

Resident Perspectives:

A firsthand look at RAD in Maine from the Office of Recapitalization



Loring House has a fascinating history. Originally established as an alms house in Portland in the early 1800's, it became a hospital in 1870 and eventually evolved into a housing community for people living with disabilities and 62+ years of age. Today, it has finally received the renovation deserved by tenants through a Rental Assistance Demonstration (RAD) conversion, a project of the Office of Recapitalization.

Before the Transformation

Susan Maloney has been living at Loring House for eight years. Prior to moving to Loring House and Maine, she lived in Kansas with her husband until he passed away.

After moving to Maine, Susan applied for assistance from the Portland Housing Authority and soon after learned about a vacancy at Loring House.

Although any requests for repairs were always addressed, there was a slow decline in the condition of the property and residents would often notice those conditions more upon having visitors. The property was largely outdated—everything from hallway rugs to apartment appliances.



The Transformation

Over the course of the RAD conversion, Susan never felt much disruption from the renovations. The tenant relocation plan consisted of tenants moving from their unit into a vacant unit for one week while their unit was renovated, and then they moved right back in. She was impressed that she could move back to her unit in the one-week timeline.

After the renovations, Susan noticed the changes as soon as she moved back into her apartment. The lighting was better and the fresh paint and rugs made the units feel bigger and brighter.

Project Information

This \$17 million RAD conversion included 4 percent Low-Income Housing Tax Credits (LIHTC), federal historic tax credits and state historic tax credits.

Loring House has 104 units, including 16 handicap accessible units.

Renovation Details

Critical and non-critical items in the capital needs assessment report included: Energy Star Windows; appliances, cabinets, and countertops in kitchens; new doors and flooring; new paint in the units; and the replacement of various dated system components in the building. Among these renovations is a Telemed Room, a space for a visiting nurse to use with residents.

"Moving into the new units felt just like moving into a newly built home - fresh and brighter." - Susan Maloney



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