

SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN 2019 ACTION  
PLAN FOR SECTION 108 LOAN GUARANTEE ASSISTANCE-CORPORATE REALTY  
DEVELOPMENT, L.L.C.

CITY OF BIRMINGHAM, ALABAMA  
DEPARTMENT OF COMMUNITY DEVELOPMENT

**NOTICE OF PUBLIC HEARINGS**

The City of Birmingham, Alabama, hereinafter referred to as "the City", will conduct two (2) public hearings on Monday, December 9<sup>th</sup> at 9:00 am. and 5:30 pm in the City Council Chamber, 3rd Floor City Hall, 710 North 20th Street, Birmingham, Alabama 35203.

The purpose of the hearings is to receive comments regarding a proposed Section 108 loan guarantee application, which if approved, would be included as a substantial amendment to the City's HUD approved Program Year (PY) 2015-2020 Consolidated Plan (July 1, 2015-June 30, 2020) and PY 2019 Action Plan Plan-One Year Use Of Funds (July 1, 2019-June 30, 2020), Project Number B-19-MC-01-0002. The hearings also provide citizens with reasonable notice of, and opportunity to comment on, such proposed changes in the use of Community Development Block Grant (CDBG) funds pursuant to 24 CFR Part 91. The City will consider any such comments received and, if the City deems appropriate, modify the changes.

Redevelopment of the Former Carraway Hospital Site:

Corporate Realty Development, LLC. is proposing to acquire approximately 53.4 acres of real property on the site of the former Carraway Hospital Campus located in Druid Hills, Evergreen and Norwood Neighborhoods, and to redevelop approximately 25 acres of such property in the initial phase. The multi-year redevelopment will consist of the following components: (i) purchase of the property, (ii) construction and development of a 90,000 square foot office building, (iii) construction and development of approximately 10,000 square feet of restaurant uses, (iv) construction and development of 30,000 square feet of entertainment uses, (v) construction and development of an approximately 280-unit residential development, and (vi) adequate parking to accommodate the proposed development program. The initial phase project cost is estimated at \$143 million.

The 53.4 acre Carraway Hospital site bounded by Carraway Blvd (east), 20<sup>th</sup> and 17<sup>th</sup> Avenues N. (north), 22<sup>nd</sup> and 25<sup>th</sup> Streets N. (west), and 15<sup>th</sup> and 13<sup>th</sup> Avenues (south) in Birmingham, Alabama and is located in a distressed area. The amount of the proposed Section 108 loan is up to \$14.2 million for a term of up to twenty (20) years. The eligible activity is special economic development (24 CFR 570.703(i)(1)).

The project conforms to the national objective of benefit to low and moderate-income citizens via job creation (CFR 570-208(a)(4)).

The Section 108 loan is expected to complete the sources of funds necessary to finance eligible activities that include, but are not limited to, the following: (i) payment of interest on guaranteed obligations pursuant to 24 CFR 570.703(c), (ii) economic development pursuant to 24 CFR 570.703(i), and (iii) payment of certain fees charged by HUD pursuant to 24 CFR 570.712.

The cumulative project is projected to generate sufficient incremental income to repay Section 108 debt service and conform to HUD underwriting guidelines. Citizens may find additional information on the project at the Community Development Office at City Hall.

### **CITIZEN COMMENT PERIOD**

The City encourages citizens to participate in the development of the proposed amendments described herein and is hereby making them available for public examination and comment for a period of at least 30 calendar days from the date of this publication. All interested citizens who are unable to attend the public hearings referenced herein, but desire to submit written views and comments regarding the City's proposed amendments or housing and community development needs, may do so by addressing them to:

Chris Hatcher, Interim Director  
Community Development Department  
710 North 20th Street, 10<sup>th</sup> Floor City Hall  
Birmingham, Alabama 35203

All written comments must be received at the above address no later than Tuesday, December 24, 2019 by 4:00 p.m. to be considered. All timely comments received will be considered in the finalization of the proposed amendments described herein. Upon approval, a description of the final amendments will be submitted to the U.S. Department of Housing and Urban Development (HUD) and will be made available for inspection in the City's Community Development Department.

The City does not expect any proposed activity described herein to result in displacement. The City anticipates that approximately 90% of available funds in the aggregate for all activities described in the City's PY 2019 Action Plan-One Year Use of Funds will benefit low and moderate income persons.

The City does not discriminate on the basis of race, color, national origin, sex, religion, age, or handicapped status in employment or provision of services.

November 24, 2019

Date of Publication

Birmingham News – November 24, 2019

Community Development Department Webpage Posting: [www.birminghamal.gov](http://www.birminghamal.gov)