



### Sunset Heights Converts from Public Housing to Section 8 Project-Based Voucher Program Under HUD's Rental Assistance Demonstration Program

In 2015, RIHA identified Sunset Heights for conversion to the Rental Assistance Demonstration (RAD) of the U.S. Department of Housing and Urban Development (HUD). Under the RAD program, Sunset Heights will shift from the Public Housing program to the Section 8 Project-Based Voucher (PBV) program. RAD allows public housing agencies like RIHA to leverage public and private debt and equity to reinvest in its properties to make much needed capital improvements while also allowing units to remain affordable.

The RAD conversion made the funding required to complete renovations to the building possible. Sunset Heights is the only RIHA property converting to the RAD program.

### Sunset Heights Receives \$12-Million in Renovations



Sunset Heights renovations began the first of the year and are expected to be completed late this fall. The nearly \$12 million investment includes improvements to the buildings' infrastructure, exterior, interior common areas and management offices, and all 141 apartments.

The ground floor of the building includes the front lobby area, management offices, resident council office, community room and kitchen, computer room, laundry room, and library. Renovations in this portion of the building include relocating the office door to improve traffic flow. Ceiling panels and floor coverings in all common areas will be replaced and the lighting systems will be upgraded. All heating and cooling units will be replaced with high-efficiency products and the community room kitchen will receive new Energy Star appliances. The security camera system throughout the building will also be upgraded and additional smoke detectors will be added.

The apartments will receive new flooring, base boards, window blinds and paint. All kitchens will be renovated to provide more cabinet space and a better functioning layout and include new countertops, cabinets and pantries. Energy Star appliances including stove, refrigerator, sink and microwave will be added. Bathroom sinks and vanities will be replaced, and lower towel racks added along with accessible handles on cabinet doors and drawers.

Infrastructure related improvements include relocating the trash chute to the exterior of the building. The main trash room will be located on the ground floor with new trash rooms constructed on each floor. Additional infrastructure improvements include replacing the boilers and hot water tanks and refurbishing the ground-floor sprinkler system.

Exterior improvements include replacing all doors, plus tuckpointing and sealing the exterior brickwork. New roofing will be added over the top of the existing roof yielding an additional 20-year warranty, and sidewalks will be refurbished.

To accommodate the renovation process, Sunset Heights was vacated through attrition; as residents moved out, units were not filled. By utilizing this process, over 40 units were vacated allowing the renovation to proceed by floors beginning with the top three floors of the building. As each floor is completed, residents will be moved to a newly renovated unit.

RIHA will keep you updated as the renovation process progresses. All renovations are expected to be completed late this fall.

For additional updates and related information about this story, go to [www.riha4rent.org](http://www.riha4rent.org) or find us on Facebook at Rock Island Housing Authority.

## **COPS Corner: Preventing Winter-Time Car Theft**

It's that time of year again! During the cold winter months, police departments see an uptick in vehicle thefts and burglaries, due to cars being left unlocked and unattended as they warm up.

**Almost all stolen vehicle reports can be avoided.**

When you warm up your car before driving it, stay inside the car.

If you have a remote start system, make sure the doors are locked and you have the key fob in your possession. Lastly, stay vigilant and beware of your surroundings when starting your car. If you see someone hanging around that you do not recognize, lock your car after you are seated in the driver's seat. This will prevent a criminal from being tempted to take your vehicle by force.

Stay warm and stay safe during these final weeks of winter!

### **CONTACT INFORMATION**

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Lincoln Homes: 309.788-0539  
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Sunset Heights: 309.788-3800  
Maintenance: 309.788.3800

Spencer Towers: 309.788.1809  
Maintenance: 309.788.1809

3rd & 11th Townhomes: 309.788.1809  
Maintenance: 309.788.1809

#### Leasing Office:

227 - 21st Street, Rock Island, IL 61201  
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#### **CHS Properties**

Cascade Garden: 309.283.2299  
Maintenance: 309.283.2299

Douglas Park Place Maintenance: 309.283.2299

Lynden Lane: 309.283.2299  
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#### Leasing Office:

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