

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

**PROGRESS REPORT
December 2007**

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

December 2007:

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 updates regarding homeownership opportunities. Relocated residents will receive updates on the transition process back to the new development, upon the complete development of the return criteria.

The HABD/PMT will provide the residents with an overview of the program, status updates of the infrastructure and housing construction projects, and the development of the return criteria. Meetings have taken place at the Elyton and Smithfield communities.

COMMUNITY AND SUPPORTIVE SERVICES - CSS

December 2007:

JCCEO continues to collect data through case management and assist residents by providing CSS services. JCCEO hosts activities to assist residents towards financial independence and are meeting the needs and family goals for the families. JCCEO utilizes its Outcome Results System (ORS) for capturing statistics of assessments and focus groups. Residents continue to receive assistance with basic needs, job readiness training, educational assistance, entrepreneurial training sessions, and childcare assistance.

Offsite outreach efforts for former residents are continuing. JCCEO monitors the progress of residents towards goals of self-sufficiency. The current case load includes eighty-three (83) former Tuxedo Court residents.

JCCEO case workers provided services to address the following needs of families from Tuxedo Court: prepared sixty-one (61) service referrals for thirty-five (35) Tuxedo Court residents for employment, basic needs, financial, medical, and childcare assistance. Twenty (20) residents were recruited to enroll in the Homeownership Training Seminar; no residents attended the first session held on September 22, 2007. Two (2) residents are enrolled in the substance abuse program. One (1) resident lost employment; currently, fifty-three (53) residents of the current caseload are employed.

JCCEO provided the Summary of Community and Supportive Services Goals for the year 2007. As seen on the summary, the goals established for the year were met and/or exceeded during the year. A copy of the summary is included in this report.

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PROJECT PROGRESS OVERVIEW

December 2007:

1. Project Implementation

A. *Off-Site Development – Fountain Heights Homeownership Component*

- a. 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.
- b. Signage promoting homeownership opportunities are posted in and around the Fountain Heights neighborhood, and near Interstate 65 in the Fountain Heights area. Interested families are directed to contact the HABD Homeownership Coordinator.

I. *Site Acquisitions*

- a. HABD has site control of properties to build twenty-five (25) of the twenty-five (25) homes.

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

- a. KSH Construction is progressing with approximately 76% of the project complete. Construction has begun on twenty-three (23) houses. The contractor is expected to deliver seven (7) houses by the end of January 2008
- b. Currently, HABD staff has secured twenty-three (23) sales contracts for the homes being constructed.
- c. The home at site 17 in Fountain Heights experienced fire damage. The police department and contractor's insurance company have investigated the site. The contractor has received direction from its insurance company and will start work in the upcoming weeks.

III. *Market Studies*

- a. No additional activity at this time.

B. *On-Site Development – Tuxedo Court Property*

I. *Demolition*

- a. Demolition plans have been developed to demolish the existing daycare and community centers at Tuxedo Court. Bids for this demolition were submitted on September 11, 2007. Four (4) bids were received. The HABD Board of Commissioners approved TriStar as the lowest responsible, responsive bidder at its September 2007 meeting. Demolition is anticipated to start in January 2008.

II. *Site Development / Public Improvements*

- a. USInfrastructure, Inc. 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. US Infrastructure has evaluated the bids to certify the lowest responsible, responsive bidder. The HABD Board of Commissioners elected to reject all bids submitted for this project at its April 2007 board meeting. The project was rebid. The HABD Board of Commissioners elected to approve the lowest responsible, responsive bidder, Russo Corporation, at its June 2007 Board of Commissioners meeting. The contracts were executed by both parties. The HABD Board of Commissioners voted to terminate the contract executed with Russo Corporation at its November 2007 Board meeting due to the City's assessment of non-compliance in the procurement process. The project is currently being re-advertised for re-bid in early January 2008. Engineering Design Technologies, Inc. is the engineer of record for the re-bid process.
- b. In efforts to utilize the Jefferson County Commission as a funding source, and in association with comments Commissioner Langford expressed at the Tuxedo Court Groundbreaking ceremony, an interlocal agreement between the City and Jefferson County for funding for this project was approved by the Jefferson County Commission at

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its February 20, 2007 meeting. The interlocal agreement has been executed by both parties.

- c. The HABD/PMT Team is continuing to work and coordinate with the City regarding the infrastructure scope and budget. The Intergovernmental Agreement has been approved by the City Council and executed by the Mayor.
- 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.
- e. The City has elected to not fund the infrastructure construction due to its assessment of non-compliance in the procurement process. The City has agreed to provide funding contingent upon the HABD re-bidding the infrastructure construction in compliance with the intergovernmental agreement.
- f. The infrastructure construction will be re-bid in order to receive the funding from the City. The proposed schedule for re-bid is as follows:

Advertisement begins:	December 9, 2007
Pre-Bid Conference:	December 18, 2007
Bid Opening:	January 15, 2008

III. Site Acquisitions

- a. No activity at this time.

IV. Rental Units Development – Phase I 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 Bid Conference	January 10, 2007
Bid Opening	February 1, 2007

The bid submitted by Trawick Contractors was recommended to and approved by the HABD Board of Commissioners for award at the March 2007 Board Meeting. The contract has been signed by Trawick Contractors and returned to the HABD for signature.

- 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 LIHTC application for this project was submitted to Alabama Housing Finance Authority on March 14, 2007. Tax credits were not awarded for this project. An out-of-cycle application was submitted. Tax credits were awarded in August 2007. The HABD has requested proposals for a financial entity to purchase the tax credits. The RFP for these services were submitted to the HABD on September 10, 2007. A recommendation to the HABD Board of Commissioners was made and approved at the October 2007 meeting. Boston Capital was approved for this process.
- d. No construction activity to date.

V. Rental Units Development – Phase II Housing

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-
- a. The Architectural/Engineering Team of Williams Blackstock Architects has distributed construction documents for the Phase II Rental units at the Tuxedo Court site. The project schedule is as follows:
- | | |
|----------------------|-------------------|
| Advertisement begins | December 9, 2007 |
| Pre Bid Conference | December 18, 2007 |
| Bid Opening | January 17, 2008 |
- b. The LIHTC application for this project is anticipated to be submitted to Alabama Housing Finance Authority in March 2008.
- c. No construction activity to date.

VI. Real Estate

- a. Negotiations are continuing with the property owners in the general vicinity of the defined Tuxedo Court revitalization area.

2. Construction Progress

Fountain Heights – Completion to date, December 31, 2007.

Lot 1

- Overall completion 100%

Lot 2

- Overall completion 98%

Lot 3

- Overall completion 100%

Lot 4

- Overall completion 100%

Lot 6

- Overall completion 100%

Lot 8

- Overall completion 84%

Lot 9

- Overall completion 79%

Lot 10

- Overall completion 80%

Lot 11

- Overall completion 84%

Lot 12

- Overall completion 78%

Lot 13

- Overall completion 76%

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Lot 16	
• Overall completion	76%
Lot 17	
• Overall completion	61%
Lot 18	
• Overall completion	77%
Lot 20	
• Overall completion	69%
Lot 21	
• Overall completion	72%
Lot 22	
• Overall completion	60%
Lot 23	
• Overall completion	69%
Lot 25	
• Overall completion	84%
Lot 26	
• Overall completion	76%
Lot 27	
• Overall completion	68%
Lot 40	
• Overall completion	79%
Lot 41	
• Overall completion	77%

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 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%

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❖ 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; JCCEO with one (1) employee; Williams Blackstock Architects with one (1) employee; Boulevard Group with one (1) employee; KSH with two (2) employees via its subcontractors; and Klein-Hornig/Gaines LLC is participating in the scholarship program.

3. Project Related Meetings

- ❖ December 4 Fountain Heights Construction Progress Meeting
- ❖ December 12 PMT Team Conference Call/Meeting
Equity Provider Evaluation Team Meeting
- ❖ December 17 HABD Board of Commissioners Monthly Meeting
- ❖ December 18 Fountain Heights Construction Progress Meeting
Pre-Bid Conference for Housing Development, Multifamily Phase II
Pre-Proposal Conference for Market Studies and Appraisals
- ❖ December 19 Pre-Bid Conference for Infrastructure Services Re-bid

4. Procurements

- ❖ None

5. Document Submissions and Notices

- ❖ November 2007 Program Report
- ❖ AHFA 135 Day Submission Package
- ❖ AHFA Status Report Submission

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Intergovernmental/Interlocal Agreements coordination with the City
- ❖ Equity Provider for Tax Credits
- ❖ Demolition of Daycare and Community Centers at Tuxedo Court
- ❖ Architectural and Engineering Services for Daycare Center and Community Center at Tuxedo Court
- ❖ Site Engineering and Infrastructure Construction Services Re-bid Opening
- ❖ Housing Development, Multifamily Phase II Bid

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FINANCIAL REVIEW

December 2007

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

1. Payment Applications

- a. KSH Construction Pay Request #18
- b. KSH Construction Pay Request #19

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SECTION 2 INFORMATIONAL PHOTOGRAPHS



**TUXEDO COURT
LOT 1 IN FOUNTAIN HEIGHTS
FINAL GRADING OF FRONT YARD**



**TUXEDO COURT
LOT 1 IN FOUNTAIN HEIGHTS
KITCHEN**

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TUXEDO COURT
LOT 4 IN FOUNTAIN HEIGHTS
PROGRESS



TUXEDO COURT
LOT 9 IN FOUNTAIN HEIGHTS
PROGRESS

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LOTS 2 AND 23 IN FOUNTAIN HEIGHTS
CONSTRUCTION PROGRESS



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LOT 2 IN FOUNTAIN HEIGHTS
FINAL TOUCHES

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TUXEDO COURT
LOTS 40 AND 41 IN FOUNTAIN HEIGHTS
CONSTRUCTION PROGRESS



TUXEDO COURT
LOT 16 IN FOUNTAIN HEIGHTS
CONSTRUCTION PROGRESS