Development History of Hillside Terrace

“Make big plans; aim high in hope and work.”
~ Daniel Burnham

Two Phases of Initial Construction

• 1948-1949: 208 units east of 7th Street
• 1956: 388 units

Revitalization of Hillside Terrace During 1990s:

• Investment of over $50 million, including HOPE VI funds
• Hillside Residents were actively involved in the planning and implementation of the HOPE VI grant.
• HOPE VI grant goals:
  • Improve quality of life for residents.
  • Addition of the Hillside Family Resource Center to provide easier access to health care, education, child care, and other services.
  • Improve infrastructure to correct site and design problems, such as new streets to connect Hillside to the city grid for better emergency vehicle access.
  • Provide more convenient parking for residents and better security.
• No residents were displaced.
Rejuvenating Hillside Terrace

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CURRENT CHALLENGES

• The buildings are over 60 years old and some need major rehab. Ongoing maintenance costs are estimated at $4,000,000 annually.
• The high-rise alone needs an estimated $10 million for exterior repairs. This estimate does not include interior rehab needs.

CURRENT OPPORTUNITIES

HUD Jobs Plus Program
$2.3 million HUD grant to connect Hillside residents with employment, education, and financial empowerment services.

Rental Assistance Demonstration Program (RAD)
The Housing Authority would like to continue working with Hillside residents to leverage the RAD conversion to develop a more comprehensive and sustainable plan for Hillside Terrace.

What is RAD?
RAD was created by HUD to give public housing authorities a powerful tool to preserve and improve public housing properties and address the backlogs of deferred maintenance. The program moves affordable housing units from the public housing funding platform to the Housing Choice Voucher (Section 8 Rent Assistance) funding platform, providing a more stable form of funding to maintain affordability. Residents will continue to pay 30% of their income for rent.

HACM has received approval to convert its entire public housing portfolio through the RAD program. To date, 488 units in 10 developments have been converted. No residents have been displaced.

RAD provides an estimated $50,000 per unit to address minimal cosmetic repairs, energy efficiency, exterior appearance or the full interior of the units.

NEXT STEPS

• Schedule meetings with Hillside residents to get their input and ideas
• Brief the HACM Commissioners on our interest in looking at possibilities for Hillside Terrace
• Schedule meetings with neighbors and other stakeholders in the community to get their input and ideas
• Use information from these meetings to prepare drafts for discussion

Resident Rights

• Right to Return
• No Rescreening
• Rent is 30% of Income
• Choice Mobility