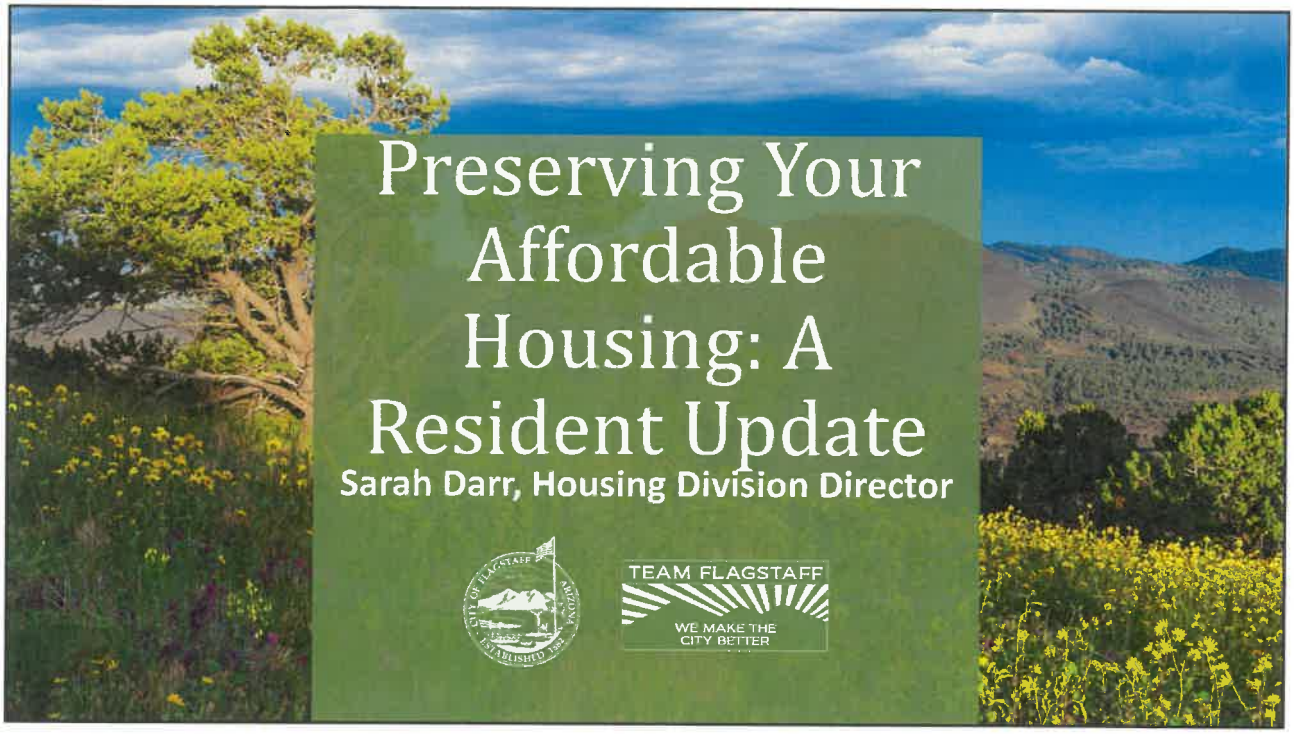

1

Today's Agenda

- Introduction of Staff
- What Is This Effort?
- Your Rights & What Stays the Same / What Changes
- Why This Is Happening & What's Proposed
- Staying Informed Along the Way
- How to Get Involved
- Questions and Feedback

2

Most Important Info of the Day!

First things to know:

- *You are **not** losing your housing.*
- *You do not need to move or make plans to move right now.*
- *There are multiple opportunities for you to be involved in this process.*

3

What Is This "RAD" Effort?

- The Housing Authority is applying to work with HUD to **preserve affordable housing long-term**.
- HUD calls it the Rental Assistance Demonstration, or **RAD** — we'll just call it **this effort or the RAD effort**.
- Public housing funding becomes a **long-term rental assistance contract** under a different program.
- Can **fund repairs, improvements, or rebuilding** — from **minor repairs to full redevelopment**.

4

What Is This Different Contract/Program?

Public housing funding becomes a **long-term rental assistance contract** under the Section 8 program.

- Funding shifts from public housing to a long-term Section 8 assistance contract.
- Section 8 contract funding makes it easier for us to get money to repair and improve the property.
- ***This is NOT the Section 8 Voucher program!*** It means CFHA will have a Section 8 contract for the units, instead of a public housing contract.

5

Goals of the RAD Effort

- Keep the **property affordable** long-term.
- **Protect current residents** and their rights.
- **Minimize impact** on current residents.
- **Improve** the property and **address building needs**.
- Maintain **public or nonprofit ownership or control**.
- **Increase the number of units.**

6

Key Resident Protections

- Your **rent remains affordable**.
- **No rescreening** because of this effort.
- You have the **right:**
  - **to remain** in the development after any rehab or redevelopment.
  - **to return** if temporary relocation is needed.
  - **to organize and participate**.
  - **to grievance and hearing procedures**.
- **Option to request a tenant-based voucher** after the required waiting period.

7

Fair Housing & Accessibility

- **You are protected from discrimination** based on race, color, national origin, religion, sex, familial status, disability, or age throughout this process.
- If you have a disability, you can **request a reasonable accommodation or unit modification** at any time, and meetings and materials will be accessible to you.
- If English isn't your first language, **free language assistance and translated materials** are available for meetings and notices.
- You have the right to **file a fair housing complaint** with the Housing Authority or HUD if you believe your rights have been violated.
- Questions or accommodation requests: RAD@flagstaffaz.gov or call 928-213-2738.

8

The Proposed Plan So Far...

- The Housing Authority is **applying to HUD for this effort** — already part of the 5-Year and Annual Plans.
- **Siler Homes**: first property considered for redevelopment, with **Brannen Homes** to follow.
- **CFHA Scattered Sites**: impact not yet determined — residents will be kept informed.
- Each will **add more affordable homes**.
- The Housing Authority is **seeking a development partner**.

Note: Plans are still being developed and may change.

9

What Changes / Doesn't Change After This Process?

Doesn't Change:

- **Rental assistance continues** — rent stays based on 30% of adjusted income.
- **No rent increase** for most residents (Flat Rent residents are the exception).
- **No rescreening** because of the RAD effort.

Changes:

- **New lease — rights and responsibilities explained**.

10

Staying in the Development

Some residents may not have to move.

- If / then:
  - No move needed — **stay in your home.**
  - Temporary move needed — **advance notice and help with moving costs.**
- When the work is complete — you have the **right to return** to the development.

11

Relocation Notices

If **relocation is needed:**

- **Advance notice** will be provided.
- Explanation of **when and why a move is needed.**
- Information on **moving assistance and relocation rights will be provided.**

12

Housing Choices

Other affordable housing options may be offered.

WHEN we get to this point in the effort, ***meaning not now***:

- Residents get to choose:
  - **accept another option, or**
  - **keep the right to return.**
- Giving up the right to return must be **voluntary and in writing.**
- Information, counseling, and **at least 30 days to decide.**

13

Required Questions and Answers

Will there be repairs or construction?
Siler & Brannen Homes: Yes — the scope is still being determined.
CFHA Scattered Sites: Not yet determined; these homes are still under review.

Are there plans to move the affordable housing assistance to a new location?
Not at this time, at any site.

Are there plans to partner with another affordable housing organization?
Not at this time. We do plan to partner with a co-developer.

Will there be a change in the number or type of units?
Siler & Brannen Homes: Yes — the goal is to at least double the units and add a mix of housing types. **CFHA Scattered Sites:** Not yet determined.

These four questions and answers are required by HUD before we submit our application.

14

Resident Participation & Meetings

- **Notices and updates** throughout this process.
- **Multiple meetings** — learn about and have input into plans, ask questions, share concerns.
- Resident councils and associations may **meet independently** too.
- The Housing Authority must:
  - **Consider resident comments and concerns.**
  - **Give written responses** and **submit them to HUD.**

15

Resident Organizing Rights

- Right to **form and join resident organizations.**
- Right to **organize, meet, and communicate with other residents.**
- **Resident participation funds** available.
- Right to **grievance and hearing procedures.**

16

Choice Mobility

Choice Mobility lets eligible residents move to a different home using a voucher, after a waiting period.

- **Voluntary** — residents choose whether to use it.
- After the waiting period, residents may **request a tenant-based voucher** that can be used to rent another home.
- Waiting period: **1 year or 2 years** depending on a few factors
- **More information** will be provided before we get to this point.

17

Resident Notices

Residents will receive information at important stages of this process:

This is the minimum! You can expect more frequent updates, including in the monthly newsletter

18

When Will Meetings Happen?

1. At least 2 meetings before the application.

2. At least 2 more meetings after HUD accepts the application.

3. At least 1 more meeting before the conversion is completed.

Additional meetings for your input and questions will be held as progress is made.

This is the minimum! You can expect more meetings than this!

19

How to Get Involved

- Attend resident meetings.
- Ask questions.
- Share concerns and ideas.
- Read notices and updates.
- Contact the Housing Authority for more information.

20

Please Note:

- There is lots of work to be done before any changes to buildings or land are made.
- **It likely will look like nothing is happening for at least a year.**
- Watch the newsletter for a monthly update on what's happening and future opportunities for you to share your ideas on what you would like your neighborhood to look like.

21

Other Meetings...

Getting permission to apply for the RAD Program:

Housing Authority Board
- October 15, 2026 at 9am (Remote)

City Council
- October 27, 2026 at 3pm (In-person, also available via youtube)
- November 3, 2026 at 3pm (In-person, also available via youtube)

22

Most Important Info of the Day!

First AND last things to know:

- *You are **not** losing your housing.*
- *You do not need to move or make plans to move right now.*
- *There are multiple opportunities for you to be involved in this process.*

23

Thank you!

Any questions?

CITY OF FLAGSTAFF

HOUSING AUTHORITY

RAD@flagstaffaz.gov

or

928-213-2738

24