

City of Flagstaff Housing Authority's Rental Assistance Demonstration (RAD) Project

Sarah Darr, Housing Division Director





Today's Agenda

- Why RAD
- What's Happened to Date
- What the Resolution to Council Does
- The Redevelopment Projects
- How It Gets Built
- Implementation Authority
- Anticipated City Council Meetings





Why RAD



- 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.
- The project supports the City's **10-Year Housing Plan** by protecting and expanding long-term affordable housing.





What's happened to date

- RAD consultant
- Architect
- Resident engagement meetings
- Stakeholder meetings
- Flagstaff Housing Authority Board voted to forward RAD resolution to City Council



What the Resolution to Council 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**.
- Recommends that the Flagstaff Housing Authority (CFHA) serve as **Developer or Co-Developer** on the resulting redevelopment.

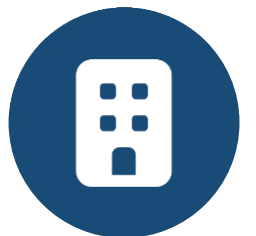




The Redevelopment Projects



- 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.





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.





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



- Yes, but at the request of the City
 - There would be no new staff, no new funding to start with, TBD long term.

“4(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.”

- This is an identified best practice
 - satisfying HUD’s control requirements,
 - structuring the LIHTC partnerships correctly, and
 - keeping project risk and guarantee funds separate from the rest Housing Authority and City.





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 FHA Board and City Council will be **kept informed** as the project progresses.





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)

Thank you!

Any questions?



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