



Sunset Heights RAD Conversion & Renovation

February 2018

Introduction

Sunset Heights was built in 1968 and is one of two high-rise apartment buildings in the RIHA portfolio. Sunset Heights is an eleven-story building with 141 apartments consisting of studio, one- and two-bedroom apartments. The property is located at 3130 9th Street, just a few short blocks from both Cascade Garden and Lynden Lane.



Sunset Heights Exterior Before Renovations (left) and After Renovations (Right)

Rental Assistance Demonstration

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. At the same time, the program allows the units to remain affordable.

Renovation

In conjunction with the RAD conversion to the Section 8 program, Sunset Heights will undergo renovations to the buildings' infrastructure, exterior, interior common areas and management offices, and all 141 apartments. In total, the conversion and renovation represent approximately a \$12 million investment in the property. Renovations have begun and should take between ten and twelve months to complete.

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. New trash rooms will be constructed on each floor at



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the south end of the corridor in the north and south wings of the "L" shaped building. Additional infrastructure improvements include replacing the boilers and hot water tanks, sealing all mechanical pipe and conduit penetrations in ceilings and walls and refurbishing the ground-floor sprinkler system.



Back of building before trash chute relocation (left) and after (right)

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. Exterior paving and concrete sealing and striping of an older section of the parking lot will be completed and new landscaping and signage will also be added.

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.



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Building Amenities Include:

- Community room with full kitchen and TV
- Library reading room
- Computer lab with Internet access
- Coin operated laundry room
- Resident parking lot
- Backyard with seating and picnic area
- Secured (keycard) facility
- Camera surveillance
- On bus route
- Walking distance from restaurants, gas stations, and drug store

Renovation Process

The RAD Conversion and Renovation was announced to residents in 2016. Since then, the building has been 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. Utilizing in-building moves, residents remaining on the top floors were temporarily relocated to a vacant unit on a lower level. When the top three floors are completed, residents will be permanently moved to a newly renovated unit thus vacating each consecutive floor for renovation until the project is completed. As a result, Sunset Heights residents will NOT be displaced, nor will they be required to temporarily or permanently relocate because of the renovation or conversion process.

Resident Relocation

In accordance with RAD program regulations, all residents received required notices in a timely manner, had the opportunity to attend (at least one) informational meeting, and received one-on-one case management to answer questions and address concerns and submit special needs requests. Residents received 30-day notice prior relocation from their apartment and will receive a thirty-day notice prior to relocating to a newly renovated unit. A professional mover has been engaged to facilitate all in-building moves.

Project Timeline

- In-building resident relocation: November through December 2017
- Financial closing: December 2017
- Project kick-off: January 2018
- Estimated project completion: Late fall 2018

Development Team

- Developer: SE Clark & Associates
- Architects: Tyson & Billy
- General Contractor: Russell Construction
- Legal Consultant: Mill Hall & Triggs
- Civil Engineers: MSA Engineering
- Title Company: Stewart Title
- Bond Advisor: Stifel, Inc
- Rock Island Housing Authority
- Community Housing Services

Funding Partners

- Federal Department of Housing and Urban Development (HUD)
- Alliant Capital – Newport Partners
- Rock Island Housing Authority
- Illinois Housing Development Authority (IHDA)

