

## Cooper Homes Proposed Redevelopment

The Anniston Housing Authority (AHA) is committed to the redevelopment of the Cooper Homes site.

- Up to 56-unit elderly complex – Cottage style
  - Proposed 26 one-bedroom apartments and 30 two-bedroom apartments
  - Site and grading plan developed, Conceptual drawings of building and units have been developed
- Mixed finance options
  - 4% Low Income Housing Tax Credit (LITHC)
  - City HOME funds
  - HUD - Demolition Transitional Funding (DDTF) AHA reserve funds
  - Conventional loan and/or HUD 221d4 program

Activity	Date	Comments
Demolition application submitted	10/03/2014	Approved 8/20/15
Project resident relocation began	2/2016	Project demolition 2/2018
CDBG application	4/30/2018	Requested \$400,000
Developer Procured – Hollyhand Development	12/13/2018	<ul style="list-style-type: none"> <li>• Met with Alabama Housing Finance Authority &amp; Alabama Department Environmental Management (ADEM), and EPA.</li> </ul>
HOME fund application	3/04/2019	Requested \$240,000
Environmental report Phase II	4/03/2019	United consulting
ADEM Voluntary Clean up application submission	11/20/2019 Approved 7/2/2020	Review fee \$13,520. Administrative fee \$5,060.
AHFA Qualified Allocation Plan (QAP) 2021 comments submitted	8/20/2020	QAP no change in allowing “Engineered Solution”
Met with State and Local Elected Official to discuss “Engineered Solution”	6/16/2021	This meeting determined that the Engineered Solution would not be acceptable for the Cooper site and the AHA and City of Anniston will partner in achieving a full site cleanup to meet “unrestricted residential use”.
AHA Board Resolution to approve collaboration with the City of Anniston to seek funding for site cleanup	6/24/2021	Resolution AHA 2021-20
Anniston City Council approves collaboration with the AHA to seek funding for site cleanup	7/20/2021	Resolution number 21-R-60
Letter from Steven Folks to Senator Del Marsh and Representative Barbara Boyd.	7/23/2021	Commitment from the City of Anniston and the AHA collaboration for site cleanup and State funding assistance
Proposal from United Consulting remediate the Cooper site	9/17/2021	Cost \$12,000 - \$23,000 Proposal to change the approved ADEM cleanup plan to perform additional testing at the site to see if it will be feasible to clean the site to “unrestricted residential use”.
Conference call with ADEM	10/6/2021	ADEM call to update the status of the Cooper site, and the AHA’s desire to remediate the soil conditions below the property to “unrestricted residential use” standards. The approved Cleanup Work Plan (CWP) and the VCP

3/3/2022

		would have to be revised to reflect new testing plan
Submission of the VCP-Supplemental Property Assessment Plan	11/2021	Application cost 6740
Execute environmental clean-up	1/2022	Estimated cost of \$1.5 - \$3.0 million exact will not be until procured
Submission of the VCP-Supplemental Property Assessment Plan	11/01/2021	Application cost \$6740.
ADEM approval received	1/28/2022	
Execute environmental clean-up	2/2/2022	Estimated cost of \$1.5 - \$3.0 million exact will not be until procured Cost estimated for testing site \$56,920 - \$59,950.
Apply for Project Based set aside units	6/2022	
Submission of 4% or 9% Tax Credit Application (LIHTC)	6/2022	Pending due to environmental cleanup. Alternative financing after cleanup could be the Capital Fund Program (CFP), HUD 221d4 Program, City funding, as well as a conventional loan
Procure Architectural design specification and Engineering	Projected 6/2022	Estimated cost of \$250,000.
Environmental clearance testing	Projected 6/2022	Estimated cost of \$100,000.
Preparation and submission of a 4% LIHTC application	7/2022	
Begin Construction	Projected 2022	Estimated cost of \$11 million up to \$15 million with environmental cleanup
Complete Construction	Projected 12/2024	
Property 100% occupied	Projected 6/ 2025	

**Note: In 2014, West Anniston Master Plan was developed and approved by the Anniston City Council, Anniston Housing Authority and Anniston City Schools. The original plan was to relocate the Anniston Middle School to the Cooper Homes site. In 2018, it was determined that relocating the Middle School was not an option. AHA began the planning process for affordable housing units on the Cooper Homes site.**