

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**TUXEDO COURT**

**PROGRESS REPORT  
April 2006**

Program Managers

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May 3, 2006

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## SECTION 1 STATUS REPORTS

### **RESIDENT RELOCATION AND RETURNS**

April 2006:

All residents of Tuxedo Court have been relocated to other housing communities and locations selected by the residents as of November 15, 2005.

The HABD staff will continue to coordinate with the relocated residents of Tuxedo Court, providing status updates regarding the progress of this revitalization program; updates on HUD coordination's and related requirements; updates regarding program procurements; and also updates regarding homeownership opportunities. An upcoming meeting with residents will be scheduled to provide a project status update to returning residents and interested parties.

In conjunction with the approved CSS Work Plan, the HABD staff is preparing the documentation establishing resident return criteria and the means to advise the affected residents. This documentation is to be submitted to HUD for approval in June 2006.

### **COMMUNITY AND SUPPORTIVE SERVICES - CSS**

April 2006:

Regarding the 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 and are meeting the needs and family goals for the families through case management. JCCEO continues to utilize their Outcome Results System (ORS) for capturing their statistics of assessments and focus groups. Residents continue to receive assistance with job skills training, educational assistance, and childcare assistance.

The JCCEO Family Development Center has developed an outreach program to publicize the availability of community and supportive services for former Tuxedo Court residents. Mailings to former residents were forwarded in August 2005, October 2005 and December 2005. To date, twenty-nine (29) previously relocated residents have responded and requested CSS services.

The First Quarterly Report for 2006 highlighting CSS goals reflects that the HABD's CSS Program administered by JCCEO has participants enrolled in the following areas: employment preparation/placement/retention; job skills training program enrollments; high school or equivalent education enrollments; child care arrangements; transportation assistance enrollments; entrepreneurship training program enrollments; homeownership counseling; tutoring/remedial education; access to medical care; youth program enrollments (Fox 6 Jobs for Kids Program); and elderly services and programs. Currently, twenty-nine (29) residents are employed and twenty-one (21) of the 29 have been employed for more than six (6) months. Efforts to improve enrollments in the counseling and substance abuse programs are underway.

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## PROJECT PROGRESS OVERVIEW

April 2006:

### 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.
  - b. Four (4) properties remain to be acquired for the off-site development.
  - c. The PMT has developed a brochure to be used to identify potential homeowners interested in relocating to the historic Fountain Heights neighborhood. The brochure has been distributed to HABD staff, the Birmingham Homeownership Center, Birmingham Urban League, and other potential homeowners.
  - d. Homeownership opportunities in Fountain Heights are being promoted with the distribution of the Magic City Housing Development Corporation Homeownership brochure. To date, we have received completed brochures from sixty-six (67) potential applicants. Subsequently, we provide detailed information on the process required for homeownership under the Magic City Housing Development Corporation. Potential applicants are referred to the Birmingham Homeownership Center and/or the Birmingham Urban League to participate in homeownership classes, credit counseling, mortgage information, and other assistance programs, related to the home-buying process. Classes are held monthly.
  - I. Site Acquisitions
    - a. Five (5) additional properties for the off-site development have been acquired with the property transfers from the City of Birmingham in December 2005. Four (4) properties remain to be acquired, through City initiatives or via HABD direct procurement.
  - II. Off Site Development Process – 25 Single Family Homes in Fountain Heights
    - a. The Board of Commissioners approved the recommendation to award the contract for the construction of 25 homes to Curtis White Companies, the lowest responsible and responsive bidder.
    - b. Curtis White Companies is submitting documentation to the City of Birmingham to acquire building permits. Construction is expected to start in May 2006.
  - III. Marketing Studies
    - a. No additional activity at this time.
  - IV. Groundbreaking Ceremony
    - a. A groundbreaking ceremony was held on April 5, 2006 in the Fountain Heights neighborhood to announce the commencement of the construction of the 25 homes. The event was well attended with representatives from the HABD Board of Commissioners and staff, City of Birmingham elected officials and staff, and neighborhood residents.
- B. On-Site Development – Tuxedo Court Property
  - I. Demolition
    - a. National Salvage and Services Corporation has been recommended and approved for award of the contract for demolition services at Tuxedo Court. The contract has been prepared and signed by both parties. The Notice to Proceed was issued on April 2006.
    - b. National Salvage and Services have begun demolition services with asbestos abatement currently underway. The demolition of buildings is expected to commence in mid-May 2006.
  - II. Site Development / Public Improvements
    - a. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for infrastructure improvements at Tuxedo Court, in coordination with the housing units design, being developed by Williams-Blackstock Architects. Specifications are approximately 60% complete. Plans are approximately 65% complete.

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- b. Contacts with Burk-Kleinpeter informed the PMT that Jefferson County Commission will not provide funding for the project under its Sewer Extension/Expansion Program. A change in the current policy has eliminated the possibility for funding. The PMT is exploring other measures to utilize the Jefferson County Commission as a funding source.
  - 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. Follow up meetings to the presentations to the City's Administration, Budget, and Finance Committee were held on February 1, 2006; February 6, 2006; February 13, 2006; and February 27, 2006 to resolve outstanding issues regarding the City's commitment to provide infrastructure funding for this project.
  - d. The HABD/PMT Team along with Williams Blackstock Architects and subconsultants prepared documentation to be submitted to the Alabama Department of Transportation (ALDOT) Transportation Enhancement (TE) Program through the City of Birmingham's Planning and Engineering Department. Annually, the ALDOT makes the TE Project available to cities and municipalities with request for proposals. The proposal included schematic design efforts for the proposed linear park at on-site Tuxedo Court and enhancements along the Interstate 20/59 corridor in the vicinity of Tuxedo Court. Notification of approval from ALDOT was received. The PMT will coordinate with the City's Engineering staff to proceed.
- III. Site Acquisitions
- a. Documentation to purchase the property owned by the Birmingham City Schools was submitted to the school board. The property is located at the northwest corner of the Tuxedo Elementary School property and consists of approximately 0.20 acres with frontage on 20<sup>th</sup> Street Ensley, and is needed in order to maintain the proposed street grid system. Dr. Shiver requested that HABD purchase this property in lieu of the requested transfer deeding of the property; the HABD Board agreed to offer to purchase the property and has modified that offer based upon an appraisal that has also been forwarded to Dr. Shiver. The PMT has coordinated with the legal team for the School Board regarding the revised offer. We are awaiting additional information from Dr. Shiver.
- IV. Rental Units Development – Phase II Housing  
For Sale Development – Phase III Housing
- a. The Architectural/Engineering Team of Williams Blackstock Architects is continuing with housing development design for the Tuxedo Court site. Williams Blackstock Architects has prepared and submitted Design Development documents. Upon review and approval of the documents submitted, Williams Blackstock Architects was authorized to commence with the development of the Construction Documents.
  - b. Coordination between the architectural/engineering team, the engineering team, HABD staff, City staff, and the PMT is ongoing, including design and strategic coordination efforts.
  - c. No construction activity to date.
- V. Real Estate
- a. Discussions with the real estate entity, ReMax Realty, are underway for potential negotiations and purchases of properties in the vicinity of the defined Tuxedo Court revitalization area.
  - b. Negotiations are continuing with the property owners in the general vicinity of the defined Tuxedo Court revitalization area.

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C. MBE/DBE and Section 3 Participation

The following is a breakdown of MBE/DBE/Section 3 company's participation in the current active project contracts.

	<u>% of Total Contract Value</u>
❖ Professional Services Contracts	
MBE Entities	32%
Section 3 Entities	0%
Local Companies	88%

**2. Project Related Meetings**

- ❖ April 1 Fountain Heights Neighborhood Association Meeting
- ❖ April 5 The Construction of 25 Homes in Fountain Heights Groundbreaking Ceremony
- ❖ April 12 PMT In-House Team Meeting
- ❖ April 17 HABD Board of Commissioners Monthly Meeting
- ❖ April 19 HOPE VI Projects Update Meeting
- ❖ April 25 Design Development Submittal Review Meeting with Williams Blackstock
- ❖ April 26 PMT In-House Team Meeting
- ❖ April 27 Fountain Heights Neighborhood Redevelopment Team Meeting

**3. Procurements Status**

No procurements were made during the month of April 2006.

**4. Document Submissions and Notices**

- ❖ March 2006 Program Report
- ❖ Architectural/Engineering Housing Design Development Submittal

## PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Phase I – Construction services commencement
- ❖ Phase II/III – Construction Development Phase Architectural/Engineering services submittal
- ❖ Intergovernmental coordination with the City/County
- ❖ Infrastructure funding coordination with the City

## FINANCIAL REVIEW

April 2006:

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

**1. Payment Applications**

- a. None processed this month.

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2 pages for financial report

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## SECTION 2 INFORMATIONAL PHOTOGRAPHS



**TUXEDO COURT**  
**GROUNDBREAKING CEREMONY ON WEDNESDAY, APRIL 5, 2006**  
**IN THE FOUNTAIN HEIGHTS NEIGHBORHOOD**

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