



In honor of _____

Gerald Smith, Esq. and
the Ideal Savings Bank

SMITH
IDEAL
PROJECT

received
10-11-22

JRC

INTRODUCTION



It always seems impossible until it is done.

Nelson Mandela

The SMITH IDEAL PROJECT is a program that will effectively revitalize a neighborhood, one block at a time. The program was created to bring the community together by introducing residents to a variety of skillsets, trades and professional opportunities, with a rotating classroom and on-the-job training in all phases of the construction business (process) as they create opportunities for home ownership. By renovating the whole block, the program will bring home ownership and safety on an even scale in terms of value by creating a tax base and safety net for the city.

The program will be a joint venture. Trade companies share and teach skills to citizens thus supplying them with the expertise to pursue careers in their trade skill.

The program can be operated at zero cost other than the giving of oneself for the betterment of lives and the city. The program will take the block project cost and divide this cost by the number of houses renovated to price the new homes. The homes are sold at cost, continuing the renovation project block by block. This process will stabilize and place even value on the properties; no one will be upside down like the "Vacant to Value" or Dollar Houses programs.

Benefits:

- Teaching a trade skillset to our residents
- Creating a talented workforce for the city
- Establishing a sense of pride in self and the community
- Provide a tax base for the city
- Increases the market value and marketability of communities
- Builds wealth for residents
- Providing home ownership builds hope, commitment...

Leadership:

Barry Nelson, founder of the Smith Ideal Project, is a design and construction entrepreneur with over 30 years of community development through design and renovation of both residential and commercial properties. Nelson presently owns four buildings on the 1500 block of Baltimore Street. Three of the buildings are under contract. These buildings will be renovated into restaurants, helping to revitalize the community.

21ST CENTURY TRAINING & COMMUNITY DEVELOPMENT PROGRAM

GOALS:

01

Provide affordable housing, retail space, entrepreneurship, gardens and open space to stabilize the community

02

Create a trained/skilled population able to perform effectively and efficiently in design and construction, landscaping, and staging and selling in the housing renovation industry

03

Provide unique and beautiful entrepreneurship opportunities through urban gardening, fish farming and cash crop farming

OBJECTIVES

01

To renovate houses on an entire block (both sides of the street) thus creating a revitalized community with affordable housing

02

To establish a rotating training program that provides skill training in the renovation of vacant/abandoned homes

03

To provide employment for trainees and trainers

04

To develop entrepreneurship opportunities with the establishment of an affordable housing renovation company run by graduating trainees

TRAINING

- Electrical
- Plumbing/Heating
- Carpentry
- Dry wall and Mud work
- Painting
- Landscaping
- Iron work
- Masonry
- Roofing/Gutters
- Windows
- Floors
- Interior Design/Staging
- Urban Farming
- Entrepreneurship
- Sales
- Insulation
- Concrete work
- Demolition
- Building code/Inspections
- Contracts/Estimates

ACADEMICS

- Trainees: initial class - 42
- Staging area for all 16 components of home renovation
- Staging area to include:
 - Tools
 - Equipment
 - Tables/Chairs
 - Whiteboards
 - IT equipment: computers, printers, 3D printers, calculators

STAFFING

- General Contract
- Director of Operations
- Assistant Director of Operations
- Director of Education
- Director of Finance
- Professional Trainers/Contractors (14)
- Administrative Assistant

TRAINEE RECRUITMENT

- Trade Schools
- Baltimore City High School students especially those from vocational schools and unemployed community members

IMPLEMENTATION PLAN

PHASE 1

- Initial research regarding ownership of properties/Set-up legal relationships..
- Financial support
- Consolidation of stakeholders

PHASE 2

- Develop curriculum
- Recruit leadership team
- Recruit trainers

PHASE 3

- Trainers' Orientation/Set-up academic staging areas/organize field trip experiences
- Recruit Trainees

PHASE 4

- Renovation of properties
- On-site training of Trainees

PHASE 5

- Staging of properties, retail space, urban farm

PHASE 6

- Set-up business
- Residential sales
- Retail space sales