

Peabody Apartments HOPE VI Project Summary



Housing Authority of Columbus, Georgia



Master Developer - Integral Properties, LLC.



BG/WRT Program Management Team

Project Information Website – www.peabodyhopevi.org

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COLUMBUS HOPE VI PROGRAM DEVELOPMENT

Executive Summary

The Revitalization Plan for George Foster Peabody Apartments calls for the complete demolition of the total 510 existing public housing units. The existing community will be replaced with a new mixed-income residential community, a possible residential community for the elderly and a commercial component along the major arterial street that borders the south side of the site, Talbotton Road.

The Peabody Apartments site is strategically located between the Columbus Regional Medical Center and the Waverly Terrace Historic District and is adjacent to a major arterial roadway, Talbotton Road which links the Peabody site to downtown Columbus to the southwest and to Columbus State University to the northwest. The site is a five-minute drive from downtown and this exceptional location, in close proximity to the Central business District and close to the Regional Health Center will enable the new community to serve a broad range of resident income groups.

State of Georgia, Department of Transportation intends to provide improvements to Talbotton Road in the near future, possibly commencing as soon as 2008. Their intention is to widen Talbotton Road and add further traffic controls by means of signalized intersections, center medians and left turn lanes. In conjunction with this arterial improvement, City of Columbus has proposed to redevelopment an abandoned adjoining railroad right-of-way, south of Talbotton Road, as a greenway space with walking and cycling paths.

The new Peabody community has been named Ashley Station and will be implemented in two (2) phases of development. The total development will include a possible 366 new residential units, 146 (40 percent) public housing replacement units, 73 (20 percent) affordable units funded with Low-Income Housing Tax Credits, and 147 (40 percent) market-rate rental units. The site's location on Talbotton Road, combined with its proximity to the Columbus Regional Medical Center makes it an attractive location for a senior's housing development and also for commercial development as a service center for the new community. As a result, the revitalization plan for on-site development includes a potential 90 unit residential facility for independent seniors living and approximately 20,000 square feet of community-based office / retail space, which will be leased to businesses serving the residents of the site and the surrounding neighborhood.

The Developer for the project, Integral Properties LLC from Atlanta Georgia, is responsible for organizing and implementing all aspects of the project design and development and has enlisted the expertise of their sister company, IBG Construction Services to provide construction management services.

The *initial* HOPE VI project phase (HUD Phase I) is the scattered site construction of 33 affordable homeownership units. The sites are situated at various locations throughout Columbus with an assemblage of 20 lots in the East Wynnton Park neighborhood, an area where NeighborWorks, formerly Columbus Housing Initiative, a local Community Development Corporation as well as other local housing developers have been actively constructing new, single-family, detached, affordable housing. Because of their local presence, NeighborWorks has formed a partnership with Integral Properties for the Homeownership Project and will act as the designer and builder for the new homeownership units. This arrangement will take advantage of the local expertise and experience available through NeighborWorks and their established Homeownership counselling, purchase, and construction programs. In further benefit to the program, NeighborWorks has 3 residential lots, also located at the East Wynnton Park site. These 3 properties will bring the total to 23 homes to be constructed at the East Wynnton Park site; the remainder of the lots, 10, will be made available from NeighborWorks' inventory of buildable properties situated throughout Columbus.

Relocation Requirements

HACG has a long record of commitment and support to make resident relocation a sensitive and choice-based process that allows residents to make informed choices about their relocation housing and thereby enhance opportunities for housing diversity for residents. Residents have been able to select new accommodations from the HACG inventory of public housing communities or alternatively, to participate in the Section 8 Housing Voucher Program and rent privately-owned rental units throughout the Columbus metropolitan area.

The Relocation Plan developed by HACG and the Residents proved to be extremely successful and the Relocation Project was completed to the satisfaction of the Residents as of September 2004, ahead of schedule.

All former Peabody Residents are eligible to apply for return residency at the new Peabody Community and to date, 209 residents have indicated an interest in returning to the revitalized community. In addition HACG has been encouraging those Peabody Residents who may be ready to pursue Homeownership, to enroll in the NeighborWorks Homeownership Counselling Program and take advantage of this worthwhile opportunity.

Community and Supportive Services

The Community and Supportive Services (CSS) element of the revitalization plan benefits from the efforts of key community-based service providers in an integrated program tailored to the needs of the families who lived at the Peabody Apartments community. Among current families, the median income is \$7,556, compared with the Fiscal Year 2002 Columbus Metropolitan Statistical Area median Income of \$45,400. Approximately 46 percent of heads of household are unemployed, and only 22 percent of persons with income cite employment as the source. Of the total site population of 1018 prior to start of Grant Application, there were 335 school-age children and 646 children ages 0-17.

The cornerstone of the HACG Community and Supportive Services program is Pastoral Institute – a faith-based counseling and education center – which has been contracted by HACG as CSS program coordinator/provider/administrator. Pastoral Institute commenced providing case management services in March 2003, immediately upon Notice of Grant Award. This ensured that Resident needs were addressed prior to, during and after Relocation and have been ongoing since Relocation in support of Resident self-sufficiency. Other key participants include Columbus Regional Medical Center, Goodwill Industries, the Muscogee County School District, the Boys and Girls Club, and the Columbus Housing Initiative. The Bradley-Turner Foundation is substantially funding the case management process. The CSS Work Plan was formally approved by HUD effective May 20, 2004.

Master Developer

Integral Properties LLC is one of the most experienced and successful HOPE VI developers in the nation, having served as developer for the landmark Centennial Place HOPE VI project in Atlanta and several other HOPE VI programs including: additional projects in Atlanta, Baltimore, Birmingham, Denver, Memphis, Savannah and Washington. A formal Master Development Agreement between HACG and Integral Properties was concluded as of October 03, 2003.

Intergovernmental Agreement

HACG, in partnership with Integral Properties, executed an Intergovernmental Agreement with City of Columbus effective September 22, 2004. The Agreement has enabled implementation of the financial commitment from City of Columbus for infrastructure construction at the Peabody and East Wynnton communities. The Peabody Site, prior to redevelopment did include an internal street grid. The Infrastructure Project includes design and installation of new underground utility services, streets and sidewalks and when complete, the new streets and services will be deeded to City of Columbus.

Following a protracted procurement process starting in May 2005, infrastructure construction for the Right-Of-Way at the Peabody Site started in September 2005. The project is scheduled to be totally complete in June 2006. Infrastructure at the East Wynnton site is expected to commence in November 2005.

Demolition and Site Remediation

Subsequent to preparation of Construction Documents; the Demolition Invitation for Bid process was initiated by Integral Properties LLC in February 2004. Bid Proposals were received in March. Following an extensive due diligence process; the Demolition Contract was awarded to Bianchi Industrial Services LLC. Abatement and demolition work at the Peabody site commenced in mid-July 2004 and the Demolition project was totally complete as of May 31, 2005.

The demolition process revealed three unanticipated site situations. (1) Unknown underground utility piping: an extensive network of underground piping that predated the Peabody Apartments community and had to be removed in order to avoid conflicts with new building and street construction. (2) Existing trees: 120 existing trees had to be removed from the site in order to avoid conflicts with construction of new buildings and streets. (3) Soil conditions: the Peabody Site is characterized by a high water table, soil conditions are extremely wet. A geotechnical

Peabody (Ashley Station) Phase I

	Block 1	Block 2	Block 3	Block 4 & 4A	Block 5	Block 6	Building & Unit Count Subtotal	Grant Total Unit Count by type
	Total Unit count	Total Unit count	Total Unit count	Total Unit count	Total Unit count	Total Unit count		
	Building count per Block	Building count per Block	Building count per Block	Building count per Block	Building count per Block	Building count per Block		
Building types								
Type A	24						24	138
Stacked Flats – 2 story	2						2	
Type B2	8				16		24	
Stacked Flats – 2 story	1				2		3	
Type B3				12			12	
Stacked Flats – 3 story				1			1	
Type R2		24					24	
Stacked Flats – 2 story		2					2	
Type R3			54				54	
Stacked Flats – 3 story			3				3	
Type TH1-4				15			15	46
Townhouse – 2 story				3			3	
Type TH4-2						24	24	
Townhouse – 2 story						4	4	
Type TH3-4		7					7	
Townhouse – 2 story		1					1	

Ashley Station Phase I Development

Ashley Station Phase I is moving steadily closer to reality. The Amended Revitalization Plan has been approved by HUD. The Phase I Mixed Finance Proposal (Rental Term Sheet) has been approved by HUD. The Disposition Application has been approved by HUD. In response to the Phase I Tax Credit Award the Developer Team has been completing the required information submissions to Georgia Department of Community Affairs. Phase I Building Permits have been approved by City of Columbus as of mid-October 2005. FHA is in the process of final review of the Developer's application for financing. Phase I Closing is currently scheduled for early November, immediately following HUD approval of the Evidentiary Documents.

Construction Start for Peabody Phase I is anticipated for early December 2005.





Peabody Phase 2 Development

In preparation for the Phase 2 Tax Credit application in May 2005; HACG and the Developer Team completed Masterplan Revisions for the Ashley Station Phase II Site. Regrettably, in September 2005, the Developer Team was advised by Georgia DCA that they did not receive a Tax Credit Award for the Application. The decision is under appeal by Integral.

Off-Site Housing and Homeownership

The HUD Phase I development consists of scattered site construction of 33 affordable homes for eligible families. The sites for the new homeownership units are situated at various locations throughout Columbus. A group of 20 lots has been assembled in the East Wynnton Park neighborhood, an area in which NeighborWorks, a local Community Development Corporation, has been active in building new single-family detached housing. The 20 East Wynnton parcels were owned by the City of Columbus. Ownership has been officially transferred to HACG which will establish an Agreement with the Developer Team which will allow the Developer Team to implement site development and transfer property ownership to the new homeowners as the properties are sold. NeighborWorks will act as builder for the homeownership project. While 20 units will be constructed at the East Wynnton site, the remainder of the lots, 13, will be made available from NeighborWorks current inventory of buildable properties. Actual site selections and home designs will be made by prospective homeowners as they complete the Homeownership Training Program. Currently, the Homeownership Project has completed 4 Homebuyer move-ins.

The construction of the 33 off-site homeownership units, as part of the HOPE VI Revitalization Plan, will further the goal of the City and CHI to stabilize and revitalize the East Wynnton Park neighborhood and other City neighborhoods to make high quality homes affordable to low- and moderate-income families.

Off-Site Housing

Phase 1 Off-Site Housing - East Wynnton Park	
Summary of Unit Mix by Building & BR Mix	
Building Type	Single Family Homes
No. of Buildings	33
Total No. of Units	33
No. of Stories	1
3-bedroom	31
4-bedroom	2
Housing Types	Detached