



Resident Perspectives:

A firsthand look at RAD in Baltimore



Lakeview Towers, located in northern Baltimore, is a nearly completed Rental Assistance Demonstration (RAD) conversion, a program of the Office of Recapitalization. Our team meets there with members of the Baltimore Housing's Resident Advisory Board (RAB): Mr. Wallace Craig (a resident for 17 years), Ms. Sharon Jones (a 31-year resident of Bel-Park Tower, another completed RAD project), and Ms. Ella Broadway (President of the RAB and not a RAD resident).

"We aren't asking for extravagance; we're asking for respect."

Before the Transformation



"We often had a lack of hot water and sometimes there was no water at all," Wallace notes. "Just as frequently were HVAC problems; no heat some days or air conditioning other days – and Baltimore has weather. We had plumbing problems, elevators going out...the property was just aging and systems failing."

Later, as we all step into an elevator on a tour of the building, he points up at a security camera in the corner.

"That's another improvement. Now we have cameras and can monitor – it is cleaner and safer."

So understanding as tenants that RAD is a program that benefits you is really important...

"Yes, people in buildings like ours, we're not really conditioned for change so something like this causes us to be very apprehensive."



The Transformation

"As leaders within our developments, we went to weekly management meetings and construction meetings."

What would you recommend to RAD developers or housing authorities, then, based on your own experiences?

"You know, we found that the process was a learning curve for them, too, and being aware of that going in is good," Wallace notes.

What did you anticipate or hope for upon completion?

"Heat and hot water. It's all most people want. It's all I need. But now, you know, we hear things from residents like, 'oh, **I didn't know my child could live like this!**' And that is wonderful," Ella smiles.

Project Information

Lakeview Towers is a 14-story highrise building located in the Reservoir Hill/Bolton Hill neighborhood and overlooks Druid Hill Park and Lake. The building was constructed in 1980 with 144 apartments, consisting of efficiencies and one-bedrooms. There are 12 units fully compliant with Uniform Federal Accessibility Standards.

This \$30,000,000 transaction included 4% Low-Income Housing Tax Credits and a private mortgage. These funds allowed Lakeview Towers to replace the kitchens, flooring, and bathrooms in every apartment. Outdated HVAC and Elevator systems were replaced.

Renovation Details

Other renovations include in-house laundry rooms complete with washers, dryers, tables, and farmer sinks; a health office, computer lab, multiple community rooms with accompanying kitchens; elevators, bathrooms, and many other spaces designed with accessibility needs in mind; and a lounge with couches, books, and games where residents can spend time together in community.



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