

RAD News



The Beechwood

Situated in Cincinnati's Avondale neighborhood, Beechwood Tower, is a 13-story building housing 149 apartment units. CMHA plans to finance the RAD Conversion through a blend of resources. The tower will undergo a comprehensive rehabilitation including kitchen and bathroom upgrades, flooring enhancements, common space improvements, and new roofing with exterior lighting. CMHA secured \$1 million in gap funding through Congressman Greg Landsman's Office and \$3 million from OHFA's Bond Gap Financing Program, with the financial closing date set for fall of 2024.



The planning for the Beechwood modernization is progressing and moving toward a closing date of mid-December this year. Over the next few weeks, CMHA expects to receive a RAD Conversion Commitment (RCC) from HUD that will allow the agency to start the process of relocation for residents. RAD Relocation staff will be in touch with each individual resident to discuss the upcoming moves. There will be a resident update meeting to discuss next steps at the beginning of November. Graybach, the contractor handling the renovations, will be at the meeting to discuss the demolition/construction process as well as opportunities for residents to work on site during the construction period. Graybach has completed many successful projects with CMHA including Rad Conversions for Baldwin Grove, West Union Square, Marianna Terrace and now Beechwood. Residents will be notified in advance of that meeting. Construction could to start at the beginning of January 2025.



Marquette Manor

A 15-story tower in English Woods, Marquette Manor comprises 140 residential units and offers amenities such as a community room, balconies with city views, and laundry rooms on alternate floors. The Development Team is securing financing, with a projected financial closing in December 2024. Construction drawings were finalized and bid in April 2024, enabling CMHA to apply for 4% Low-Income Housing Tax Credits in May 2024.

The one, two, and three bedroom units will be renovated with updated kitchens, bathrooms, flooring which also includes upgraded plumbing and electrical throughout the building.



Upcoming Events

Marquette Manor Resident meeting - October 21, 4 p.m.

The Beechwood Resident meeting - October 28, 4 p.m.

Riverview/San Marco Grand Re-Openings in December

Logan Commons Grand Opening in January 2025

Resident meetings planned for Winton Terrace - Stage 2 & 3, Findlater Gardens, City West, and Stanley Rowe in October and November

Winton Terrace in Winton Hills



What is RAD?

Public Housing Agencies (PHAs) use the Rental Assistance Demonstration Program to preserve affordable housing and improve properties by “converting” their form of federal assistance to the Section 8 Program (HCV). PHAs choose to convert to either Section 8 project-based voucher (PBV) or Section 8 project-based rental assistance (PBRA).



Key Preservations of RAD

Conversion is Voluntary	<i>Public housing agencies (PHAs) voluntarily choose to convert a public housing property through RAD in order to preserve, repair, and in some cases, redevelop the property.</i>
Property Improvements	<i>PHAs must show HUD that the property will address any repair needs and remain in good condition after conversion</i>
One-for-one Replacement	<i>PHAs must preserve the same number of affordable dwelling units (with minor allowances for reductions).</i>
Long-term Preservation	<i>The property must be placed under a long-term Section 8 assistance contract that must renew each time it expires.</i>
Public Stewardship	<i>Properties must be owned or controlled by a public or non-profit body after RAD conversion</i>