

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**TUXEDO COURT**

**PROGRESS REPORT  
February 2006**

Program Managers

---

**BOULEVARD GROUP INC.**

484 Boulevard SE  
Atlanta, GA. 30312

Tel. 404.622.7879  
fax 404.622.9395

2323 – 1<sup>st</sup> Avenue North  
Birmingham AL 35203

Tel. 205.327.2702  
fax 205.327.2704

March 10, 2006

# TUXEDO COURT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 20  
February 2006

---

## 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. 20  
February 2006**

---

## SECTION 1 STATUS REPORTS

### **RESIDENT RELOCATION AND RETURNS**

February 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**

February 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.

A Year 1 (2005) comparison of CSS goals versus actual performance through the month of December 2005 reflects that the HABD's CSS Program administered by JCCEO is exceeding its set goals in twelve (12) areas, adhering to set goals in five (5) areas, and behind schedule in two (2) 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 program enrollments; currently employed residents; residents currently employed for 6 months or more; resident home purchases; high school or equivalent education enrollments; transportation assistance enrollments; resident owned business started; and homeownership counseling program completions. The CSS Program is meeting its goal in areas of total job placements; entrepreneurship training programs enrollments and completions; homeownership counseling programs enrollments; and resident employment in resident-owned businesses. The CSS Program is making efforts to improve in the goals including job skills training program completions and high school or equivalent completions.

# TUXEDO COURT

## PROJECT PROGRESS OVERVIEW

February 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. Four (4) properties remain to be acquired for 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, 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-five (65) 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. Bids were opened for the construction of 25 homes in Fountain Heights on January 12, 2006. Three (3) contractors submitted bids for this project.
    - b. 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.
  - 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. The contract has been prepared and signed by both parties. The Notice to Proceed will be issued in March 2006.
    - b. No construction activity to date. Demolition services are expected to begin in March 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.

# TUXEDO COURT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 20  
February 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 50% complete. Plans are approximately 50% 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.), has prepared 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. A Public Information Meeting (PMI) was held on February 7, 2006, in conjunction with the funding request.
  - 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 is anticipated in March 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 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. 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 underway with preparation of the Design Development documents 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.

# TUXEDO COURT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 20  
February 2006

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

## 2. Project Related Meetings

- ❖ February 1 Infrastructure Funding Coordination Meeting with City Staff  
PMT In-House Team Meeting
- ❖ February 6 Infrastructure Funding Coordination Meeting with City Staff
- ❖ February 7 Jefferson County Environmental Services Department Public  
Information Meeting
- ❖ February 8 Fountain Heights Neighborhood Redevelopment Team Meeting  
HOPE VI Projects Update Meeting
- ❖ February 11 Fountain Heights Neighborhood Association Meeting
- ❖ February 13 Infrastructure Funding Coordination Conference Call with City Staff
- ❖ February 15 PMT In-House Team Meeting
- ❖ February 16 Alagasco Coordination Meeting
- ❖ February 20 HABD Board of Commissioners Monthly Meeting
- ❖ February 22 Williams Blackstock Progress Meeting  
HOPE VI Projects Update Meeting  
Fountain Heights Properties Subdivision Hearing
- ❖ February 23 HABD Special Board of Commissioners Meeting  
JCCEO Update Meeting
- ❖ February 27 Infrastructure Funding Coordination Conference Call with City Staff

## 3. Procurements Status

No procurements were made during the month of February 2006.

## 4. Document Submissions and Notices

- ❖ January 2006 Program Report

## PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

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

# TUXEDO COURT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 20  
February 2006

---

## **FINANCIAL REVIEW**

February 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