

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

**PROGRESS REPORT
August 2005**

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September 1, 2005

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

August 2005:

The resident population of Tuxedo Court is eighty-six 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.

Relocation at Tuxedo Court is continuing with residents being relocated to other housing communities and locations selected by the resident.

Section 8 housing vouchers were distributed to Tuxedo Court residents who selected this program as their relocation method of choice.

Relocation of all residents is anticipated by October 31, 2005.

COMMUNITY and SUPPORTIVE SERVICES - CSS

August 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 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 is currently developing an outreach program to publicize the availability of community and supportive services for former Tuxedo Court residents. Initial mailings to former residents were forwarded this month. Subsequent mailings to these residents will follow in the upcoming months.

PROJECT PROGRESS OVERVIEW

August 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. There are seven (7) in the process of being transferred to the HABD for utilization in the off-site development.
 - b. 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, and other potential homeowners.

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- c. The PMT has identified the Birmingham Urban League Homeownership Program as an additional source to assist with identifying 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 fifty-eight (58) 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 for attendance in a homeownership class, credit counseling, mortgage information, and other assistance in the home-buying process. Classes are held monthly.
 - 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. Additionally, Adams Design is preparing Construction Documents for the off-site development.
 - b. Properties submitted for variances were reviewed and approved by the Zoning Board of Adjustments on August 25, 2005.
 - c. The HABD/PMT Team is continuing to develop the housing plan for the off-site development. We have twenty-seven (27) potential parcels identified, but our planned construction bid package will be for twenty-five (25) houses, as noted in the Grant Application. 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 16th Street North near 15th Avenue North.
 - d. The HABD/PMT has requested "in-kind" services from the City of Birmingham to develop the lots along 16th Street North, east of the Northern Triangle. Negotiations to provide the requested services are ongoing. Engineering documents, quantities and cost estimates for the requested services were presented to City staff.
 - e. The bid schedule for the off-site development has been revised as follows:

Advertise	September 4, 2005
Plans Available	September 6, 2005
Pre-Bid Conference	September 21, 2005
Bid Opening	October 4, 2005
 - f. The Geotechnical Report for the twenty-seven (27) properties in Fountain Heights was completed and submitted for review.
 - III. Marketing Studies
 - a. Land Development Analysts submitted the revised market study for the off-site development.
 - B. On-Site Development – Tuxedo Court Property
 - I. Demolition
 - a. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for demolition of the Tuxedo Court. Specifications are approximately 95% complete. Plans are approximately 95% complete. Both plans and specifications are being reviewed by BG/HABD.
 - b. No construction activity to date.
 - II. Site Development / Public Improvements
 - a. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for infrastructure improvement at Tuxedo Court. Specifications are approximately 40% complete. Plans are approximately 35% complete.

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- b. 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.
 - c. Asbestos Survey report for Tuxedo Court was completed and submitted for review. Two hundred seventy-eight (278) building materials were identified for sample analysis. Three hundred (300) samples were collected from unoccupied units for analysis. From the survey, building materials containing more than one percent asbestos were determined throughout the site.
- III. Site Acquisitions
- a. Documentation for property owned by the Birmingham City Schools was submitted to the school board with a request for transferal to the HABD in order to maintain the proposed street grid system. The property is located at the northwest corner of the Tuxedo Elementary School property and consists of approximately 0.20 acres with frontage on 20th Street Ensley. BG/HABD is awaiting follow-up from Dr. Shiver and staff.
- IV. Rental Units Development – Phase II Housing
For Sale Development – Phase III Housing
- a. The Architectural/Engineering Team of Williams Blackstock Architects have commenced with housing development design for the Tuxedo Court site.
 - b. A coordination meeting between the architectural/engineering team, the engineering team, HABD staff, and BG development was held. Design and strategic coordination efforts are underway.
 - 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.
- 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

- ❖ August 5 City of Birmingham Finance Meeting with Mayor's Staff
- ❖ August 6 Jefferson County Commission Funding Meeting with Commissioner Langford
Infrastructure Funding Meeting with City
- ❖ August 9 16th Street North Lots Grading Plan Meeting with USInfrastructure, Inc.
- ❖ August 10 HOPE VI Projects Update Meeting
Demolition Review Meeting with HABD staff
Tuxedo Court Vicinity Pastors' Task Force Meeting
- ❖ August 11 Architectural/Engineering Services Review Meeting with Williams Blackstock
- ❖ August 13 Fountain Heights Neighborhood Association Meeting
- ❖ August 15 HABD Board of Commissioners Board Meeting
- ❖ August 16 16th Street North Lots Grading Plan Meeting with City Staff

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- ❖ August 17 Section 8 Voucher Update Meeting with Tuxedo Court Residents
PMT In-House Team Meeting
- ❖ August 19 Meeting with Potential Fountain Heights Homeowner
- ❖ August 23 Relocated Tuxedo Court Residents Homeownership Meeting
- ❖ August 24 HOPE VI Projects Update Meeting
- ❖ August 25 Community Task Force Meeting
Variance Hearing for Fountain Heights Properties with Zoning Board of
Adjustments
- ❖ August 26 Marketing Strategy Meeting with Operation New Birmingham, Fountain
Heights Neighborhood Association, and HABD
- ❖ August 29 Renovation Projects Coordination Meeting with Williams Blackstock
Architects
- ❖ August 31 Fountain Heights Neighborhood Association Update Meeting with City

3. Procurements Status

No procurements were made during the month of August 2005.

4. Document Submissions and Notices

- ❖ July Program Report
- ❖ Grading Plan and supporting documentation for 16th Street North Lots in Fountain
Heights
- ❖ Geotechnical Report for Fountain Heights
- ❖ Asbestos Survey for Tuxedo Court

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Coordinate w/ City, acquisition of Fountain Heights properties
- ❖ Phase I – Bid Package out for bids
- ❖ Phase I – Pre-Bid Conference
- ❖ Phase I – Bid Opening
- ❖ Phase II – Demolition Bid Package
- ❖ Intergovernmental coordination with the City/County
- ❖ Relocation Coordination

FINANCIAL REVIEW

August 2005:

The PMT is currently working with the HABD staff to reconcile on a monthly basis the project's financial information. The financial reconciliation submitted to HUD for the quarter ending June 30, 2005, follows.

1. Payment Applications

- a. None.

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SECTION 2
INFORMATIONAL PHOTOS



TUXEDO COURT
CONSTRUCTION PROGRESS AT THE NORTHERN TRIANGLE IN THE
FOUNTAIN HEIGHTS NEIGHBORHOOD

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TUXEDO COURT
FOUNTAIN HEIGHTS NEIGHBORHOOD ASSOCIATION MEETING ON AUGUST 13, 2005 AT
THE 17TH STREET MACEDONIA BAPTIST CHURCH IN THE FOUNTAIN HEIGHTS
NEIGHBORHOOD

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SECTION 8 VOUCHER APPLICANTS UPDATE MEETING ON AUGUST 16, 2005
AT THE RUBY WILLIAMS COMMUNITY CENTER

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TUXEDO COURT
RELOCATED TUXEDO COURT RESIDENTS HOMEOWNERSHIP MEETING ON
AUGUST 23, 2005 AT THE RUBY WILLIAMS COMMUNITY CENTER