



Smithfield-College Hills-Graymont Choice Neighborhoods Initiatives

The Housing Authority of the Birmingham District (HABD) and the City of Birmingham submitted a Choice Neighborhoods Implementation grant application requesting \$50M from the U.S. Department of Housing and Urban Development on January 10, 2023, to implement the Smithfield-College Hills-Graymont (SCG) Choice Neighborhoods Initiatives. The SCG Initiatives include public and private funding in the amount of \$308.5M in both social and physical investments that HABD and the City leveraged in collaboration with local and regional partners.

Birmingham key public/private initiatives The timing for the transformation of SCG is once-in-a-generation to align Choice Neighborhoods with the following key public/private Birmingham initiatives:

- **\$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** planned to be constructed in 2026 as part of the mixed-use new construction development on the Smithfield Court site. The SIC will be 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. The Smithfield Library will be an anchor, as a new high-tech learning library with expanded STEAM programming that also will include Birmingham Civil Rights Institute exhibits. The other anchor is Birmingham's workforce development partnership, which will co-share office and meeting rooms led by Central Six Alabama Works! Collaborators include the City, HABD's YouthBuild program, UAB, Birmingham Business Alliance, Create Birmingham, Prosper, STRIVE, the Women's Foundation of Alabama, Birmingham Promise, BCS, Lawson State, Goodwill, GROWTH-NCRC and others. 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.
- **\$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.

The Birmingham Choice Team HABD (Lead Applicant) has assembled a team with local and national experts to work with the Smithfield Court residents, the SCG stakeholders, including the City (Co-Applicant and Neighborhood Implementation Entity), Integral Properties/Rule Enterprises (Integral/Rule – Housing Implementation Entity), The Ascent Project (TAP- People/Education Implementation Entity), Birmingham Rouge City Schools (BCS - Principal Education Partner), UAB (Anchor Institution/Evaluation Partner) and the United Way of Central Alabama plays a key partner role.

The Team has adopted the City's philosophy of Putting People First and, with input from residents, made Honoring the Past, Envisioning the Future the mission of the SCG Choice Neighborhoods Initiatives, reflecting the rich history and the extraordinary potential of the people in this community.



Choice Neighborhoods Implementation Funding The Birmingham Choice Team proposes to allocate the \$50M in Choice funds as follows: (1) Case management, service coordination and supportive services in the amount of \$8.5M to undertake the People Strategy, (2) Critical Community Improvements, identified in the Neighborhood Strategy, in the amount of \$6M, (3) Construction in the amount of \$33.32M to fund the Housing Strategies, and (4) HABD administration and UAB evaluation in the amount of \$2.18M. These amounts are leveraged by more than \$25.6M in supportive services dedicated to the Smithfield Court residents, \$29.6M in neighborhood investments and \$253M for housing, including \$4.8M that HABD is providing for relocation and demolition and \$6.3M in City donated land.

Housing Integral Properties/Rule Development will lead the implementation of the seven phases of the SCG Housing Plan. The SCG Housing Plan includes 920 mixed-income apartments (720 for families and 200 for seniors) with 456 replacement units in seven phases developed from 2024-2030. On the Smithfield Court public housing footprint 429 mixed-income/mixed-use apartments will be constructed, and 491 mixed income/mixed-use apartments will be developed on three additional city-owned sites in the SCG community, all within ¼ mile of the Smithfield Court public housing site.

Phase 1 (2024) includes 101-unit senior-only adaptive reuse and new construction on the site of the former Graymont Elementary School/former JCCEO offices. This will allow the Team to implement the build first model where Smithfield Court seniors move from their public housing unit to a newly renovated apartment. The City, Integral/Rule and TAP are collaborating with BCS and Shine Early Learning to provide pre-K/Head Start classrooms on the first floor to provide an intergenerational environment.

Phase 2 (2025) includes a 151-unit family/mixed 55+ community on a portion of the Parker High School Surplus site, including a range of elevator and garden apartments for seniors and families to move from their Smithfield Court public housing unit to a newly constructed apartment.

Phase 3 (2026) includes the building of 127 apartments on the western third of the Smithfield Court site with opportunities for residents to move from the remaining portion of the public housing site, providing elevator and garden apartments. Phase 3 includes the mixed-use development of the Social Innovation Center(SIC)/High-tech learning library and an outdoor plaza, 'Smithfield Square'. The Smithfield Library will be an anchor that also includes Birmingham Civil Rights Institute exhibits. The other anchor is Birmingham's workforce training partnership, which will co-share office and meeting rooms. A community gathering space will occupy the center of the building, with clusters of other social services providers.

Phase 4 (2027) continues the redevelopment of the Smithfield Court site, affording the residents the same choices as Phase 3 with 153 units. During these phases, the Library will be developed as part of the Social Innovation Center on the Phase 3 site to complete the mix of uses planned for the Rev Abraham Wood Jr. Blvd street frontage. This phase includes the rehabilitation of the historic Bethel House, which expands the implementation of the People Plan's programming and services from Phase 3.

Phase 5 (2028) builds 99 senior-only apartments within a pair of elevator buildings on the former site of the Smithfield Library and vacant City-owned property along 8th Ave. W adjacent to McLendon Park. These apartments are in keeping with residents' desire to stay on site or close by and activates the street with the building's community room at the corner of Center Street, providing proximity for residents to the activity and mix of uses in 'Smithfield Square' and direct access to transit modes in this location. After relocation of the Smithfield Court site and demolition of all buildings, except for the historic Bethel House, is completed.

Phase 6 (2029) includes 149 intergenerational apartments on the remaining Smithfield Court site.

Phase 7 (2030) includes the balance of the Park High School Surplus site, building 140 housing units that complete the redevelopment of the northeast portion of SCG, knitting together residential streets.



Neighborhood For the past 7 years, the City has focused on SCG as a target revitalization area. The City is deeply invested, funding \$6.3M cash in acquisitions and programs and over \$2M in staff resources. The Neighborhood Plan/Critical Community Improvements (CCIs) includes five primary objectives that are described in more detail in Neighborhood Strategies.

1. **Neighborhood Improvements**-The City will administer a homeowner/business owner grant program to facilitate improvements, continue to strategically acquire vacant and blighted sites through the landbank and is working with the National Community Reinvestment Coalition to construct 60 for-sale homes in SCG.
2. **Placemaking/History**-Create Birmingham will lead the work, coordinating with the Birmingham Civil Rights Institute to establish a sense of place through art installations, community spaces and connections to the Civil Rights Heritage Trail. Through Create Birmingham's Film program, they will work with residents, stakeholders and partners to create an SCG Choice documentary of the evolution of the transformation through the eyes of the residents.
3. **Healthy Neighborhood Initiatives** - UAB's Minority Health and Health Equity Research Center will designate SCG a Live HealthSmart Alabama expansion area (LHSA), a proven model that is a comprehensive approach including academic partners, businesses, healthcare/insurance providers, faith-based organizations and the community. Smithfield Court will be served by LSHA's Mobile Grocery and Wellness Van, and a Community Coach. LHSA will 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.
4. **Cradle-to-Career - Early Education** The City, Integral/Rule and TAP are collaborating with BCS and Shine Early Learning to provide 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 planned for construction in 2026 as part of the mixed-use redevelopment of the Smithfield Court public housing site. The 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, which will co-share office and meeting rooms led by Central Six Alabama Works! Collaborators include the City, HABD's YouthBuild program, UAB, Birmingham Business Alliance, Create Birmingham, Prosper, STRIVE, the Women's Foundation of Alabama, Birmingham Promise, BCS, Lawson State, Goodwill, GROWTH-NCRC and others. 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.

5. **Connected Community-Digital/Multi-Modal** Connect99, the Affordable Connectivity Program, is providing \$30 per month to residents toward high-speed home internet service and \$100 to purchase a computer/tablet. The City is working with the Birmingham Jefferson County Transit Authority to fund multi-modal connections, including pedestrian improvements, reducing vehicular lanes, intersection improvements and additional safety improvements. The SCG Initiatives will be further leveraged by the previously awarded Safe Streets for All; \$1M Reconnecting Communities Pilot program October 2022 application, to mitigate and retrofit Interstate 65 and 20 barriers to reconnect mobility, access and economic development; and a \$20M Rebuilding American Infrastructure with Sustainability/Equity application that will be submitted in February 2023.



People The Ascent Project (TAP) serves as the People Implementation Lead, coordinating with the United Way as a key partner to provide supportive services and case management working with over 30 local and regional partners. These partnerships have leveraged over \$25.6M in services for Smithfield Court residents. TAP has developed 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 necessary including the following: education, income and employment, and health.

1. **Education** \$16.86M for education solely focused on Smithfield Court residents, including the City's signature Birmingham Talks program that will provide maternal and infant care from birth to early learning. BCS, Childcare Resources and Shine Early Learning will provide onsite Pre-K and Head Start classrooms. United Way and UAB will provide Success by 6, Healthy Happy Kids and YES! We can Play programs. 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.
2. **Income and Employment** \$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.
3. **Health** \$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.
4. **Seniors** United Way will provide an Area Agency on Aging and Meals on Wheels insurance, prescriptions services, preventive health, nutrition, meals and legal services.
5. **Creative Entrepreneurship** Create Birmingham will provide coaching and mentoring programs for creative businesses, workshops and connect Smithfield Court residents with cultural organizations.

UAB, as an anchor institution, has worked with HABD, the City and other partners to plan for human and physical transformation of the SCG Choice Neighborhood, immersing the community with place-based funding. Blazer Core's 'City as Classroom' is UAB's transformative new program, debuting in coordination with Choice Neighborhoods in Fall 2023, which will connect faculty, students and Smithfield Court residents in different disciplines. Blazer Core provide UAB students in undergraduate research and hands-on learning at SCG community, providing high impact coordinated services to Smithfield Court residents. The Lister Hill Center (LHC) for Public Health, serves as Lead Evaluation Partner, with significant resources and the infrastructure in place to track metrics to evaluate progress and identify dynamic adjustments to best serve Smithfield Court residents. LHC has access to data from the American Hospital Association's annual survey and PolicyMap (a data warehouse with 15,000 data indicators on demographics, income, education, health, jobs, housing and crime), using a web-based, interactive online mapping application.