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Today's Agenda



- Why This Resolution?
- What the Resolution Does
- The Redevelopment Projects
- How It Gets Built
- Implementation Authority
- What We're Asking You to Approve



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Why This Resolution?



- Federal funding for public housing repairs has been **shrinking for years**, while local housing needs keep growing.
- Flagstaff is in a declared **housing emergency**, and these properties are aging and need reinvestment.
- This resolution supports the City's **10-Year Housing Plan** by protecting and expanding long-term affordable housing.



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What the Resolution Does



- Recommends that City Council authorize staff to **apply to HUD** for the Rental Assistance Demonstration program, or RAD.
- RAD converts public housing assistance into a **long-term rental assistance contract** — the same program covered in the resident presentation.
- Recommends that the Flagstaff Housing Authority (CFHA) serve as **Developer or Co-Developer** on the resulting redevelopment.



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The Redevelopment Projects



- Covers **Siler Homes, Brannen Homes, and the scattered public housing sites** across Flagstaff.
- Plans for a **mix of housing types**, including family and senior housing.
- Aims to **significantly increase** the number of affordable homes available at these sites.



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How It Gets Built



- A **new nonprofit corporation** is recommended to be formed to help with various elements of the development.
- Financing will combine **tax-credit financing, grants, loans and City GO bond funding from Prop 442** — not City general funds.
- A qualified **development partner** will be selected to help design, finance, and build the projects.



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Hang on now... a new non-profit?



- Yes, but as an instrumentality of the City
 - No new staff, no new funding
- This is an identified best practice - the nonprofit is less about who runs day-to-day operations and more about:
 - satisfying HUD's control requirements,
 - structuring the LIHTC partnerships correctly, and
 - keeping project risk and guarantee funds separate from the rest of the Housing Authority and City.



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Implementation Authority



- Directs the **City Manager, or their designee**, to take the actions needed to carry out this resolution.
- Includes signing the **applications and agreements** HUD requires to move the process forward.
- The Board and City Council will be **kept informed** as the project progresses.



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What We're Recommending You Approve



- **Recommend** that City Council authorize submitting the RAD application to HUD.
- **Recommend** that City Council approve CFHA serving as Developer or Co-Developer on the redevelopment.
- **Support** the City Manager's designee in taking the next steps to carry this out.



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Anticipated City Council Meetings



City Council

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

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What We're Recommending You Approve



Options:

- Approve Resolution 2026-06
- Do not approve Resolution 2026-06
- Amend Resolution 2026-06

Recommended Action:

"I move to approve Resolution 2026-06"



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Thank you!

Any questions?



**FLAGSTAFF
HOUSING
DIVISION**



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