

NOTICE AND AGENDA

HOUSING COMMISSION
THURSDAY, OCTOBER 22, 2026
1:00 PM

VIRTUAL MEETING
[MICROSOFT TEAMS MEETING](#)
CITY OF FLAGSTAFF

ATTENTION
JOIN VIRTUALLY BY CLICKING ON THE LINK BELOW:
[Click here to participate in the online meeting](#)

The public can submit comments to AFisher@FlagstaffAZ.gov. Public comment will be emailed to Housing Commissioners and will be read at the meeting by a staff member.

1. Call to Order

2. Roll Call

NOTE: One or more Commission members may be in attendance telephonically or by other technological means.

Kevin Bond
Tyler Denham, Vice Chair
Kevin Dobbe
Karen Flores

Sandi Flores
Jacquie Kellogg
Devonna McLaughlin
Sarah Meyer
Moses Milazzo, Chair

Sarah Miles
Cory Runge
Jennifer Vargas
Hayley Zoroya

3. LAND ACKNOWLEDGMENT

The Housing Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

5. APPROVAL OF MINUTES

- A. Consideration and Approval of Minutes: Housing Commission Meeting - August 13, 2026
Approve the minutes from the August 13, 2026 Housing Commission meeting

6. ACTION ITEMS

- A. Housing Commission Updates
Receive information regarding upcoming changes to the City's Boards and Commissions program, defer the election of Chair and Vice-Chair until the Housing Commission is fully appointed, and recognize former Commissioner Moses Milazzo for his service to the Housing Commission.

7. PRESENTATION AND DISCUSSION ITEMS

- A. Presentation on the Rental Assistance Demonstration (RAD) Program
Informational only.

**8. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA
ITEM REQUESTS**

- A. Update from Housing Authority Liaison
- B. Update from Housing Commissioners and Other Informational Items
- C. Update from Housing Staff

9. ADJOURNMENT



Housing Commission

5. A.

From: Adriana Fisher, Housing Program Manager

DATE: 10/22/2026

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting - August 13, 2026

STAFF RECOMMENDED ACTION:

Approve the minutes from the August 13, 2026 Housing Commission meeting

Executive Summary:

Minutes of commission meetings are the requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions taken by the Housing Commission.

Attachments

HC Draft Minutes - 08.13.2026

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY, AUGUST 13, 2026
1:00 PM

VIRTUAL MEETING
MICROSOFT TEAMS MEETING
CITY OF FLAGSTAFF

1. Call to Order

Vice Chair Tyler Denham called the meeting to order at 1:01 pm.

2. Roll Call

NOTE: One or more Commission members may be in attendance telephonically or by other technological means.

Kevin Bond - Present
Tyler Denham, Vice Chair - Present
Kevin Dobbe - Absent
Karen Flores - Absent

Sandi Flores - Absent
Jacquie Kellogg - Present
Devonna McLaughlin - Present
Sarah Meyer - Absent
Moses Milazzo, Chair - Absent

Sarah Miles - Present
Cory Runge - Present
Jennifer Vargas - Present
Hayley Zoroya - Present

OTHERS PRESENT:

Adriana Fisher, Housing Program Manager
Marissa Molloy, Housing Specialist
Kristine Pavlik, Housing and Grants Administrator
Jennifer Mikelson, Housing Planning Manager
Sullivan Moore, Housing Planner
Aidan Rutledge, Administrative Specialist
Justyna Costa, Housing Investment Director
Khara House, Council Liaison
Sean P Connolly, Police Chief
Elsa Earling, Associate Planner
Lauren Clementino, Senior Planner
Daniel Kelly, Emergency Program Manager
Mark Gaillard, Fire Chief
Brian Gall, Airport Director

3. LAND ACKNOWLEDGMENT

The Housing Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

Read by Commissioner Jacquie Kellogg.

4. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address

the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.
None.

5. APPROVAL OF MINUTES

- A.** Consideration and Approval of Minutes: Housing Commission Meeting - June 25, 2026
Approve the minutes from the June 25, 2026 Housing Commission meeting

Moved by Jennifer Vargas, **seconded by** Cory Runge to approve the minutes from the June 25, 2026 regular Housing Commission meeting.

Vote: 8 - 0 - Unanimously

6. ACTION ITEMS

NONE

7. PRESENTATION AND DISCUSSION ITEMS

- A.** Public Safety Ballot Measures - Propositions 404 & 405
Informational only.

Mr. Daniel Kelly, Emergency Program Manager, Mr. Mark Gaillard, Fire Chief, Mr. Brian Gall, Airport Director, and Mr. Sean Connolly, Chief of Police, gave a presentation on Propositions 404 and 405.

Commissioners asked questions and provided comment about the following:

- Impact fees
- Location of funding needs
- Published data on call volumes and types of calls
- Building heights and multifamily housing
- Growth in housing and need for increased public safety resources

Mr. Kelly, Mr. Gaillard, Mr. Gall, and Mr. Connolly answered.

- B.** 2025-2026 Annual Report for the 10-Year Housing Plan
Informational only.

Ms. Adriana Fisher, Housing Program Manager, presented the 2025-2026 Annual Report for the 10-Year Housing Plan.

Councilmember Khara House asked if the Housing Division had any thoughts for the next year's legislative session. Ms. Adriana Fisher and Ms. Justyna Costa, Housing Investment Director, answered.

8. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

- A.** Update from Housing Authority Liaison

None.

- B.** Update from Housing Commissioners and Other Informational Items

None.

- C.** Update from Housing Staff

Ms. Jennifer Mikelson gave an update on the first Rental Incentive Bond Program loan for the Elkwood Apartments.

Ms. Marissa Molloy, Housing Specialist, gave an update on the second Community Homebuyer Assistance Program Permanent Affordability closing.

9. ADJOURNMENT

Vice Chair Tyler Denham adjourned the meeting at 2:40 pm.



Housing Commission

6. A.

From: Adriana Fisher, Housing Program Manager

DATE: 10/22/2026

SUBJECT: Housing Commission Updates

STAFF RECOMMENDED ACTION:

Receive information regarding upcoming changes to the City's Boards and Commissions program, defer the election of Chair and Vice-Chair until the Housing Commission is fully appointed, and recognize former Commissioner Moses Milazzo for his service to the Housing Commission.

Executive Summary:

Brief overview of proposed changes to the City's Boards and Commissions program, consideration of the election of a new Housing Commission Chair and Vice-Chair, and recognition of Commissioner Moses Milazzo for his service to the Housing Commission.



Housing Commission

7. A.

From: Adriana Fisher, Housing Program Manager

DATE: 10/22/2026

SUBJECT: Presentation on the Rental Assistance Demonstration (RAD) Program

STAFF RECOMMENDED ACTION:

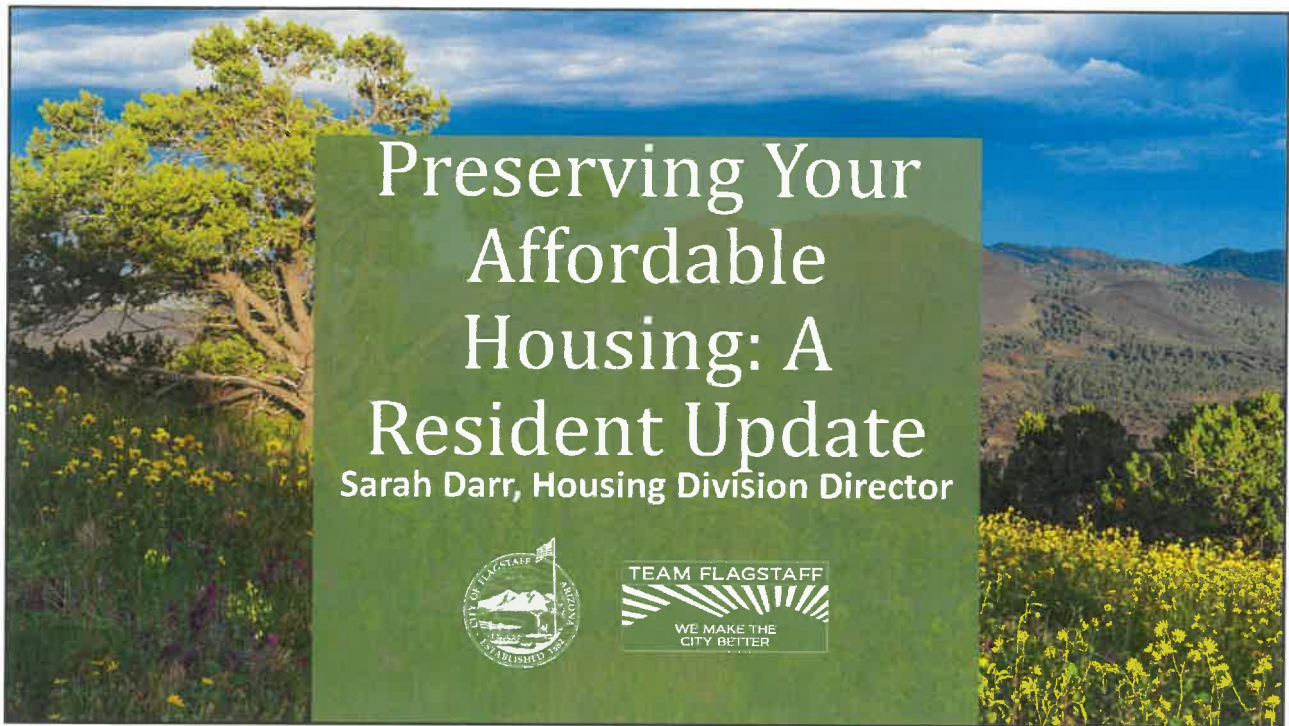
Informational only.

Executive Summary:

Overview of the Rental Assistance Demonstration (RAD) program and the upcoming Housing Authority project, including a summary of the resident engagement presentations delivered to public housing residents during two meetings on October 14, 2026, and an outline of the next steps for the project.

Attachments

Resident Engagement Presentation
Housing Commission Presentation



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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.



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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.**



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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.



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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**.



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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.



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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.

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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.

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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.



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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.



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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.**



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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.



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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.

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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.**



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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.**



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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.



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Resident Notices



Residents will receive information at important stages of this process:

Before the application.



If relocation is needed.



After HUD approves the plans.



Before any relocation begins.



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

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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!

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How to Get Involved



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

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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.

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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)

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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.



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Thank you!

Any questions?




CITY OF FLAGSTAFF



HOUSING
AUTHORITY

RAD@flagstaffaz.gov

or

928-213-2738

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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.

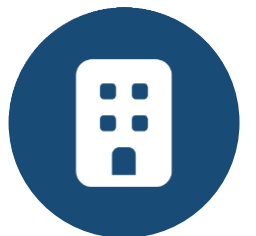




The Redevelopment Projects



- 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?



**FLAGSTAFF
HOUSING
DIVISION**