

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

## TUXEDO COURT

### **PROGRESS REPORT January 2005**

#### **Program Managers**

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February 8, 2005

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## **SECTION 1 STATUS REPORTS**

### **RESIDENT RELOCATION AND RETURNS**

January 2005:

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

With the series of community meetings, the HABD staff continues to update the residents on the status of the progress of this revitalization program, with status updates regarding the 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**

January 2005:

The JCCEO case worker studies have been brought current and they are planning to commence with the Job Readiness Training program in February.

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

The JCCEO began operating out of their Tuxedo School space and also held an 'Open House' event.

### **PROJECT PROGRESS OVERVIEW**

January 2005:

#### **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 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
    - a. No activity to date

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- 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. The Alabama Historical Commission in response to our project information submittal concurred that this property has no significant historical impact that warrants that demolition should not occur. The City of Birmingham declined our request to execute the HUD Part 58, environmental review documentation; therefore the HUD Part 50 will be prepared for submission/concurrence with HUD.
    - 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'.
  - III. Rental Units Development
    - a. No activity to date
  - IV. For Sale Development
    - a. No activity to date

## 2. Project Related Meetings

- ❖ January 5 PMT in-house team meeting.
- ❖ January 11 Legal Services RFP Clarification of Concerns meeting
- ❖ January 12 Environmental Review HUD Part 58 Clarification Meeting w/ the City
- ❖ January 18 RFQ 05-17 A/E Services Housing Development, Pre-Proposal Conference
- ❖ January 19 Residents Meeting  
PMT in-house team meeting.  
HABD / City of Birmingham Development Team Meeting  
HABD Board of Commissioners Meeting
- ❖ January 20 RFP 05-08 HOPE VI Legal Services, Evaluation Team Initial Meeting
- ❖ January 24 Magic City Housing Development Corporation Board, project status meeting
- ❖ January 25 HABD Progress Review Meeting: HABD Executive / HABD Specialists / PMT
- ❖ January 26 Financial Scope Options Review Meeting with City of Birmingham Financial Staff

## 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 at February Board meeting.
- ❖ RFP for HOPE VI Market Study Services  
Solicitation Response Date: December 30, 2004
  - Six proposals were received.
  - Evaluation Team has been established to review proposals.
  - Recommendation of entity to provide Legal Services to be presented at February Board meeting.
- ❖ RFQ for HOPE VI Engineering Services Site Development  
Solicitation Response Date: January 4, 2005

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- Pre-proposal conference was held December 21<sup>st</sup>.
  - Five proposals were received.
  - Evaluation Team has been established to review proposals.
  - Recommendation of entity to provide Legal Services to be presented at February Board meeting.
  - ❖ RFQ for HOPE VI Architectural / Engineering Services Housing Development Solicitation Released January 4, 2005.  
Solicitation Response Date: February 9, 2005
    - Pre-proposal conference was held January 18<sup>th</sup>.

#### **4. Document Submissions and Notices**

- ❖ December Program Report
- ❖ BECC Payment Application.
- ❖ Alabama Historical Commission, SHPO approval letter.
- ❖ Budget sources and Uses Report by Phase Submittal to HUD

## **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 – Construction Bid & Award

## **FINANCIAL REVIEW**

January 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. Birmingham Environmental Construction Consultants (BECC) for services related to their Phase I Environmental Services Report.  
Amount Requested; \$1,800.  
Amount of Contract; \$1,800.

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## **SECTION 2 INFORMATIONAL PHOTOS**



**RESIDENT MEETING (January 18<sup>th</sup>)**