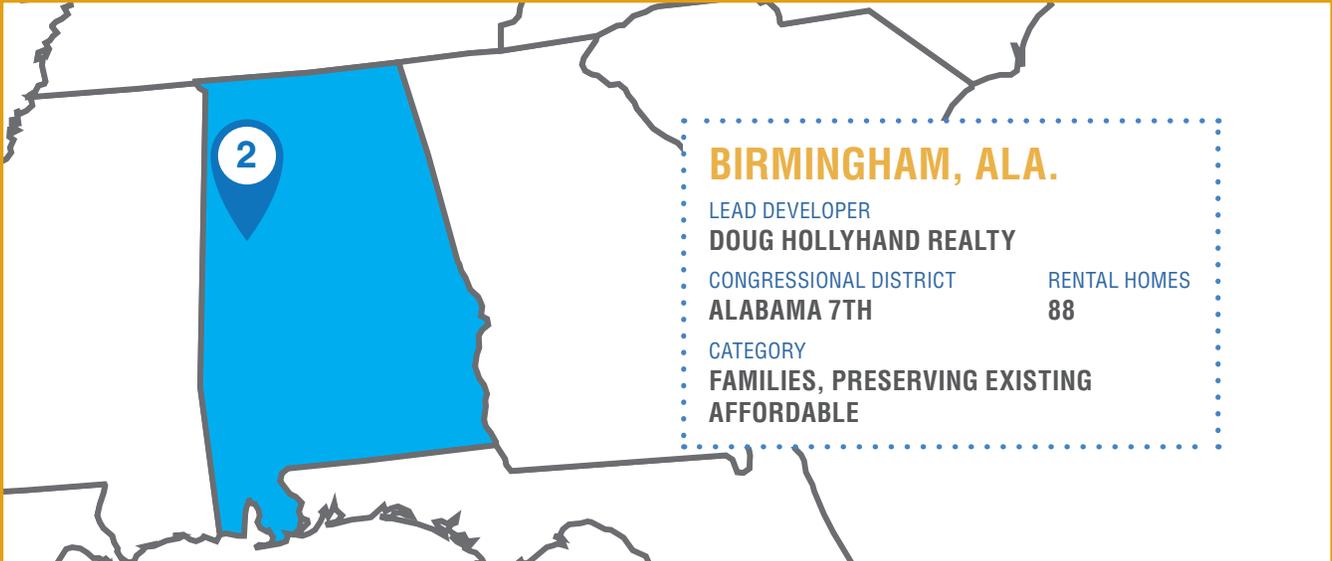


After the Storm, Affordable Housing Rebuilt in Birmingham, Ala.



BIRMINGHAM, ALA.

LEAD DEVELOPER
DOUG HOLLYHAND REALTY

CONGRESSIONAL DISTRICT
ALABAMA 7TH

RENTAL HOMES
88

CATEGORY
FAMILIES, PRESERVING EXISTING AFFORDABLE



Photos: Courtesy of Tuscaloosa Housing Authority



After the Storm, Affordable Housing Rebuilt in Birmingham, Ala.

When tornadoes hit Tuscaloosa, Ala., in April 2011, they damaged the city housing authority’s oldest public housing development, but also played a role in the redevelopment of the 188-apartment home Rosedale Court apartment complex. It has since gradually reopened after renovations, starting with the ribbon-cutting ceremony in January 2013 to mark the conclusion of the first stage of a three-stage development.

Rosedale Court was built in 1952 as a barracks-style development with as many units as possible stacked on top of each other. By the time the tornado hit, it was in need of redevelopment and had a LIHTC application pending. “It was

“I was just so happy to come back home because this is what I know. This is home,” said John Wedgeworth, who had lived in Rosedale Court for 13 years. “It’s just totally different now. Now it is just more up-to-date. I have a lot more room.”

“I was just so happy to come back home because this is what I know. This is home. It’s just totally different now. Now it is just more up-to-date. I have a lot more room.”

The first phase included the renovation of 88 rental homes, including 52 low-income housing tax credit (LIHTC) rental homes and 36 public housing rental homes. The developers added several small parks, pavilions and playgrounds to the property and connected the development to the surrounding community.

got started quickly because it exemplified the overall rebuilding effort for the city.”

somewhat fortuitous that we already submitted an application for Phase I of the tax credits before the tornado hit,” said Yerby. “It was a tragedy, especially given the loss of life, but it was fortuitous that we had a plan in place.”

It had an effect beyond returning homes to 88 families. “[The rebuild] has been important because the Rosedale complex is located on a gateway to the city,” said Win Yerby, a developer at Doug Hollyhand Realty, which renovated the property. “It was important that the project

Residents also got a new community center, exercise facilities and equipment and a cafe with Internet capabilities, as well as new laundry facilities. Each apartment comes with modern appliances, central heat and air, and private patios or balconies.

The tornado accelerated the process, but created additional problems in relocating residents. Still, those involved are happy. Something good came out of a tragedy. ❖

LEAD DEVELOPER DOUG HOLLYHAND REALTY	CONGRESSIONAL DISTRICT ALABAMA 7TH
CATEGORY FAMILIES, PRESERVING EXISTING AFFORDABLE	RENTAL HOMES 88
FINANCING	
<ul style="list-style-type: none"> ◆ \$14.3 million LIHTC equity investment by Raymond James ◆ \$2.1 million loan from the Tuscaloosa Housing Authority ◆ \$882,000 permanent mortgage from Bank Independent ◆ \$450,000 in HOME funds from the city of Tuscaloosa 	