



# RENTAL ASSISTANCE DEMONSTRATION

RAD Spotlight on Boulder, CO

U.S. Department of Housing and Urban Development

*Secretary Julián Castro*

## RAD Spotlight on: Boulder, CO

Combining RAD, MTW, LIHTCs, And Section 18 Demo-Dispositions To Deliver High-Impact Housing And Resident Opportunity Enhancements

On September 30, 2015, Boulder Housing Partners (BHP) closed on its RAD conversion of four properties as a part of its larger public housing conversion of six total assets, which house 279 of Boulder's most economically vulnerable families, seniors, and individuals with disabilities.

Since 2012, BHP and its residents have experimented with Moving To Work (MTW) flexibilities in an effort to streamline operational processes and reduce regulatory burdens. Its recent RAD conversion further extends BHP's capacity to innovate and operate as a strategic organization with reduced restrictions on its ability to efficiently respond to Boulder's affordable housing demands and challenges.

Leveraging Low Income Housing Tax Credit Equity, Seller Financing, and Private Activity Bonds, BHP was able to successfully leverage \$78 million in funding to improve property livability, increase energy efficiency, restore the value and marketability of the assets, and construct three new community centers to provide space for education and training programs for adults and children.

Plans for Northport



Plans for Manhattan



### What is RAD?

The Rental Assistance Demonstration (RAD) allows public housing agencies (PHAs) and owners of HUD-assisted properties to convert units to project-based Section 8 programs, providing an opportunity to invest billions into properties at risk of being lost from the nation's affordable housing inventory. RAD 1st component transactions cover Public Housing units. Units that fall under this component are subject to a unit cap and are limited to current funding. RAD 2nd component transactions cover Rent Supplement (Rent Supp), Rental Assistance Payments (RAP), and Section 8 Moderate Rehabilitation projects. Both components allow housing programs to convert their assistance to long-term, project-based Section 8 contracts, providing a more stable source of funding.

Learn more at : [www.hud.gov/rad](http://www.hud.gov/rad)

**“Our mission is as much about creating opportunity as it is about providing housing,”**

**-Betsey Martens, ED of BHP**

In addition to the four assets converted via RAD, two additional assets were released of their public housing restrictions via the Section 18 Demolition and Disposition program. Combining RAD with Section 18 provided the financing and operational flexibility to facilitate BHP's innovative approach to preserve Boulder's most affordable apartments and ensures the physical and financial soundness of these assets.

The properties included within this comprehensive portfolio rejuvenation were built in the 1970s and 1980s. Renovations include new Energy Star appliances, bathroom and kitchen overhauls, open floor-plans, additional storage, and new lighting. Exterior enhancement include new siding, roofs, windows, doors, and landscaping. Improvements will meet the Enterprise Green Communities standards and City of Boulder Smart Regulations. All of the sites are located in proximity to bus lines, grocery shopping, community services and employment centers.



Due to the high cost of living, limited number of hotels, and very low vacancy rates in Boulder, BHP decided to rent 4 units from an adjacent owner and utilize 8 units within their own portfolio to temporarily relocate families within their existing communities, causing as little disruption to residents as possible. During construction, households have been able to relocate temporarily from the unit they currently occupy into one of the previously mentioned vacant units while the renovation projects in their original units are completed. Once the work is finalized, the residents are able to re-occupy their original units.

In addition to the extensive efforts taken to ensure that the portfolio rejuvenation activities create as little disruption to the residents as possible, BHP is also offering all residents the option of tenant based assistance through the Housing Choice Voucher Program, should they decide to permanently relocate voluntarily to a different property. BHP is providing extensive relocation benefits and comprehensive comparable housing location assistance to all residents choosing to use a voucher to move away from the property permanently.



Plans for Diagonal Court

The four (4) assets converted via **RAD** are:

- Diagonal Court: 30 townhomes north central Boulder
- Iris Hawthorne: 14 single family homes in central Boulder
- Manhattan: 41 townhomes and stacked flat units in southeast Boulder
- Northport: 50 senior apartments in north Boulder

The two (2) assets converted via **Section 18** are:

- Kalmia: 49 townhomes in north central Boulder
- Walnut Place: 95 senior apartments in Downtown Boulder



**“This is a capstone project in our strategic plan to preserve housing opportunities for our most economically vulnerable citizens while creating a stronger sense of community and a greater opportunity for our customers to gain more self-sufficiency,”**

**-Betsey Martens, ED of BHP**