

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

PROGRESS REPORT May 2005

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May 2005

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

May 2005:

The resident population of Tuxedo Court is one hundred two 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 will be distributed to Tuxedo Court residents.

COMMUNITY and SUPPORTIVE SERVICES - CSS

May 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 eight 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

May 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. 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 June 22, 2005.
 - b. The HABD/PMT Team is continuing to develop the housing plan for the off-site development. The number of parcels has been clearly identified as twenty-seven (27) parcels; hence the construction bid package will include twenty-seven (27) homes. The HABD/PMT will coordinate the construction of the off-site development with the

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- 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 PMT developed a conceptual plan for the 16th Street North properties to include additional greenspace in the vicinity of the redeveloped “northern triangle”, currently under construction with the City of Birmingham Drainage and Street Improvements project. The conceptual plan was presented to the Fountain Heights Neighborhood Association president and vice president during this month and will be presented at the upcoming June 2005 Fountain Heights Neighborhood Association meeting.
 - d. The PMT has developed a brochure to be used to identify potential homeowners interested in relocating to the historic Fountain Heights neighborhood.

B. On-Site Development – Tuxedo Court Property

I. Demolition

- a. No construction 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 was made at a Special Board Meeting in April. USInfrastructure, Inc. has been recommended and approved by the HABD Board of Commissioners for the Site Engineering Services. The contract for site engineering services has been executed by USInfrastructure, Inc. and the HABD. Site engineering services are underway.
- b. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for demolition of the Tuxedo Court. Specifications are approximately 70% complete. Plans are approximately 30% complete.
- 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.

III. 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 is currently being prepared.
- b. No construction activity to date.

2. Project Related Meetings

- ❖ May 4 HOPE VI Projects Update Meeting
- ❖ May 10 Fountain Heights Development Meeting with Adams Design
- ❖ May 11 PMT In-House Team Meeting
Community Task Force Meeting
- ❖ May 12 Fountain Heights Concept Coordination Meeting with Fountain Heights
Neighborhood Association members
HABD Board Presentation Coordination Meeting with Mr. Ruggs
- ❖ May 16 Site Engineering Services Kick-Off Meeting with USInfrastructure, Inc.
HABD Board of Commissioners Board Meeting
- ❖ May 18 Fountain Heights Property Acquisitions Status Meeting with City Staff
HOPE VI Projects Update Meeting
- ❖ May 23 Homeownership Center Update Meeting

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- ❖ May 24 HABD Homeownership Program Applicants Review Meeting
Tuxedo Court Residents Meeting
- ❖ May 25 PMT In-House Team Meeting
- ❖ May 26 "Doing Business With the HABD" Seminar

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.

- ❖ RFP 05-14 Market Study Services
Solicitation Response Date: December 30, 2004
 - Six proposals were received.
 - Contract being prepared for services implementation by Land Development Analysts, Inc. as approved at the February HABD Board of Commissioners meeting.
 - Contract executed by Land Development Analysts, Inc.
 - Notice to proceed was issued.

- ❖ 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.
 - Fee negotiation meetings conducted.
 - Recommendation of entity to provide Engineering Services was presented at March Board of Commissioners meeting.
 - Recommendation of entity to provide Engineering Services was presented and approved at a Special Board of Commissioners Meeting in April.
 - Contract executed by USInfrastructure, Inc.
 - Notice to proceed was issued.

- ❖ 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 being reviewed by HABD staff.

4. Document Submissions and Notices

- ❖ April Program Report
- ❖ RFP 05-17 Architectural/Engineering Services for Housing Development contract
- ❖ HUD Environmental Review Record (forwarded to HUD – Atlanta office)
- ❖ Intergovernmental Agreement

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PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ 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

May 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
RESIDENTS MEETING ON MAY 24, 2005 AT THE RUBY WILLIAMS COMMUNITY CENTER**