

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

PROGRESS REPORT December - 2004

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December 2004

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

December 2004:

The resident population of Tuxedo Court is one hundred twenty-six households.

With the series of twice monthly community meetings, the HABD staff has been continually updating the residents on the status of the progress of this revitalization program, with status updates regarding the HUD coordination's and related requirements, with status updates regarding the anticipated relocations of the residents, with status 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.

COMMUNITY and SUPPORTIVE SERVICES - CSS

December 2004:

The JCCEO Case workers are continuing to meet with residents to identify needs and goals through the family self-sufficiency assessment.

The current JCCEO case load encompasses two hundred four individuals in one hundred twenty six households.

The JCCEO has been also preparing their space in the Tuxedo School, as a base to provide their community support services.

PROJECT PROGRESS OVERVIEW

December 2004:

1. Project Implementation

- A. Off-Site Development – Fountain Heights Homeownership Component
 - a. Process planning currently on-going
 - b. The City is still in the process of completing the necessary procedures to facilitate the planned property transfers. The stated City goal is to have the transfers completed by the end of the year.
The planning team is reviewing the status of the current HABD 'controlled' properties, and working with the Architect to determine the feasibility of proceeding with the 'sub-division' process with the City.
- I. Site Acquisitions
 - a. No additional acquisitions or transfers have occurred.
- II. Off Site Development Process
 - a. No activity to date
- B. On-Site Development – Tuxedo Court Property
 - I. Demolition

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- a. No activity to date
- II. Site Development / Public Improvements
 - a. The Phase I Environmental Assessment report has been completed and submitted by Birmingham Engineering & Construction Consultants, Inc. (BECC). The report indicates that there are no underground impediments, either on the property and/or in the immediate vicinity that detrimentally impact the site. We have conferred with the Alabama Historical Commission, and they anticipate that the property has no significant historical value. A package of information regarding the property and the revitalization project has been forwarded to them for their further concurrence. We are working with the City to implement the Part 58, environmental review.
 - b. The HABD/PMT Team is continuing to work and coordinate with the City, to clarify City concerns regarding the conceptual master site plan, the infrastructure scope and budget and how our development can tie into the overall redevelopment projects in the Ensley area. A revised infrastructure cost estimate was presented to the City for their review and concurrence along with plans indicative of the scope of the planned improvement areas, anticipated to be deeded to the City at the completion of the projected improvements. These plans clearly identified the infrastructure related 'right of way' areas and the planned 'greenspace' areas.
- III. Rental Units Development
 - a. No activity to date
- IV. For Sale Development
 - a. No activity to date

2. Project Related Meetings

- ❖ December 6 Homeownership initiatives meeting w/ HABD HO Director
Meeting w/ City of Birmingham Director of Parks and Recreation
- ❖ December 7 Fountain Heights Architectural Services coordination meeting w/ Adams
Design
- ❖ December 8 PMT in-house team meeting.
City of Birmingham Development Team meeting
- ❖ December 14 Legal Services RFP Evaluation Team meeting
Marketing Study RFP, Pre-proposal Conference
Magic City Housing Development Corporation Board, project status
meeting
- ❖ December 15 HABD Board of Commissioners Meeting
- ❖ December 16 PMT In-House meeting regarding QPR coordination
- ❖ December 21 Engineering RFP – Site Services; Pre-Proposal Meeting

3. Procurements Status

- ❖ RFP for 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 to be presented to January Board.
- ❖ RFP for HOPE VI Market Study Services
Solicitation Response Date: December 30, 2004
 - Six proposals were received.
- ❖ RFQ for HOPE VI Engineering Services Site Development
Solicitation Response Date: January 4, 2005
 - Pre-proposal conference was held December 21st.
- ❖ RFQ for HOPE VI Architectural / Engineering Services Housing Development
 - Draft submitted

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- Anticipated Release in early January.

4. Document Submissions and Notices

- ❖ November Program Report
- ❖ Revised cost estimate for infrastructure services
- ❖ RFP to procure A/E Housing Services – Draft
- ❖ CSS Work Plan

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Intergovernmental Coordination with City/County.
- ❖ Coordinate w/ City, acquisition of Fountain Heights properties.
- ❖ Implementation of the Housing A/E services RFQ.
- ❖ Secure Environmental & SHPO Approvals.
- ❖ Relocation Coordination
- ❖ Phase I – Construction Bid & Award

FINANCIAL REVIEW

December 2004:

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

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SECTION 2 INFORMATIONAL PHOTOS



RESIDENT MEETING (December 14th)
Opening with Prayer

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RESIDENT MEETING (December 14th)