

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

**PROGRESS REPORT
July 2005**

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August 4, 2005

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

July 2005:

The resident population of Tuxedo Court is ninety-five households.

The HABD staff continues to update the residents 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 relocation handbooks and ninety (90) day relocation notices were distributed to Tuxedo Court residents. Relocation at Tuxedo Court is underway with residents being relocated to other housing communities and locations selected by the resident.

Section 8 housing vouchers were distributed to Tuxedo Court residents who selected this program as their relocation method of choice.

COMMUNITY and SUPPORTIVE SERVICES - CSS

July 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 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. Currently four (4) residents are receiving assistance from the WIA Program.

The JCCEO Family Development Center collaborated with the HABD, Magic City Housing Development Corporation, and the Boulevard Group to present a Homeownership Information Meeting for residents on-site interested in homeownership in Fountain Heights.

Three (3) Tuxedo Court residents were hired by Partners in Neighborhood Growth (PING).

PROJECT PROGRESS OVERVIEW

July 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. There are seven (7) in the process of being transferred to the HABD for utilization in 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, and other potential homeowners.

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- c. The PMT has identified the Birmingham Urban League Homeownership Program as an additional source to assist with identifying potential homeowners.
 - I. Site Acquisitions
 - a. No additional properties for the off-site development have been acquired.
 - 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.
 - b. Properties submitted for re-subdivision were reviewed and approved by the City Subdivision Review Board on July 13, 2005.
 - c. The HABD/PMT Team is continuing to develop the housing plan for the off-site development. We have twenty-seven (27) potential parcels identified, but our planned construction bid package will be for twenty-five (25) houses, as noted in the Grant Application. 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 underway in the vicinity of 16th Street North near 15th Avenue North.
 - d. The HABD/PMT has requested "in-kind" services from the City of Birmingham to develop the lots along 16th Street North, east of the Northern Triangle. Negotiations to provide the requested services are ongoing.
 - e. The bid schedule for the off-site development has been established as follows:

Advertise	August 13, 2005
Plans Available	August 15, 2005
Pre-Bid Conference	August 25, 2005
Bid Opening	September 13, 2005
 - III. Marketing Studies
 - a. Land Development Analysts submitted the revised market study for the off-site development.
 - B. On-Site Development – Tuxedo Court Property
 - I. Demolition
 - a. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for demolition of the Tuxedo Court. Specifications are approximately 90% complete. Plans are approximately 90% complete.
 - b. No construction activity to date.
 - II. Site Development / Public Improvements
 - a. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for infrastructure improvement at Tuxedo Court. Specifications are approximately 40% complete. Plans are approximately 30% complete.
 - 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.
 - III. Site Acquisitions
 - a. Property owned by the Birmingham City Schools was transferred to the HABD in order to maintain the proposed street grid system. 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.
 - IV. Rental Units Development – Phase II Housing
For Sale Development – Phase III Housing
 - a. The HABD/PMT Evaluation Team for RFP 05 – 17, Architectural/Engineering Services has conducted reviews and evaluations of the submitted proposals. The PMT has conducted fee negotiations with the firms submitting proposals. A recommendation for Architectural/Engineering Services for Housing Development was made to the HABD Board

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- of Commissioners and approved at their May meeting. The contract was executed by both HABD and Williams Blackstock. The notice to proceed was issued.
- b. A kick-off meeting for architectural/engineering services for housing development was held with Williams Blackstock Architects. Design efforts are currently underway.
 - 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.

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%

2. Project Related Meetings

- ❖ July 5 RFP 05-17 A/E Services for Housing Development, Khafra Proposal Debriefing Meeting
- ❖ July 6 PMT in-House Team Meeting
- ❖ July 9 Fountain Heights Neighborhood Association Meeting
- ❖ July 12 CSS Case Workers Meeting with JCCEO
- ❖ July 13 HOPE VI Projects Update Meeting
Architectural/Engineering Services for Housing Development Kick-Off Meeting with Williams Blackstock Architects
Fountain Heights Property Subdivision Hearing
- ❖ July 16 Magic City Housing Development Corporation Meeting with Family Self-Sufficiency Participants
- ❖ July 18 HABD Board of Commissioners Board Meeting
- ❖ July 20 PMT In-House Team Meeting
- ❖ July 25 Follow-up Meeting with Architectural/Engineering Team
- ❖ July 26 Magic City Housing Development Corporation Board of Commissioners Meeting
Homeownership Coordination Meeting with the HABD Staff
- ❖ July 27 HOPE VI Projects Update Meeting
Section 8 Voucher Presentations with Tuxedo Court Residents
- ❖ July 28 Homeownership Program Meeting with Birmingham Urban League

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 was presented and approved at March HABD Board of Commissioners meeting.
 - Contract executed by HABD, Klein Hornig, and Gaines.

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- ❖ 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 reviewed and evaluated proposals.
 - Fee negotiation meeting conducted.
 - Recommendation of entity to provide Architectural and Engineering Services was presented at May Board of Commissioners meeting.
 - Contract executed by HABD and Williams Blackstock Architects

4. Document Submissions and Notices

- ❖ June Program Report
- ❖ Notice to Proceed for Architectural/Engineering Services for Housing Development
- ❖ Demolition Bid Package – 90% completion submittal
- ❖ USInfrastructure, Inc., Payment Application 1
- ❖ Land Development Analysts, Inc., Payment Application 1

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Coordinate w/ City, acquisition of Fountain Heights properties
- ❖ Phase I – Bid Package out for bids
- ❖ Phase II – Demolition Bid Package
- ❖ Intergovernmental coordination with the City/County
- ❖ Relocation Coordination

FINANCIAL REVIEW

July 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. USInfrastructure, Inc. submitted Payment Application 1.
- b. Land Development Analysts, Inc. submitted Payment Application 1.

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SECTION 2 INFORMATIONAL PHOTOS



TUXEDO COURT
FOUNTAIN HEIGHTS NEIGHBORHOOD ASSOCIATION MEETING ON JULY 9, 2005 AT THE
17TH STREET MACEDONIA BAPTIST CHURCH IN THE FOUNTAIN HEIGHTS
NEIGHBORHOOD

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CONSTRUCTION PROGRESS AT THE NORTHERN TRIANGLE IN THE
FOUNTAIN HEIGHTS NEIGHBORHOOD