

Huntsville Alabama Housing De-Concentration Plan

Community Profile

Median Income by Race

Population

Whites

\$60,121

2010 Census 180,105

African Americans

\$27,954

Whites

108,618

60.3%

Hispanics

\$40,878

African American

56,229

31.2%

Earnings less than

\$25,000

\$15,000

Hispanic

10,512

5.8%

Whites

19.1%

10.0%

African American

45.2%

26.1%

Hispanics

27.4%

10.6%

Median Home Value

\$151,200

Poverty by Race

Median Contract Rent

\$527

Whites

8.4%

Income Required Affordability

African Americans

28.7%

\$40,000 - \$55,000 Home Finance

Hispanics

27.0%

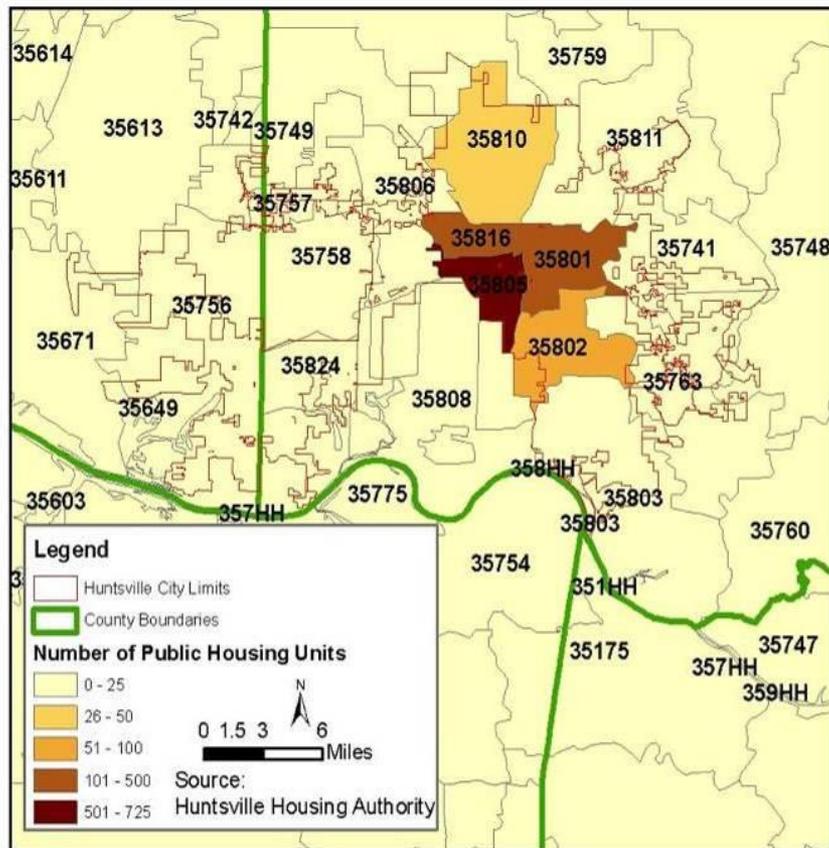
\$30,000 - \$40,000 Median Rent

Public and Assisted Housing Concentration in 3 Zip Codes

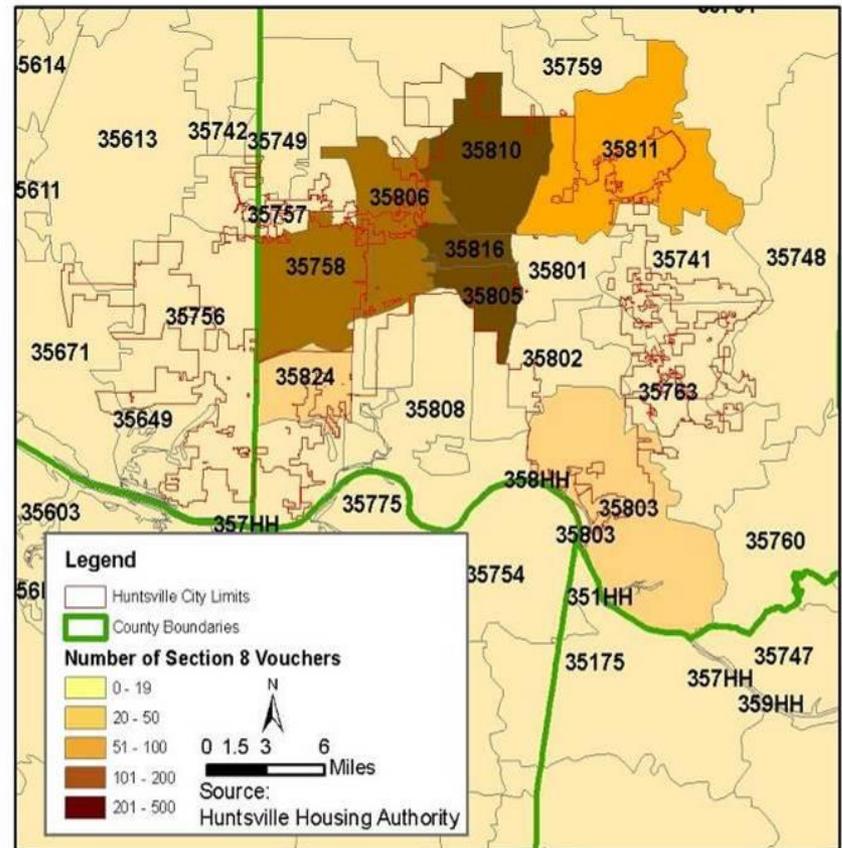
- **95 percent of 1773 public housing units**
- **69 percent of the Section 8 Voucher utilization by families who use housing vouchers, out of a total of 1,492**
- **1,783 units in developments supported by the Low-Income Housing Tax Credit (LIHTC)**
- **10 privately-owned multifamily properties in Huntsville supported by different HUD housing programs including Sections 202, 221(d)(3), 223(d)(4), and 223(a)(7).**

Public Housing and Section 8 Voucher Utilization

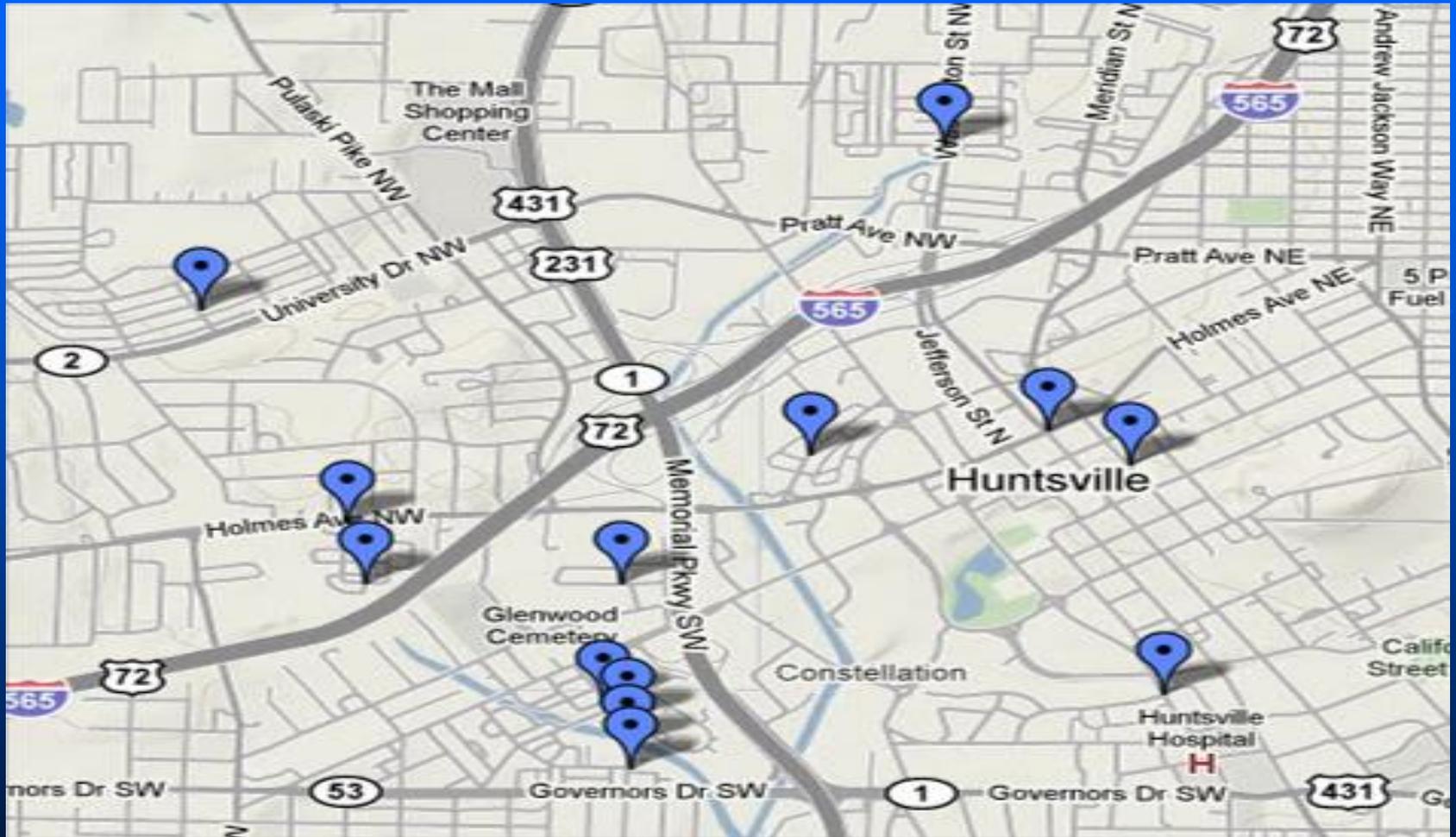
Number of Public Housing Units by Zip Code



Number of Section 8 Vouchers by Zip Code



Public Housing



15 Acre Downtown Public Housing Redevelopment

- **Demolition of Councill Courts, Cotton Row**
- **Development of 86 unit Gateway Place Senior Housing Development – 48 public housing and 38 LIHTC units.**
- **5 Acre Site Development private development**
250 market rate units, office, retail, restaurants, and a Homewood Suites Hotel, and Publics Grocery Store by the Artisan Properties Group.
- **25 unit acquisition / rehabilitation of Wind Trace Multifamily Development for public housing.**
- **42 single family acquisition rehabilitation Stepping Stone, Stones Throw Single Family homeownership, lease purchase Move Up Units.**
- **4 development and redevelopment projects underway in non concentrated areas of the City.**

Resources

- **\$10,000,000 Tax Credit Exchange Equity – Federal Stimulus Program.**
- **\$5,000,000 Stimulus Gap Funding – Shovel Ready**
- **\$500,000 HOME Funds.**
- **Land Lease Parking Garage generating \$3000 monthly income from parking garage.**
- **\$100,000 Public Arts Funding by developers**
- **\$4,000,000 NSP Funding - home ownership.**
- **Replacement Housing Factor Funds.**
- **Estimated value of \$1,000,000 per acre for remaining acreage owned by HHA to fund future development.**

Council Courts



Huntsville Housing Authority Gateway Place Senior Housing Development – LEED Platinum







Twickenham Square
Huntsville, Alabama

bristol

PROJECT ARCHITECTS

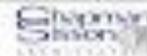
TWICKENHAM SQUARE
Huntsville, Alabama

PUB EDGEE





HOMWOOD SUITES BY HILTON
HOTEL - DOWNTOWN





TWICKENHAM PLACE OFFICE BUILDING

Cotton Row



Cotton Row Redevelopment



Mahogany Row Single Family



Move Up and Out Program

- **Single Family Condominium Acquisition and Rehabilitation for public housing residents**
- **Offer Homeownership, Lease Purchase, and Lease focusing on Move Up and Family Self Sufficiency Programs**
- **All units in non concentrated areas, lease housing intended for person transiting to homeownership / market rate 5 years / less**
- **Purchase \$80,000 – \$120,000**
- **Counseling support program for participant**
- **Financed with NSP, Housing Factor Funds, HHA funding. Eligibility up to 125% median income**

Stepping Stone Single Family Development



Stone Manor Multifamily Acquisition and Rehabilitation



Huntsville Housing Authority Mixed Income Development Planned and Under Construction

- **Research Park**
- **Chestnut Glenn**
- **Winchester Road**
- **Legacy Hill**

Obstacles and Barriers

Senate Bill 135

- removed the Huntsville Housing Authority Powers of Eminent Domain.
- Notification required to property owners within 2000 feet 30 days prior to HHA entering into a binding contract for purchase of new units.
- Removing the “nimbyism” negative stigma and perceptions of the HHA and public and assisted housing resident.

Dallas Housing Authority Scattered Site Development



Kansas City Housing Authority Pemberton Park Grand Families and Beacon Park Developments

