Our mission is as much about creating opportunity as it is about providing housing.”
-Betsey Martens, ED of BHP
In addition to the four assets converted via RAD, two additional assets were released of their public housing restrictions via the Section 18 Demolition and Disposition program. Combining RAD with Section 18 provided the financing and operational flexibility to facilitate BHP’s innovative approach to preserve Boulder’s most affordable apartments and ensures the physical and financial soundness of these assets.

The properties included within this comprehensive portfolio rejuvenation were built in the 1970s and 1980s. Renovations include new Energy Star appliances, bathroom and kitchen overhauls, open floor-plans, additional storage, and new lighting. Exterior enhancement include new siding, roofs, windows, doors, and landscaping. Improvements will meet the Enterprise Green Communities standards and City of Boulder Smart Regulations. All of the sites are located in proximity to bus lines, grocery shopping, community services and employment centers.

The four (4) assets converted via RAD are:

- Diagonal Court: 30 townhomes north central Boulder
- Iris Hawthorne: 14 single family homes in central Boulder
- Manhattan: 41 townhomes and stacked flat units in southeast Boulder
- Northport: 50 senior apartments in north Boulder

The two (2) assets converted via Section 18 are:

- Kalmia: 49 townhomes in north central Boulder
- Walnut Place: 95 senior apartments in Downtown Boulder

Due to the high cost of living, limited number of hotels, and very low vacancy rates in Boulder, BHP decided to rent 4 units from an adjacent owner and utilize 8 units within their own portfolio to temporarily relocate families within their existing communities, causing as little disruption to residents as possible. During construction, households have been able to relocate temporarily from the unit they currently occupy into one of the previously mentioned vacant units while the renovation projects in their original units are completed. Once the work is finalized, the residents are able to re-occupy their original units.

In addition to the extensive efforts taken to ensure that the portfolio rejuvenation activities create as little disruption to the residents as possible, BHP is also offering all residents the option of tenant based assistance through the Housing Choice Voucher Program should they decide to permanently relocate voluntarily to a different property. BHP is providing extensive relocation benefits and comprehensive comparable housing location assistance to all residents choosing to use a voucher to move away from the property permanently.

“This is a capstone project in our strategic plan to preserve housing opportunities for our most economically vulnerable citizens while creating a stronger sense of community and a greater opportunity for our customers to gain more self-sufficiency.”

-Betsey Martens, ED of BHP