A DEVELOPER SUMMIT-

BIRMINGHAM DEVELORIMENT OF BIRMINGHAM

Shaping Birmingham's Future Together



DR. MEGHAN VENABLE-THOMAS

DIRECTOR OF COMMUNITY DEVELOPMENT DEPARTMENT





RANDALL WOODFIN MAYOR, CITY OF BIRMINGHAM





CORY STALLWORTH

SENIOR DEPUTY DIRECTOR COMMUNITY DEVELOPMENT





KELVIN DATCHER

SENIOR ADVISOR TO THE MAYOR DEPUTY DIRECTOR, HOUSING





DENITA BEARDEN

CHIEF ADMINISTRATIVE OFFICER

CHRISTIE HILLIARD

PROJECT MANAGER

LARRY WILLIAMS

CHIEF HOUSING/PROGRAMS OFFICER

How to do Business with the Housing Authority of the Birmingham District





How to Do Business with HABD

- Visit our Website: www.habd.org
- Follow us on Social Media
- Subscribe to our Vendor Connect
 Newsletter



- HABD Solicitation Process
- Formal Bidding Process
 - Fair and Competitive Process
 - Type of Solicitation: Request for Qualifications, Request for Proposals
- Open for Submissions Minimum of 30 days
- Title: Solicitation Requirements
 - Follow instructions
 - Have all certifications
 - Submit complete paperwork
 - Be early and/or timely with submission



Tom Brown Village - Public Housing Community- North Avondale Neighborhood

- o 248 Units, 23.85 Acres
- Fee Developer or Developer Partner





- Land left undeveloped after a prior redevelopment project
- Objective: Undetermined, but the neighborhood may support a mixed-use project
- The block is bounded by Rev. Abraham Woods Jr. Blvd, 23rd
 Street North, 7th Avenue
- North, and 22 nd Street North





Central Office, 1826 3rd Avenue South

- Currently houses approximately 50 employees
- Objective: Development of a mixed-use project with office, commercial, and residential uses
- o Square Footage?





Project-based Vouchers

- Housing Choice Vouchers assist with specific rental housing units
- Support the preservation, development, and rehabilitation of affordable housing
- Utilize long-term (20 year) Housing Assistance Payment (HAP) contracts to make private rental housing affordable
- Solicitation may express a preference for support services or a special population



Project-based Vouchers

- No more than 25 percent of the units in a given property or 25 units, whichever is greater or utilized.
- Exception: the property is located in a low-poverty area or residents are provided supportive services
- PHAs are allowed to project base up to 20% of their HCV inventory.
- Additional 10% if the units are specifically available for homeless, veterans, or provide supportive services for residents
- HABD has the ability to project-base approximately 1700 vouchers
- HABD seeks to award 200 PBVs annually





The Birmingham Land Bank Authority was created by the City of Birmingham to foster the public purpose of returning land, which is in a non-revenue generating, non-tax producing status to an effective utilization status by providing housing, stabilizing neighborhoods and stimulating new commercial & economic development.

TAX DELINQUENT PROPERTIES & SURPLUS PROPERTIES

Governed by a 7-member Board of Directors





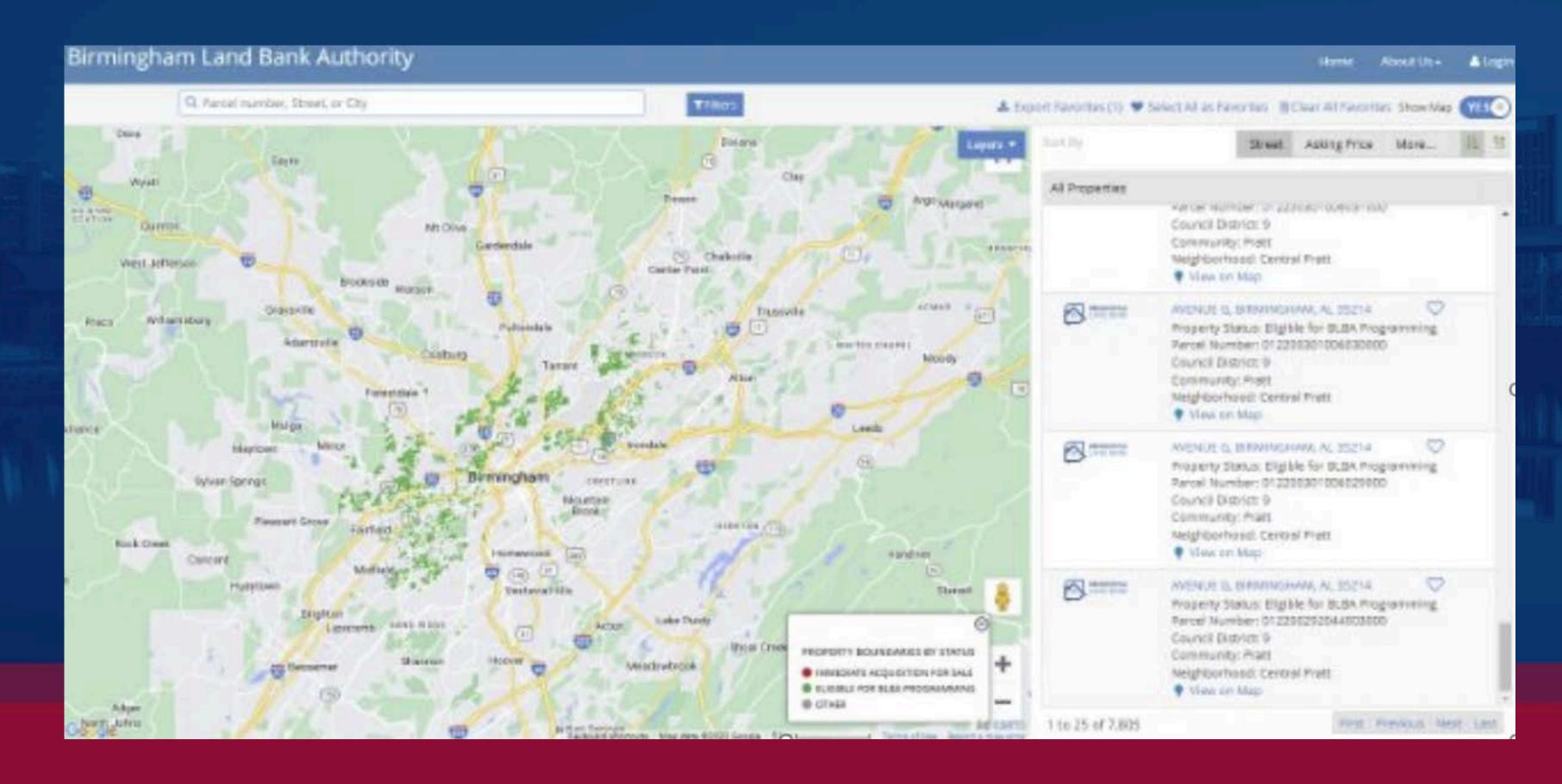
WHATISA Land Bank?

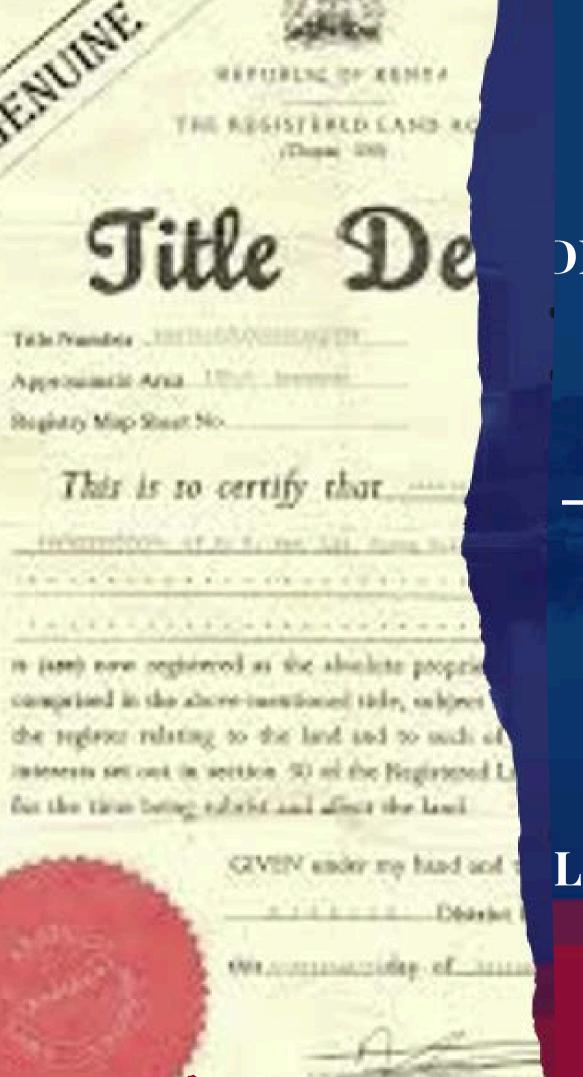
Land banks have unique powers, created by state law, to convert a vacant tax delinquent property to a neighborhood asset.

Vacant tax-delinquent properties can create hazards, impact property values, and drain local tax dollars.

Land banks can acquire vacant taxdelinquent properties and can sell them for development in the short term or hold them to stabilizing distressed markets or fulfill longterm land use goals

TAX DELINQUENT OPPORTUNITIES





1605 GREEN ACRES
TAX DELINQUENT: 10 YEARS

DELINQUENT PROPERTY TAXES =
\$23,000
LIEN FOR ROOF = \$15,000
MORTGAGE = \$70,000

LIENS BEFORE QUIET TITLE = \$108,000

(IF NO REDEMPTION)

LIENS CHARGED TO YOU = \$0.00





ELIGIBLE APPLICANT & PROPERTIES

Individuals, governmental entities, non-profit and for-profit corporations are all eligible to acquire property through the BLBA*.

Residential and commercial properties that are at least three (3) years tax delinquent and located within the city limits of Birmingham are eligible for Land Bank programming.

Ala. Code § 24-9-10, effective August 1, 2021.



Programming

Lot Lease

Right to Use Property & Responsibility to Maintain

Quiet Title

Clear, Marketable & Insurable Title

Immediate Acquisition

Ready for Development

Strategic Acquisition

Collaborate on catalytic development opportunities











QUETTITLE & IMMEDIATE ACQUISITION

Applicant:

- Individuals or organizations
- New construction or renovation of an existing structure (residential or commercial)

12 Months to Develop:

- Property must be vacant and unoccupied
- Development plan & proof of funding is required
- Redemption of property prior to closing may occur

Project Cost = starts at **\$5,000.00** plus closing costs and fees.



QUIETTITE & IMMEDIATE ACQUISITION

Proposed Uses:

- Owner Occupied Residential
- Rental/Lease Residential
- Resale Residential
- Renovate for a family member
- Non-Profit Use
- Commercial Use



CATALYTIC DEVELOPMENTS

Properties: 3+ individual parcels of property may be acquired and assembled for development.

Applicant:

- Individuals, non-profit & for-profit organizations
- New construction or renovation of an existing structure (residential or commercial)

Development Time Varies:

- Property must be vacant and unoccupied
- Development plan & proof of funding is required
- Redemption of property prior to closing may occur
- Project Cost = starts at \$5,000.00 plus closing costs and fees.

Proposed Uses:

- MFH or SFH Rental/Sale (Residential)
- Business Districts (Commercial)



LET'S GET Started!

SUBMIT PROPOSAL + INTEREST FORM

- Proposal is emailed to landbank@birminghamal.gov.
- Include development plan, relevant experience, specific properties or location, and funding source.
- Interest form is to be submitted online





ATTEND ORIENTATION

- Meet Land Bank personnel and hear from City of Birmingham Departments regarding property developments.
- Based on experience, may attend a pre-planning meeting with the City of Birmingham's Dept of Planning, Engeineering & Permits i/o Orientation.



Step S

SUBMIT APPLICATION

- Non-refundable Application Fee of \$100 per proposal
- Application fee is waived if you select a property already held by the BLBA







- Presentation for board meeting is emailed in advance to landbank@birminghamal.gov. Include development plan, relevant experience, specific properties or location, and funding source.
- You may also bring renderings to the meeting.

Sign Catalytic Development Agreement

- Submit Non-Refundable Administrative Fee of \$500 (for every 5 properties)
- Submit Earnest Money Deposit of \$5000.00(balance of purchase funds due at closing)



Inspection and Closing

- 30 Day Inspection Period
- Closing Workshop to prepare BLBA's Maintenance & Development Plan
- Properties will be converyed in groups, as determined by the Purchaser & BLBA



Together VE CREATE COMMUNITIES.



NORWOOD





BEFORE

AFTER

GRAY DOG PROPERTIES, LLC





NORTH TITUSVILLE





BEFORE









COURTNEY NEWTON

SR. PROJECT MANAGER
COMMUNITY DEVELOPMENT
DEPARTMENT

Community Development Programming and Funding



HOUSING SOURCES OF FUNDING

The Community Development uses the following sources for project funding:

- HOME Grant funds used to fill gaps in affordable housing projects
- CDBG HUD grant funds used to further low to moderate income affordable housing projects
- Section 108 HUD backed loans, typically used in financing for larger developments
- Repayment is required, interest rates apply



HOUSING

APPROVED ACTIVITIES

- Homeowner Rehab
- Homebuyer
- Multifamily Housing
- Development can be mixed income
- Units subsidized using CDBG/HOME Funds are subject to income eligibility, rent limits, property standards, and general standards to further affordable housing
- Rental Development (New Construction or Rehab)
- Rental Subsidy



HOUSING INCOME ELIGIBILITY

- Income eligibility is determined by current HUD approved limits at time of project completion
- Current 2024 Limits
- Maximum is 80% AMI
- 1 Person- 52,850,
- 2-person \$60,400
- 3- persons \$67,950
- 4-persons \$75,500



HOUSING ASSESSING DEVELOPER CAPACITY

- Past performance
- Timeliness of Project/ Project Funding
- Budget/ ProForma
- City of Birmingham funds are meant to fill gaps and further affordable housing
- Ensures project will not be delayed due to foreseen financial constraints



HOUSING PROJECT REQUIREMENTS

- Environmental Review
- HUD mandated to address environmental concerns before project begins
- Protects residents, neighborhoods and communities from land, air and water hazards
- Davis Bacon
- Ensures proper payment of prevailing wages to laborers
- Interviews and record keeping will be tracked throughout project



CORNELL WESLEY

DIRECTOR
INNOVATION & ECONOMIC
OPPORTUNITY

Economic Development Incentives



INNOVATION & ECONOMIC OPPORTUNITY

The Department of Innovation and Economic Opportunity's goal is to make Birmingham the model of an inclusive and resilient economy. Our mission is to put the residents of Birmingham first by creating quality jobs, preparing workers for those jobs and ensuring that residents can access the skill development for those jobs. We are the heartbeat of Birmingham's innovation and economic opportunities, and we are committed to providing residents and business owners the tools and resources they need to build a successful life in Birmingham.



INNOVATION & ECONOMIC OPPORTUNITY

WHAT DUTIES OF YOUR DEPARTMENT

- Business Recruitment, Retention and Expansion
- Workforce and Talent Development
- Office of Business Diversity and Opportunity
- City Owned Real Estate Management



INNOVATION & ECONOMIC OPPORTUNITY

Your department's process

• For economic development incentive, request a meeting with one of our project managers to review your project details, economic impact, job creations and/or retention goals and any request from DIEO towards the project.

What incentives can you provide for Developer's

- Birmingham Business Development Loan -BBDL Loan (Up to \$1M requires an irrevocable line of credit)
- RISE, Retention Incentive for Success and Expansion (generally \$10K-\$50K award, as funds are available)
- Support of Construction Related Tax Abatement
- Tax Cost Revenue Sharing Incentive
- Employee Recruitment and Expansion Incentive (For example, up to a certain amount per employee pending the projects total capital expenditure and economic impact)
- Please note that each incentive package varies based on very specific project details and impact. Incentive creation is typically based on projects and is paid in arrears of actuals.



JIM STANLEY

ASSISTANT CITY ATTORNEY
CITY OF BIRMINGHAM OFFICE OF THE
CITY ATTORNEY

Contracting with the City of Birmingham



Mission
The mission of the Office of the City
Attorney (OCA) is to provide
expert legal advice, counsel, opinions
and representation to the
Mayor, City Council members, City
officials and departmrimary Functions



Primary Functions

Legal opinions

 OCA provides opinions on points of law, interpretation and applicability of federal, state, and local laws, statutes, ordinances and resolutions. It also drafts City ordinances and resolutions.

Contracts and Real Estate

 OCA Attorneys provide legal services for the City in the preparation and review of all types of contracts involving the City and represent the City in real estate transactions.



GENERAL PROCESS FOR APPROVAL OF CONTRACTS

- Birmingham City Council procedure requires every contract to be reviewed and recommended by a City Council committee
- Committees meet one or two times per month, depending on the committee
- Following Council committee recommendation, a contract may be submitted for full consideration by the City Council
- Typically, a two or three week process
- Transparency Form is required



LEGAL PARAMETERS

Dillon's Rule

- Alabama is a "Dillon's Rule" (as opposed to Home Rule) State.
- Under Dillon's Rule, local governments may exerciseonly powers that the state constitution or the state legislature specifically grants to them.
- Committees meet one or two times per month, depending on the committee
- Following Council committee recommendation, a contract may be submitted for full consideration by the City Council
- Typically, a two or three week process
- Transparency Form is required



PRIMARY LEGAL BASES FOR INCENTIVES FOR MIXED USE OR AFFORDABLE HOUSING PROJECTS

AMENDMENT NO. 772 (SECTION 94.01 ALABAMA CONSTITUTION OF 2022)

- Amendment No. 772 gives certain county and municipal governments the authority to use public funds to sell public property, to provide cash incentives, to lend their credit to private businesses, or to issue debt for economic development purposes.
- Broad authority for an Alabama municipality to provide incentives to support economic development - typically involves cash payments, revenue sharing agreements, sale of real estate at below market value, issuing debt, loan guarantees
- Typically does not support affordable housing or nonprofit services or activities alone
- Requires publication of notice in news media at least seven days prior to meeting



URBAN RENEWAL/REDEVELOPMENT CODE OF ALABAMA TITLE 24, CHAPTERS 2 AND 3

Powers include:

- To acquire blighted property
- To acquire other real property for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight
- To clear property acquired and install, construct, or reconstruct streets, utilities, and site improvements
- To sell or lease land at below market value for uses in accordance with the redevelopment plan.
- Does not authorize cash incentives
- Property must be located in an urban renewal/redevelopment project area

All sales or leases of municipal property must be authorized by an ordinance of permanent operation



CODE OF ALABAMA TITLE 11, CHAPTER 96A

- Broad authority for an Alabama municipality to provide assistance is support of affordable housing
- Low or Moderate Income Person or Family:
 persons or families with incomes that do not exceed the level of 100 percent of the median income for the applicable AMI

Powers Include:

- To acquire sites for, purchase, construct, own, develop, operate, survey, subdivide, establish, maintain, refurbish, remodel or improve single or multi-family dwellings
- To receive federal, state, private or other funds to be applied for affordable housing
- To sell and issue bonds or warrants
- To make loans to mortgage lenders which will use loan proceeds to make mortgage loans for affordable housing
- To sell at public or private sale, exchange, lease and convey any or all of its properties
- To make, enter into and execute such contracts, agreements, leases and other instruments and to take such other actions as may be necessary or desirable to accomplish any purpose granted by this chapter



CODE OF ALABAMA TITLE 11, CHAPTER 96A

Powers include:

- To acquire blighted property
- To acquire other real property for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight
- To clear property acquired and install, construct, or reconstruct streets, utilities, and site improvements
- To sell or lease land at below market value for uses in accordance with the redevelopment plan.
- Does not authorize cash incentives
- Property must be located in an urban renewal/redevelopment project area

All sales or leases of municipal property must be authorized by an ordinance of permanent operation



CODE OF ALABAMA TITLE 11, CHAPTER 96A

- To appropriate, lend or donate funds or properties to any political subdivision, public corporation or nonprofit corporation or agency to be used for the purpose of funding or providing low or moderate income housing
- To enter into a management agreement or agreements with respect to the provision of single or multi-family dwellings
- To sell or lease to persons of low or moderate income or to other persons who will themselves sell or lease the same, or otherwise make the same available for occupancy by persons of low or moderate income any single or multi-family dwelling units acquired by the municipality



PLANNING ENGINEERING AND PERMITTING



KATRINA THOMAS

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS DIRECTOR, Navigating the Permitting Process and Zoning Reform to Support Affordable Housing



WHOWEARE

DIRECTORKATRINA THOMAS

DEPUTY DIRECTORS:DARREN WHITT, TRACEY HAYES,
ARTEMUS WILLIS

- # of Employees: 138
- Organizational Structure
- PEP functions within four main divisions:
- Planning, Urban Design, Watershed
 Management
- Permitting and Inspection Services
- Code Enforcement
- Departmental Systems Support (GIS) and Departmental Services (Performance Management)



CONNECTING THE DOTS WHAT DO WE DO?

We provide THREE main service functions: DEVELOPMENT SUPPORT SERVICES

PEP provides various services to the general public, contractors, engineers, architects and designers and serves as subject matter experts on several boards and agencies for the sole purpose of regulating public and private property.

- These services include the following:
- One Stop Permitting Services
- Zoning and Subdivision Regulatory Services
- Stormwater Management and Floodplain Regulatory Program
- Post-Construction Treatment Controls Ordinance
- Stormwater Utility Fee Program
- Illicit Discharge Detection & Elimination (IDD&E)
- Stream Maintenance Permitting
- Manages National Flood Insurance Program and Community Rating System (CRS) Program
- Keep Birmingham Beautiful
- Soil Erosion Control
- Local Historic Districts
- Commercial Revitalization Districts



CONNECTING THE DOTS WHAT DO WE DO?

PLANNING SUPPORT SERVICES

PEP provides and implements several programs, plans, and policies designed to shape the City's built environment and infrastructure. These include planning services related to the adoption and implementation of the following plans:

- City's Comprehensive Plan and Land Use Plans
- Community Framework Plans
- Urban Renewal Plans
- Demolition Action Plan
- Watershed Management Plans
- Disaster Recovery/Resiliency Plans
- Hazard Mitigation Plans
- Sustainability Planning

CODE ENFORCEMENT SERVICES

PEP provides code enforcement services to support a more coordinated, efficient and effective program:

- Condemnation/Demolition Enforcement
- Housing Code Enforcement
- Zoning Enforcement
- Environmental Code Enforcement



DISCUSSION OVERVIEW

Navigating the Permitting Process

- Pre-Construction Meetings
- Online Permit Guide
- Accela Permitting System (Citizen's Access Portal)
- Helpful Tips
- Zoning Reform to Support Affordable Housing
- Right Size Parking Initiative
- Urban Neighborhood Zoning District



TO SCHEDULE A VIRTUAL OR ON- SITE MEETING CONTACT:

RICKY SANDERS
SENIOR PLANS EXAMINER

(205)254-2252

Pre-Construction Meetings

- These meetings are essential in the project planning phase, serving to identify and address potential issues before finalizing construction plans.
- This approach allows us to reduce review times and ensure that all necessary corrections are made before plan submission.





Permit Process

(COMMERCIAL AND RESIDENTIAL)

WHAT TYPE OF WORK REQUIRES A PERMIT?

 Any work that is being done to a Single-Family Residence except for painting, papering, carpeting, cabinets, counter tops, some roof repairs*.

Example:

- When the roof decking is being repaired or replaced, it requires a Building Permit as per the Technical Code of the City of Birmingham.
- All commercial construction work regardless of the size of the project requires a building permit as per the Technical Code of the City of Birmingham.

WHERE DO I OBTAIN A PERMIT?

Department of Planning, Engineering, and Permits Room 210, 2nd floor of City Hall

FOR MORE INFORMATION CALL (205) 254-2904





Online Permitting Guide

- The Online Permit Guide aims to streamline customer service by helping the customers navigate the permit process in the City of Birmingham.
- It will outline each step for citizens and developers and generate a final PDF, detailing the specific steps needed to obtain a permit.

TO ACCESS THE ONLINE GUIDE:

HTTPS://APP.ONCAMINO.COM/BIRMINGHAM_AL/LOGIN



How It Works

STEP ONE



Enter details about your project by going through our smart questionnaire. STEP TWO



Select a location to check zoning and other parcelbased details. STEP THREE



Receive a unique, custom set of instructions for how to get your project done.



Accela Permitting System

WHATIS ACCELA?

ACCELA is our new online permitting system. It is a cloud-based solution that allows customers to submit and track applications 24/7.

- Permits available to submit online now include:
- Blasting, Driveway-Sidewalk, Fence/Wall, Garage Sales, House Move, Signs, Small Cell Site, Special Use, Urban Agriculture, Zoning, Certificate, Plumbing, Electrical, Low Voltage, Mechanical, and Gas with Building permits coming later this year.

WHAT'S NEXT TO COME?

• The Digital Plan Room will transition all paper plan submissions to a fully digital process.



5 TIPS FOR NAVIGATING THE PERMITTING PROCESS Stay Proactive

START EARLY TO AVOID DELAYS

UNDERSTAND THE PROCESS AND CURRENT REGULATIONS

MAKE SURE ALL
DOCUMENTATION/APPLICATIONS
ARE COMPLETE

HIRE LICENSED PROFESSIONALS



RECENT UPDATES To The City's Zoning Ordinance

- Eliminated Parking Minimums-allows the developer to determine appropriate parking per development up to a maximum.
- Created a new Urban Neighborhood
 District to foster opportunities for missing
 middle housing development,
 walkable/transit-oriented development,
 and neighborhood-scale retail
 development.



CAROLINE DOUGLAS

EXECUTIVE DIRECTOR
BIRMINGHAM LANDBANK

Birmingham Land Bank



BIRMINGHAM DEPARTMENT OF TRANSPORTATION



COLIN ALEXANDER

SR. PLANNER
BIRMINGHAM DEPARTMENT OF
TRANSPORTATION

Working with the Birmingham Department of Transportation



What is BDOT?

The Birmingham Department of Transportation (BDOT) oversees management, maintenance, and long-term vision for the City's Right-of-Way.

The goal is to make Birmingham a more multi-modal city in partnership with other city departments, government agencies, and private developers by tying transportation and land use together.





Transportation and Land Use: Problems with Car Dependency



The United States had the highest motor vehicle crash death rate* compared with 28 other high-income countries.

*Population-based death rates; deaths per 100,000 people in 2019

www.cdc.gov

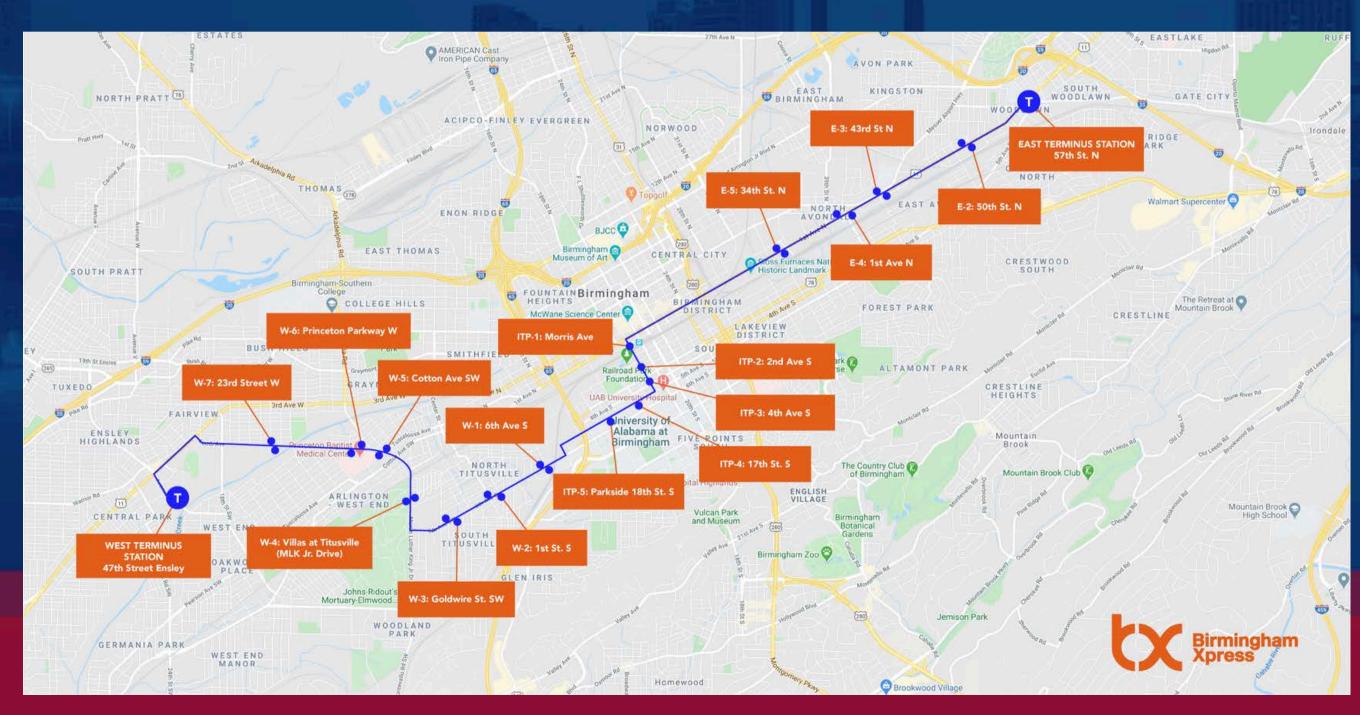
bit.ly/mm7126a1



AVIATION	1 D+	PORTS	1 B-
BRIDGES	↓ C	RAIL	В
DAMS	D	ROADS	D
DRINKING WATER	↑ C-	schools	D+
₩ ENERGY	↑ C-	solid waste	C+
HAZARDOUS WASTE	D+	STORM WATER	D
inland waterways	↑ D+	TRANSIT	D-
EVEES LEVEES	D	WASTEWATER	D+
PARKS AND RECREATION	D+		



Transportation and Land Use: A TOD Vision





Transportation and Land Use: A TOD Vision

What does Transit-Oriented Development look like?

- Anchored by high quality public transit
- At least 15 residential units per acre located around bus rapid transit
- Mixed use setting... shops, offices, institutions, etc.
- Street network enables safe walking, transit,
 and cycling





Transportation and Land Use: A TOD Vision

Recommendations:

- Develop TOD plans for each area with robust public involvement
- Update zoning to allow transit-supportive densities:
 - Duplexes, triplexes, quadplexes
 - Townhomes
 - Small apartment buildings
 - Auxiliary dwelling units
- Remove parking minimum requirements
- Plan for "complete streets"
- Use pre-approved building templates







TRANSPORTATION AND LAND USE: IMPACTS ON AFFORDABLE HOUSING

How Multimodal TOD helps Affordable Housing Projects:

- Update zoning to allow transit-supportive densities:
 - Allows costs to be distributed across more units
- Remove parking minimum requirements:
 - Parking is expensive and the cost is often passed down to tenants
- Plan for 'complete streets':
 - Reduces the need for cars and expensive parking
- Use pre-approved building templates:
 - More housing types & reduces design costs





A MULITMODAL VISION FOR BIRMINGHAM

- Birmingham Xpress
- Civil Rights Crossroads RAISE Grant
- Fairfield Trail RAISE Grant
- 4th Ave N Two-Way Conversion
- Valley Creek Rails to Trails
- Annual Complete Street and Sidewalk Project x

THANKYOU

WE WANT TO THANK ALL THE COMMUNITY PARTNERS AND VENDERS WHO HELPED TO MAKE THIS EVENT A HUGE SUCCESS!