

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

## TUXEDO COURT

### **PROGRESS REPORT April 2005**

#### **Program Managers**

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May 6, 2005

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## **SECTION 1 STATUS REPORTS**

### **RESIDENT RELOCATION AND RETURNS**

April 2005:

The resident population of Tuxedo Court is one hundred four households.

The HABD staff continues to update the residents regarding the status of the progress of this revitalization program with status updates regarding HUD coordination's and related requirements, updates regarding the anticipated relocation of the residents, updates regarding program procurements, and also updates regarding homeownership and Section 8 housing voucher opportunities.

The residents are also encouraged not to move, in order to remain eligible for services associated with the new development process and to take advantage of the services offered.

The ninety (90) day relocation notices will be distributed to Tuxedo Court residents.

### **COMMUNITY and SUPPORTIVE SERVICES - CSS**

April 2005:

Regarding CSS services provided by JCCEO, they are continuing to collect data regarding the residents and their needs; they are hosting activities to assist residents towards financial independence. There are eleven residents enrolled in the Job Readiness Training (JRT) Program; the second JRT session began this month. There are eight teens in the Active Relationships Young Adults (ARYA) Program designed to teach relationship development skills. JCCEO continues to utilize their Outcome Results System (ORS) for capturing their statistics of assessments and focus groups.

### **PROJECT PROGRESS OVERVIEW**

April 2005:

#### **1. Project Implementation**

- A. Off-Site Development – Fountain Heights Homeownership Component
  - a. The City is continuing the process of completing the necessary procedures to facilitate the planned property transfers.
- I. Site Acquisitions
  - a. No additional properties for the off-site development have been acquired.
- II. Off Site Development Process
  - a. Surveying of the HABD deeded parcels has commenced under the direction of Adams Design. The properties are required to be surveyed in association with the Subdivision submittal process with the City. We are currently planning to go before the City Subdivision Review Board in mid May.
  - b. The HABD/PMT Team is continuing to develop the housing plan for the twenty-five parcels. The HABD/PMT will coordinate the construction of the off-site development with the construction of the City of Birmingham Drainage and Street Improvements project currently underway in the vicinity of 16<sup>th</sup> Street North near 15<sup>th</sup> Avenue North.
  - c. The PMT developed a conceptual plan for the 16<sup>th</sup> Street North properties to include additional greenspace in the vicinity of the redeveloped “northern triangle”, currently

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under construction with the City of Birmingham Drainage and Street Improvements project.

- d. The PMT has developed a brochure to be used to encourage potential homeowners to relocate to the historic Fountain Heights neighborhood.

## B. On-Site Development – Tuxedo Court Property

### I. Demolition

- a. No activity to date

### II. Site Development / Public Improvements

- a. The PMT has conducted fee negotiations with the firms submitting proposals for the RFP 05-15, Site Engineering services. A recommendation was made to the HABD Board of Commissioners at their March meeting. The HABD Board of Commissioners deferred a decision and requested fee proposals from all firms who submitted proposals. A recommendation for Site Engineering services was made at a Special Board Meeting in April. USInfrastructure, Inc. has been recommended and approved by the HABD Board of Commissioners for the Site Engineering Services.
- b. The HABD/PMT Evaluation Team for RFP 05 – 17, Architectural/Engineering Services has conducted reviews and evaluations of the submitted proposals. The PMT has conducted fee negotiations with the firms submitting proposals. A recommendation will be made to the HABD Board of Commissioners at their May meeting.
- c. The HABD/PMT Team is continuing to work and coordinate with the City to clarify City concerns regarding the conceptual master site plan and the infrastructure scope and budget.

### III. Rental Units Development

- a. No activity to date

### IV. For Sale Development

- a. No activity to date

## 2. Project Related Meetings

- ❖ April 4 RFP 05-17 Architectural/Engineering Housing Services – Fee Negotiation Meetings  
Fountain Heights Status Meeting
- ❖ April 6 HOPE VI Projects Update Meeting
- ❖ April 7 HABD Board of Commissioners Special Board Meeting
- ❖ April 13 PMT In-House Team Meeting  
Fountain Heights Development Meeting with Adams Design
- ❖ April 18 Fountain Heights JCCEO Homeownership Coordination Meeting  
HABD Board of Commissioners Board Meeting
- ❖ April 20 HOPE VI Projects Update Meeting  
Fountain Heights Property Acquisitions Status Meeting with City Staff
- ❖ April 21 RFP 05-17 Architectural/Engineering Housing Services – Fee Negotiation Meetings  
Tuxedo Court Residents Meeting
- ❖ April 22 RFP 05-17 Architectural/Engineering Housing Services – Fee Negotiation Meetings
- ❖ April 27 Fountain Heights Neighborhood Redevelopment Team Meeting  
PMT In-House Team Meeting  
Fountain Heights Conceptual Review Meeting  
School Board Related Issues Meeting with City of Birmingham Schools

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### 3. Procurements Status

- ❖ RFP 05-08 HOPE VI Legal Services  
Solicitation Response Date: November 16, 2004
  - Five proposals were received.
  - Evaluation Team has been established to review proposals.
  - Recommendation of entity to provide Legal Services was presented and approved at March HABD Board of Commissioners meeting.
  - Contract being reviewed by HABD staff.
  
- ❖ RFP 05-14 Market Study Services  
Solicitation Response Date: December 30, 2004
  - Six proposals were received.
  - Contract being prepared for services implementation by Land Development Analysts, Inc. as approved at the February HABD Board of Commissioners meeting.
  - Contract executed by Land Development Analysts, Inc.
  - Notice to proceed to be issued.
  
- ❖ RFP 05-15 Site Engineering Services  
Solicitation Response Date: January 4, 2005
  - Pre-proposal conference was held December 21<sup>st</sup>.
  - Five proposals were received.
  - Evaluation Team reviewed and evaluated proposals.
  - Fee negotiation meetings conducted.
  - Recommendation of entity to provide Engineering Services was presented at March Board of Commissioners meeting.
  - Recommendation of entity to provide Engineering Services was presented and approved at a Special Board of Commissioners Meeting in April.
  - Contract being reviewed by HABD staff.
  
- ❖ RFQ 05-17 HOPE VI Tuxedo Court Housing Architectural and Engineering Services  
Solicitation Released January 4, 2005.  
Solicitation Response Date: February 9, 2005
  - Pre-proposal conference was held January 18<sup>th</sup>.
  - Eight proposals were received.
  - Evaluation Team reviewed and evaluated proposals.
  - Fee negotiation meeting conducted.
  - Recommendation of entity to provide Architectural and Engineering Services to be presented at May Board of Commissioners meeting.

### 4. Document Submissions and Notices

- ❖ March Program Report.
- ❖ RFP 05-15 Site Engineering Services; request for Board action documentation package.
- ❖ RFP 05 – 14 Legal Services contract.
- ❖ RFP 05 – 17 Site Engineering Services contract.
- ❖ HUD Environmental Review Record

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## **PROJECT LOOK AHEAD**

30 – 60 Day Look Ahead:

- ❖ Intergovernmental Coordination with City/County.
- ❖ Coordinate w/ City, acquisition of Fountain Heights properties.
- ❖ Procurement of the Housing A/E services team.
- ❖ Relocation Coordination
- ❖ Phase I – Subdivision Approvals
- ❖ Phase I – Bid Package out for bids

## **FINANCIAL REVIEW**

April 2005:

The PMT is currently working with the HABD staff to reconcile on a monthly basis the project's financial information.

### **1. Payment Applications**

None processed this month.

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## **SECTION 2 INFORMATIONAL PHOTOS**



TUXEDO COURT  
RESIDENTS MEETING ON APRIL 21, 2005 AT THE RUBY WILLIAMS COMMUNITY CENTER