

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

PROGRESS REPORT June 2005

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June 2005

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

June 2005:

The resident population of Tuxedo Court is one hundred 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 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.

The relocation handbooks and ninety (90) day relocation notices were distributed to Tuxedo Court residents.

COMMUNITY and SUPPORTIVE SERVICES - CSS

June 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. There are seven residents enrolled in the Job Readiness Training (JRT) Program. There are four teens in the Active Relationships Young Adults (ARYA) Program designed to teach relationship development skills. JCCEO continues to utilize their Outcome Results System (ORS) for capturing their statistics of assessments and focus groups.

PROJECT PROGRESS OVERVIEW

June 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.
 - 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.
- 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. We are currently planning to go before the City Subdivision Review Board on July 13, 2005.

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- b. 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.
 - c. 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.
 - d. The construction schedule for the off-site development is being modified.
 - III. Marketing Studies
 - a. Land Development Analysts submitted a draft of the market study for the off-site development. Revisions are being made to the draft; the completed market study is expected in early July 2005.
 - B. On-Site Development – Tuxedo Court Property
 - I. Demolition
 - a. No construction activity to date.
 - II. Site Development / Public Improvements
 - a. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for demolition of the Tuxedo Court. Specifications are approximately 80% complete. Plans are approximately 45% 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 of Commissioners at their May meeting. The contract has been executed by the design entity, Williams Blackstock Architects.
 - b. 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.

2. Project Related Meetings

- ❖ June 1 HOPE VI Projects Update Meeting
- ❖ June 6 HABD/PMT Weekly Project Status Meeting
Magic City Housing Development Board of Commissioners Meeting
- ❖ June 7 Tuxedo Court Residents Meeting to Distribute Resident Relocation
Handbooks
- ❖ June 8 PMT In-House Team Meeting

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- ❖ June 9 Phase I Assessment Evaluation Meeting with USInfrastructure, Inc.
Property Acquisition Kick-Off Meeting with ReMax
 - ❖ June 11 Fountain Heights Development Meeting with Adams Design
 - ❖ June 14 Fountain Heights Neighborhood Association Meeting
 - ❖ June 15 Tuxedo Court Residents Meeting
BCIA Board Meeting Tuxedo Court Presentation
HOPE VI Projects Update Meeting
 - ❖ June 16 Homeownership Coordination Meeting with the HABD Family Self-Sufficiency Staff
 - ❖ June 20 HABD/PMT Weekly Project Status Meeting
HABD Board of Commissioners Board Meeting
 - ❖ June 22 PMT In-House Team Meeting
 - ❖ June 28 Birmingham City School Board Meeting (Tuxedo School property)
Homeownership Program Meeting with Tuxedo Residents and JCCEO
 - ❖ June 29 Fountain Heights Property Acquisitions Status Meeting with City Staff
HOPE VI Projects Update Meeting
 - ❖ June 30 PMT Homeownership Status Update Meeting

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 being reviewed by HABD staff.
- ❖ 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 Williams Blackstock Architects

4. Document Submissions and Notices

- ❖ May Program Report
- ❖ Request for Property Transfer from the Birmingham City Schools
- ❖ Request for Site Development "In-Kind" Services from the City of Birmingham
- ❖ Minority/Disadvantage Business Specifications Documentation

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PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Notice to Proceed for Architectural/Engineering Services for Housing Development
- ❖ Kick-Off Meeting for Architectural/Engineering Services for Housing Development
- ❖ Coordinate w/ City, acquisition of Fountain Heights properties
- ❖ Intergovernmental coordination with the City/County
- ❖ Relocation Coordination
- ❖ Phase I – Subdivision Approvals
- ❖ Phase I – Bid Package out for bids
- ❖ Demolition Bid Package – 60% completion submittal

FINANCIAL REVIEW

June 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



TUXEDO COURT
FOUNTAIN HEIGHTS NEIGHBORHOOD ASSOCIATION MEETING ON JUNE 11, 2005 AT THE
FOUNTAIN HEIGHTS COMMUNITY CENTER

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TUXEDO COURT
RESIDENTS MEETING ON JUNE 14, 2005 AT THE RUBY WILLIAMS COMMUNITY CENTER

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CONSTRUCTION PROGRESS AT THE NORTHERN TRIANGLE IN THE
FOUNTAIN HEIGHTS NEIGHBORHOOD