



**HOUSING AUTHORITY of COLUMBUS GEORGIA**

**PEABODY APARTMENTS  
HOPE VI REVITALIZATION**

**PROGRESS REPORT  
February 2004**

Project Website – [www.peabodyhopevi.org](http://www.peabodyhopevi.org)

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March 10, 2004

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## PROJECT IMPLEMENTATION

## SECTION 1 STATUS REPORTS

### Predevelopment – General Overview and Summary

During the month of February, project activities included: Administrative business and project planning, Community and Supportive Services, Resident Relocation, implementation of Demolition Bid Process by the Developer.

**Administration:** the Amendment to the Master Developer Agreement has been completed as of March 04. The revised Pre-Development Loan Agreement is ready for signatures and implementation. The Developer has submitted a revised construction cost/budget evaluation concerning the new Development at the Peabody Site. The Developer and HACG/PMT continue to negotiate terms concerning the Home Ownership Plan for the Wynnton Site. Budget discussions were ongoing during February concerning the Intergovernmental Agreement. Input for the HUD Quarterly Progress Report has been ongoing and will be completed for quarter ending March 31, The Agreement with CSU concerning Project Evaluation Consulting Services is awaiting signatures. The property transfer process for the Wynnton site has commenced as reported in January however the conclusion of the process is dependent upon resolution of terms for the Home Ownership Plan.

**Resident Relocation Project:** is proceeding ahead of schedule. As of February 13, the Phase 1 Relocation Program was complete, all households successfully relocated. At month end there are 140 families remaining on site. Relocation Notices have been issued to families currently residing in the Phase 2 Relocation Area and Phase 3 Relocation Residents are continuing to voluntarily applying for relocation. To date, there are 54 households remaining in the Phase 2 Relocation Area and 90 families remaining in the Phase 3 Area. HACG has completed Relocation meetings with Phase 3 residents.

**CSS Program:** ongoing and with great success. The dedicated work provided by HACG and Pastoral Institute continues to lead the HOPE VI Project with successful programs and positive Resident outcomes.

**HUD Approval CSS Plan:** conditional approval received as of November 2003. HACG is awaiting final HUD approval for the CSS Plan.

**Peabody Demolition:** The Demolition Bid Advertisement was issued February 09, 2004 in Columbus and Atlanta newspapers. Contract Documents and the Bid Advertisement were also listed in the Dodge Construction Offices in Columbus and Atlanta. A Pre-Bid meeting was completed February 26.

**Wynnton Site Property transfer:** City of Columbus has initiated formal transfer of the Wynnton properties to HACG.

**Intergovernmental Agreement:** this item remains a critical issue for the advancement of the HOPE VI Project, particularly the Wynnton Site Development which is scheduled to start construction in summer of 2004.

**Amended Revitalization Plan:** further discussion has resolved that the Amended Revitalization plan is not required in advance of the Wynnton Closing and is only relevant to the Peabody Phase 1 Closing scheduled for 2005. The document will be initiated later in the year.

**Peabody Phase 1 Low Income Tax Credit Application (LIHTC):** project teams are starting to focus on submission requirements for the LIHTC Application which is due in early May, 2004.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### I ADMINISTRATION

**Community Supportive Services Work Plan** – status remains same as reported in December; the Work Plan has been submitted to HUD Headquarters as of September 18. HUD has provided Conditional Approval for the CSS Work Plan. Final HUD approval is pending but this approval is not impacting CSS progress.

**Master Developer Agreement (MDA)** – an Amendment to the Agreement has been under discussion since early December. The Amendment acknowledges revisions to the PreDevelopment Loan Developer fee percentage as approved by HUD and also revises some QPR milestones as requested by HUD. The document has been completed as of March 04.

**Pre-Development Loan Agreement** – Final HUD Approval for the Agreement is complete. Finalizing the Agreement requires signatures by the Developer and HACG. The Agreement has been submitted to the Developer for signature.

**Integral-CHI Builder Agreement** – The Final Agreement has not been received from the Developer. The Developer and HACG/PMT have been engaged in ongoing discussions concerning terms of the Agreement.

**Wynnton Site Property Transfer from City of Columbus to HACG** – the property transfer process has been initiated by City of Columbus. The process is interrelated with the Home Ownership Plan and the Integral-CHI Builder's Agreement. HACG, the PMT and the Developer are continuing with discussions to finalize the terms of these various Agreements.

**Intergovernmental Agreement** – conclusion of the Agreement is critical for advancing the project. In view of the Wynnton Site Project Closing and construction start scheduled for June 2004 it is imperative that infrastructure design and construction for the Wynnton Site be initiated as soon as possible.

During the month of February the Developer Team, HACG and the PMT have been evaluating and negotiating monetary values for the Infrastructure Construction Cost and Third Party Cost Budget and cash Flow Projection. A final draft copy of the Agreement including proposed budget and cash flow was submitted to HACG on March 5.

**Design and Engineering Team Procurement** – Developer procurement for engineering services with respect to the Peabody Demolition Project is complete. Developer procurement for engineering services related to the Wynnton Site Development is in process. The PMT are awaiting receipt from the Developer of a 'process justification'.

**Homeownership Plan** – final clarifications have been requested from the Developer. Revised documents have been circulated to the Developer Team, HACG and the PMT. Further discussions and agreement are pending concerning the Budget for Site Preparation Work and Developer Fees.

**Section 3 Plan** – The Developer has submitted a preliminary Section 3 Plan. The document requires additional revisions and will be re-submitted.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### Item I ADMINISTRATION - continued

**Resident Relocation:** as of February 13, Phase 1 Resident Relocation is complete. HACG has completed information meetings with Phase 2 Relocation Residents, Relocation Notices for Phase 2 Residents were issued as of mid-January. Voluntary Phase 2 Relocation has commenced. Information meetings with Phase 3 Relocation Residents were completed in February. Voluntary Phase 3 Relocation has commenced.

**HOPE VI Program Evaluation:** HACG and CSU have completed contract negotiations. The Agreement is complete and awaiting signature by all parties.

## II SITE INVESTIGATION – EXISTING CONDITIONS – ENVIRONMENTAL ASSESSMENT

Progress status remains same as reported in December

### Consultant Procurement:

The PMT have requested the Developer to submit a justification concerning their consultant procurement procedures.

### ALTA Survey:

The Developer has been authorized to move forward with the final lot layout for the Wynnton Project Site. The PMT are awaiting completed drawings.

Title verification must be completed and certified prior to completion of final Site plats. The Developer must procure consultant services to accomplish title verification and site plats which will be required for final Closing with the prospective home buyer.

### Environmental Assessment:

The Environmental Approval process for the Wynnton Site has not yet been initiated. The Developer has completed consultant procurement for this work.

Site Drainage Study/Infrastructure Design: this activity is critical for advancing the Wynnton Project. This work has not yet been initiated pending an executed Intergovernmental Redevelopment Agreement relative to design and construction of infrastructure and also pending approval of the Home Ownership Plan and Integral-CHI Builders Agreement.

## III MASTER PLANNING

As reported in January, Master Planning activities have reached a conclusion pending confirmation of construction budgets based on the proposed unit count and building types and confirmation of Total Development Costs for compliance with HUD guidelines.

As of March 04, the Developer has submitted an updated financial analysis to the PMT. The Project Development Budget is currently in process of evaluation with the PMT.

Additional Master Planning activity may be required in response to the Developer Construction Cost evaluation and with regard to preparation of the Amended Revitalization Plan for HUD review and approval.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### IV PEABODY DEMOLITION

Peabody Demolition Bid Advertisement was initiated February 09 as scheduled.

A Pre-Bid Meeting was completed February 26. The meeting was very well attended by representatives from 17 Contracting firms. The meeting included a comprehensive presentation by Integral Project Manager, H. Crew and project engineering consultant R. McDaniel. Representatives from HACG and the PMT were also in attendance.

During the course of the Pre-Bid meeting, Contractors offered a significant number and variety of comments and questions concerning the project. All questions must be responded to by the Developer and Consultant through issuance of Addenda. Meeting attendants were also able to complete a tour of the site to review existing conditions.

In response to Contractor requests, an additional Site Tour was completed March 02.

Additional Contractor inquiries requiring further clarification by the Developer and the Consultant have caused the Developer to delay the Bid-Opening to March 16. In consideration of the Bid-Opening Date, the Developer has advised HACG and the PMT that Demolition Contract Award and Project Notice To Proceed will be complete by early April and the Contractor should be mobilized on site by April 15.

### V RESIDENT RELOCATION

Resident Population: As of February 27, the resident population at Peabody was 140 households.

Relocation Stats to date:

- 99 families relocated to date to other PH communities
- 40 families relocated to date to Section 8 housing
- 60 families relocated to date due to other circumstances

Resident Relocation Progress to date suggests the project schedule can be revised as follows:

- Phase 1 Relocation complete as of February 13, 2004.
- Phase 2 Relocation will be complete by May 31, 2004 - 1 month earlier than original schedule
- Phase 3 Relocation will be complete by September 01, 2004 - 3 months earlier than original schedule

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### VI COMMUNITY & SUPPORTIVE SERVICES

February activities included: Reading Hour, Arts and Crafts, information sessions concerning income tax preparation and the Neighborhood Network Center, training class graduations, information and coordination meetings with: administration at Fox Elementary School, Agency on Aging, Urban League, Rape Crisis Center, CSU Hospitality Program, the Cancer Coalition. The CSS Team is also in process of preparing a grant proposal for submission to Dollar General concerning literacy program funding, the volunteer tutor program has commenced partnering families with tutors.

CSS stats to date:

- 232 assessments completed to date.
- 171 persons in employment preparation, placement to date.
- 40 persons in job skills training to date.
- 52 job placements this quarter
- 86 job placements total program to date
- 11 persons enrolled in home ownership program to date

### VII HOMEOWNERSHIP PROGRAM

Status remains same as reported in January. The Homeownership Plan submission to HUD has been further delayed pending conclusion of Developer, PMT, HACG discussions concerning the value of Developer Fees and Site Prep design and construction costs, terms of the Integral-CHI Builders Agreement. The Developer provided a revised version of the Home Ownership Plan in late January however the document remains in process of evaluation and discussion.

### VIII WYNNTON PROJECT – CLOSING

As of January 08, the developer has indicated their intention to complete the HUD Closing for the Wynnton Project by April 01, 2004. In consideration of progress delays during the month of February the Wynnton Closing will not be accomplished by April 01.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### **IX PROJECT RELATED MEETINGS – February 2004**

February 05 Project Review Meeting – HACG, PMT, Integral  
February 16 conference call meeting to discuss Infrastructure Budget – PMT, Integral  
February 19 Project Review Meeting – HACG, PMT, Integral  
February 20 HACG Board Meeting  
February 26 Demolition Pre-Bid Meeting – Integral, HACG, PMT, contractors

### **X DOCUMENT SUBMISSIONS AND NOTICES – February 2004**

February 02 Integral submit Demolition Contract Documents to HAGC and PMT for review and comment  
February 09 Integral issue Peabody Demolition Project Bid Advertisement

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## PROJECT FINANCIAL REVIEW

## SECTION 1 STATUS REPORTS

February 2004:

As the project progresses, the PMT will monitor the overall project financial status through HACG Finance Department.

During the month of February, there were no Developer financial transactions for the Project.

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## PROJECT SCHEDULE REVIEW

## SECTION 1 STATUS REPORTS

### Relocation

February 2003

Phase 1 Relocation complete February 13, 2004

Phase 2 Relocation scheduled for completion May 31, 2004 – 4 weeks ahead of schedule

Phase 3 Relocation scheduled for completion Sept 01, 2004 – 12 weeks ahead of schedule

### CSS Program

February 2004

Case management is ongoing. Outreach is ongoing. Pastoral Institute is accomplishing prescribed goals.

### Homeownership Counseling

February 2004

CHI Home Ownership Program is ongoing. 11 residents in program to date.

### Homeownership Plan

February 2004

Additional clarifications and revised budget required from Developer Team. Submission to HUD is behind planned schedule

### Administrative Issues

February 2004

Master Developer Agreement – Amendment to the Agreement received March 04. Developer to complete justification concerning consultant team. Issue has been outstanding since September.

Wynnton Site Property Transfer – in process with legal teams HACG and City of Columbus; pending resolution of Home Ownership Plan, Integral-CHI Builders Agreement

Intergovernmental Agreement – in process. Executed Document is behind schedule and is impacting implementation of infrastructure design. Budget and Cash Flow submission completed March 05.

### Site Investigation

February 2004

Environmental Approval, Site Survey and Title Search – Developer to initiate activities and approvals process. Activity is behind planned schedule

### Master Planning

February 2004

Amended Revitalization Plan – submission rescheduled to June 2004.

### Demolition

February 2004

Invitation to Submit Bids is in process. Bid-Opening scheduled for March 16. Work on site expected to start mid-April, 4 weeks behind original Developer schedule.

### Infrastructure

February 2004

Consultant Procurement and design – 10 weeks behind schedule pending completion Intergovernmental Agreement

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## SECTION 2 OUTSTANDING ISSUES

### Key Project Issues

- Intergovernmental Agreement
- Home Ownership Plan
- Integral-CHI Builders' Agreement
- Resident Relocation
- Peabody Demolition Bid-Opening
- Infrastructure design and construction for Wynnton Site
- Hydrology Study and Civil Engineering for Wynnton parcels.
- Wynnton Property Transfer
- Wynnton Closing
- Consultant procurement for Infrastructure
- CSS Program Case Management
- Section 3

### PMT Project Look Ahead

- Start Demolition at Peabody Site
- Implement Pre-Development Loan Agreement
- Resident Relocation
- Submit Home Ownership plan to HUD
- Infrastructure Design
- Wynnton Closing
- Peabody Design Development
- CSS Case Management
- Homeownership counseling
- Track schedule
- Track Project Budget
- Monitor Relocation, CSS, Homeownership

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## **SECTION 3 ENCLOSURES**

- SUMMARY SCHEDULE updated to February 27, 2004
  
- 90-DAY WORK IN PROGRESS SCHEDULE  
March – April - May 2004
  
- DEMOLITION SCHEDULE updated to February 27, 2004