

Attachment K

Revised Substantial Deviation



ATTACHMENT K: SUBSTANTIAL DEVIATION

As part of the Rental Assistance Demonstration (RAD) Program, the Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budgets produced as a result of each approved RAD conversion, Section 18/RAD Blend regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and/or rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD/Section 18 Blend conversion.
- d. Changes to Choice Neighborhood Implementation (CNI)/ RAD, Section 18 and RAD/Section 18 Blend.

Attachment L
Revised Significant
Amendment/Modification



ATTACHMENT L: SIGNIFICANT AMENDMENT/MODIFICATION

As mandated by the HUD, a public housing authority must define a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a “substantial change.” it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, HABD defines significant changes to the Agency Plan as follow:

- a. Significant changes to tenant/resident admissions policies;
- b. Significant changes to the tenant/resident screening policy;
- c. Significant changes to public housing rent policies;
- d. Significant changes to the organization of the public housing or HCV waiting lists;
- e. Significant Changes in the use of replacement reserve funds under the Capital Fund Grant;
- f. Non-de-minimis changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities; to exclude casualty or otherwise uninhabitable units.

Attachment M
New Activities: HOPE VI and Choice
Neighborhoods



B.2 NEW ACTIVITIES

ATTACHMENT M: HOPE VI and CHOICE NEIGHBORHOODS

The Housing Authority of the Birmingham District (HABD) submitted a Choice Neighborhood Implementation Grant on January 10, 2023 for the Smithfield Court (AL001000009) community.

HABD reserves the right to apply for other Choice Neighborhood Implementation Grants for a public housing site to be identified as we assess the repositioning plan for its portfolio.

Annual Plan 2024 Amendment to Choice Neighborhoods The U.S. Department of Housing and Urban Development's Choice Neighborhoods program was first funded by Congress in 2010 replacing and expanding on the HOPE VI program. Choice Neighborhoods has three goals: 1) to transform distressed housing, 2) to support positive outcomes for families in the targeted neighborhood, and 3) to transform neighborhoods of poverty into viable neighborhoods with access to well-functioning services. Choice Neighborhood parameters include the requirement of one-for-one replacement, resident involvement, right-to-return if lease compliant, activities and services to promote self-sufficiency, and the inclusion of energy-efficient design principles.

On July 26, 2023, HABD and the City received a \$50M Choice Neighborhoods Implementation (CNI) grant focused on the Smithfield Court residents, the Smithfield Court public housing units and the Smithfield-College Hills-Graymont neighborhood. The Choice Neighborhoods Initiatives include public and private funding for both social and physical investments that HABD and the City leveraged in collaboration with local and regional partners.

The central focus point of this initiative is the Smithfield Court public housing community. The theme that runs throughout Choice Neighborhoods is social equity and economic mobility. HABD and the City are working with local, regional and federal partners to bring significant resources to the community. This Initiative puts residents first and aligns partners and resources to invest in People/Education, Housing and Neighborhood.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD: The U.S. Department of Housing and Urban Development created the Rental Assistance Demonstration (RAD) program to preserve public housing and enhance housing choice for residents. Under this program, public housing agencies would have the option of converting current public housing Annual Contributions Contracts into long-term project-based voucher or project-based rental assistance contracts. This conversion enables PHAs to secure financing from private and not-for-profit partners to repair and renovate their property, including energy-efficient upgrades. Subject to the availability of RAD, HABD reserves the right to participate in this program if compatible with HABD's objective to best serve residents.

HABD intends to apply to HUD to convert a proportionate amount of public housing units to RAD project-based vouchers for the seven phases of housing redevelopment as part of the CNI initiatives.

Demolition/Disposition Application HABD will submit a multi-phased Demolition and Disposition Application to demolish and dispose of all 456 public housing units within the Smithfield Court AMP in accordance with the phasing plan of the overall redevelopment. HABD will continue to carry out extensive Smithfield resident consultation and meet the Resident Advisory in compliance with all required federal regulations. The Demolition/Disposition application will exclude the Rental Assistance Demonstration (RAD) units that have a Commitment to Enter into a Housing Assistance Payment (CHAP) award and are undergoing RAD conversion under a separate process.

Housing The Smithfield-College Hills-Graymont Choice Neighborhood housing plan includes seven phases of housing with 920 mixed-income apartments (720 for families and 200 for seniors). In accordance with HUD's Choice Neighborhood program, all 456 public housing units will be distributed throughout the seven phases developed from 2024-2030. On the Smithfield Court public housing footprint 429 mixed-income/mixed-use apartments will be constructed, and 491 mixed income/mixed-use apartments will be developed on three additional city-owned sites in the SCG community, all within ¼ mile of the Smithfield Court public housing site.

Phase 1 (estimated construction start 2024) includes 101-unit senior-only adaptive reuse and new construction on the site of the former Graymont Elementary School/former JCCEO offices. This will allow the Team to implement the build first model where Smithfield Court seniors move from their public housing unit to a newly renovated apartment. The City, Integral/Rule and TAP are collaborating with BCS and Shine Early Learning to provide pre-K/Head Start classrooms on the first floor to provide an intergenerational environment.

Phase 2 (estimated construction start 2025) includes a 151-unit family/mixed 55+ community on a portion of the Parker High School Surplus site, including a range of elevator and garden apartments for seniors and families to move from their Smithfield Court public housing unit to a newly constructed apartment.

Phase 3 (estimated construction start 2026) includes the building of 127 apartments on the western third of the Smithfield Court site with opportunities for residents to move from the remaining portion of the public housing site, providing elevator and garden apartments. Phase 3 includes the mixed-use development of the Social Innovation Center(SIC)/High-tech learning library and an outdoor plaza, 'Smithfield Square'. The Smithfield Library will be an anchor that also includes Birmingham Civil Rights Institute exhibits. The other anchor is Birmingham's workforce training partnership, which will co-share office and meeting rooms. A community gathering space will occupy the center of the building, with clusters of other social services providers.

Phase 4 (estimated construction start 2027) continues the redevelopment of the Smithfield Court site, affording the residents the same choices as Phase 3 with 153 units. During these phases, the Library will be developed as part of the Social Innovation Center on the Phase 3 site to complete the mix of uses planned for the Rev Abraham Wood Jr. Blvd street frontage. This phase includes the rehabilitation of the historic Bethel House, which expands the implementation of the People Plan's programming and services from Phase 3.

Phase 5 (estimated construction start 2028) builds 99 senior-only apartments within a pair of elevator buildings on the former site of the Smithfield Library and vacant City-owned property along 8th Ave. W adjacent to McLendon Park. These apartments are in keeping with residents' desire to stay on site or close by and activates the street with the building's community room at the corner of Center Street, providing proximity for residents to the activity and mix of uses in 'Smithfield Square' and direct access to transit modes in this location. After relocation of the residents remaining at the Smithfield Court site and demolition of all remaining residential and non-residential buildings, the Smithfield site will be fully cleared for the last phase of redevelopment, except for the historic Bethlehem House, which will be preserved and used by TAP and local partners, to provide counseling, case management and wrap around services to Smithfield Court public housing residents.

Phase 6 (estimated construction start 2029) includes 149 intergenerational apartments on the remaining Smithfield Court site.

Phase 7 (estimated construction start 2030) includes the balance of the Park High School Surplus site, building 140 housing units that complete the redevelopment of the northeast portion of SCG, knitting together residential streets.

Neighborhood The Neighborhood Plan/Critical Community Improvements includes five primary objectives: Neighborhood Improvements, Placemaking/History, Healthy Neighborhood Initiatives, Cradle-to-Career - Early Education, Cradle-to-Career - Workforce Development, Connected Community-Digital/Multi-Modal.

People The People Plan includes a Cradle to Career and Beyond people-based plan for Smithfield Court residents to provide high-quality support, coaching, counseling and connections to high-quality services and resources necessary including the following: education, income and employment, and health.