

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**TUXEDO COURT**

**PROGRESS REPORT  
September 2005**

Program Managers

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October 3, 2005

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## SECTION 1 STATUS REPORTS

### **RESIDENT RELOCATION AND RETURNS**

September 2005:

The resident population of Tuxedo Court is sixty-four 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.

Relocation at Tuxedo Court is continuing with residents being relocated to other housing communities and locations selected by the residents.

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

Our target date to have all residents relocated is October 31, 2005.

### **COMMUNITY and SUPPORTIVE SERVICES - CSS**

September 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.

The JCCEO Family Development Center is currently developing an outreach program to publicize the availability of community and supportive services for former Tuxedo Court residents. Initial mailings to former residents were forwarded in August 2005. Subsequent mailings to these residents will follow in October and December of this year.

### **PROJECT PROGRESS OVERVIEW**

September 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

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- has been distributed to HABD staff, the Birmingham Homeownership Center, and other potential homeowners.
- c. Homeownership opportunities in Fountain Heights are being promoted with the distribution of the Magic City Housing Development Corporation Homeownership brochure. To date, we have received completed brochures from sixty (60) potential applicants. Subsequently, we provide detailed information on the process required for homeownership under the Magic City Housing Development Corporation. Potential applicants are referred to the Birmingham Homeownership Center and/or the Birmingham Urban League to participate in homeownership classes, credit counseling, mortgage information, and other assistance programs, related to the home-buying process. Classes are held monthly.
- 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. Additionally, Adams Design is preparing Construction Documents for the off-site development.
    - 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 16<sup>th</sup> Street North near 15<sup>th</sup> Avenue North.
    - c. The HABD/PMT has requested "in-kind" services from the City of Birmingham to develop the lots along 16<sup>th</sup> Street North, east of the Northern Triangle. Negotiations to provide the requested services are ongoing. Engineering documents, quantities and cost estimates for the requested services were presented to the Mayor and City staff. The HABD/PMT is awaiting follow-up from the Mayor and City staff.
    - d. The bid schedule for the off-site development has been revised as follows:

Advertise	October 9, 2005
Plans Available	October 10, 2005
Pre-Bid Conference	October 27, 2005
Bid Opening	November 8, 2005
    - f. The Geotechnical Report for the twenty-seven (27) properties in Fountain Heights was completed and submitted for review.
  - 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 100% complete. Plans are approximately 100% complete. Plans and specifications are currently out for bid. The bid schedule for on-site demolition is as follows:

Advertise	September 18, 2005
Plans Available	September 19, 2005
Pre-Bid Conference	October 5, 2005
Bid Opening	October 18, 2005
    - b. No construction activity to date.
  - II. Site Development / Public Improvements

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- 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 35% complete.
  - b. An application for Jefferson County Environmental Services Department requesting County participation with infrastructure related costs is being prepared by the PMT/USInfrastructure, Inc. for submittal to the Environmental Services Department.
  - 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.
  - d. The HABD/PMT Team along with Williams Blackstock Architects and subconsultants prepared documentation to be submitted to the Alabama Department of Transportation (ALDOT) Transportation Enhancement (TE) Program through the City of Birmingham's Planning and Engineering Department. Annually, the ALDOT makes the TE Project available to cities and municipalities with request for proposals. The proposal included schematic design efforts for the proposed linear park at on-site Tuxedo Court and enhancements along the Interstate 20/59 corridor in the vicinity of Tuxedo Court.
- III. Site Acquisitions
- a. Documentation for property owned by the Birmingham City Schools was submitted to the school board with a request for transferal 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 20<sup>th</sup> Street Ensley. HABD/PMT is awaiting follow-up from Dr. Shiver and staff.
- IV. Rental Units Development – Phase II Housing  
For Sale Development – Phase III Housing
- a. The Architectural/Engineering Team of Williams Blackstock Architects have commenced with housing development design for the Tuxedo Court site.
  - b. Coordination between the architectural/engineering team, the engineering team, HABD staff, City staff, and the PMT is ongoing. Design and strategic coordination efforts are ongoing.
  - 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.
  - b. Negotiations are underway with the property owners in the general 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%

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## 2. Project Related Meetings

- ❖ September 7 HOPE VI Projects Update Meeting
- ❖ September 9 Village Creek Society Strategic Planning Session
- ❖ September 12 Architectural/Engineering/Building Department Clarification of Tuxedo Court Update Meeting with City staff
- ❖ September 13 HABD/MCHDC Implementation Strategy Meeting with Klein Hornig  
Linear Park/ALDOT Enhancements Meeting with City staff
- ❖ September 14 Architectural/Engineering Services Review Meeting with Williams  
Blackstock
- ❖ September 15 City of Birmingham Committee of the Whole, Tuxedo Court Project  
Status Presentation
- ❖ September 19 HABD Board of Commissioners Board Meeting
- ❖ September 20 Legal Services Board Appeal Hearing
- ❖ September 21 Fountain Heights Marketing Strategies Meeting  
HOPE VI Projects Update Meeting  
PMT In-House Team Meeting
- ❖ September 22 Monthly Financial Reconciliation Meeting with HABD staff
- ❖ September 26 Linear Park/ALDOT Enhancements Review Meeting with City staff

## 3. Procurements Status

No procurements were made during the month of September 2005.

## 4. Document Submissions and Notices

- ❖ August Program Report
- ❖ Advertisement for Demolition Services at Tuxedo Court
- ❖ Supporting Documentation for ALDOT Transportation Enhancement Application

## PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

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

## FINANCIAL REVIEW

September 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. Williams Blackstock Architects July 2005 Invoice
- b. Williams Blackstock Architects August 2005 Invoice

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## SECTION 2 INFORMATIONAL PHOTOS



**TUXEDO COURT**  
**CONSTRUCTION PROGRESS AT THE NORTHERN TRIANGLE IN THE  
FOUNTAIN HEIGHTS NEIGHBORHOOD**

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TUXEDO COURT  
NEW RETAINING WALL SOUTH OF THE NORTHERN TRIANGLE IN THE  
FOUNTAIN HEIGHTS NEIGHBORHOOD

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TUXEDO COURT  
PEDESTRIAN LIGHTING BEING INSTALLED ALONG 15<sup>TH</sup> AVENUE NORTH IN THE  
FOUNTAIN HEIGHTS NEIGHBORHOOD