

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

**PROGRESS REPORT
December 2005**

Program Managers

BOULEVARD GROUP INC.

484 Boulevard SE
Atlanta, GA. 30312

Tel. 404.622.7879
fax 404.622.9395

2323 – 1st Avenue North
Birmingham AL 35203

Tel. 205.327.2702
fax 205.327.2704

January 5, 2006

TUXEDO COURT

HOUSING AUTHORITY
of the Birmingham District

PROGRESS REPORT No. 18
December 2005

TABLE OF CONTENTS

SECTION 1

Status Reports

- Resident Relocation and Returns
- Community and Supportive Services – CSS
- Project Progress Overview
 1. Project Implementation
 2. Project Related Meetings
 3. Procurements Status
 4. Document Submissions and Notices
- Project Look Ahead
- Financial Review
 1. Payment Applications

TUXEDO COURT

**HOUSING AUTHORITY
of the Birmingham District**

**PROGRESS REPORT No. 18
December 2005**

SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

December 2005:

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.

COMMUNITY AND SUPPORTIVE SERVICES - CSS

December 2005:

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.

A Year 1 (2005) comparison of CSS goals versus actual performance through the month of November 2005 reflects that the HABD's CSS Program administered by JCCEO is exceeding its set goals in nine (9) areas, adhering to set goals in five (5) areas, and behind schedule in five (5) areas. The CSS Program is exceeding its goal in areas of employment preparation/placement/retention; job skills training program enrollments; child care arrangements; counseling program enrollments; substance abuse enrollments; currently employed residents; residents currently employed for 6 months or more; homeownership counseling completions; and resident home purchases. The CSS Program is making efforts to improve in the goals including high school or equivalent education enrollments; transportation assistance enrollments, job skills training program completions; high school or equivalent completions; and total job placements.

Efforts to improve are ongoing.

TUXEDO COURT

PROJECT PROGRESS OVERVIEW

December 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. Five (5) properties were transferred to the HABD for utilization in the off-site development during the month of December.
 - 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, Birmingham Urban League, and other potential homeowners.
 - c. 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-three (63) 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.
 - II. Off Site Development Process – 25 Single Family Homes in Fountain Heights
 - a. 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 nearing completion in the vicinity of 16th Street North near 15th Avenue North.
 - b. The construction of 25 homes in Fountain Heights has the following schedule:

Advertise	December 11, 2005
Plans Available	December 12, 2005
Pre-Bid Conference	December 20, 2005
Bid Opening	January 12, 2006
 - c. As a result of a coordination meeting with the Birmingham Construction Industry Authority (BCIA), several BCIA members with an interest in the construction of the 25 homes were in attendance at the Pre-Bid Conference as potential bidders for this project.
 - III. Marketing Studies
 - a. No additional activity at this time.
- 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. Preparation of the contract is underway.
 - b. No construction activity to date. Demolition services are expected to begin in late January 2006.
 - c. Local landscaper, Omega Landscaping, requested and was approved to remove shrubbery at Tuxedo Court prior to demolition and for replanting at the Smithfield Housing Community. Omega Landscaping is to provide a plan of action for the plantings to HABD staff.
 - 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

TUXEDO COURT

HOUSING AUTHORITY
of the Birmingham District

PROGRESS REPORT No. 18
December 2005

- housing units design, being developed by Williams-Blackstock Architects. Specifications are approximately 40% complete. Plans are approximately 35% complete.
- b. An application to the Jefferson County Environmental Services Department, requesting County participation with infrastructure related costs has been prepared by the PMT/USInfrastructure, Inc. for submittal to the Environmental Services Department. Jefferson County's PMT (Burk-Kleinpeter, Inc.), is currently preparing a cost analysis for the requested funding. Supporting documentation including the master plan, cost estimates, and engineered plans have been submitted to BK, for this process.
 - 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.
 - 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 is anticipated in January/February 2006.
- 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 20th Street Ensley, and is needed in order to maintain the proposed street grid system. Dr. Shiver has 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. There has been no response from the School Board regarding the offer.
- 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 is proceeding with the Design Development submittal. Review meetings are ongoing.
 - 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.
- 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%

TUXEDO COURT

HOUSING AUTHORITY
of the Birmingham District

PROGRESS REPORT No. 18
December 2005

2. Project Related Meetings

- ❖ December 10 Fountain Heights Neighborhood Association Meeting
- ❖ December 12 MCHDC Board of Directors Monthly Meeting
- ❖ December 13 Tuxedo Court Area Ministers Update Meeting
- ❖ December 14 PMT In-House Team Meeting
HOPE VI Projects Update Meeting
Community Task Force Meeting
- ❖ December 19 HABD Board of Commissioners Monthly Meeting
- ❖ December 20 Fountain Heights 25 Home Procurement Pre-Bid Conference

3. Procurements Status

No procurements were made during the month of December 2005.

4. Document Submissions and Notices

- ❖ November Program Report
- ❖ Pre-Bid Conference for the Construction of 25 Homes in Fountain Heights
- ❖ Transferal of Five (5) Additional Properties from the City of Birmingham for the Construction of 25 Homes in Fountain Heights

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Phase II – Demolition services commencement
- ❖ Phase I – Bid Opening
- ❖ Intergovernmental coordination with the City/County

FINANCIAL REVIEW

December 2005:

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