

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

**PROGRESS REPORT
February 2007**

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

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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. HABD staff is reviewing the listing of residents who are interested in returning to the revitalized development.

Outreach efforts have began with a meeting with former Tuxedo Court residents currently residing in Elyton Village. The meeting was hosted at the Elyton Village Community Center with eleven (11) former residents attending. The HABD/PMT provided the residents with an overview of the program, status updates of the infrastructure and housing construction projects, and discussed the development of the return criteria. Meetings with former Tuxedo Court residents currently residing in other housing communities will follow.

COMMUNITY AND SUPPORTIVE SERVICES - CSS

February 2007:

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-eight (68) former Tuxedo Court residents.

JCCEO case workers provided services to address the following needs of families from Tuxedo Court: prepared thirty (30) service referrals for eighteen (18) 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 January 2007; currently, thirty-two (32) residents of the current caseload are employed. Thirty (30) service program referrals were prepared for seventeen (17) Tuxedo Court residents who moved off site before August 2004.

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PROJECT PROGRESS OVERVIEW

February 2007:

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. 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. A recommendation for award was submitted to the HABD Board of Commissioners at the February 2007 Board Meeting. The Board of Commissioners approved KSH Construction to provide construction services for the off site development. Contract preparation is underway. A preconstruction conference will be held in early March 2007. Construction is expected to begin in mid-March.

III. *Market 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. McWhorter Land Movers was contracted by the Housing Authority of the Birmingham District to provide demolition of the church property at 1436 20th Place Ensley. Demolition of this structure is complete and the site has been properly seeded to provide erosion control measures.

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

US Infrastructure is currently evaluating the bids to certify the lowest responsible, responsive bidder. The contract will be recommended to the HABD Board of Commissioners for award pending finalization of the Intergovernmental Agreement with the City of Birmingham.

- 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. An interlocal

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agreement for this funding between the City and Jefferson County was approved the Jefferson County Commission at its February 20, 2007 meeting.

- 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 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. Another presentation to the Administration, Budget, and Finance Committee is planned for early March 2007.
- 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. No activity at this time.

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	February 1, 2007

The contract was recommended to the HABD Board of Commissioners for award at the February 2007 Board Meeting. The Board of Commissioners did not approve the contract for award and requested that the contractor, HABD staff, Program Management Team and Birmingham Construction Industry Authority coordinate to meet the 20% administrative goal for inclusion of historically underutilized subcontractors for this project. All parties have discussed the Board's request; the issue is resolved. The contract will be recommended for approval at the next HABD Board of Commissioners meeting.

- 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.

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- 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 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;; Williams Blackstock Architects hired one (1) Section 3 company for janitorial services; Boulevard Group with one (1) employee; McWhorter Land Movers with (1) employee; and Klein-Hornig/Gaines LLC is participating in the scholarship program.

2. Project Related Meetings

- ❖ February 5 PMT Team Conference Call/Meeting
- ❖ February 7 HOPE VI Status Update Meeting
- ❖ February 8 Community Task Force Meeting
- ❖ February 9 AHFA Tax Credit Workshop
- ❖ February 12 HOPE VI Presentation Preview
- ❖ February 14 PMT Team Conference Call/Meeting
- ❖ February 15 Project Status Meeting with Tuxedo Court Residents at Elyton Village
- ❖ February 19 HABD Board of Commissioners Monthly Meeting
- ❖ February 21 HOPE VI Status Update Meeting
- ❖ February 28 PMT Team Conference Call/Meeting

3. Procurements Status

- ❖ None

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4. Document Submissions and Notices

- ❖ January 2007 Program Report

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Phase I – Construction services commencement
- ❖ Intergovernmental coordination with the City/County
- ❖ Phase II – Housing Development Bid Certification and Award
- ❖ Infrastructure Bid Certification and Award
- ❖ Phase III – Construction Development Phase Architectural/Engineering services submittal

FINANCIAL REVIEW

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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, Payment Request #15

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SECTION 2 INFORMATIONAL PHOTOGRAPHS



TUXEDO COURT
DEMOLITION OF PROPERTY AT 1436 20TH PLACE ENSLEY ON FEBRUARY 5, 2007

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TUXEDO COURT
DEMOLITION OF PROPERTY AT 1436 20TH PLACE ENSLEY ON FEBRUARY 12, 2007

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TUXEDO COURT
COMMUNITY TASK FORCE MEETING

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RESIDENTS MEETING HOSTED AT ELYTON VILLAGE COMMUNITY CENTER