

**CITY OF FLAGSTAFF HOUSING AUTHORITY
RESOLUTION 2026-06**

A RESOLUTION OF THE CITY OF FLAGSTAFF HOUSING AUTHORITY BOARD OF COMMISSIONERS RECOMMENDING THE SUBMITTAL OF AN APPLICATION TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR HUD'S RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM AND THE IMPLEMENTATION OF THE REDEVELOPMENT OF THE FLAGSTAFF PUBLIC HOUSING PORTFOLIO WITH THE CITY OF FLAGSTAFF HOUSING AUTHORITY AS DEVELOPER/CO-DEVELOPER; RECOMMENDING CITY COUNCIL DIRECT THE CITY MANAGER OR THEIR DESIGNEE TO TAKE ALL ACTION NECESSARY TO IMPLEMENT AND OPERATE ALL PHASES OF THE REDEVELOPMENT AND DISBURSE PUBLIC HOUSING AND/OR AFFORDABLE HOUSING FUNDS FOR RELATED PROJECTS.

WHEREAS, this City of Flagstaff Housing Authority Board of Commissioners has been authorized by the Flagstaff City Council as the governing authority for matters related to certain administrative and operational functions of the City of Flagstaff Housing Authority (CFHA) regarding the management of the federal public housing and rental assistance programs administered by the City, including making recommendations to City Council regarding increasing the number of low-income housing opportunities in the City; and

WHEREAS, the City has declared a housing emergency via Resolution 2020-66 and has an identified shortage of affordable housing and, as a part of its mission consistent with the Ten-Year Housing Plan, seeks to increase the number of housing units, while continuing to provide safe, decent and sanitary affordable housing for low-income individuals and families within the community; and

WHEREAS, public housing funding continues to decline with insufficient capital funds to adequately meet the substantial capital improvements needed with respect to the City's public housing portfolio, which includes the primary sites Siler and Brannen Homes, as well as the scattered sites (AZ006) (collectively, the "Flagstaff Public Housing Portfolio");

WHEREAS, the City of Flagstaff's Housing Authority has identified property to be developed with a Co-Developer to include, but not be limited to new affordable housing consisting of family and senior multifamily mixed income housing project with a variety of housing types (e.g. townhouses, duplexes, cottage apartments), with no fewer than approximately 530 units of housing, including a mix of one, two, three, four and potentially five bedroom units, community spaces, appropriate outdoor usage areas such as playgrounds, administration buildings, maintenance facilities with vehicle bays and equipment storage (the "Siler Project" and the "Brannen Project"); and

WHEREAS, utilization of the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program, Section 18, and/or other HUD repositioning programs allow municipalities and public housing authorities the ability to convert funding into a Section 8 rental assistance platform that will, with other sources of funding, provide for the redevelopment of its public housing sites and predictable annual subsidies; and

WHEREAS, this City of Flagstaff Housing Authority Board of Commissioners has examined the feasibility of a RAD conversion and concluded that it is both feasible and in the City's best interest to submit a RAD Program application and pursue the redevelopment of the Flagstaff Public Housing Portfolio consistent with the City 10-Year Housing Plan.

NOW, THEREFORE, BE IT RESOLVED by the Flagstaff Housing Authority Board of Commissioners of the City of Flagstaff, Arizona, as follows:

- Section 1. Recommending that the City of Flagstaff by and through its City of Flagstaff Housing Authority pursue redevelopment of the Flagstaff Public Housing Portfolio.
- Section 2. Recommending authorization of the Housing Division Director or their designee to submit a Rental Assistance Demonstration (RAD) program application to the U.S. Department of Housing and Urban Development (HUD) for the redevelopment of the Flagstaff Public Housing Portfolio and to certify the City's agreement to comply with all of the requirements of the RAD Program, including all existing and subsequent HUD Notices, which are applicable to the RAD Program.
- Section 3. Recommending approval of the City of Flagstaff Housing Authority to act as Developer/Co-developer on projects related to the redevelopment of the Flagstaff Public Housing Portfolio.
- Section 4. Recommending City Council direct the City Manager or their designee to select and proceed with Co-Development partners, as determined from time to time, and proceed with all actions necessary and appropriate to implement the redevelopment of the Flagstaff Public Housing Portfolio through the RAD Program (all such actions together and including the Siler and Brannen Projects referred to as the "Project" or "Projects"), including the following:
 - a) Pursue site preparations to improve property and create housing units for the Flagstaff community.
 - b) Form a new non-profit corporation with the Housing Division Director of the Flagstaff Housing Authority working with legal counsel on incorporation, governance documents and submission for 501 (c) status, as directed by the City Manager or their designee.
 - c) Select Co-Developers as determined necessary, form a new corporate entity or entities, of which the corporation in Section 4 (b) above may be a member and Developer/Co-developer and serve in the management and/or ownership entity(ies) for the respective Projects.
 - d) Procure and/or engage in funding transactions to finance redevelopment, including submitting applications and accepting awards of Low Income

Housing Tax Credits (LIHTC), seeking a LIHTC equity investor, and obtaining other grants and/or loans for the Projects.

- e) Allocate Section 8 Project-Based Vouchers and/or Public Housing units, amend HUD Annual Plan(s), and enter into associated contracts or agreements, as necessary to facilitate financing, redevelopment, and operations.
- f) Use and expend the proceeds of any grants, loans, and other financing and funding sources specific to carrying out the redevelopment and operation of the Projects.
- g) Take other action necessary or appropriate to redevelop, implement, and operate all phases of the redevelopment of the Flagstaff Public Housing Portfolio in accordance with RAD Program and other applicable regulatory requirements.

Section 5. Recommending authorization of the following to be included as the City Manager's designees to take those actions necessary and prudent to implement the redevelopment of the Flagstaff Public Housing Portfolio, including, but not limited to, the signing of contracts, executing change orders, the expenditure of funds, the hiring of personnel or contractors, the scheduling of activities, the establishment of procedures for monitoring and evaluation of RAD program activities, and other steps necessary to ensure that the implementation of the RAD program requirements can be carried out in a timely and effective manner: (a) Housing Division Director, (b) Housing Authority Director, and (c) Housing Investment Director.

Moved by _____, seconded by _____, that Resolution 2026-05 be adopted.

PASSED AND ADOPTED by the Board of Commissioners of the City of Flagstaff Housing Authority, this 15th day of October, 2026.

Chair – Brenda Silvius

Secretary – Sarah Darr