

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

**PROGRESS REPORT
August 2006**

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September 5, 2006

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

August 2006:

All residents of Tuxedo Court have been relocated to other housing communities and locations selected by the residents as of November 15, 2005.

The HABD staff will continue to coordinate with the relocated residents of Tuxedo Court, providing status updates regarding the progress of this revitalization program; updates on HUD coordination's and related requirements; updates regarding program procurements; and also updates regarding homeownership opportunities. An upcoming meeting with residents will be scheduled to provide a project status update to returning residents and interested parties.

In conjunction with the approved CSS Work Plan, the HABD staff is preparing the documentation establishing resident return criteria and the means to advise the affected residents.

COMMUNITY AND SUPPORTIVE SERVICES - CSS

August 2006:

Regarding the 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 has developed an outreach program to publicize the availability of community and supportive services for former Tuxedo Court residents. Mailings to former residents were forwarded in August 2005, October 2005 and December 2005. To date, twenty-nine (29) previously relocated residents have responded and requested CSS services.

The Year 2 2006 actual performance highlighting CSS goals through May 2006 reflects that the HABD's CSS Program administered by JCCEO is exceeding its goals in the following areas: high school or equivalent education enrollments; child care arrangements; transportation assistance enrollments; entrepreneurship training program enrollments; entrepreneurship training program completions; homeownership counseling enrollments. JCCEO is meeting its goals on currently employed residents. JCCEO is making efforts to improve in the following areas: employment preparation/placement/retention; job skills training program enrollments; counseling program enrollments; substance abuse program enrollments; job skills training programs completions; high school or equivalent completions; total job placements; residents employed six (6) months or more; homeownership counseling completions; and home purchase for residents. Currently, thirty (30) residents are employed and twenty-one (21) residents have been employed for more than six (6) months.

JCCEO is providing job referral services to assist National Salvage and Services Corporation in the employment of former Tuxedo Court residents.

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JCCEO case workers provided services to address the following needs of families from Tuxedo Court: prepared thirty-two (32) service referrals for thirteen (13) Tuxedo Court residents for employment, basic needs, financial, medical, and childcare assistance; and assisted twelve (12) residents with job search skills and completing applications online for employment opportunities;

PROJECT PROGRESS OVERVIEW

August 2006:

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.
- b. Four (4) properties remain to be acquired for the off-site development.
- c. The PMT has developed an application to be used to identify potential homeowners interested in relocating to the historic Fountain Heights neighborhood. The application has been distributed to HABD staff, the Birmingham Homeownership Center, Birmingham Urban League, and other potential homeowners.
- d. Homeownership opportunities in Fountain Heights are being promoted with the distribution of the Magic City Housing Development Corporation Homeownership application. To date, we have received completed applications from sixty-eight (68) 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. Four (4) properties remain to be acquired, through City initiatives or via HABD direct procurement.

II. Off Site Development Process – 25 Single Family Homes in Fountain Heights

- a. The Board of Commissioners approved the recommendation to award the contract for the construction of 25 homes to Curtis White Companies, the lowest responsible and responsive bidder.
- b. Curtis White Companies is submitting documentation to the City of Birmingham to acquire building permits.
- c. The HECA construction loan closed on August 22, 2006. Construction is expected to start in September 2006 pending the acceptance of the change order for cost increases.

III. Marketing Studies

- a. No additional activity at this time.

B. On-Site Development – Tuxedo Court Property

I. Demolition

- a. National Salvage and Services Corporation has been recommended and approved for award of the contract for demolition services at Tuxedo Court. The contract has been prepared and signed by both parties. The Notice to Proceed was issued in April 2006.
- b. National Salvage and Services have begun demolition services. Coordination with the County and the City to obtain the required permits is ongoing. The demolition of buildings is currently ongoing with the completion of demolition of the existing buildings on five (5) of the eleven (11) blocks on site. Demolition is approximately 85% complete on two (2) additional blocks. The contractor is removing debris and grading the site upon completion of demolition. The project is approximately 65% complete overall.

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- c. Efforts to secure a historically underutilized and/or disadvantaged business enterprise to complete associated sewer capping services is complete. Coordination with the Birmingham Construction Industry Authority (BCIA) identified three (3) contractors to perform the required work. A Request for Written Quotes (RFQ) for this work was issued to three (3) qualified contractors and quotes were received on July 10, 2006. The received quotes were evaluated by the engineer of record, USInfrastructure, Inc. Of the quotes received, the most responsive and responsible firm was recommended to the Executive Director. On July 17, 2006, the HABD Board of Commissioners awarded the contract to the recommended firm, Real Thorough Contractors. The notice to proceed was issued effective August 1, 2006. Real Thorough Contractors are approximately 85% complete with the sewer capping services.
- II. Site Development / Public Improvements
 - a. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for infrastructure improvements at Tuxedo Court, in coordination with the housing units design, being developed by Williams-Blackstock Architects. Specifications are approximately 75% complete. Plans are approximately 75% complete.
 - b. Contacts with Burk-Kleinpeter informed the PMT that Jefferson County Commission will not provide funding for the project under its Sewer Extension/Expansion Program. A change in the current policy has eliminated the possibility for funding. In efforts to explore other measures to utilize the Jefferson County Commission as a funding source, and in association with comments Commissioner Langford expressed at the Tuxedo court Groundbreaking ceremony, the PMT has coordinated with the City of Birmingham to draft a letter to the Jefferson County Commission. The draft letter has been forwarded to the Mayor for execution and follow-up.
 - 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. Follow up meetings to the presentations to the City's Administration, Budget, and Finance Committee were held on February 1, 2006; February 6, 2006; February 13, 2006; and February 27, 2006 to resolve outstanding issues regarding the City's commitment to provide infrastructure funding for this project. Funding for the project was approved by the Administration, Budget, and Finance Committee on May 1, 2006 and at the City Council Meeting on May 9, 2006. The City has also prepared and forwarded a draft of the proposed Intergovernmental Agreement, which is currently being reviewed by HABD staff.
 - 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. Notification of approval from ALDOT was received. The PMT met with the City's engineering staff regarding the status of the ALDOT grant. The PMT is awaiting additional information and direction from the City's engineering staff.
- III. Site Acquisitions
 - a. Documentation to purchase the property owned by the Birmingham City Schools was submitted to the school board. The property is located at the northwest corner of the Tuxedo Elementary School property and consists of approximately 0.20 acres with frontage on 20th Street Ensley, and is needed in order to maintain the proposed street grid system. Dr. Shiver requested that HABD purchase this property in lieu of the requested transfer deeding of the property; the HABD Board agreed to offer to purchase the property and has modified that offer based upon an appraisal that has also been

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- forwarded to Dr. Shiver. The PMT has coordinated with the legal team for the School Board regarding the revised offer. A meeting with Dr. Sims is to be scheduled.
- IV. Rental Units Development – Phase II Housing
For Sale Development – Phase III Housing
- a. The Architectural/Engineering Team of Williams Blackstock Architects is continuing with housing development design for the Tuxedo Court site. Williams Blackstock Architects has prepared and submitted Design Development documents. Upon review and approval of the documents submitted, Williams Blackstock Architects was authorized to commence with the development of the Construction Documents. Williams Blackstock Architects is modifying the Construction Development documents to include comments from the PMT/HABD. One hundred percent (100%) Construction Development documents are expected in October 2006.
 - b. Coordination between the architectural/engineering team, the engineering team, HABD staff, City staff, and the PMT is ongoing, including design and strategic coordination efforts.
 - 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 continuing 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%
Local Companies	88%

The following companies are participating in the Section 3 program as noted. Miles College with one (1) employee; USInfrastructure with one (1) employee; JCCEO with one (1) employee and providing referral assistance for National Salvage and Services; National Salvage and Services with four (4) employees; Williams Blackstock Architects hired one (1) Section 3 company for janitorial services; and Boulevard Group with one (1) employee. With continued contact with Klein-Hornig/Gaines LLC, the status of Section 3 participation is unidentified.

2. Project Related Meetings

- ❖ August 8 PMT In-House Team Meeting
Demolition Services Project Status Meeting
- ❖ August 16 PMT In-House Team Meeting
Marketing Strategies Meeting with Dr. Lewis
- ❖ August 21 HABD Board of Commissioners Monthly Meeting
- ❖ August 22 Demolition Services Project Status Meeting
- ❖ August 23 Subdivision Review Meeting with City Planning Staff
- ❖ August 24 ALDOT Status Meeting with City Engineering Staff and PMT
- ❖ August 28 Meeting with Pastor Malone of Pleasant View Baptist Church

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- ❖ August 30 Status Update Meeting with Adams Design, Curtis White Companies, and PMT
- ❖ August 31 Project Status Meeting with Williams Blackstock and USInfrastructure

3. Procurements Status

None

4. Document Submissions and Notices

- ❖ July 2006 Program Report

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Phase I – Construction services commencement
- ❖ Phase II/III – Construction Development Phase Architectural/Engineering services submittal
- ❖ Infrastructure Construction Documents
- ❖ Intergovernmental coordination with the City/County

FINANCIAL REVIEW

August 2006:

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

1. Payment Applications

- a. National Salvage & Services, Pay Request #2
- b. Williams Blackstock Architects, Pay Request #10

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SECTION 2
INFORMATIONAL PHOTOGRAPHS



TUXEDO COURT
DEMOLITION SERVICES ON BLOCK 6
AT TUXEDO COURT

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DEMOLITION SERVICES ON BLOCK 9
AT TUXEDO COURT