

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**TUXEDO COURT**

**PROGRESS REPORT  
September 2007**

Program Managers

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October 2, 2007

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## SECTION 1 STATUS REPORTS

### **RESIDENT RELOCATION AND RETURNS**

*September 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 updated on the transition back to Tuxedo Court 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**

*September 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.

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## PROJECT PROGRESS OVERVIEW

*September 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. Further marketing efforts are underway including signage promoting homeownership opportunities 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 well with approximately 64% of the project complete. Construction has begun on twenty-three (23) houses. Delivery of five (5) houses is expected by mid October 2007.
- 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.

#### 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 October 2007.

#### 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. 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 have been executed by both parties. Construction is anticipated to start in October 2007.
- 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 its February 20, 2007 meeting. The interlocal agreement has been executed by both parties.

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- 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.

**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 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 is currently requesting 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 will be made at the October 2007 meeting.
- d. No construction activity to date.

**V. Real Estate**

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

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## 2. Construction Progress

*Fountain Heights* – Completion to date, September 30, 2007.

<b>Lot 1</b>	
• Overall completion	91%
<b>Lot 2</b>	
• Overall completion	87%
<b>Lot 3</b>	
• Overall completion	89%
<b>Lot 4</b>	
• Overall completion	90%
<b>Lot 6</b>	
• Overall completion	90%
<b>Lot 8</b>	
• Overall completion	70%
<b>Lot 9</b>	
• Overall completion	70%
<b>Lot 10</b>	
• Overall completion	75%
<b>Lot 11</b>	
• Overall completion	76%
<b>Lot 12</b>	
• Overall completion	75%
<b>Lot 13</b>	
• Overall completion	75%
<b>Lot 16</b>	
• Overall completion	74%
<b>Lot 17</b>	
• Overall completion	61%
<b>Lot 18</b>	
• Overall completion	65%
<b>Lot 20</b>	
• Overall completion	41%
<b>Lot 21</b>	
• Overall completion	64%

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<b>Lot 23</b>	
• Overall completion	59%
<b>Lot 25</b>	
• Overall completion	74%
<b>Lot 26</b>	
• Overall completion	69%
<b>Lot 40</b>	
• Overall completion	71%
<b>Lot 41</b>	
• Overall completion	74%

**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; 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**

- ❖ September 4 Fountain Heights Construction Progress Meeting
- ❖ September 5 PMT Team Conference Call/Meeting  
Architectural/Engineering Services for Community Center and Daycare  
Center – Pre-Proposal Conference
- ❖ September 6 Equity Provider – Proposal Submissions  
Community Task Force Meeting

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- ❖ September 11 Demolition of Community Center and Daycare Center – Bid Submissions  
Equity Provider – Evaluation Team Meeting
  - ❖ September 12 Water Works Coordination Meeting
  - ❖ September 17 HABD Board of Commissioners Monthly Meeting
  - ❖ September 18 Fountain Heights Construction Progress Meeting
  - ❖ September 19 PMT Team Conference Call/Meeting  
HOPE VI Status Update Meeting  
Architectural/Engineering Services for Community Center and Daycare  
Center – Proposal Submissions  
Project Status Meeting with City of Birmingham
  - ❖ September 26 City of Birmingham Subdivision Hearing, Tuxedo Court Phase I

#### **4. Procurements**

- ❖ Demolition Services RFP for Community Center and Daycare Center
- ❖ Architectural/Engineering Services RFP for Community Center and Daycare Center

#### **5. Document Submissions and Notices**

- ❖ August 2007 Program Report

## **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

## **FINANCIAL REVIEW**

*September 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 #12
- b. KSH Construction Pay Request #13

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## SECTION 2 INFORMATIONAL PHOTOGRAPHS



TUXEDO COURT  
LOT 6 ALONG 16<sup>TH</sup> STREET NORTH IN FOUNTAIN HEIGHTS  
PROGRESS

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**TUXEDO COURT**  
**LOTS 40 AND 41 ALONG 15<sup>TH</sup> STREET NORTH IN FOUNTAIN HEIGHTS**  
**PROGRESS**

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TUXEDO COURT  
LOTS 17 AND 18 IN FOUNTAIN HEIGHTS  
CONSTRUCTION PROGRESS

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TUXEDO COURT  
LOTS 11 AND 12 ALONG 16<sup>TH</sup> STREET NORTH IN FOUNTAIN HEIGHTS  
PROGRESS

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TUXEDO COURT  
LOT 21 IN FOUNTAIN HEIGHTS  
ROUGH CARPENTRY PROGRESS