

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

PROGRESS REPORT March 2005

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PROGRESS REPORT No. 09
March 2005

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

March 2005:

The resident population of Tuxedo Court is one hundred eleven 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.

COMMUNITY and SUPPORTIVE SERVICES - CSS

March 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 eleven residents enrolled in the Job Readiness Training (JRT) Program; the first JRT session was completed during this month. There are eight 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

March 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.
 - I. Site Acquisitions
 - a. HABD has acquired two additional properties for the off-site development.
 - 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. The HABD/PMT Team is continuing to develop the housing plan for the twenty-five parcels. 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.
- B. On-Site Development – Tuxedo Court Property
 - I. Demolition

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- a. No activity to date
 - II. Site Development / Public Improvements
 - a. The PMT has conducted fee negotiations with the firms submitting proposals for the RFP 05-15, Site Engineering services. A recommendation was made to the HABD Board of Commissioners at their March meeting. The HABD Board of Commissioners deferred a decision and requested fee proposals from all firms who submitted proposals. A recommendation for Site Engineering services will be made at a Special Board Meeting in April.
 - b. The HABD/PMT Evaluation Team for RFP 05 – 17, Architectural/Engineering Services has conducted reviews and evaluations of the submitted proposals. Team sharing/scoring meetings have been held.
 - 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. After internal investigations, the City has determined its limitations in providing 'in-kind services' for this project. It was determined that ALDOT is unable to enhance the area adjacent to the interstate, an option referenced in the Environmental Noise Assessment.
 - III. Rental Units Development
 - a. No activity to date
 - IV. For Sale Development
 - a. No activity to date

2. Project Related Meetings

- ❖ March 2 PMT In-House Team Meeting
RFP 05-15 Site Engineering Services – Fee Negotiation Meetings
- ❖ March 8 Houses & Properties Review w/ Adams Design
On-Site Resident Meeting
- ❖ March 9 HOPE VI Projects Update Meeting
- ❖ March 10 RFP 05-17 Architectural/Engineering Services; Evaluation Team Meeting
- ❖ March 16 PMT In-House Team Meeting
HABD/PMT Monthly Financial Reconciliation Meeting
HABD Board of Commissioners Meeting
- ❖ March 21 RFP 05-15 Site Engineering Services – Fee Negotiation Meetings
- ❖ March 22 RFP 05-15 Site Engineering Services – Fee Negotiation Meetings
- ❖ March 23 Fountain Heights Neighborhood Redevelopment Team Meeting
HOPE VI Projects Update Meeting
- ❖ March 24 RFP 05-17 Architectural/Engineering Services; Evaluation Team Meeting
- ❖ March 30 PMT In-House Team Meeting
Fountain Heights Development Status Meeting w/ Adams Design
- ❖ March 31 City Development Team Meeting – Funding Status

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 prepared, to be reviewed by HABD legal staff.
- ❖ 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.
 - Contract being reviewed by HABD legal staff.

 - ❖ 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 reviewed and evaluated proposals.
 - Recommendation of entity to provide Engineering Services was presented at March Board of Commissioners meeting.
 - Recommendation of entity to provide Engineering Services to be presented at a Special Board of Commissioners Meeting in April.

 - ❖ 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.
 - Recommendation of entity to provide Architectural and Engineering Services to be presented at April Board of Commissioners meeting.

4. Document Submissions and Notices

- ❖ February Program Report.
- ❖ RFP 05-08 HOPE VI Legal Services; request for Board action documentation package.
- ❖ RFP 05-15 Site Engineering Services; request for Board action documentation package.
- ❖ Infrastructure Funding Financial Options Letter to City of Birmingham.
- ❖ Boulevard Group HABD Section 3, Schedule 'C' documentation

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Intergovernmental Coordination with City/County.
- ❖ Coordinate w/ City, acquisition of Fountain Heights properties.
- ❖ Procurement of the Site Engineering services firm.
- ❖ 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

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FINANCIAL REVIEW

March 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



FOUNTAIN HEIGHTS
STREET IMPROVEMENTS PROJECT BY CITY OF BIRMINGHAM
16TH STREET NORTH NEAR 15TH AVENUE NORTH