

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

PROGRESS REPORT September - 2004

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October 8, 2004

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

September 2004:

The resident population of Tuxedo Court is one hundred thirty one 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

September 2004:

The JCCEO has completed the initial Resident Assessment interviews. The Assessment information is being reviewed according to age, employment, education, income, training interests and needs. Residents needing immediate assistance in the areas of food, clothing, and transportation are served on an individual basis. This information is also being compiled and imputed in an Outcome Results System (ORS). Documented information on one hundred four of the one hundred thirty one households has been entered into this resident tracking system, to date. The remaining information is to be incorporated into this system.

The JCCEO has an executed contract with the Birmingham Board of Education, to lease space in the Tuxedo School. The JCCEO plans to implement its services from this on-site location. The HABD is also expected to house their relocation staff at this location. The JCCEO expects to be fully operational from this location before the end of October.

The JCCEO is also working with a Dallas based youth program providing anger management services to youth in grades 9 – 12, and they are also working with a youth mentoring youth program, with Ensley High youth serving as mentors to other youth in a local Headstart program.

PROJECT PROGRESS OVERVIEW

September 2004:

1. Project Implementation

- A. Off-Site Development – Fountain Heights Homeownership Component
 - a. Process planning currently on-going
 - b. The City has stated that a total of twenty properties will be transferred to the HABD by the close of 2004. The deeds of the transferred properties are expected to be free and clear of any encumbrances.
- II. Site Acquisitions
 - a. HABD has title to ten parcels that have been transferred, another five transfers need to be recorded, another five are pending clarification and HABD has options on five.
- III. Off Site Development Process
 - a. No activity to date

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B. On-Site Development – Tuxedo Court Property

- I. Demolition
 - a. No activity to date
- II. Site Development / Public Improvements
 - a. An RFQ solicitation to procure an engineering entity to perform a Phase I Environmental Assessment had been issued, and responses received. HABD Board approval of Birmingham Engineering & Construction Consultants, Inc. (BECC), as the recommended entity to provide services has been authorized.
 - b. Ms. Renee Kemp-Rotan coordinated an overall meeting that included the department heads of most of the major City departments that this revitalization project will need to interface. Subsequent individual HABD/PMT meeting with Legal and Traffic were also held, in order to advance issues related to the Intergovernmental Agreement, the status and transfer of the Fountain Heights properties from the City to HABD and preliminary traffic related concerns observed on the Master Plan.
- III. Rental Units Development
 - a. No activity to date
- IV. For Sale Development
 - a. No activity to date

2. Project Related Meetings

- ❖ September 8 PMT meeting w/ Executive Director, Deputy Executive Director & Purchasing Manager regarding clarifications to Phase I Environmental and Legal Services RFP procurements.
Coordination Meeting w/ City, HABD, PMT, to begin project planning and coordination process
Tuxedo Court - Residents Meeting
- ❖ September 20 HABD Board of Commissioners Meeting
- ❖ September 22 PMT in-house team meeting.
Coordination Meeting w/ City including Dept. Heads, HABD, PMT
- ❖ September 28 Homeownership Coordination/Update Meeting (HABD/PMT)
Quarterly Report / Locked Checkpoint Dates Meeting (HABD/PMT)
Tuxedo Court - Residents Meeting
- ❖ September 29 Meeting w/ City Legal Dept. Staff (HABD/PMT)
Meeting w/ City Traffic Dept. Staff (HABD/PMT)

3. Document Submissions and Notices

- ❖ August Program Report
- ❖ Notice of execution by HUD of the Assistance Award/Amendment (form HUD-1044)
- ❖ RFQ; Phase I – Environmental Site Assessment Solicitation; Recommendation of Contract memo/evaluation.
- ❖ Sub-Grant Agreement (Draft) for Program Evaluation Services – Miles College
- ❖ RFP for HOPE VI Legal Services
- ❖ RFQ for Architectural/Engineering Services - Draft

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

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- ❖ Prepare / Approval of CSS Work Plan by December 14, 2004
- ❖ Coordinate LOCCS set-up with HUD
- ❖ Intergovernmental Coordination with City/County.
- ❖ Prepare HUD Supplemental Submission for HABD review/approval
- ❖ Prepare pre-development budget for HABD review/approval
- ❖ Prepare project schedule for HABD review/approval
- ❖ Implementation of Phase I Environmental Assessment services (on-site)
- ❖ Distribution of Architectural/Engineering services RFQ (on-site)
- ❖ Distribution of HOPE VI Legal Counsel RFP
- ❖ Coordinate w/ City, acquisition of Fountain Heights properties.

FINANCIAL REVIEW

September 2004:

The PMT is currently preparing a project budget for HABD review / approval.

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SECTION 2 INFORMATIONAL PHOTOS



RESIDENT MEETING (September 8th)

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RESIDENT MEETING (September 14th)
Presentation of JCCEO Staff

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RESIDENT MEETING (September 14th)
Presentation by Mr. Jimmie Lacey

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RESIDENT MEETING (September 14th)
Refreshments Provided by the HABD