

Federalization of state housing developments

Federal funds and regulations will help ensure long-term housing quality.



Federalization, the transfer of housing developments from the state government to the federal government, began with the passage of the American Recovery and Reinvestment Act (ARRA). This Act provided the BHA the prospect of transferring control of two housing complexes (Roosevelt Heights & Belair Tower) from the state Department of Housing and Community Development (DHCD) to the U.S. Department of Housing and Urban Development (HUD). For years, DHCD had been working with housing authorities to develop creative ways to care for housing assets with very limited capital. Tina Brooks and her leadership team seized this opportunity that allowed housing authorities to use ARRA grants to acquire new federal public housing units. Supported by DHCD's and HUD's significant vision, encouragement and effort, the BHA took on the challenge to make the transfer happen.



Federalizing the developments required upgrades to meet the standards mandated by HUD, passing HUD's Real Estate Assessment Center inspection, and proving our ability to execute this large real estate transaction. Last year, staff from our Legal, Finance, Modernization, Maintenance, Asset Management and Service Coordination departments worked tirelessly to realize the goal.

BHA legal and financial team members researched and produced highly detailed documents to ensure both a smooth transfer and a financially viable development. Led by Frank Hinds, Director of Modernization and Housing Development, our modernization professionals conducted an exhaustive review to document necessary capital improvements. To ensure that the developments would pass HUD-mandated inspections, Maintenance, Service Coordination and Asset Management staff inspected buildings, grounds and individual apartments, and worked with residents to address tenant related issues.

Despite strict rules limiting how ARRA dollars could be spent on state properties, the Authority was able to meet all deadlines and requirements.



The extensive groundwork of 2010 led to the official transfer of Roosevelt Heights to federal control in February of 2011. Belair Tower, which is undergoing a \$2.6 million window and door replacement upgrade funded by DHCD, should be ready by the end of 2011.

This large project is another example of multiple agencies working together to address the needs of our citizens and to build bridges to future quality housing.

Bringing the housing up to federal standards was necessary to effect the transfer of ownership.