

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

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Today's Agenda

- What is RAD and Why Do It?
- What's Happened to Date
- What the Resolution Does
- The Redevelopment Efforts
- How It Gets Built
- Implementation Authority
- Next Steps





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.

*From the Resident
Engagement Presentation*





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.**





Why Do It?



- 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 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.





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**.



Key Resident Protections

- The **rent remains affordable**.
- **No rescreening** because of this effort.
- Residents 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.





What's Happened to Date

Discussion and planning...for several years

RAD consultant

- Portfolio Analysis
- Capital Needs Assessment
- Required Background Work
- Draft RFP to procure development partner

Architect

- Site analysis
- **Preliminary** drawings



What's Happened to Date

Resident Engagement Meetings - October 14, 2026

- Cogdill at Noon
- Aquaplex at 5:30

Stakeholder Meetings

- Tynkertopia
- Boys and Girls Club
- NACOG / HeadStart

CITY OF FLAGSTAFF HOUSING AUTHORITY

Join us for an important
PUBLIC HOUSING RESIDENT MEETING

Meeting Topics

- What's happening in the next few years with public housing.
- Discover upcoming chances to provide feedback on your community's needs.
- Learn about what "RAD" means and how it will and will not impact your home.

Please plan to attend **one** of two meetings, in person or virtually:

WEDNESDAY OCT 14

Cogdill, 301 S Paseo Del Flag 12:00PM

Aquaplex, 1702 N Fourth St 5:30PM

Scan the QR code to attend either meeting virtually!

Important Reminders

- No current residents will lose their housing because of this project!
- This is the very beginning - nothing is decided yet.
- This project will not impact your home until at least 2028!

The City of Flagstaff Housing Authority complies with federal and state fair housing and civil rights laws and does not discriminate in its programs, services, activities, or employment. Reasonable accommodations and language assistance are available upon request. For questions or concerns, call 928-213-2738.

Calendar • Public Housing Res... Housing | City of Flagstaff Off... Ask Gemini

Flagstaff.az.gov/4372/Housing

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CITY OF FLAGSTAFF Government Services Recreate Safety Business

Public Housing Residents: Upcoming Informational Meetings

The City of Flagstaff Housing Authority is hosting meetings on **Wednesday, October 14**, to share updates on the future of public housing and gather community feedback. This meeting is solely for current public housing residents.

Choose from two session times (attend in person or join virtually):

- 12:00 PM at Cogdill (301 S Paseo Del Flag)
- 5:30 PM at the Aquaplex (1702 N Fourth St)
- Join Either Session Virtually Online (opens in new tab)

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Flagstaff Housing Authority Board voted to forward RAD resolution to City Council with a recommendation for approval



What the Council Resolution Does



- Recommends that City Council authorize staff to **apply to HUD** for the Rental Assistance Demonstration program, or RAD.
- Acknowledges RAD converts public housing assistance into a **long-term Section 8 rental assistance contract**.
- Recommends that the Flagstaff Housing Authority (CFHA) serve as **Developer or Co-Developer** on the resulting redevelopment.

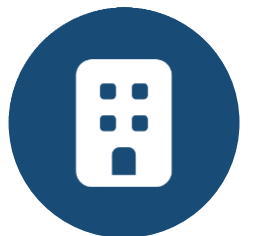




The Redevelopment Efforts



- 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.





Federal Status of Program

The *21st Century ROAD to Housing Act*, enacted on July 11, 2026, makes the RAD program permanent

- **Permanent Status:** Removes the program's sunset provision to give public housing authorities long-term stability for public housing repositioning.
- **Cap Increase:** Expands the nationwide RAD conversion limit to 555,000 units.
- **Affordability Mandate:** Requires that converted public housing authority properties be strictly used for affordable housing rather than commercial, for-profit, or athletic facilities



Next Steps

Council Consideration of Resolution

- **November 17, 2026**

Submit Application to HUD

Publish Co-Developer RFP



Please Note:

From the Resident *Engagement Presentation*



- 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.



Most Important Info of the Day!

First AND last things to know:

- You are not losing your housing.
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Thank you!

Any questions?



**FLAGSTAFF
HOUSING
DIVISION**