

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

PROGRESS REPORT
February 2010

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TUXEDO COURT

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of the Birmingham District

PROGRESS REPORT No. 68
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SECTION 1 EXECUTIVE SUMMARY

PROJECT PROGRESS OVERVIEW February 2010

- *Fountain Heights* – Closeout of the contract is in progress; the final pay request has been received from the contractor. To date, nineteen (19) houses have closed.
- *Infrastructure Services* – Approximately 97% of the work is complete. Final paving on 25% of the streets remain.
- *Rental Units Construction* – Capstone Building Corporation is substantially completed on all building construction.
- *Property Manager RFP* – Leasing for units in Phase II is underway.
- *AHFA* – The Alabama Housing Finance Authority approved the application submitted by HABD for Exchange Funds. Due diligence is underway.
- *ALDOT Trail* – Design efforts are complete. The plans have been approved by ALDOT. A schedule for advertising and bidding is underway.
- *Gateway Park* – Construction is underway. The Notice to Proceed was issued on January 19, 2010. Construction is 12% complete.

SECTION 2
STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

February 2010:

HJ Russell staff is diligently reviewing and processing applications to identify families who will move to Tuxedo Terrace. Priority is given to returning residents who meet the required screening criteria. To date, 112 units (Phase I) have been leased. Leasing for the 108 units in Phase II is underway.

PROJECT PROGRESS OVERVIEW

February 2010:

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. Services complete.

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

- a. Currently, HABD staff has secured twenty-three (23) sales contracts for the homes being constructed. The HABD has closed with nineteen (19) homeowners and additional closings are expected in the upcoming weeks.

III. **Market Studies**

- a. No additional activity at this time.

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

I. **Demolition**

- a. Services complete.

II. **Site Development / Public Improvements**

- a. Engineering Design Technologies, Inc. is the engineer of record for the re-bid process.
- b. The HABD/PMT Team is continuing to work and coordinate with the City regarding the infrastructure scope and budget.
- c. Design for the linear park is complete. The plans have been approved by ALDOT. An advertising and bid schedule is being developed for review by the City.
- d. Russo Corporation is approximately 97% complete with infrastructure services. Sidewalks and final paving have begun; work is nearing completion.
- e. The HABD Board of Commissioners awarded the design services for the Tuxedo Court HOPE VI Community Center and Daycare Center to Herrington/TRI Joint Venture. The architect has completed schematic design and is awaiting approval from HABD.
- f. Bhate Geosciences is providing geotechnical services for the construction.

III. **Site Acquisitions**

- a. No activity at this time.

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IV. Rental Units Development – Phase I and Phase II Housing

- a. Capstone is substantially complete with all construction work. Punch items are being addressed.

V. Real Estate

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

VI. Market Studies

- a. The HABD Board of Commissioners awarded a contract for Market Studies and As-Built Appraisals to Baker Valuation at the January 2008 board meeting. A notice to proceed has been issued for these services.
- b. Baker Valuation has completed the Market Study and As-Built Appraisal for Phase I Rental Units within the required schedule.
- c. Baker Valuation has completed the Phase II As-Built Appraisal.

VII. Equity Provider

- a. The procurement for tax credit equity provider was issued. Proposals were received on August 19, 2008. Best and final offers from firms submitting proposals were received on August 29, 2008. The evaluation team reviewed the received proposals and provided a recommendation. The HABD Board of Commissioners approved RBC Capital as the equity provider at its September 2008 Board meeting.
- b. The closing for Phase I is complete.
- c. AHFA approved the application for Exchange Funds for Phase II. HABD is providing compliance documents to receive the funding.

VIII. Property Management Services

- a. HJ Russell started the application process on November 2, 2009. To date, over 2,500 interested individuals and families have submitted leasing applications.
- b. To date, the 112 units in Phase I have been leased. Leasing for the 108 units in Phase II is underway.

IX. Program Management Services

- a. The HABD Board of Commissioners approved an amendment to the Boulevard Group, Inc. contract at its November 2009 Board meeting. Continued duties include assistance with tax credit requirements compliance, financial allocation compliance, construction administration, leasing requirements, HUD-related duties and compliance, and other services related to the close out of the HOPE VI grant for Tuxedo Court and the completion of construction of the units.

X. Gateway Park Construction

- a. Wild Building Construction has started construction of the Gateway Park. Foundations for seat walls are being constructed. The Notice to Proceed was issued on January 19, 2010. Currently, the project is 12% complete.

2. Construction Progress

Fountain Heights

- a. All houses included in the Fountain Heights project are substantially complete.

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- b. The contractor has submitted the final closeout documents. Close out of the project is underway.

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/DBE/WBE Entities	32.0%
Local Companies	88.0%
❖ Demolition Services Contracts	
MBE/DBE/WBE Entities	9.0%
Local Companies	3.4%
❖ Sewer Capping Services Contracts	
MBE/DBE/WBE Entities	100.0%
Local Companies	100.0%
❖ Infrastructure Services Contracts	
MBE/DBE/WBE Entities	45.7%
Local Companies	100.0%
❖ Community and Daycare Centers Design Contract	
MBE/DBE/WBE Entities	50.0%
Local Companies	100.0%
❖ Rental Units Construction Services Contract	
MBE/DBE/WBE Entities	25.3%
Local Companies	85.7%

The companies are participating in the Section 3 program. Firms must certify with each pay request that its company is in compliance with Section 3.

3. Project Related Meetings

- ❖ February 3 OAC Meeting - Gateway Park Progress
- ❖ February 10 City of Birmingham Planning Commission Meeting
- ❖ February 11 OAC Meeting – Rental Units Progress
- ❖ February 18 Tuxedo Status Meeting
- ❖ February 22 HABD Board of Commissioners Board Meeting

4. Procurements

- ❖ None

5. Document Submissions and Notices

- ❖ January 2010 Program Report
- ❖ AHFA Due Diligence Requirements
- ❖ Tax Credit Due Diligence Requirements

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Fountain Heights Homeownership Closings
- ❖ Construction of Multifamily Rental Units Completion
- ❖ Construction of the Gateway Park
- ❖ AHFA Supporting Documentation
- ❖ Review of Single Family Housing Bid Packages

FINANCIAL REVIEW

February 2010

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 Pay Request #44
- b. Capstone Phase II Pay Request #14

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**SECTION 3
INFORMATIONAL PHOTOGRAPHS**



**TUXEDO COURT
RENTAL UNITS CONSTRUCTION PROGRESS
BLOCK 5**



**TUXEDO COURT
GATEWAY PARK CONSTRUCTION PROGRESS
BLOCK 3**