REQUEST FOR BOARD ACTION

Resolution No. 26-1576

Board Meeting Date: September 21, 2026

Subject: Approval of Fiscal Year 2027 Housing Choice Voucher Payment Standards

Action Requested: Approve Resolution No. 26-1576 establishing the Housing Authority of the City of Lakeland Fiscal Year 2027 Payment Standards, effective October 1, 2026.

Requested By: The Housing Authority of the City of Lakeland

Originator: Carlos R. Pizarro An, Senior Vice-President

Cost Estimate: Not applicable. Housing Assistance Payment impacts will be administered within available program funding and monitored through ongoing utilization and leasing analysis.

Background and Recommendation

HUD published the Final Fiscal Year 2027 Fair Market Rents for the Lakeland-Winter Haven, Florida Metropolitan Statistical Area. The FY 2027 FMRs are \$1,258 for an efficiency, \$1,338 for a one-bedroom, \$1,608 for a two-bedroom, \$2,212 for a three-bedroom, and \$2,688 for a four-bedroom unit.

Under 24 CFR 982.503, a public housing agency establishes payment standard amounts by unit size for each applicable FMR area. Staff recommend setting the general Fiscal Year 2027 payment standards at 95 percent of the applicable FY 2027 FMRs, effective October 1, 2026. The payment standards would apply immediately to new admissions and new leases and would be implemented for participating families in accordance with HUD requirements and the Housing Authority administrative plan.

For a family that requires a higher payment standard as a reasonable accommodation for a person with a disability, the Housing Authority may approve an exception payment standard consistent with 24 CFR 982.503 and other applicable HUD requirements. The attached schedule identifies maximum 110 percent FMR reference amounts for reasonable-accommodation review only. These reference amounts are not automatically applicable to any family; each exception payment standard must be determined individually in accordance with HUD requirements and the Housing Authority Administrative Plan.

Proposed FY 2027 Payment Standards

Schedule	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FY 2027 HUD FMR	\$1,258	\$1,338	\$1,608	\$2,212	\$2,688
LHA Payment Standard at 95%	\$1,195	\$1,271	\$1,528	\$2,101	\$2,554
Maximum 110% FMR Reference Amounts for Reasonable-Accommodation Review	\$1,384	\$1,472	\$1,769	\$2,433	\$2,957

Recommended Motion: Move to approve Resolution No. 26-1576 adopting the Fiscal Year 2027 Payment Standards effective October 1, 2026, as presented.

THE HOUSING AUTHORITY OF THE CITY OF LAKELAND
RESOLUTION NO. 26-1576

**APPROVING FISCAL YEAR 2027 PAYMENT STANDARDS
FOR THE HOUSING CHOICE VOUCHER PROGRAM
(EFFECTIVE OCTOBER 1, 2026)**

WHEREAS, the Housing Authority of the City of Lakeland administers the Housing Choice Voucher Program and desires to provide eligible families access to a broad range of decent, safe, and affordable housing opportunities; and

WHEREAS, the United States Department of Housing and Urban Development publishes annual Fair Market Rents for the Lakeland-Winter Haven, Florida Metropolitan Statistical Area; and

WHEREAS, HUD has published Final Fiscal Year 2027 Fair Market Rents of \$1,258 for an efficiency, \$1,338 for a one-bedroom, \$1,608 for a two-bedroom, \$2,212 for a three-bedroom, and \$2,688 for a four-bedroom unit; and

WHEREAS, 24 CFR 982.503 authorizes a public housing agency to establish payment standard amounts by unit size for each applicable Fair Market Rent area, subject to HUD requirements; and

WHEREAS, 24 CFR 982.505 establishes requirements governing the application of payment standards when calculating housing assistance payments, including the implementation of decreases in payment standards for families assisted under existing Housing Assistance Payments Contracts; and

WHEREAS, Housing Authority staff has reviewed the FY 2027 Fair Market Rents, local program needs, landlord participation considerations, and available Housing Assistance Payment resources and recommends payment standards equal to 95 percent of the FY 2027 Fair Market Rents; and

WHEREAS, the Housing Authority will administer any exception payment standard required as a reasonable accommodation for a person with a disability in accordance with 24 CFR 982.503 and other applicable HUD requirements;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Lakeland that the Fiscal Year 2027 Housing Choice Voucher Payment Standards are approved at 95 percent of the applicable HUD-published FY 2027 Fair Market Rents, as follows:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$1,195	\$1,271	\$1,528	\$2,101	\$2,554

BE IT FURTHER RESOLVED, that these payment standards shall become effective October 1, 2026, for new admissions, moves to new units, and other applicable leasing actions. For families currently assisted under an existing Housing Assistance Payments Contract, any increase or decrease in the applicable payment standard shall be implemented in accordance with 24 CFR 982.505, the Housing Authority Administrative Plan, applicable notice requirements, and all other HUD requirements; and

BE IT FURTHER RESOLVED, that the Secretary/Executive Director, or designee, is authorized to implement these payment standards, make required administrative updates, provide appropriate notice, and take all actions necessary to carry out this Resolution consistent with applicable federal requirements and available program funding; and

BE IT FURTHER RESOLVED, that these payment standards apply to the Lakeland-Winter Haven, Florida Metropolitan Statistical Area administered by the Housing Authority, except where a HUD-approved or otherwise authorized exception payment standard applies; and

BE IT FURTHER RESOLVED, that the 110 percent FMR amounts shown in the reference schedule are ceilings for reasonable-accommodation review and are not automatically applicable to any family. Any exception payment standard shall be determined individually, supported by an approved reasonable accommodation, and administered in accordance with 24 CFR 982.503, other applicable HUD requirements, and the Housing Authority Administrative Plan.

THE HOUSING AUTHORITY OF THE CITY OF LAKELAND

RA Only	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Maximum 110% FMR Reference Amounts for Reasonable-Accommodation Review	\$1,384	\$1,472	\$1,769	\$2,433	\$2,957

ADOPTED AND APPROVED by the Board of Commissioners of the Housing Authority of the City of Lakeland at its meeting held on September 21, 2026.

CERTIFICATE OF ADOPTION

I certify that the foregoing Resolution No. 26-1576 was duly presented to and adopted by the Board of Commissioners of the Housing Authority of the City of Lakeland on September 21, 2026.

David Samples
Chairman, Board of Commissioners
Date: 09/21/2026

Benjamin Stevenson
Secretary/Executive Director
Date: 09/21/2026