

HOUSING AND HOMEOWNERSHIP

101 units move forward

The Choice Neighborhoods Initiative (CNI) links new housing, resident services and neighborhood improvements. The Housing Authority of the Birmingham District (HABD) and the City lead this work through a \$50 million grant from the U.S. Department of Housing and Urban Development (HUD). The CNI housing plan commits to 920 units, including 456 replacement units for Smithfield Court public housing.



Phase 1: The Legacy at Graymont School. Architectural rendering.

Phase 1: The Legacy at Graymont School

The development will provide 101 senior units, including 80 replacement units for Smithfield Court public housing. Financial closing occurred September 30.

The contractor has mobilized with fencing and a trailer and received limited approval for early site work, remediation and demolition.



Phase 2 schematic rendering, June 2026.

Phases 2 and 3

Behind A.H. Parker High School, Phase 2 plans 116 family units and Phase 3, formerly Phase 7, plans 175 family units. Both target construction starts in 2027. Financing applications are under review, with design and environmental work advancing.

38 homeownership units advance

The City's separate 60-unit application commitment includes eight Ashbourne townhomes now under construction across from the community center and 30 affordable for-sale units approved at The Everly, the former Hill School site.

Graymont groundbreaking ceremony planned for December 2026.

SMITHFIELD COURT / PEOPLE AND OPPORTUNITIES

Opportunity at Smithfield Court

The Ascent Project (TAP) is the CNI resident-services partner for Smithfield Court households. Its team coordinates employment, education, health and family support, helping residents connect with providers and follow through on their goals.



Goodwill career support at Smithfield Court.

Smithfield Works: skills to careers

This seven-week workforce initiative brings career assessments, interview preparation, training providers and employers to Smithfield Court. TAP coordinates Goodwill, the Alabama Career Center and other partners so residents build skills and identify their next career step.

TAP reported one training completion in July, 18 in August and five in September. Ten residents were identified for Goodwill's paid training pathway at \$10 per hour.

Resident career wins

Smithfield Court milestones include a 30-hour-per-week Amazon job paying \$19 per hour, a YouthBuild completion and high school diploma, employment at Children's Hospital, and 60 days of full-time assistant manager work with benefits.

Health connections grow

For Smithfield Court residents, TAP reported seven new primary-care connections in July and two in September. Health partners joined August's community meeting. Services included blood-pressure screenings and HIV testing.

GED PREPARATION CLOSER TO HOME

TAP and Lawson State are bringing GED preparation closer to Smithfield Court families. The partnership is in place, and Lawson State is recruiting an instructor for planned classes at Tabernacle Baptist Church.

Navigator services launch

Smithfield Court families gained three navigator services in October: early childhood through Ard Noel, health care through TC Counseling Services, and workforce support through The Dannon Project. Birmingham City Schools' Education Navigator is expected to begin in late November 2026.

Support includes childcare enrollment, developmental screenings, care referrals, job preparation and employer connections. Education support will address attendance and learning. TAP coordinates referrals and follow-up with Family Support Coordinators, keeping services connected around each household.

SMITHFIELD COURT / RESIDENT PROGRESS

Smithfield Court in numbers

HUD compares resident outcomes across eight communities in its FY2022 funding group. These highlights reflect Smithfield Court households and residents.

QUARTERLY MEASURES / THROUGH Q2 2026

84

Job placements

First of 8 grantees.

Cohort median: 32.

Cumulative job starts.

38

Training completions

First of 8 grantees.

From 72 enrollments.

Cohort median: 8.

94.7%

Case management

Third of 8 grantees.

268 of 283 original households are engaged.

ANNUAL MEASURES / 2025 COMPARED WITH 2023

49

Youth participating

49 of 66 youth, or **74.2%**, in youth development.

Up from 17 in 2023.

352

Residents insured

Residents with health insurance in 2025.

Up from 230 in 2023.

54

Working adults

Adults working full or part time in 2025.

Up from 29 in 2023.

Cumulative job placements include repeat starts. Annual measures compare 2023 with 2025. July-September stories elsewhere in this edition cover more recent progress.

A summer of learning and exploration

Smithfield Court's summer camp paired Smithfield Library arts, theatre and hands-on learning with Girl Scouts STEM and leadership sessions. Girls Inc. delivered two July sessions. The YMCA provided weekly backpack meals, combining learning and recreation with food support.

GRANT INVESTMENT / HUD FUNDS DRAWN

\$2.72 million drawn from the \$50 million HUD grant

As of October 14, 2026. Draws support resident services, evaluation, administration and project fees.

NEIGHBORHOOD INVESTMENT AND COMMUNITY VOICES

Progress across the neighborhood

Revive and Thrive and Storefront Revival are planned as the first Critical Community Improvements (CCI) programs to roll out under CNL. The City is targeting a first-quarter 2027 launch, investing in existing homes and neighborhood businesses.

Revive and Thrive

Up to \$30,000 per eligible homeowner. This grant supports street-visible exterior repairs, including roofing, painting and landscaping. Homeowners do not repay the award.

The program focuses on owner-occupied, single-family homes in the designated Smithfield, College Hills and Graymont area. Household income must be at or below 80% of area median income. The CCI plan anticipates serving about 25 households.

Environmental review is complete. Procurement and administration planning are advancing toward launch.

Storefront Revival

Up to \$50,000 per eligible business. Five-year forgivable loans support street-facing commercial improvements such as painting, windows, doors, signage, awnings and masonry.

Planned eligibility includes commercial and mixed-use properties, with applications from owners or tenants with owner approval. Awards require a match of at least 20%. Loan forgiveness depends on meeting program conditions.

The CCI plan anticipates support for about 15 businesses. Environmental review is complete.

What is UAB studying?

The University of Alabama at Birmingham (UAB) evaluates housing, neighborhood conditions and health through HEALThe Birmingham. It tracks indoor air quality, health, safety, walkability and social connection over time.

Baseline data collection is complete for 366 participants across HABD communities, including 126 Smithfield Court residents. More than half provided six-month follow-up data. Resident focus-group analysis began in late September.

A related study gathered input from 15 neighborhood business owners through five focus groups to identify business needs and useful investments.

Safety through community outreach

The Urban League's Free Da Streetz Birmingham program provides street outreach, conflict mediation and service referrals. Its Q3 report recorded 18 conflict interventions across Smithfield and the broader service area.

The Smithfield Pop-Up and Media Day shared violence-prevention information and heard residents' concerns. Outreach also linked people to community resources.

STAY CONNECTED TO NEIGHBORHOOD PROGRESS

Follow neighborhood projects and community updates at smithfieldchoice.org