Smithfield Choice Neighborhood Grant Update





Neighborhood Component

Complete Street Plan - 8th Ave



Creative Arts/ Placemaking Project

The renovation of the two existing buildings with a small addition and new courtyard will create a shared community hub for Smithfield Residents, and will house arts-based exhibits and programming from the following organizations:

Birmingham Civil Rights Institute

- BCRI Gallery space focused on the Smithfield Community History that includes artifacts from the A.H. Parker estate.
- Listening Lab for 10 people to hear stories from Smithfield Community leaders.
- The Listening Lab will also include technology to show videos to larger groups.
- Research Library that is available to visitors to use to gain more knowledge about the history of Smithfield and A.H. Parker
- Office space for 1-3 people for BCRI and City of Birmingham staff.
- Extend the Civil Rights Trail to the Parker House and install a new marker in honor of A.H Parker

Create Birmingham

- Community Center for 20 people to host community art programs, i.e. creative writing, tufting, sculpture, music, culinary arts and painting, as well as large groups touring BCRI museum.
- Classrooms to host small gatherings and art classes
- Workshop space for the artists in residence
- Gallery and Market space to sell and display art from artists in residence





View from 5th Street North





Interior Views of A.H Parker House



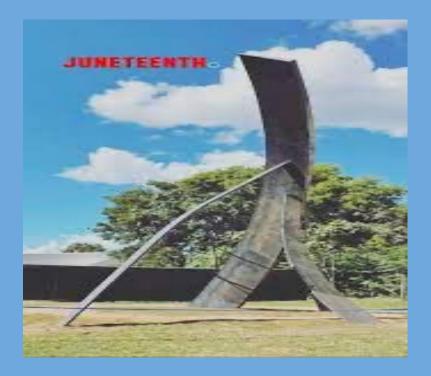
Smithfield Creative Pathway



Cultural spaces are essential for communities to thrive as they offer a platform for creative expression, community dialogue, and social interaction. By intentionally incorporating art and culture into the development of a neighborhood, **Creative Placemaking** serves as a tool for economic revitalization, social cohesion, and community pride. In Smithfield, this initiative aims to:

- Increase Walkability: By linking cultural sites, art installations, and creative hubs, the neighborhood becomes more walkable, encouraging people to explore and engage with their environment.
- **Promote Community Engagement**: Public art installations and creative hubs provide opportunities for local artists and residents to collaborate, express their identity, and take ownership of their neighborhood.
- **Preserve History and Culture**: Smithfield has a rich cultural history, and through Place Keeping, this initiative will preserve that legacy while adapting to future developments.

Public Art Installations



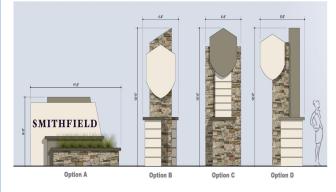
Smithfield Creative Pathway

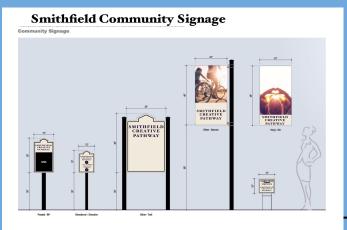
The **Smithfield Creative Pathway** will create a cohesive connection between important cultural landmarks and new art installations in the neighborhood. The pathway will traverse **Abraham Woods Jr. Blvd.**, **8th Ave West**, and **5th Ave N**, offering residents and visitors a unique cultural journey. By incorporating public art and wayfinding signage, this initiative aims to **increase safety, walkability**, and **connectivity** to downtown Birmingham.

Smithfield Creative Pathway will include:

- **Wayfinding Signage**: Designed by Birmingham-based artists, this signage will help tell the story of Smithfield's cultural legacy while guiding residents through key historical and artistic sites.
- Asphalt Murals: Crosswalks and bulb-outs will feature murals celebrating the cultural identity of the Smithfield community, making the neighborhood more pedestrian-friendly and visually appealing.
- A.H. Parker Creative Campus Sculpture
- Creative Hubs- Artisan Store Space, Gallery Space, Marker Space
- Peacemaker Foot Soldier Memorial

Smithfield Community Signage





Signage and Toppers

Cultural Wayfinding Signage (\$20K)

Community-designed signage and toppers will be placed along **Abraham Woods Jr. Blvd.** and other key streets to mark important cultural landmarks. These signs will **celebrate Smithfield's history** and act as a guide for both residents and visitors.

- Locations:
 - 1. Abraham Woods Jr. Blvd & 5th Ave N Smithfield Community Sign + Crosswalk Mural.
 - 2. 5th Ave N & 9th Ct N Surplus Property + Signage.
 - 3. A.H. Parker House Creative Campus 5th St N & 6th Ave N.
 - 4. **Abraham Woods Blvd. & 3rd St N** Housing Development + Community Sign.
 - 5. 8th Ave West & Abraham Woods Jr. Blvd Crosswalk Mural.
 - 6. 8th Ave W & Jasper Rd Signage + Crosswalk Mural.

The **cultural signage** will create a **visual narrative** of the area's history and identity, helping residents and visitors connect with the rich heritage of the community. The cultural signage design will be community informed and led by Birmingham-based artists



A.H. Parker House Sculpture

- Artist: Willie Williams Jr., Birmingham-based artist and owner of Studio 2500 Gallery.
- Location: 522 5th Street North.
- Description: This sculpture, crafted from found objects sourced from historical A.H. Parker homes, will be a symbol of Birmingham's cultural heritage. The work will involve local community members in the design and creation process, fostering a sense of ownership and pride.





Creative Hubs

Three **permanent creative hubs** will be constructed along **Abraham Woods Jr. Blvd.** These hubs will provide spaces for artists to create, showcase, and sell their work while fostering community engagement. They will serve as incubators for **entrepreneurship**, **cultural expression**, and **education**.

- Artisan Space: A fully equipped space for Birmingham-based creatives to sell artisan goods and host pop-up shops. This box will act as a **business incubator**, helping local creatives grow their small businesses.
- Gallery Space: A dedicated gallery showcasing works by local artists-in-residence. This space will offer opportunities for residents to engage with new art and purchase local works.
- **Maker Space**: A studio space for hosting community workshops and supporting creatives from diverse disciplines, offering a place to learn and collaborate.

Each hub will be muraled by local artists, with designs rotating every 1-2 years. The hubs will help increase **foot traffic** and contribute to a stronger sense of community by offering a public space for art, commerce, and cultural exchange.



Peacemaker Foot Soldier Memorial

- Artist: Joe Minter, a Birmingham folk artist known for his work in historical preservation.
- Location: Abraham Woods Jr. Blvd.
- **Purpose**: This memorial will serve as a **cultural tribute** to the foot soldiers of Birmingham's civil rights movement, honoring their contributions and reminding future generations of the importance of civic engagement. The memorial will become a **place of reflection and pride** for residents.

Smithfield Public Art Walk

Purpose & Vision

- The Smithfield Public Art Walk is a transformative creative placemaking initiative celebrating Smithfield's rich cultural history while previewing its future development. The public art walk is slated to happen annually.
- The event is a key part of the broader creative placemaking plan connected to the Choice Neighborhood Initiative, ensuring public art remains central to redevelopment over the next eight years.
- Focus on strengthening neighborhood identity, increasing walkability, and fostering Community Engagement & Input
- The Art Walk is not just an art event—it's an opportunity for the **community to share their stories**, **memories**, **and visions** for Smithfield's future.
- Public engagement will shape **artistic themes and installations** over time, ensuring Smithfield's **authenticity and cultural heritage** are preserved.

Partnerships & Support

- Key partners include:
 - Create Birmingham
 - Birmingham Creatives for Impact
 - Dapper Studios
 - Birmingham Museum of Fine Arts
 - Birmingham Civil Rights Institute
 - A.H. Parker High School



• These collaborations will support creative collaboration, historical storytelling, and urban design efforts.community belonging through public art.

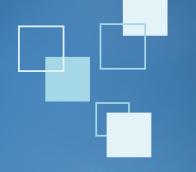
Facade Improvements

Storefront Revival Initiative:

- Offers forgivable loans up to \$50,000 for local business facade improvements.
- Supports upgrades like new signage, window repairs, exterior painting, and lighting enhancements.
- Enhances the visual appeal and economic vitality of commercial spaces, aiming to attract new businesses and foster a vibrant business corridor.

Revive & Thrive Home Program:

- Provides grants up to \$30,000 for exterior repairs and upgrades to low-income homeowners.
- Covers improvements such as roofing, exterior painting, porch repairs, and landscaping.
- Enhances curb appeal and property values, fostering a cohesive, visually appealing neighborhood.



FACADE IMPROVEMENTS

STOREFRONT REVIVAL INITIATIVE EXAMPLE



BEFORE

An applicant received a \$50,000 forgivable loan to assist with this redevelopment in the Smithfield community.



AFTER





This initiative will target businesses located within this specified area.



- Applications will be accepted online.
- Applications will be reviewed by the Facade Improvement Program Committee on a monthly basis.
- Applications will be accepted first come, first served.
- Assistance with application completion is available.
- Tenants & property owners are eligible to apply.

Revive & Thrive Home Program

ELIGIBILITY REQUIREMENTS:

- Applicants must occupy home and provide proof of ownership (Recorded deed).
- Applicants must occupy home and provide proof of occupancy (Utility bill or State ID with address).
- Applicants must qualify as low to moderate income and provide proof of income for ALL household residents (Current year Social Security award letter, Last two (2) months of Paycheck stubs, Retirement or Pension Statement, etc..).
- Applicants must provide last (2) months of bank statements for ALL household residents.



First Come / First Eligible

- 1) Receive application
- 2) Eligibility verification
- 3) Notification letters mailed
- 4) Conduct Initial Inspection
- 5) Schedule home repair

Repairs Covered

- 1. Roofing
- 2. Plumbing
- 3. Electrical
- 4. Heat/Air Insulation
- 5. Exterior paint

Repairs NOT covered

- 1. Foundation
- 2. Weatherization [Windows/doors]
- 3. Mold remediation
- 4. Lead abatement

Hill School Action Plan

- In process for demolition
- Potential affordable housing site
- Development to begin early 2026



PARK STREET



At Park Street Homes, we believe in more than just building houses we're committed to revitalizing communities and creating places where families can grow, thrive, and belong. Founded in 2016 by Kevan and Ayesha Shelton, our mission is rooted in the belief that high-quality, welldesigned housing should be attainable for everyone. Our work is focused on restoring dignity and opportunity to urban neighborhoods through thoughtful development that honors the past while investing in the future.

We are excited about the opportunity to partner with the City of Birmingham and the residents of Smithfield to support the long-term vision for the community. Our goal is to be a trusted and transparent partner, bringing value to residents and leaving a lasting, positive impact.

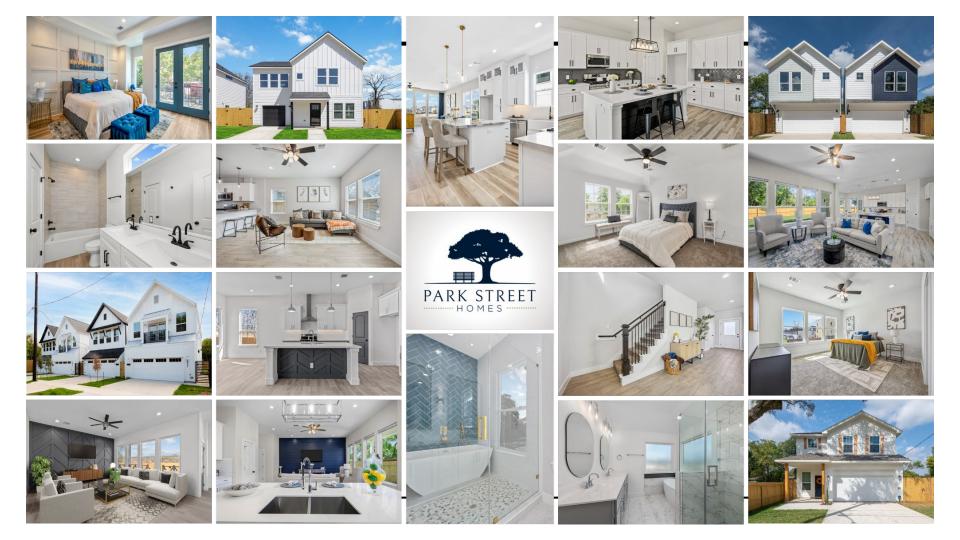




What We Bring to Smithfield

- A proven track record of urban revitalization through attainable and beautiful housing.
- Commitment to community-first development that includes local engagement and long-term stewardship.
- Designs that reflect heritage, functionality, and modern living.
- Transparent pricing, responsible construction practices, and dedicated project oversight.
- A focus on creating safe, inclusive, and connected neighborhoods.
- We're honored to be here today and look forward to working together to write the next chapter of Smithfield's legacy.





Housing Component

Phase 1- JCCEO Mixed Use



PHASE	TYPE	NAME	TOTAL UNITS	REPLACEMENT UNITS	RAD UNITS	NON- RAD PBV	UHTC ONLY UNITS	MARKET UNITS
Phase 1	Rehab	JCCEO HQ	101	80	30	50	21	0

Senior Housing
 Early Learning Center
 Historic Preservation
 Rehab and New Construction



Housing Phase 1 Timeline	2024	2025	2026	2027
JCCEO MIXED USE	4% ЦПНС Арр	Rehab / Construction		Lease Up

TOTAL	\$27,685,651	TOTAL	\$27,685,651	\$274,115
DDF	\$457,641	Total Soft Costs	\$8,395,833	
CNI	\$3,653,509	Soft Costs	\$5,318,170	
HABD	\$2,000,000	Financing Costs	\$3,077,663	
City	\$3,600,000	Total Hard Costs	\$19,289,818	\$190,988
Equity	\$12,024,501	Construction	\$18,555,746	
Debt	\$5,950,000	Site	\$734,072	
SOURCES		USES		P/U

PHASE I – VERANDA AT GRAYMONT (former JCCEO)

✓ 16 Units – Existing Building
 ✓ 85 Units – New building
 ✓ Early child care center in existing building







VIEW OF MAIN ENTRY FROM PARKING LOT

VIEW FROM CORNER OF JASPER AND 8TH AVE





VIEW LOOKING UP 3RD ST FROM 8TH AVE

VIEW OF GRAYMONT SCHOOL SIGNIFICANT ENTRY FROM 3RD ST

Date

Housing Timeline

- Pre-2025 4% Tax Credit Application Submitted
- Q1–Q2 2025
 Building Naming Committee formed
 State Historic Preservation Office coordination begins for Graymont facade preservation
 - YMCA confirmed for Early Learning Center
- June 2025 Community-wide meeting scheduled to provide updates on mural, naming, preservation, and construction timeline.
- Q3 2025 Construction begins for *The Veranda at Graymont* (101 senior units; 80 for Smithfield Court residents).
- Q4 2025-Q1 Planning for Phase 2 (Parker Surplus Site) with anticipated construction start. 2026
- **2026–Mid** Construction ongoing for The Veranda at Graymont. **2027**

Early–Mid Leasing begins and residents move into The Veranda at Graymont. 2027

Public Safety Strategy – Smithfield CNI

We have launched a Smithfield Public Safety Task Force to address community concerns and enhance safety through coordinated, community-based solutions.

Task Force

Members

- Birmingham Police Department
- HABD Property
 Management
- Smithfield Housing
 Developer
- The Ascent Project
- Mayor's Community Safety Initiatives
- City of Birmingham's Community Development Dept.

Top Community Concern: Crime Prevention

We are actively partnering with Mayor's Community Safety Initiatives and Trajectory Changing Solutions, LLC, who lead violence intervention and case management efforts.

Outreach Workers' Roles Include:

- Violence Intervention & Mediation De-escalate conflicts and prevent retaliation.
- **Case Management & Support** Connect residents with jobs, counseling, housing, and education.
- **Community Engagement** Build trust with residents and local partners.
- **Crisis Response** Immediate support during or after violent incidents.
- **Data & Reporting** Track outcomes to refine strategy.
- Street team will be housed at Smithfield Court.

Complementary Community Safety Initiatives

1. Blight Reduction & Housing Stability

Partnering with the Land Bank Authority to identify and market blighted properties for homeownership and responsible redevelopment.

2. Mental Health & De-Escalation Support

- **Urban Alchemy** Outreach to unhoused residents to support transitions to permanent housing.
- Impact Family Counseling Faith-based mental health services & de-escalation resources.
 - Contact: Beth Black 205.916.0123 🧬 https://www.impactal.org/
- Nurture Birmingham- Provides community education on mental health & wellness.

Contact: Lakeshia Burroughs 318.301.2776 *Image https://www.nurturebham.com/*

3. Workforce Development & Economic Opportunity

STRIVE – Tuition-free job training, personal coaching, and employment placement.
 Contact: Archie Stewart, Program Director – 251.302.0051 <u>strive.org</u>

Community Partnerships



-Resources-

- Homebuyer assistance of up to \$10,000!
- Down payment, closing costs & interest rate buydowns
- Property **MUST** be purchased within the city limits of Birmingham
- Homebuyer Education is required in becoming a program participant



DOWN PAYMENT AND CLOSING COSTS ASSISTANCE PROGRAM

Ready to Own Birmingham is a down payment assistance program (DPA) that provides homebuyers with flexible financing to help citizens become homeowners within City of Birmingham.

The assistance is provided as grant in the form of a loan forgivable after five (5) years of the homebuyer occupying the house as their primary residence.

Qualified homebuyers may receive up to \$10,000 to be used toward down payment costs for houses within the City of Birmingham.

FOR MORE INFORMATION, SCAN THE QR CODE OR VISIT OUR WEBSITE: HTTPS://COBCD.COM/READY-TO-OWN Frequently Asked Questions Who is eligible to participate?

Eligible participants must be at 80% AMI of the area median income as defined by HUD.

What are the requirements of the program?

Homes must be located within the city limits of Birmingham Participants must complete HUD certified homebuyer education

What are the terms of the grant?

Grants are made up to \$10,000. Grants will be given in the form of a forgivable loan. Terms of the loan will be 0% interest, \$0 monthly payment, A restrictive covenant will be placed on the home for 5 years. After 5 years, the loan is fully forgivable.

-Resources

Contact

DeJa Peeples

Administrative Analyst Community Development Department Email: <u>Deja.Peeples@birminghamal.gov</u> Office :205-254-2309



Questions and Closing Remarks



website: cobcd.com