

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

PROGRESS REPORT February 2005

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

February 2005:

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

The HABD staff continues to update the residents on a twice monthly basis, 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.

COMMUNITY and SUPPORTIVE SERVICES - CSS

February 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; they have fifteen families enrolled in the Job Readiness Training program, which began on February 22nd; and they are capturing their statistics in their Outcome Results System (ORS) which are gathered by means of assessments and focus groups.

PROJECT PROGRESS OVERVIEW

February 2005:

1. Project Implementation

- A. Off-Site Development – Fountain Heights Homeownership Component
 - a. The City is still in the process of completing the necessary procedures to facilitate the planned property transfers.
 - I. Site Acquisitions
 - a. No additional acquisitions or transfers have occurred.
 - 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 April.
- B. On-Site Development – Tuxedo Court Property
 - I. Demolition
 - a. No activity to date
 - II. Site Development / Public Improvements
 - a. A Noise Study was procured by the PMT in association with the planned Environmental submission to HUD. The major concern addressed by the study is the noise level generated by the interstate traffic. The recommendation is to enhance a number of the

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planned buildings in the vicinity of the interstate with noise dampening materials in the buildings themselves.

- 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. Additionally the City is internally investigating how they may off-set costs by means of City provided 'in-kind services'. The team also met with ALDOT to solicit their support to enhance the area adjacent to the interstate.
- III. Rental Units Development
 - a. No activity to date
- IV. For Sale Development
 - a. No activity to date

2. Project Related Meetings

- ❖ February 1 RFP 05-15 Site Engineering Services – Evaluation Committee Meeting
Fountain Heights – Property Transfer Clarification meeting with City of Birmingham Legal Staff
- ❖ February 2 PMT in-house team meeting.
RFP 05-08 HOPE VI Legal Services - Evaluation Committee Meeting
RFP 05-14 Market Study Services – Evaluation Committee Meeting
- ❖ February 8 RFP 05-15 Site Engineering Services – Evaluation Committee Meeting
Miles College Program Evaluator – Services Clarification Meeting
JCCEO Issues Clarification Meeting
On-Site Residents Meeting
- ❖ February 9 RFP 05-14 Market Study Services – Evaluation Committee Meeting
Community Meeting with Local Pastors @ Pleasant View Church
- ❖ February 15 RFP 05-15 Site Engineering Services – Evaluation Committee Meeting
RFP 05-14 Market Study Services – Evaluation Committee Meeting
- ❖ February 16 PMT in-house team meeting.
RFP 05-08 HOPE VI Legal Services - Evaluation Committee Meeting
HABD/PMT Monthly Financial Reconciliation Meeting
HABD Board of Commissioners Meeting; HOPE VI Projects Update Meeting
ALDOT/City of Birmingham/PMT coordination Meeting
Miles College Program Evaluator – Services Kick-Off Meeting
- ❖ February 17 Fountain Heights Properties Clarification & Scheduling Meeting
- ❖ February 21 HABD Board of Commissioners Meeting
- ❖ February 22 Community Task Force Meeting
- ❖ February 23 HABD Progress Review Meeting: HABD Executive / HABD Specialists / PMT

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 is to be presented at March HABD Board of Commissioners meeting.
- ❖ RFP 05-14 Market Study Services
Solicitation Response Date: December 30, 2004
 - Six proposals were received.

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- Contract being prepared for services implementation by Land Development Analysts, Inc. as approved at the February HABD Board of Commissioners meeting.
- ❖ RFP 05-15 Site Engineering Services
Solicitation Response Date: January 4, 2005
 - Pre-proposal conference was held December 21st.
 - Five proposals were received.
 - Evaluation Team has been established to review proposals.
 - Recommendation of entity to provide Engineering Services to be presented at March Board of Commissioners meeting.
- ❖ 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 18th.
 - Eight proposals were received.
 - Evaluation Team has been established to review proposals.
 - Recommendation of entity to provide Engineering Services to be presented at April Board of Commissioners meeting.

4. Document Submissions and Notices

- ❖ January Program Report.
- ❖ Notification that HUD had approved the Supplemental Submission.
- ❖ CSS Work plan submission to HUD.
- ❖ RFP 05-14 Market Study Services; request for Board action documentation package.
- ❖ Infrastructure Funding Financial Options Letter to City of Birmingham.

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.
- ❖ Secure HUD Environmental Approval.
- ❖ Relocation Coordination
- ❖ Phase I – Subdivision Approvals
- ❖ Phase I – Bid Package out for bids

FINANCIAL REVIEW

February 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



RESIDENT MEETING (February 8th)