

BIRMINGHAM CHOICE HOUSING PRINCIPLES

The Smithfield-College Hills-Graymont Choice Neighborhood initiative is a build first, place-based approach that creates new housing opportunities and preserves existing historic buildings while maintaining affordable and building inclusive neighborhoods.

HOUSING OPPORTUNITY

Housing Opportunities for a Range of Incomes:

- Mixed use development to reflect a new, economically viable mixed-income community that includes residential and non-residential uses.
- The new community will include a mixture of deeply subsidized, affordable and market rate rentals as determined to be viable and advantageous to the overall development effort.
- There will be homeownership opportunities through the NCRC initiative and HABD Housing Choice Vouchers.

NEIGHBORHOOD CONNECTIVITY

Connecting to Neighborhood Assets and Bridging the Digital Divide:

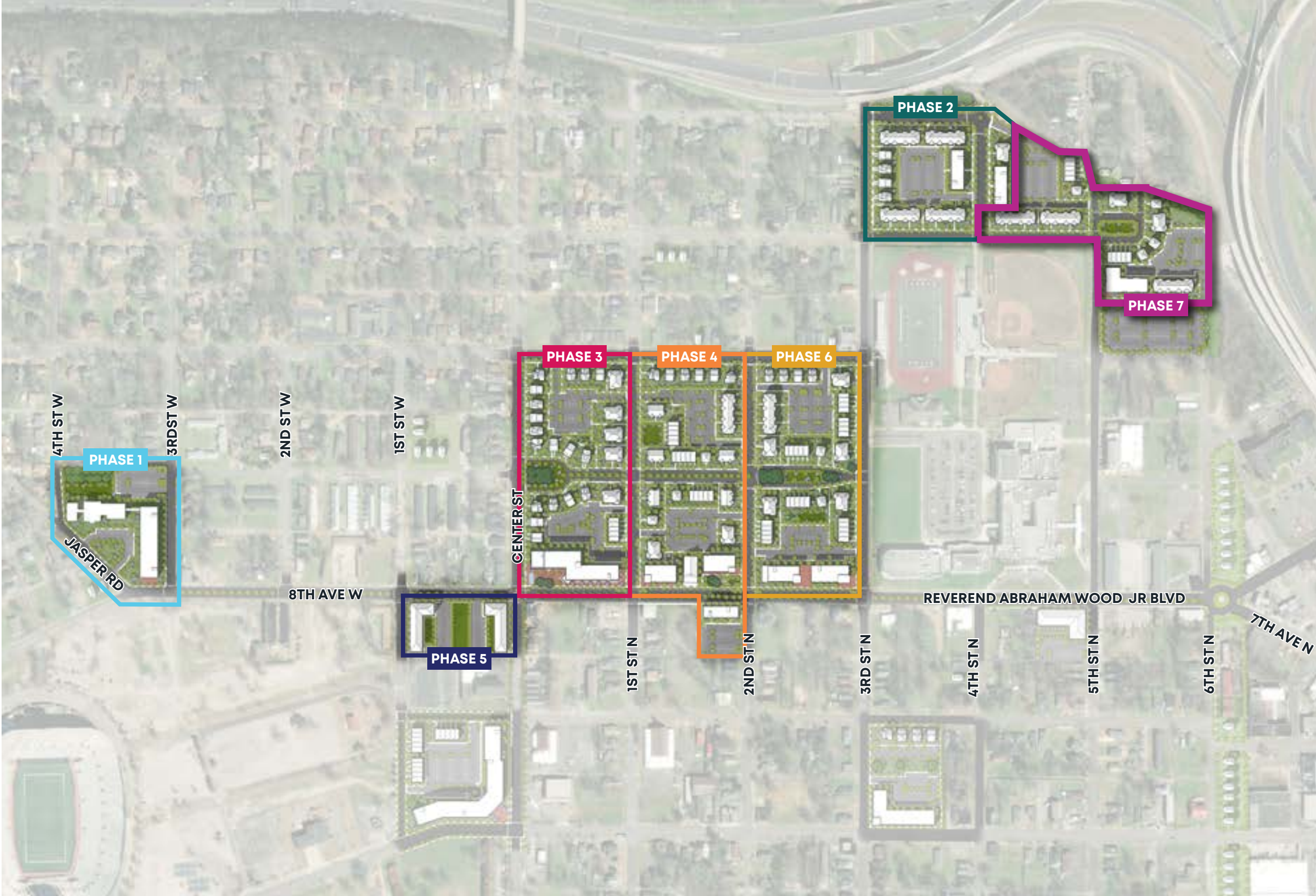
- The new housing will be oriented to connect to existing and planned neighborhood assets as part of the master plan, working to strengthen multi-modal options.
- Green space and community gathering spaces will be incorporated, as well as affordable broadband internet access points.

EXCELLENCE IN DESIGN

Sustainable New Community of High-Quality Design:

- Exceed industry standards and incorporate state-of-the-art energy conservation and green practices as reflected in the Enterprise Green Communities Initiative.
- The residential and non-residential components will be respectful of the historic massing and scale of the neighborhood context and the historic urban fabric.
- Housing, community facilities, and commercial space will be integrated into the design.

HOUSING | PHASING APPROACH



PHASE 1: 2024
Senior Living, Early Learning Center & Community Space.
101 Total Units

PHASE 2: 2024
Intergenerational Family / Senior Apartments
151 Total Units

PHASE 3: 2026
Intergenerational Family / Senior Apartments
127 Total Units

PHASE 4: 2027
Intergenerational Family / Senior Apartments
153 Total Units

PHASE 5: 2028
Senior Living
99 Total Units

PHASE 6: 2029
Intergenerational Family / Senior Apartments
149 Total Units

PHASE 7: 2030
Intergenerational Family / Senior Apartments
140 Total Units

HOUSING | SITE CONTROL

The City funded \$6.2M and donated City staff resources and time to acquire over 61 parcels and assembled them for the Smithfield College Hills Graymont Choice Housing Mixed-Income Rental Housing Plan.



HOLDS FEE SIMPLE TITLE

- 1** Former JCCEO HQ
City of Birmingham
101 Units
- 2** Smithfield Court
On-Site
HABD
409 Units
- 3** Center St N & 8th
Ave W
(Smithfield Library
& Adjacent Parcel)
City of Birmingham
99 Units
- 4** 2nd St N & Rev
Abraham Woods Jr
Boulevard
City of Birmingham
20 Units
- 5** Parker HS Surplus
City of Birmingham
291 Units

HOUSING PHASE 1 | SENIOR LIVING / EARLY LEARNING SITE

PHASE 1	
Construction:	2024-2025
Apartments:	101 1-BR Senior
PBV RHUs:	50
Site:	Adaptive reuse of city-owned property
TDC per unit:	\$274K

SOURCES (IN MILLIONS)	
Debt	\$6
Equity	\$12
CNI	\$3.6
HABD/City	\$5.6
DDF	\$0.5
TOTAL	\$27.7



Adaptive Reuse of Existing Historic Building

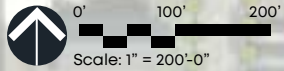


City-Owned Property



Senior Living & Early Learning Center

Legion Field



HOUSING PHASE 1 | SENIOR LIVING / EARLY LEARNING SITE



This site prioritizes making move-once opportunities with particular focus on the elderly and near-elderly community which includes a 101-unit senior-only adaptive reuse and new construction on the site of the former Graymont Elementary School.

HOUSING PHASE 2 | INTERGENERATIONAL FAMILY / SENIOR SITE

PHASE 2	
Construction:	2025-2026
Apartments:	151 1 & 2 BRs
PBV RHUs:	75
Site:	Under-utilized school site acquired by City
TDC per unit:	\$258K

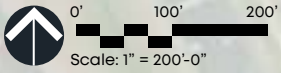
SOURCES (IN MILLIONS)	
Debt	\$12.6
Equity	\$12
CNI	\$5.5
HABD/City	\$7.5
DDF	\$1.3
TOTAL	\$38.9



Under-utilized school site acquired by City



Intergenerational Family & Senior Housing



HOUSING PHASE 2 | INTERGENERATIONAL FAMILY / SENIOR SITE



This family/senior community will front the athletic fields of AH Parker High School not only enclosing a well-loved community asset but also knitting together formerly isolated residential streets and properties to the northeast.

HOUSING PHASE 3 | INTERGENERATIONAL FAMILY / SENIOR MIXED USE SITE

PHASE 3	
Construction:	2026-2027
Apartments:	127 1 - 3 BRs
PBV RHUs:	63
Site:	Smithfield Court Public Housing
TDC per unit:	\$282K

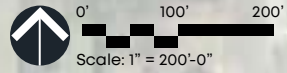
SOURCES (IN MILLIONS)	
Debt	\$12.6
Equity	\$9.7
CNI	\$4.6
HABD/City	\$8
DDF	\$.9
TOTAL	\$35.8



Duplexes along Center Street



Multifamily Apartments above Social Innovation Center & High-tech Library



HOUSING PHASE 3 | INTERGENERATIONAL FAMILY / SENIOR MIXED USE SITE



Along Center Street, duplexes mirror the existing single family home styles across the street as a natural transition into the current Smithfield Court site and in deference to the existing architectural character.

HOUSING PHASE 3 | INTERGENERATIONAL FAMILY / SENIOR MIXED USE SITE



The intersection of Center Street and Reverend Abraham Woods Jr. Boulevard will be catalyzed by a multifamily building and outdoor plaza. The ground floor will provide for the relocation of the existing Smithfield Library along with the Social Innovation Center.

HOUSING PHASE 4 | INTERGENERATIONAL FAMILY / SENIOR MIXED USE SITE

PHASE 4

Construction: 2027-2028

Apartments: 153
1-3 BRs

PBV RHUs: 76

Site: Smithfield Court
Public
Housing +
Property
Acquired
by City

TDC per unit: \$259K

SOURCES (IN MILLIONS)

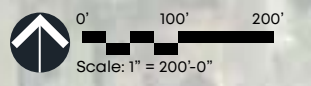
Debt	\$13.8
Equity	\$12.2
CNI	\$5.6
HABD/City	\$7
DDF	\$1
TOTAL	\$39.6



Duplexes & Townhouses are sited internally and facing the perimeter blocks, where mixed-use apartments front Reverend Abraham Woods Jr. Boulevard



Property acquired by City across from Smithfield Court Public Housing Site



HOUSING PHASE 5 | SENIOR LIVING

PHASE 5

Construction: 2028-2029

Apartments: 99
1 BRs
Senior

PBV RHUs: 49

Site: Library
Site +
Property
Acquired
by City

TDC per unit: \$260K

SOURCES (IN MILLIONS)

Debt \$5.8

Equity \$10.7

CNI \$3.6

HABD/City \$5.2

DDF \$.4

TOTAL \$25.7



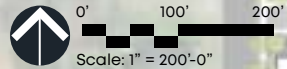
Current site of Smithfield Public Library



Tabernacle
Baptist Church



Property acquired by City adjacent to existing
Smithfield Library & Legion Field



HOUSING PHASE 6 | INTERGENERATIONAL FAMILY / SENIOR MIXED USE SITE

PHASE 6

Construction: 2029-2030

Apartments: 149
1-3 BRs

PBV RHUs: 74

Site: Smithfield Court
Public Housing

TDC per unit: \$260K

SOURCES (IN MILLIONS)

Debt	\$13.8
Equity	\$11.9
CNI	\$5.4
HABD/ City/ AL Power	\$6.3
DDF	\$1.3
TOTAL	\$38.7



Contemporary style townhomes and garden apartments complimenting the mixed-use apartments along the Boulevard



Duplexes mirror the single family home styles across 9th Ct N and step down the scale to meet the existing neighborhood

HOUSING PHASE 6 | INTERGENERATIONAL FAMILY / SENIOR MIXED USE SITE



New housing will incorporate a parks and open space plan that both enriches the neighborhood and addresses resiliency: rain gardens are designed for detention and infiltration, bioswales for conveyance of stormwater, and large depressions in parks serve to detain stormwater during heavy rainfall.

HOUSING PHASE 7 | INTERGENERATIONAL FAMILY / SENIOR SITE

PHASE 7

Construction: 2030-2031

Apartments: 140
1-3 BRs

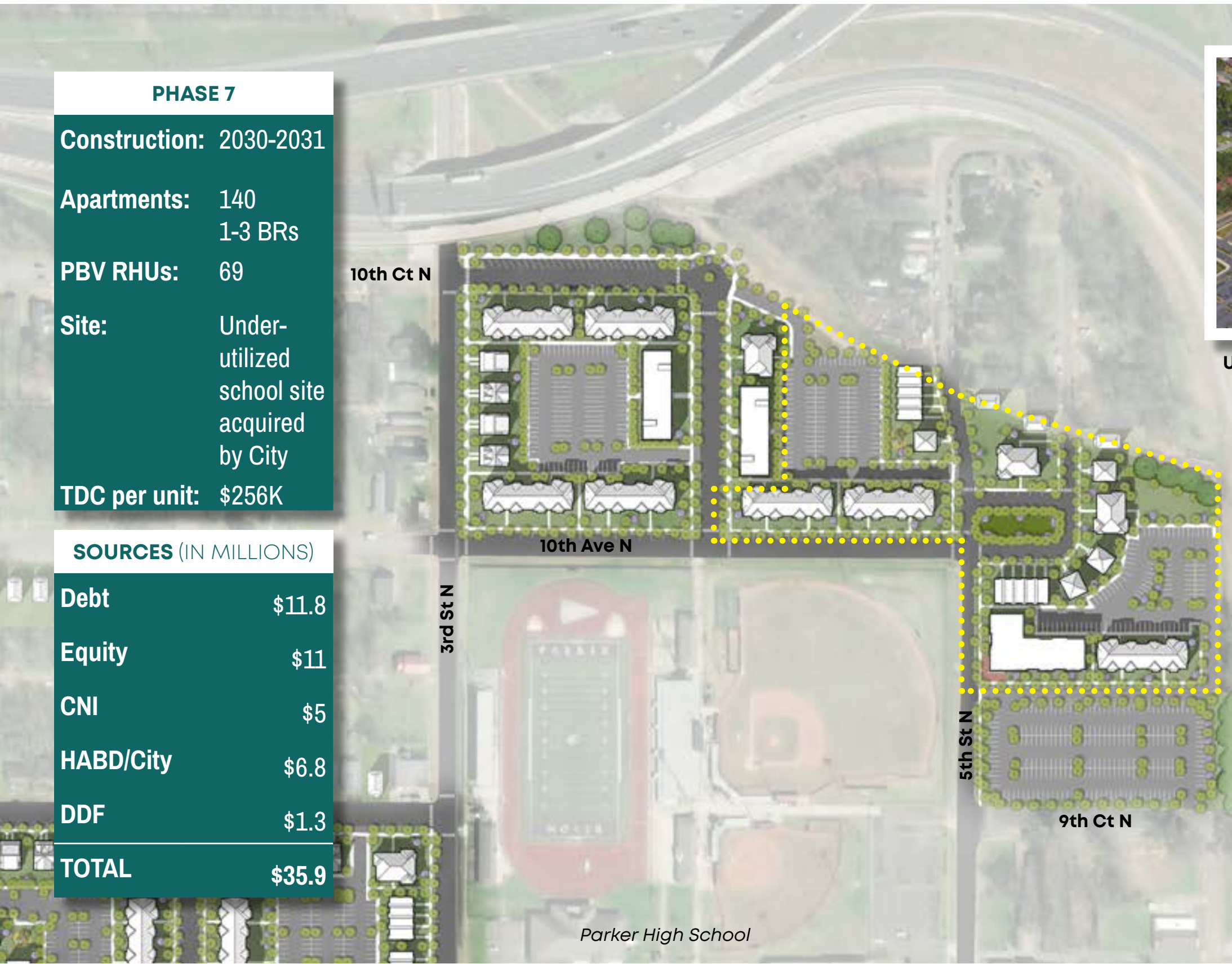
PBV RHUs: 69

Site: Under-utilized school site acquired by City

TDC per unit: \$256K

SOURCES (IN MILLIONS)

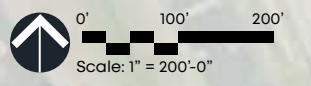
Debt	\$11.8
Equity	\$11
CNI	\$5
HABD/City	\$6.8
DDF	\$1.3
TOTAL	\$35.9



Under-utilized school site acquired by City



Intergenerational Family & Senior Housing



HOUSING | SUSTAINABILITY

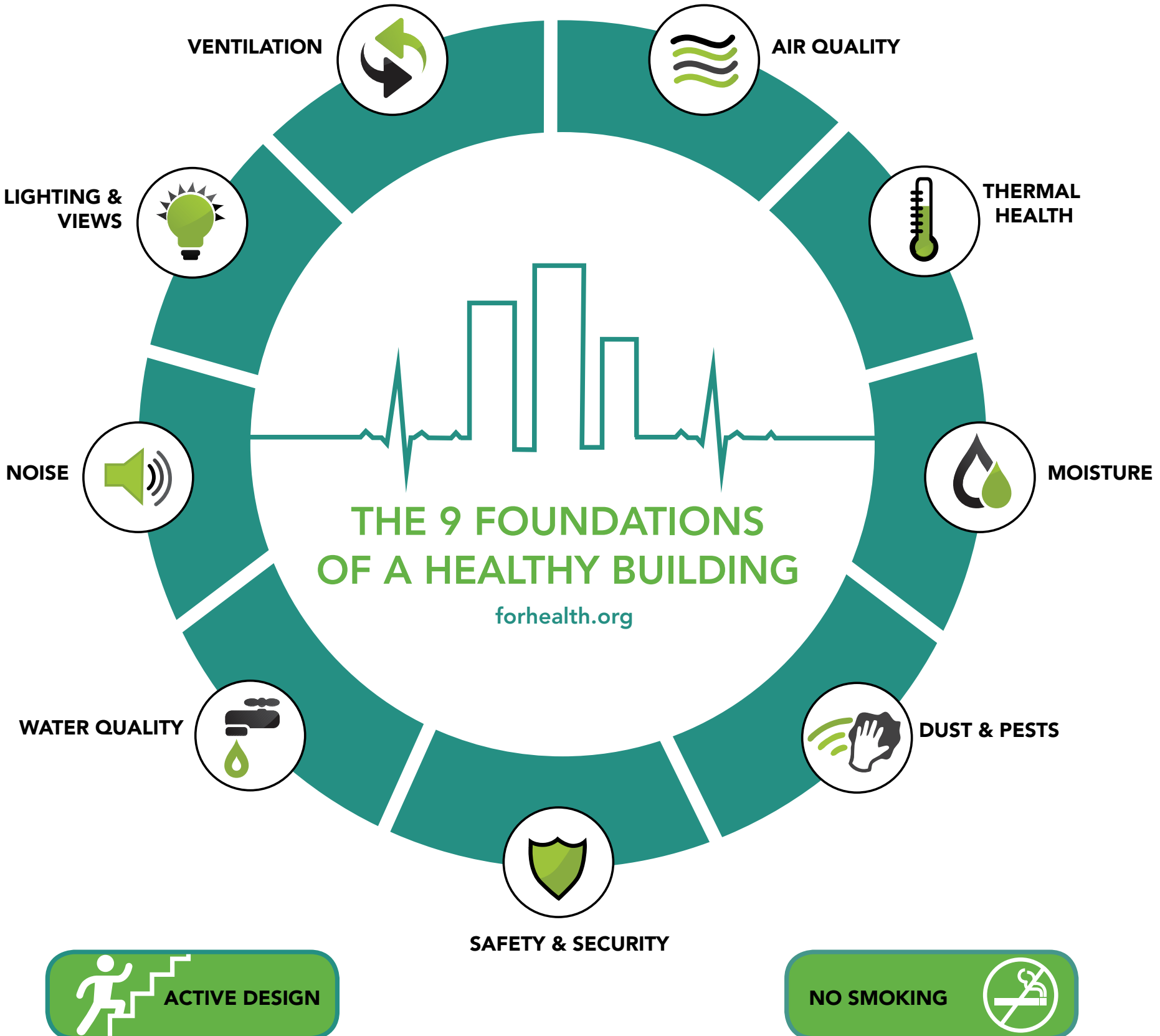
+ Energy Star/Enterprise Green Community/EarthCraft

+ Photovoltaic solar panels, if feasible, to provide common area electricity

+ Deconstruction/Diverting from materials entering the landfill

+ **Healthy Living Environment:** Low VOC paints, ventilation and air quality, prevention of moisture infiltration, pests and pollutants

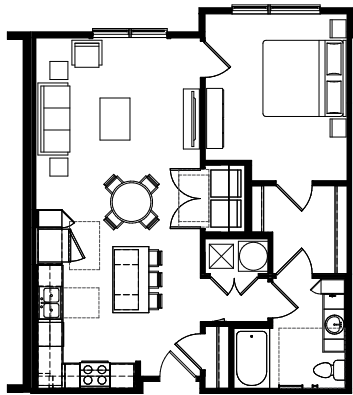
+ Resident education and presenting information about community impact



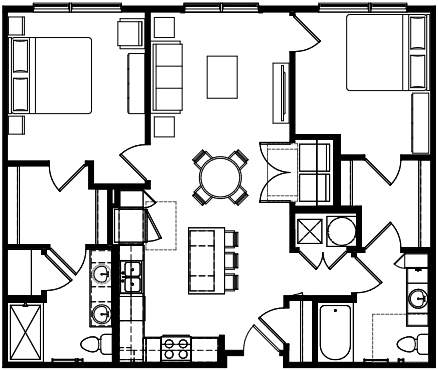
HOUSING | ACCESSIBLE MULTI-FAMILY DESIGN



1 Bedroom Unit



2 Bedroom Unit



Scale: 1/16" = 1'-0"



Prototypical Multifamily Elevation

Scale: 1/32" = 1'-0"

ACCESSIBILITY NEEDS

- + 195 Smithfield Court residents (47%) have a disability
- + 74% of all disabled residents are 55 or older

DESIGN ELEMENTS SUMMARY

- + Accessible building entrance on accessible route
- + Accessible/usable public and common use areas
- + Usable doors - wide enough and with lever handles
- + Accessible route into and through (no steps or split levels)
- + Reinforced walls for grab bars
- + Light switches, electrical outlets, thermostats, and other environmental controls in locations that can be reached by a wheelchair user
- + Usable bathrooms and kitchens, with no island
- + Adjustable sinks and cabinets, loop-handled cabinet hardware appliances that a person in a wheelchair can reach.

HOUSING | DESIGN



WALK UP APARTMENTS

+ Traditional walk-up apartments gently meet in the middle of the existing residential and educational scales and styles, and support daily activity around the Parker High School athletic facilities beyond game night.

1 Bedroom Unit



2 Bedroom Unit



Scale: 1/16" = 1'-0"



Prototypical Multifamily Elevation

Scale: 1/32" = 1'-0"

HOUSING | DESIGN



GARDEN STYLE APARTMENTS

+ Garden apartments bring density to the neighborhood without an overwhelming sense of scale. These typologies allow for front doors and porches on at least two sides, ideal for street corners.

1 Bedroom Unit



3 Bedroom Unit



Scale: 1/16" = 1'-0"

2 Bedroom Unit



Prototypical Garden Apartment Elevations Scale: 1/32" = 1'-0"

HOUSING | DESIGN



DUPLEXES & TOWNHOMES

- + Duplexes, mirroring the existing single family home styles across the street, line Center Street as a natural transition into the current Smithfield Court site.
- + Contemporary style townhomes bring a modern flair into the overall traditionally styled community, echoing the mixed-use edge along Rev. Abraham Woods Jr. Boulevard across the full reimagined neighborhood.

2 Bedroom Unit

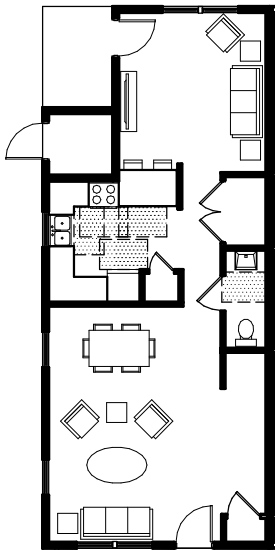


1st Floor

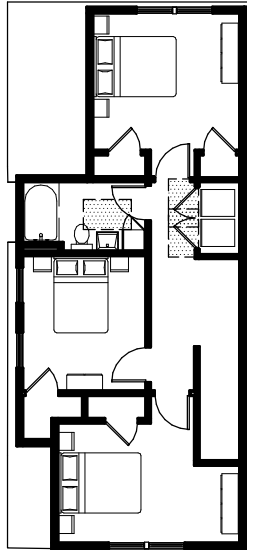


2nd Floor

3 Bedroom Unit



1st Floor



2nd Floor

Scale: 1/16" = 1'-0"



Prototypical Duplex Elevations



Prototypical Townhouse Elevations Scale: 1/32" = 1'-0"

HOUSING | ANTICIPATED SCHEDULE

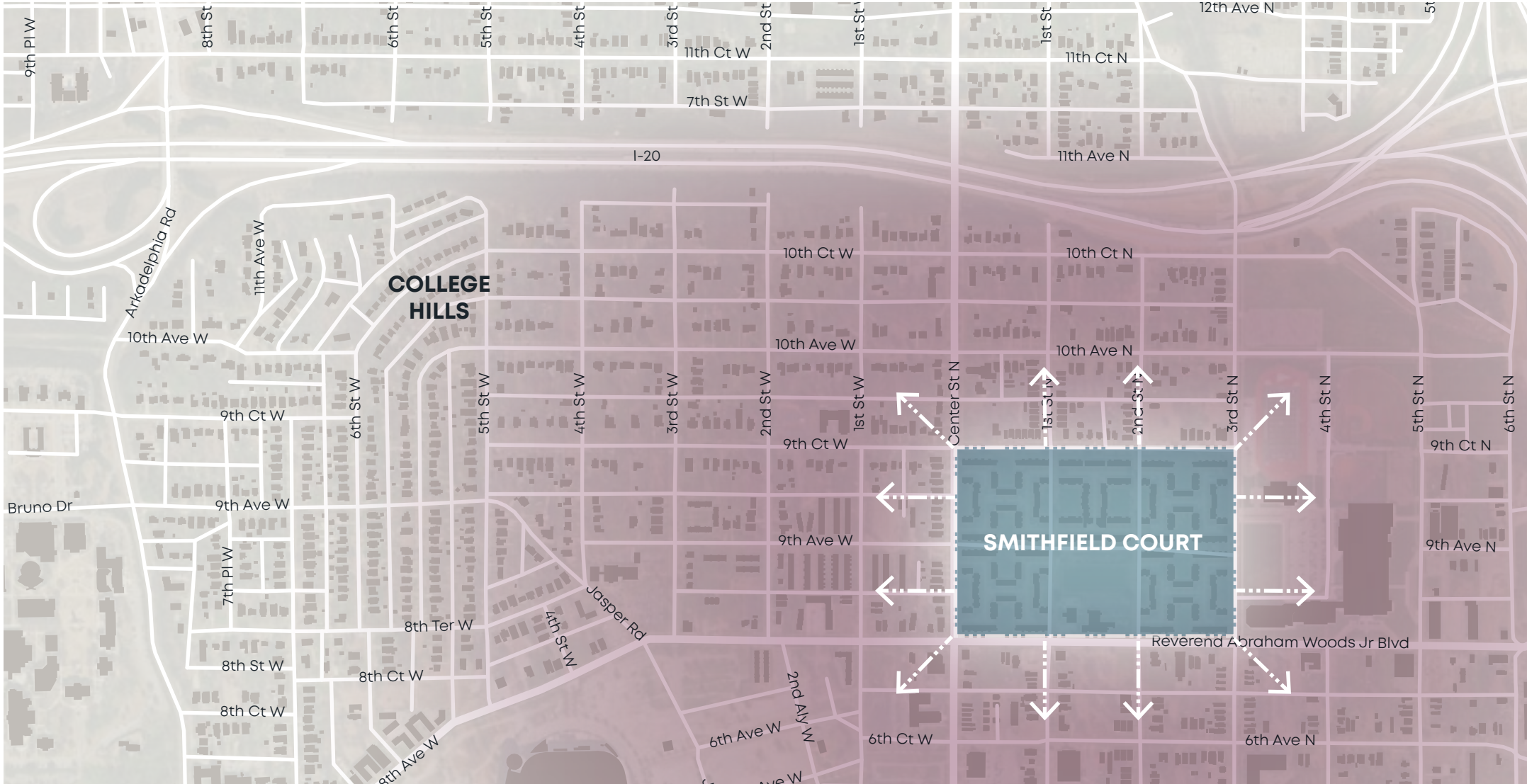
Birmingham Housing Plan Phases	2023	2024	2025	2026	2027	2028	2029	2030	2031
Rehab 101 senior apts (50 replacement)	9% LIHTC App	Rehab		Lease Up					
New Construction 151 family apts (75 replacement)		4% LIHTC App	New Construction		Lease Up				
Relocation of Smithfield Court residents				Relocation					
Demolition of Smithfield Court public housing units				Demolition					
New Construction 127 family apts (63 replacement)			4% LIHTC App	New Construction		Lease Up			
Relocation of Smithfield Court residents					Relocation				
Demolition of Smithfield Court public housing units					Demolition				
New Construction 153 family apts (76 replacement)				4% LIHTC App	New Construction		Lease Up		
Relocation of Smithfield Court residents							Relocation		
New Construction 99 senior apts (49 replacement)					9% LIHTC App	New Construction		Lease Up	
Demolition of Smithfield Court public housing units							Demolition		
New Construction 149 family apts (74 replacement)						4% LIHTC App	New Construction		Lease Up
New Construction 140 family apts (69 replacement)							4% LIHTC App	New Construction	

Note: Master Development Agreement has been executed

HOUSING | UNIT MIX & FINANCING SUMMARY

Birmingham Housing Plan Unit Mix + Financing Summary		BEDROOM SIZE				SUBSIDY TYPE				SOURCES					DEVELOPMENT COSTS	
		1 BR	2 BR	3 BR	TOTAL	Replacement	Affordable	Market Rate	TOTAL	Perm Debt	Equity	CNI	HABD/City/AL Power	DDF	TDC	Per Unit \$K
2024	Rehab Senior Living/Early Learning	101	0	0	101	50	51	0	101	6.0	12.0	3.6	5.6	0.5	27.7	274
2025	New Construction Intergenerational Family/Senior	109	42	0	151	75	38	38	151	12.6	12	5.5	7.5	1.3	38.9	258
2026	New Construction Intergenerational Family/Senior	56	43	28	127	63	31	33	127	12.6	9.7	4.6	8.0	0.9	35.8	282
2027	New Construction Intergenerational Family/Senior	98	32	23	153	76	38	39	153	13.8	12.2	5.6	7.0	1.0	39.6	259
2028	New Construction Senior Living	99	0	0	99	49	50	0	99	5.8	10.7	3.6	5.2	0.4	25.7	260
2029	New Construction Intergenerational Family/Senior	57	86	6	149	74	37	38	149	13.8	11.9	5.4	6.3	1.3	38.7	260
2030	New Construction Intergenerational Family/Senior	106	30	4	140	69	34	37	140	11.8	11	5	6.8	1.3	35.9	256
TOTALS		626	233	61	920	456	279	185	920	76.4	79.5	33.3	46.4	6.7	242.3	

SMITHFIELD COURT PUBLIC HOUSING SITE



UNIT SIZE	NUMBER OCCUPIED	NUMBER VACANT	TOTAL UNITS	TOTAL BEDROOMS	NON-DWELLING
0 BR	14	2	16	16	0
1 BR	288	12	300	300	1
2 BR	92	8	100	200	1
3 BR	35	5	40	120	0
TOTAL	456	27	288	636	2

Note: Data is current as of 05-05-23