

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

PROGRESS REPORT November - 2004

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

November 2004:

The resident population of Tuxedo Court is one hundred twenty-six households.

HABD staff has resurveyed approximately forty households, to clarify their intentions regarding their future housing preference; they have the option of returning to the new community, permanently moving to another Public Housing development or pursue a Section 8 housing voucher.

Residents are encouraged not to move, in order to remain eligible for services associated with the new development process.

COMMUNITY and SUPPORTIVE SERVICES - CSS

November 2004:

The JCCEO Case workers are continuing to meet with residents to identify needs and goals through the family self-sufficiency assessment.

The JCCEO initiated an informational session with HABD staff to coordinate/understand the family related services available through both entities.

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

PROJECT PROGRESS OVERVIEW

November 2004:

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 stated City goal is to have the transfers completed by the end of the year.
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. HABD has title to ten parcels that have been transferred, another five transfer’s need to be recorded, another five are pending clarification and HABD has options on five.
- II. Off Site Development Process
 - a. No activity to date
- 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 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 report also notes the likely existence of insulation containing asbestos and lead based paint within the buildings themselves. This report has been forwarded to the City of Birmingham, for implementation of the Part 58, environmental review process.
 - b. The HABD/PMT Team is continuing to work and coordinate with the City, to clarify City concerns regarding the conceptual master site plan, the infrastructure scope and budget and how our development can tie into the overall redevelopment projects in the Ensley area.
- III. Rental Units Development
 - a. No activity to date
- IV. For Sale Development
 - a. No activity to date

2. Project Related Meetings

- ❖ November 3 HABD Progress Review Meeting: HABD Executive / HABD Specialists / PMT
- ❖ November 4 PMT meeting w/ Executive Director, CFO regarding financial obligations associated with being a Developer.
- ❖ November 9 Tuxedo Court - Residents Meeting
- ❖ November 10 PMT in-house team meeting.
PMT project overview meeting with the Board of Directors of the Magic City Housing Development Corporation.
- ❖ November 15 HABD Board of Commissioners Meeting
- ❖ November 16 Community Task Force - CSS Sub-Committee Meeting, to review CSS Work Plan.
PMT Coordination Meeting with BECC, regarding the Phase I Environmental Assessment.
- ❖ November 17 HABD Progress Review Meeting: (HABD Executive / HABD Specialists / PMT)
- ❖ November 22 Strategy Meeting regarding Fountain Heights Properties (HABD / PMT / Adams Design)
- ❖ November 23 Fountain Heights tour (HABD / PMT)
- ❖ November 24 PMT in-house team meeting (via conference call)
- ❖ November 29 Homeownership Meeting (HABD / PMT)
- ❖ November 30 Legal Services RFP Evaluation Team Meeting (HABD / PMT)
Fountain Heights Properties Clarification Meeting (HABD / PMT)
Meeting w/ City Traffic Dept. Staff (HABD / PMT)
Tuxedo Court - Residents Meeting

3. Procurements

- ❖ RFP for HOPE VI Legal Services
Solicitation Response Date: November 16, 2004
 - Five proposals were received
 - Evaluation Team has been established to review proposals.
- ❖ RFP for HOPE VI Market Study Services
 - Draft submitted
 - Anticipated Release in early December

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- ❖ RFQ for HOPE VI Engineering Services Site Development
 - Draft submitted
 - Anticipated Release in early December
- ❖ RFQ for HOPE VI Architectural / Engineering Services Housing Development
 - Draft submitted
 - Anticipated Release in mid to late December

4. Document Submissions and Notices

- ❖ October Program Report
- ❖ Phase I – Environmental Site Assessment Report
- ❖ Supplemental Submission information to HUD
- ❖ RFQ for Engineering Services / Site Development – Draft
- ❖ RFP for Market Study Services – Draft
- ❖ Letter / Documentation Package to Alabama Historical Committee

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Submit CSS Work Plan by December 14, 2004
- ❖ Intergovernmental Coordination with City/County.
- ❖ Coordinate w/ City, acquisition of Fountain Heights properties.
- ❖ Prepare Housing A/E services RFQ.
- ❖ Secure Environmental & SHPO Approvals.
- ❖ Relocation Coordination
- ❖ Phase I – Construction Bid & Award

FINANCIAL REVIEW

November 2004:

The PMT is currently working with the HABD staff to reconcile on a monthly basis the project's financial information.

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SECTION 2 INFORMATIONAL PHOTOS



RESIDENT MEETING (November 9th)

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RESIDENT MEETING (November 29th)