

**SMITHFIELD**  
**A CHOICE NEIGHBORHOOD**

HONORING THE PAST, ENVISIONING THE FUTURE

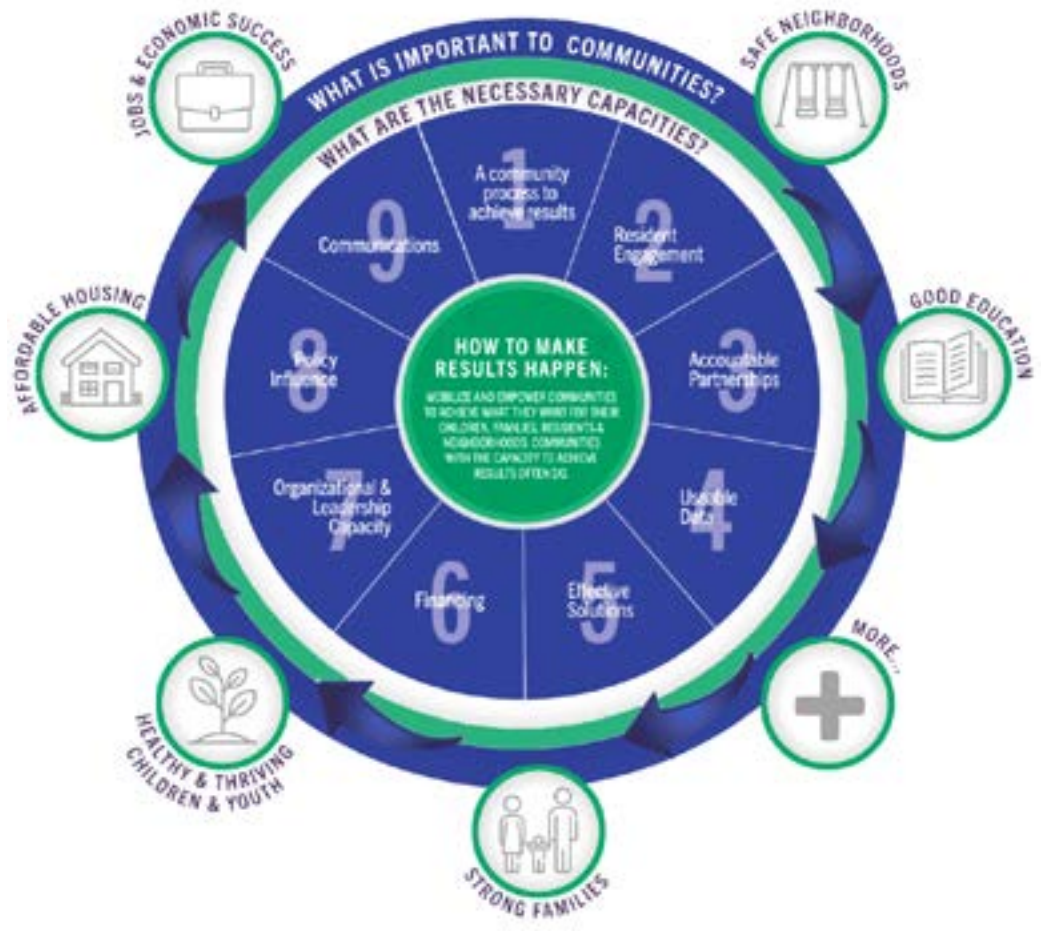
**SMITHFIELD-COLLEGE HILLS-GRAYMONT**

**BIRMINGHAM'S BLUEPRINT FOR INVESTMENTS IN PEOPLE & PLACE**

# BIRMINGHAM CHOICE NEIGHBORHOODS

## A SIGNATURE PLACE-BASED INITIATIVE

The Housing Authority of the Birmingham District and the City of Birmingham are leading a comprehensive place-based neighborhood revitalization strategy that builds on community strengths, leverages planned investments for broad and equitable impact, and reflects on the rich history of the Smithfield, College Hills and Graymont community.



### HOUSING

- Create climate resilient communities providing housing opportunities to a mix of incomes
- Incorporate supportive programs and wellness into housing communities
- Connect housing to multi-modal transit and neighborhood assets
- Provide construction job opportunities to residents to ensure economic impact benefits all

### NEIGHBORHOOD

- Attract and deploy private and public capital for a variety of housing types and economic investment
- Focus on safety, early childhood education and connecting people with living wage jobs
- Plan for pedestrian and bicycle-oriented systems and bus networks
- Create shared spaces for the community to gather

### PEOPLE/EDUCATION

- Prepare students for post-secondary education and global competition
- Form public/private partnerships with businesses to train individuals for future industries
- Improve the physical and mental health and well-being of seniors, children and families
- Bridge the digital divide

# BIRMINGHAM CHOICE THEMES

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## PLACEMAKING / BUILT ENVIRONMENT

- Establish a shared neighborhood identity for all residents and business owners
- Encourage synchronized investment based on comprehensive planning
- Connect art and cultural resources to celebrate the rich neighborhood history
- Develop high quality livable mixed-income communities with onsite services/assets

## CRADLE TO CAREER

- Early development of children
- Build parent and caregiver capacity
- School attendance and performance
- Out-of-school programs
- Affordable/nearby childcare
- Training needed to fill short/long-term jobs
- Foster higher education pathways

## WELLNESS & MOBILITY

- Maternal and infant care
- Nutrition and disease prevention
- Access to fresh food and recreation
- Safe and accessible pedestrian and bus networks

## INCOME & ASSET BUILDING

- Financial literacy, budgeting and savings programs
- Increase locally-owned and black-owned businesses
- Support and expand existing businesses
- Enhance access to affordable homeownership

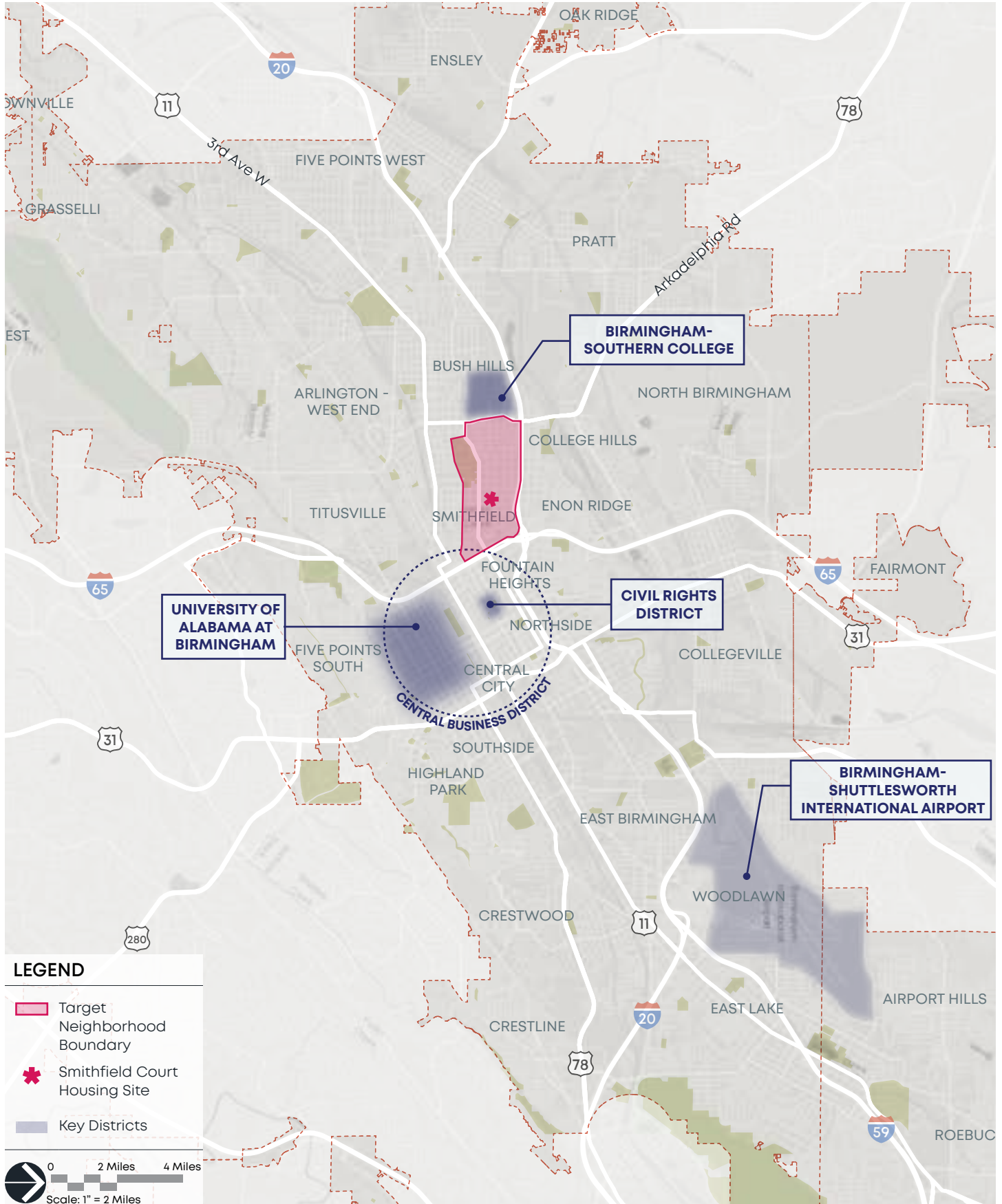
## SENIOR SUPPORT

- Nourishment, mobility and exercise programs
- Games and social activities
- Proactive health/access to treatment procedures and medicines
- Identify and address isolation and depression

## CONNECTED COMMUNITY

- Address safety/crime through a multi-faceted people and environment-based approach
- Broadband access and technology training
- Partners continue to meet monthly with Smithfield residents to share information and address barriers
- Organize cultural and civic events

# BIRMINGHAM CHOICE SITE WITHIN THE REGION





# BIRMINGHAM KEY PUBLIC / PRIVATE INITIATIVES

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**\$253.3M for 920 family and senior mixed-income/mixed-use climate-resilient apartments** including an intergenerational development with new Pre-K/Head Start classrooms.

**New Social Innovation Center (SIC) including a workforce/high-tech learning library** The SIC will be a HUB for innovators and service providers. Anchored by the Smithfield Library and Birmingham’s Workforce Development partnership, the SIC will serve as a central location to engage and establish long-term relationships with residents of the community. The new high-tech library will offer expanded STEAM programming and Birmingham Civil Rights Institute exhibits. The workforce development partnership is led by Central Six Alabama Works with multiple collaborators including the City, HABD’s Youthbuild; UAB; Birmingham Business Alliance, Create Birmingham, Prosper, STRIVE, the Woman’s Foundation of Alabama, Birmingham Promise, GCS, Lawson State, Goodwill and GROWTH-NCRC. The building will provide community gathering space and host a multitude of supportive services including the Minority Health Equity Research Center and the Sustainable Cities Research Center, working in partnership with The Ascent Project, leading our Choice People Strategies.

**\$10.8M The Good Jobs Challenge grant**, awarded by the U.S. Department of Commerce Economic Development Administration to the City of Birmingham in August 2022, will provide funding to the workforce development partnership for programs provided at the Social Innovation Center.

**\$29.6M for Neighborhood projects** including the University of Alabama at Birmingham’s (UAB) Blazer Core ‘City as Classroom’, Live Health Smart Alabama expansion area programs, 60 new for sale homes planned by Growth, a new transit hub and bus rider experience upgrades.

**\$25.6M committed for Smithfield Court resident wrap-around services**, from 20 partners including: United Way; Birmingham City Schools (BCS); UAB; the City; Childcare Resources; Shine Early Learning; Birmingham Promise; the Library; Jefferson County Health; Lawson Community College; Prosper; Goodwill; STRIVE; Girls, Inc; Girl Scouts; Boy Scouts; Birmingham Talks; Create Birmingham; STREAM Innovations; and the YMCA.



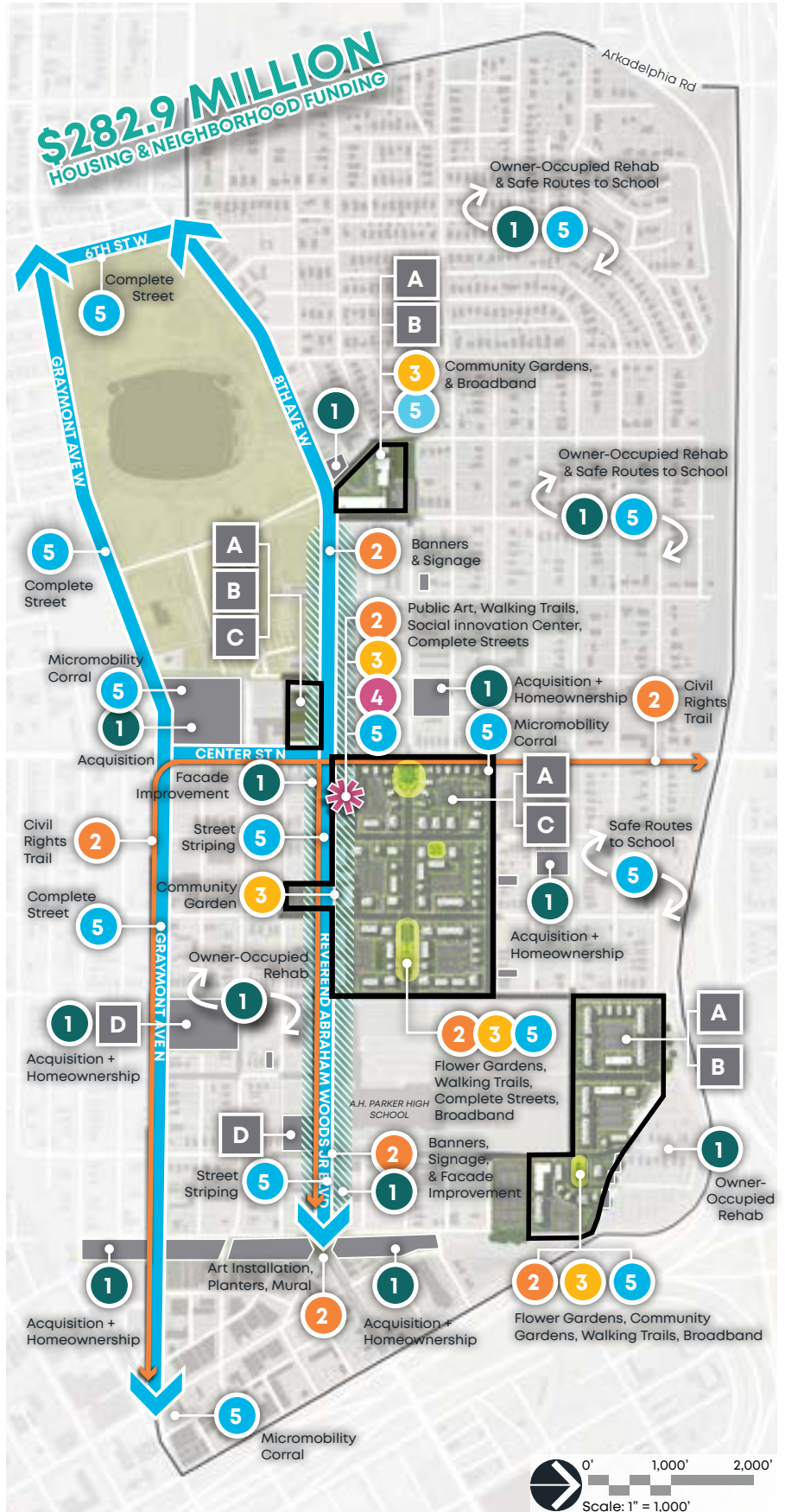
# SMITHFIELD - COLLEGE HILLS - GRAYMONT INVESTMENTS

## PROPOSED HOUSING \$253.3M

<b>A</b>	<b>CNI DEVELOPMENT</b>	<b>\$242.3M</b>
	<ul style="list-style-type: none"> <li>Phase 1: Former JCCEO HQ Site</li> <li>Phase 2 Parker HS Surplus A</li> <li>Phase 3, 4 + 6 On-Site</li> <li>Phase 5 Library Site</li> <li>Phase 7 Parker HS Surplus B</li> </ul>	
	<i>Partners: City, HABD, Developer, AHFA, Private Equity</i>	
<b>B</b>	<b>CNI HOUSING PROPERTY ACQUISITIONS</b>	<b>\$6.3M</b>
	<i>Partners: City</i>	
<b>C</b>	<b>PREDEVELOPMENT SITE PREPARATION</b>	<b>\$4.8M</b>
	<ul style="list-style-type: none"> <li>Relocation &amp; Demolition</li> </ul>	
	<i>Partners: HABD</i>	
<b>D</b>	<b>FUTURE MIXED-INCOME RENTAL HOUSING - POST CNI</b>	<b>TBD</b>
	<ul style="list-style-type: none"> <li>Acquisition</li> <li>Demolition</li> <li>Phase 1 Hill School Site</li> <li>Phase 2 Rev Abraham Woods Jr Blvd Sites</li> </ul>	
	<i>Partners: City, HABD, Developer, AHFA, Private Equity</i>	

## PLANNED CCI PROJECTS \$29.6M

<b>1</b>	<b>NEIGHBORHOOD IMPROVEMENTS</b>	<b>\$19.4M</b>
	<ul style="list-style-type: none"> <li>Landbank Acquisition (\$500,000)</li> <li>Owner Occupied Rehab (\$950,000)</li> <li>Business Façade Enhancement (\$1.2M)</li> <li>For Sale Homes (\$16.7M)</li> </ul>	
	<i>Partners: City Landbank Authority, City Community Development, GROWTH NCRC</i>	
<b>2</b>	<b>PLACEMAKING</b>	<b>\$450,000</b>
	<ul style="list-style-type: none"> <li>Art installation in public places (\$200,000)</li> <li>Banners and signage (\$50,000)</li> <li>Civil rights heritage trail extension (\$150,000)</li> <li>Flower/Vegetable Gardens (\$50,000)</li> </ul>	
	<i>Partners: City Strategic Projects &amp; Innovation, Create Birmingham, Birmingham Civil Rights Institute</i>	
<b>3</b>	<b>HEALTHY NEIGHBORHOOD</b>	<b>\$3.5M</b>
	<ul style="list-style-type: none"> <li>Mobile Grocery Market (\$850,000)</li> <li>Mobile Wellness Van (\$850,000)</li> <li>Community Gardens (\$200,000)</li> <li>Sidewalk, crosswalk &amp; ramp improvements, lighting &amp; street trees (\$1,250,000)</li> <li>Walking Trails (\$350,000)</li> </ul>	
	<i>Partners: City DOT, UABLive HealthSmart AL, UAB MHERC, UAB SSCRC, Jones Valley Teaching Farms</i>	
<b>4</b>	<b>SOCIAL INNOVATION CENTER / LIBRARY</b>	<b>\$2.4M</b>
	<ul style="list-style-type: none"> <li>New Library Fit-out (\$1.0M)</li> <li>Social Innovation Center Fit-out (\$1.0M)</li> <li>Choice People Team Offices (\$400,000)</li> </ul>	
	<i>Partners: City Innovation &amp; Econ. Opportunity, Birmingham Workforce Coalition, Library, HABD Youth Build, The Ascent Project, Integral/Rule</i>	
<b>5</b>	<b>CONNECTED COMMUNITY</b>	<b>\$3.9M</b>
	<ul style="list-style-type: none"> <li>Transit hub &amp; Solar paneled bus shelters (\$750,000)</li> <li>Complete Streets (\$1.1M)</li> <li>8th Ave/Blvd Complete Streets Striping (\$50,000)</li> <li>Parker HS Safe Routes to School (\$1.0M)</li> <li>Micro-mobility Corrals (\$4,000)</li> <li>Broadband in Gathering Spaces (\$1.0M)</li> </ul>	
	<i>Partners: City DOT, BJCTA UAB MHERC, Live HealthSmart, Alabama Power</i>	



# HOUSING STRATEGIES

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The Smithfield-College Hills-Graymont Choice Neighborhood initiative is a build first, place-based approach that creates new housing opportunities and preserves existing historic buildings while maintaining affordable and building inclusive neighborhoods. The central focus point of this initiative is the Smithfield Court public housing community.

The theme that runs throughout Choice Neighborhoods is social equity and economic mobility, where HABD and the City are working with local, regional and federal partners to bring significant resources to the community. This Initiative puts residents first and aligns partners and resources to invest in People/Education, Housing and Neighborhood.

## HOUSING OPPORTUNITY

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### Housing Opportunities for a Range of Incomes:

- Mixed use development to reflect a new, economically viable mixed-income community that includes residential and non-residential uses.
- The new community will include a mixture of deeply subsidized, affordable and market rate rental as determined to be viable and advantageous to the overall development effort.
- There will be homeownership opportunities through the NCRC initiative and HABD Housing Choice Vouchers.

## NEIGHBORHOOD CONNECTIVITY

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### Connecting to Neighborhood Assets and Bridging the Digital Divide:

- The new housing will be oriented to connect to existing and planned neighborhood assets as part of the master plan, working to strengthen multi-modal options.
- Green space and community gathering spaces will be incorporated, as well as affordable broadband internet access points.

## EXCELLENCE IN DESIGN

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### Sustainable New Community of High-Quality Design:

- Exceed industry standards and incorporate state-of-the-art energy conservation and green practices as reflected in the Enterprise Green Communities Initiative.
- The residential and non-residential components will be respectful of the historic massing and scale of the neighborhood context and the historic urban fabric.
- Housing, community facilities, and commercial space will be integrated into the design.



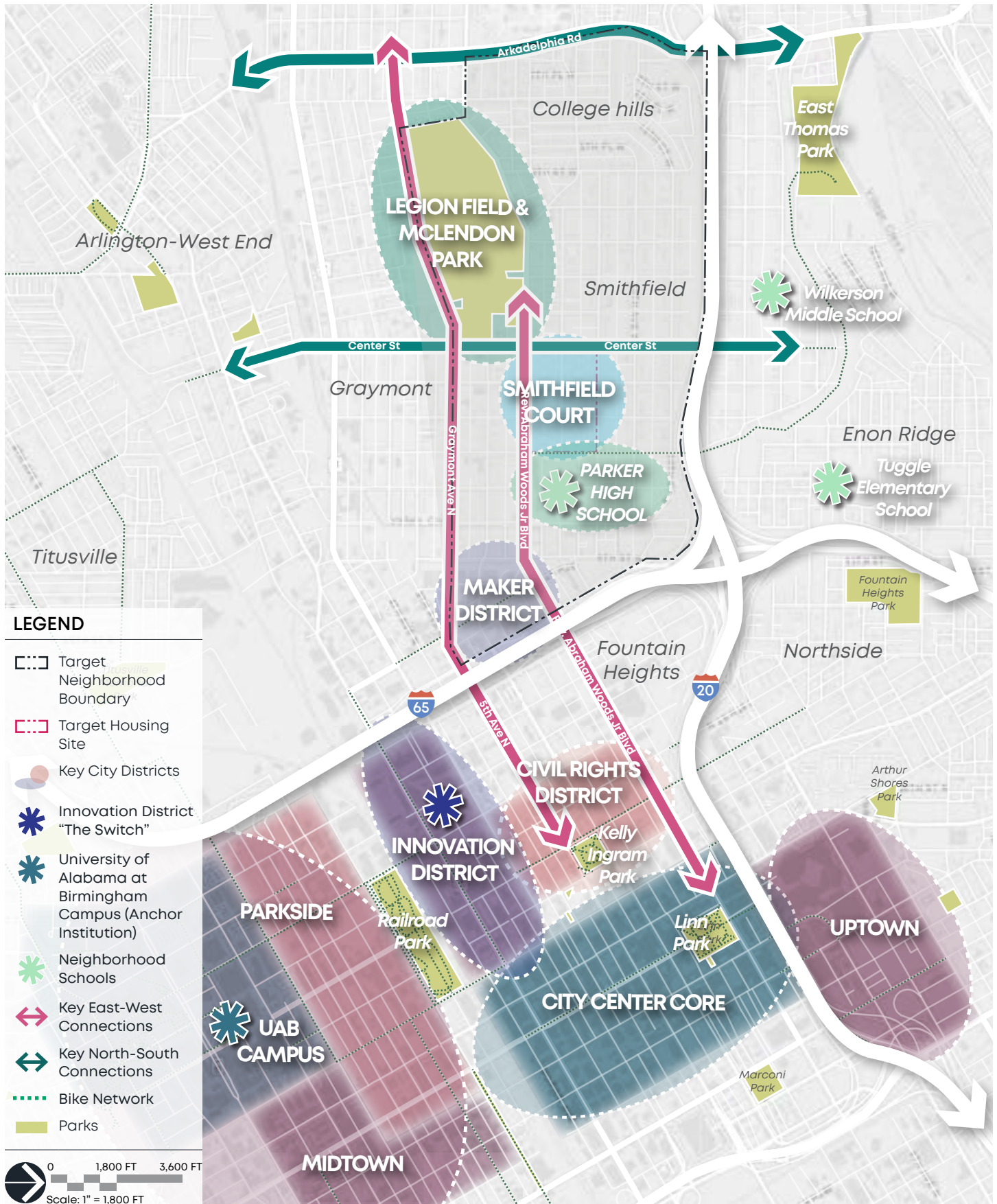




# MIXED INCOME HOUSING DEVELOPMENT BY PHASE



# NEIGHBORHOOD CONNECTIVITY



# NEIGHBORHOOD STRATEGIES

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## NEIGHBORHOOD IMPROVEMENTS

Homeowner/business owner grant program to facilitate improvements, continued strategic acquisition of vacant and blighted sites. The National Community Reinvestment Coalition will construct 60 for-sale homes in Smithfield College-Hills -Graymont.

## PLACEMAKING & HISTORY

Establish a sense of place through art installations, community spaces and connections to the Civil Rights Heritage Trail. Create a neighborhood documentary of the evolution of the transformation through the eyes of the residents.

## HEALTHY NEIGHBORHOOD INITIATIVES

Designate Smithfield College-Hills -Graymont as a Live HealthSmart Alabama expansion area (LHSA) to be served by a Mobile Grocery and Wellness Van, and a Community Coach. Provide built environment improvements to encourage wellness and improved activity, including accessible sidewalks and ramps, crosswalks, streetlights, trees and landscaping as well as community gardens.

## CRADLE-TO-CAREER & EARLY EDUCATION

Develop early learning and pre-K/Head Start classrooms on the first floor of the former elementary school (JCCEO building). This intergenerational development includes the adaptive reuse of a historic building that will provide senior apartments and early learning on the first floor.

## CRADLE-TO-CAREER & WORKFORCE DEVELOPMENT

The Social Innovation Center (SIC) is Birmingham's first centrally located hub for innovators, service providers and anchor institutions to engage with and establish long-term relationships with Smithfield Court residents and community members. Based on the input from the community and resident needs, the Birmingham Choice Team designed the SIC to be a destination where the community gathers, engages and collaborates that is easily accessible to Smithfield Court residents and A.H. Parker High School students. The Smithfield Library will be an anchor, as a new high-tech learning library with expanded STEAM programming that also includes Birmingham Civil Rights Institute exhibits. The other anchor is Birmingham's workforce training partnership, A community gathering space will occupy the center of the building, with clusters of other social services providers, including the Minority Health Equity Research Center and the Sustainable Cities Research Center, working with The Ascent Project leading our Choice People Strategies.

## CONNECTED COMMUNITY

Provide high-speed home internet service and computers/tablets. Fund multi-modal connections, including pedestrian improvements, reducing vehicular lanes, intersection improvements and additional safety improvements. The SCG Initiatives is further leveraged by the previously awarded Safe Streets for All; \$1M Reconnecting Communities Pilot program, to mitigate and retrofit Interstate 65 and 20 barriers to reconnect mobility, access and economic development; and a \$21M Rebuilding American Infrastructure with Sustainability/Equity application that is anticipated to be awarded summer 2023.



SOCIAL INNOVATION CENTER



# PEOPLE STRATEGIES

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Over **\$25.6M** in services commitments have been secured to implement a Cradle to Career and Beyond people-based plan for Smithfield Court residents to provide high-quality support, coaching, counseling and connections to high-quality services and resources.

## EDUCATION

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**\$16.86M** for education solely focused on Smithfield Court residents, including the City's signature Birmingham Talks, Early Learning, Pre-K and Head Start classrooms. Birmingham Promise will provide free scholarships for post-secondary education, training and apprenticeships. Girls, Inc., Girl/Boy Scouts, Create Birmingham, STREAM Innovations, the Library and the YMCA will provide new programs catered to Smithfield Court youth.

## INCOME & EMPLOYMENT

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**\$3.76M** is pledged by Birmingham's Workforce Coalition, a network of established and new organizations, and by the City from Birmingham's Good Jobs Challenge grant to invest in collaborative workforce development programs focused on Smithfield Court residents. Local workforce partners that will share work and meeting space in the new Social Innovation Center (SIC) include Central Six/Innovate Birmingham, YouthBuild, Birmingham Business Alliance, Prosper, STRIVE, Goodwill, Lawson State, Birmingham Promise and the Women's Foundation of AL. These partners will expand career opportunities for Smithfield Court residents, provide wraparound services and help families reach their full potential and secure good-paying jobs in the health economy. Lawson State College and Goodwill will provide education, job training, career counseling and placement and retention services both onsite and on their campuses. The Smithfield Library will serve as an anchor in the SIC, collaborating with the workforce organizations and the Birmingham Civil Rights Institute.

## HEALTH

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**\$5M** has been committed by local service providers, including Jefferson County Department of Health will provide pediatric primary care, family planning services and dental services. UAB will provide a designated Health Policy Ambassador focused on the social determinants of health, improving minority health and targeting health problems at their origin through policy work and implementing a plan to address critical issues for Smithfield Court residents. UAB will provide Collaborative Outreach and Community Health (Coach) for Smithfield Court to provide health education and counseling, while Live HealthSmart Alabama will provide good nutrition, physical activity, preventive wellness and education programs.

## SENIORS

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**United Way** will provide an Area Agency on Aging and Meals on Wheels insurance, prescriptions services, preventive health, nutrition, meals and legal services.





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**HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT  
CITY OF BIRMINGHAM**

IN PARTNERSHIP WITH  
INTEGRAL PROPERTIES/RULE DEVELOPMENT  
THE ASCENT PROJECT  
UNIVERSITY OF ALABAMA  
UNITED WAY OF CENTRAL ALABAMA

**[WWW.SMITHFIELDCHOICE.ORG](http://WWW.SMITHFIELDCHOICE.ORG)**

**HISTORY**

Respect the history of Smithfield-College Hills-Graymont and understand how it guides future growth and change

**INCLUSIVITY**

Implement a shared vision to ensure all residents have opportunities to thrive

**INNOVATION**

Create opportunities for all residents by ensuring social equity and economic mobility

**BEAUTY**

Develop new homes, shops and public spaces that connect residents to the greater community