

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

**PROGRESS REPORT
December 2006**

Program Managers



BOULEVARD GROUP

484 Boulevard SE
Atlanta, GA. 30312

Tel. 404.622.7879
fax 404.622.9395

2323 – 1st Avenue North
Birmingham AL 35203

Tel. 205.327.2702
fax 205.327.2704

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

December 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.

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

December 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 readiness training, educational assistance, entrepreneurial training sessions, and childcare assistance.

JCCEO continues its offsite outreach efforts for former residents and monitors the progress of residents towards goals of self-sufficiency. The current case load included sixty-one (61) former Tuxedo Court residents.

JCCEO case workers provided services to address the following needs of families from Tuxedo Court: prepared forty (40) service referrals for thirty-six (36) Tuxedo Court residents for employment, basic needs, financial, medical, and childcare assistance; and assisted one (1) Tuxedo Court resident with education/training program. Two (2) residents lost employment during the month of December 2006; currently, twenty-six (26) residents of the current caseload are employed. Twenty-six (26) service program referrals were prepared for eleven (11) Tuxedo Court residents who moved off site before August 2004.

PROJECT PROGRESS OVERVIEW

December 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.

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- b. Homeownership opportunities in Fountain Heights are being promoted through the HABD staff with the distribution of the revised HABD Homeownership brochure, highlighting photographs and information about the homeownership program.
 - I. Site Acquisitions
 - a. One (1) property remains to be acquired, through City initiatives or via HABD direct procurement. The City of Birmingham has plans to transfer one (1) property with a request for demolition lien waiver to the HABD at an upcoming City Council Meeting. To date, HABD has site control of properties to build twenty-four (24) of the twenty-five (25) homes.
 - II. Off Site Development Process – 25 Single Family Homes in Fountain Heights
 - a. HABD staff is coordinating the re-bid of the Construction of 25 Single Family Homes in Fountain Heights with the architect of record, Adams Design under the leadership of Paul Roderick.
 - b. The schedule for re-bidding the project as developed by HABD staff is as follows:

Advertisement began	November 18, 2006
Pre-Bid Conference	December 5, 2006
Bid Opening	January 9, 2007
 - III. Marketing Studies
 - a. No additional activity at this time.
 - B. On-Site Development – Tuxedo Court Property
 - I. Demolition
 - a. Demolition services as contracted by National Salvage & Services are complete.
 - b. The HABD published a Request For Written Quotes for the demolition of the church property at 1436 20th Place Ensley. McWhorter Land Movers submitted the lowest responsible, responsive quote. Preparations to contract these services with McWhorter Land Movers are underway.
 - II. Site Development / Public Improvements
 - a. USInfrastructure, Inc. has developed 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. The project schedule is as follows:

Advertisement began	December 3, 2006
Pre Construction Conference	December 11, 2006
Bid Opening	January 23, 2007
 - b. 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. HABD Executive Staff presented to the Jefferson County Commission on October 18, 2006 regarding the requested funding for Tuxedo Court. An interlocal agreement for this funding between the City and Jefferson County has been prepared, reviewed by City staff, and returned to Jefferson County legal department for finalization.
 - 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 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

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Meeting on May 9, 2006. The City has also prepared and forwarded a draft of the proposed Intergovernmental Agreement. The HABD provided comments to the Mayor and City staff for execution. The Intergovernmental Agreement is currently in the City's Legal Department awaiting execution.

- 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. The Birmingham City School Board approved the sale of the property to the HABD. The sales contract for the property has been prepared and is awaiting signatures from both entities for closing.
- IV. Rental Units Development – Phase II Housing
For Sale Development – Phase III Housing
- a. The Architectural/Engineering Team of Williams Blackstock Architects has distributed construction documents for the housing development at the Tuxedo Court site. The project schedule is as follows:

Advertisement begins	December 18, 2006
Pre Construction Conference	January 10, 2007
Bid Opening	January 25, 2007
 - 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. The architectural/engineering team presented revised dumpster locations to the City's Zoning Board on December 14, 2006 meeting. The Zoning Board approved the plans as revised.
 - d. 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. The HABD has acquired property at the corner of 20th Place Ensley and Avenue O (formerly Grady Temple AME Church). The Alabama Historic Commission (AHC) forwarded its historical value assessment of this property; AHC has no objections to the demolition of this property.

C. MBE/DBE and Section 3 Participation

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The following is a breakdown of MBE/DBE/Section 3 company's participation in the current active project contracts to date.

	<u>% of Total Contract Value</u>
❖ Professional Services Contracts	
MBE Entities	32.0%
Local Companies	88.0%
❖ Demolition Services Contracts	
MBE Entities	9.0%
Local Companies	3.4%
❖ Sewer Capping Services Contracts	
MBE Entities	100.0%
Local Companies	100.0%

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; Boulevard Group with one (1) employee; and Klein-Hornig/Gaines LLC is participating in the scholarship program.

2. Project Related Meetings

- ❖ December 4 Progress Meeting with Williams Blackstock Architects
- ❖ December 5 PMT Team Conference Call/Meeting
"Doing Business with the HABD" Seminar
Pre Bid Conference for the Construction of 25 Single Family Homes in Fountain Heights
- ❖ December 6 Planning Commission Hearing
- ❖ December 9 Fountain Heights Neighborhood Association Meeting
- ❖ December 11 Pre Bid Conference for Infrastructure Services at Tuxedo Court
- ❖ December 14 City of Birmingham Zoning Board Authority Hearing
- ❖ December 18 HABD Board of Commissioners Monthly Meeting
- ❖ December 20 PMT Team Conference Call/Meeting

3. Procurements Status

- ❖ An RFQ for demolition services of the property located at 1436 20th Place Ensley (formerly Grady Temple AME Church) is distributed. Quotes from qualified contractors were received on December 4, 2006.

4. Document Submissions and Notices

- ❖ November 2006 Program Report

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

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- ❖ Phase I – Construction services commencement
- ❖ Intergovernmental coordination with the City/County
- ❖ Demolition services - 1436 20th Place Ensley
- ❖ Infrastructure Bid Opening
- ❖ Phase II – Housing Development Bid Opening
- ❖ Phase III – Construction Development Phase Architectural/Engineering services submittal

FINANCIAL REVIEW

December 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. None