



HOUSING AUTHORITY of COLUMBUS GEORGIA

**PEABODY APARTMENTS
HOPE VI REVITALIZATION**

**PROGRESS REPORT
September 2003**

Project Website – www.peabodyhopevi.org

BG/WRT Program Management Team



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October 03, 2003

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PROJECT IMPLEMENTATION

SECTION 1 STATUS REPORTS

Predevelopment – General Overview and Summary

Overall, the Project continues to advance with respect to Community and Supportive Services, Resident Relocation, existing site conditions survey and evaluation, administrative approvals.

Voluntary Relocation Program for Phase 1 Residents: is proceeding; the resident application stage has been completed, applications have been and documentation is in HACG process, moves are being scheduled and 2 moves were completed during month of September. HACG will soon begin approaching Phase 2 Residents with the same Voluntary Relocation option.

CSS Program: the program continues to expand with additional training/information workshops and increasing resident participation. As previously reported, resident participation remains on a voluntary basis.

ALTA Survey for the Peabody Site and the Wynnton Park Site: was initiated by the Developer during month of September as planned. Initial survey drawings for the Wynton Site will be available as of October 02 and Peabody survey drawings are scheduled to be complete by October 06. As soon as survey data is received, the project may proceed into comprehensive planning and design processes for both project sites.

Environmental consulting services: in early September the Developer initiated additional environmental consulting services as planned. Environmental documentation to substantiate the BESI, Phase 2 Limited Environmental Assessment has been completed and submitted to HACG.

Environmental Approvals: having received environmental assessment data from the consultants, HACG completed preparation of required documentation and submitted the document package to City of Columbus. A Notice of "Finding of No Significant Impact" was received in late September. The process of Public Notices and Review Period has commenced as of September 30. The total Environmental Approvals process is expected to be complete by October 31.

Intergovernmental Agreement: the process of discussion and negotiation with City of Columbus was commenced in mid-September. Additional discussion and meetings are forthcoming. A draft copy of the Intergovernmental Redevelopment Agreement and a contract implementation methodology proposal will be prepared by the Developer, the PMT and HACG for submission to City of Columbus by October 09.

Rezoning for the Wynton Site: the Wynton Site is currently zoned for multi-unit residential use. In view of local market conditions and the extent of existing utility easements crossing the property, it has been determined by the Project Teams that it would be most viable to have the Wynton Site zoned for single family use and subdivided into 24 single family lots. Discussions with City of Columbus have been completed and the rezoning process has commenced.

Resident Screening Criteria: in order to prepare residents for return to the new community; HACG, the CSS Team and the PMT will commence coordination meetings with the Developer and their Property Management Team to review 'resident screening criteria' and interview procedures. This advance planning and review will enable the CSS and Relocation Teams to better advise and serve resident needs in preparation for self-sufficiency and return to the new community.

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PROJECT PROGRESS OVERVIEW

SECTION 1 STATUS REPORTS

I ADMINISTRATION

HUD Additional Information Letter – HUD has requested HACG/PMT to submit Additional Information with respect to the Revitalization Plan, including: CSS Work Plan, revised Project Budget, revised HOPE VI Budget, revised Project Schedule and written description of each Project Phase. The ‘submission’ must be provided to HUD no later than October 17.

Draft copy documentation is complete as of report date. Final review to be completed prior to submission to HUD. The PMT expect to submit the document by October 10.

Community Supportive Services Work Plan – The Work Plan has been reviewed and endorsed by the Community Task Force (CTF) and the CTF Sub-Committee. The final document has been submitted to HUD Headquarters as of September 18. HACG is awaiting a response/approval from HUD Headquarters.

Master Developer Agreement (MDA) –has been approved by HACG Board of Commissioners, HACG Executive and the Developer. The document will be executed by HACG and Integral Properties effective October 03.

Integral-CHI Builder Agreement – will be finalized subsequent to execution of the Master Developer Agreement. Draft copy has been received and reviewed.

Off-Site Property Transfer from City of Columbus to HACG – has not yet been implemented.

Intergovernmental Agreement – during the month of September, HACG, the PMT and the Developer commenced discussion meetings with City of Columbus. The initial meeting provided an introductory overview of the HOPE VI Project and infrastructure requirements for City personnel. Discussion topics included: scope of development, 2002 infrastructure scope, 2003 revised infrastructure scope, infrastructure budget and dedicating new streets to the City. City representatives responded with questions and comments concerning timing and responsibilities and acknowledged the City funding commitment. City representatives also agreed to provide additional construction support through supply of raw material. Additional meetings with City representatives are planned for October and November.

Design and Engineering Team Procurement – the Developer has completed procurement for engineering services relative to the ALTA survey as planned. Procurement for required design and engineering Services has not yet been formally initiated. The Developer has named Rees Design Associates as prime consultant responsible for master planning and design oversight. Procurement for engineering services with respect to the Peabody Demolition Project is expected in the near future to be followed by civil engineering services for the infrastructure project when the Intergovernmental Agreement has been completed.

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Item I ADMINISTRATION - continued

Environmental Approval – Completion of the Environmental Approval Process is critical to advancing the overall Project with respect to Demolition and Resident Relocation.

The initial Approval; Finding of No Significant Impact (FONSI), has been received from the City for the Peabody Site. The Public Review Period has commenced as of September 30 to be followed by submission of the "Request for Release of Funds" to HUD Atlanta to be followed by formal approval of environmental conditions and demolition approval. Process is expected to be complete by October 31.

Demolition Approval – Completion of the Demolition Approval Process is critical to advancing the overall Project with respect to Resident Relocation. As noted above, Environmental Approval must be successfully completed prior to Demolition Approval.

Revitalization Plan Approval: a HUD approval which will be issued in advance of formal Relocation Approval and is expected as soon as HUD has completed the Demolition Approval.

Homeownership Plan – Revisions to the initial draft are in process. CHI will resubmit the revised document.

Section 3 Plan – HACG, the PMT and the Developer will initiate discussions with the CSS Team in early October. The results of these meetings will generate site specific criteria for the Section 3 Plan.

HUD Quarterly Progress Report (QPR): training sessions have been completed by HACG and Pastoral staff. Data input has been ongoing since September 18 and will be complete by October 15 as required.

Resident Screening Criteria: initial discussions between the Developer, Property Management Team, the PMT and HACG have been ongoing. A meeting has been scheduled for October 02, including: HACG, Developer, Property Management Team, CSS Team and the PMT to review and coordinate "returning resident screening criteria" issues and how to address this matter with the residents during the CSS Case Management process.

II SITE INVESTIGATION – EXISTING CONDITIONS – ENVIRONMENTAL ASSESSMENT

As indicated in the July Report; information concerning the existing site conditions at the project sites, above and below surface, is a critical requirement for both the Wynton and Peabody Projects. In order to proceed with the Master Planning process, the new building design process, the property transfer process, and preparation of Demolition and Infrastructure design and construction documents; an accurate assessment and graphic representation of existing site conditions is an immediate need.

ALTA Survey:

In response to the Developer's procurement process, Jordan, Jones and Goulding were awarded the contract for the ALTA Survey. The site survey work has been in progress since September 12. Survey drawings for the Wynton Site are scheduled for completion by October 02 and for the Peabody Site by October 06.

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II SITE INVESTIGATION – EXISTING CONDITIONS – ENVIRONMENTAL ASSESSMENT - continued

Environmental Assessment:

The final BESI Phase 2 Environmental Site Assessment Report was received Sept 05. Supplemented by additional environmental documentation received from the Developer's environmental consultant, S&ME, and the Statutory Checklist completed by HACG, the environmental package was submitted to City of Columbus for review and approval. A "Finding of No Significant Impact" for the Peabody Site was received September 25 and the Public Review/Comment Period was commenced September 30 with advertisements in local newspapers. When the Environmental Approval process has been completed locally, HACG will submit the request For Release of Funds application and environmental documentation to HUD Atlanta for Demolition Approval.

III MASTER PLANNING

The July Progress Report noted the initial Design Review meetings and relevant design issues to be addressed in advance of comprehensive master planning and design.

In consideration of the need for environmental and ALTA survey documents; during the months of August and September, HACG, the PMT and the Developer have been in an ongoing process of design issue discussion, research and information gathering. Additionally, the Developer has been in a process of contractual negotiations with their design team in order to finalize scope of work, respective responsibilities and fees. The Developer has indicated that these negotiations will not impede the planning and design processes.

Master Plan development/refinement is planned to start by mid-October with receipt of site survey drawings.

In preparation for the planning and design process, the Developer, HACG and the PMT have been reviewing methodologies for resident and community review/input to the design process. A series of meetings have been scheduled for November and December which will allow opportunities for the City, Peabody Residents and the Public to review and offer comments concerning the Peabody revitalization and impact on the broader community.

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IV RESIDENT RELOCATION

Resident Population: As of September 30, the resident population at Peabody is 329 households.

Relocation Plan: HUD Regional Office has approved the Relocation Process manual.

Voluntary Relocation: There were 2 resident moves during September through the Voluntary Relocation Program.

Relocation Stats to date: 2 voluntary to Warren Williams
13 to other private housing
5 to Section 8 prior to Relocation Process
3 to other HACG PH communities
20 evictions for cause
4 to health care facilities
2 to unknown status
2 abandoned units

Immediate Objectives:

(1) Initiate Resident Moves immediately through the Voluntary Relocation Program.

(2) Complete Environmental and Demolition Approvals in order to achieve HUD Approval of the formal Resident Relocation Process (90-Day Notices and resident moves).

Formal Relocation Project currently scheduled to commence November 01.

Long Term Objective:

complete Peabody Resident Relocation Project to allow start of Demolition:

- Phase 1 Relocation – 16 buildings – 118 households
- Phase 2 Relocation – 18 buildings – 113 households
- Phase 3 Relocation – 17 buildings – 109 households

V COMMUNITY & SUPPORTIVE SERVICES

The long-term objective of the CSS project is 'resident self-sufficiency'.

By developing strategies, which address needs such as personal counseling, education, job training, life skills training, health and nutrition; the program is intended to empower residents and offer opportunities for long-term independence.

The Resident Caseload during the month of September has increased to 109 enrollments. As noted previously in this report; normally, CSS services do not commence until formal approval of the Relocation Process. At that time, Relocation counseling and CSS counseling will work hand-in-hand. The current caseload is on a purely advance voluntary basis.

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V COMMUNITY & SUPPORTIVE SERVICES - continued

The Community Task Force Sub-Committee was convened September 17 to review the final CSS Work Plan. The Task Force voted to endorse the Plan and the document was submitted to HUD Headquarters as of September 18.

HACG and Pastoral Institute have been successful in their application for a Network Neighborhoods Grant. HACG and Pastoral will partner with the YMCA for implementation of the Grant to provide a computer lab and training for interested Residents.

Discussions with Columbus State University (CSU) concerning the HOPE VI Project Evaluation initiative have been ongoing. CSU is currently in the process of preparing a scope of work proposal for submission to HACG.

VI HOMEOWNERSHIP PROGRAM

As noted previously in this report, a draft copy of the CHI Homeownership Plan has been received and is in process of further refinement by CHI.

There are 3 Peabody families actively participating in the currently running CHI Homeownership Program.

As of September 05, City of Columbus has confirmed that an administrative zoning change will be implemented in order to accommodate the Wynton HOPE VI development. At a meeting September 16, City of Columbus agreed to consolidate the Wynton Site and include an additional parcel of adjacent land previously zoned for commercial use. Documentation will be submitted for formal approval by the City in October.

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VII PROJECT RELATED MEETINGS – September 2003

September 03 Peabody Residents Relocation Meeting
September 04 Peabody Residents Relocation Meeting
September 04 Project Review Meeting – HACG, PMT, Integral
September 04 Home Ownership Review Meeting – HACG, Integral, CHI, PMT
September 05 Peabody Residents Relocation Meeting
September 11 Project Review Meeting – HACG, PMT, Integral
September 11 ALTA Survey Start-Up Meeting – Integral, PMT, JJ&G
September 16 Project Evaluation Review Meeting – CSU, HACG, PMT
September 16 Infrastructure/Intergovernmental Agreement Review Meeting – City, HACG, PMT, Integral
September 16 Wynton Site Consolidation meeting – City, HACG, PMT
September 17 HACG Board of Commissioners Meeting
September 17 Community Task Force Meeting – CTF, HACG, PMT

VIII DOCUMENT SUBMISSIONS AND NOTICES – September 2003

September HACG and Pastoral Institute issue Peabody Newsletter
September 02 HACG receive HUD Approval Predevelopment Budget
September 05 BESI submit final Phase 2 Environmental Site Assessment Report to HACG
September 08 PMT submit August Progress Report
September 09 Developer awards contract for ALTA Survey
September 10 HACG submit neighbourhood Networks Grant Application
September 16 Developer submit preliminary Infrastructure Budget and Scope of Work to City
September 17 CTF approve CSS Work Plan
September 18 CSS Work Plan submitted to HUD
September 18 Environmental Submission to City of Columbus
September 22 HUD notice of Grant Award to HACG for Neighbourhood Networks
September 30 Finding of No Significant Impact notification from City of Columbus
October 03 PreDevelopment Loan Agreement executed
October 03 Master Developer Agreement executed.

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PROJECT FINANCIAL REVIEW

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September 2003:

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

During the month of September, the Developer, HACG and the PMT have been involved in continuous discussions concerning the Predevelopment Loan. This Agreement will be the legal, financial vehicle for disbursing predevelopment funds to the Developer for Third Party Costs and Advance Payment of Developer fees to cover agreed overhead expenses. The Agreement is expected to be executed October 03.

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PROJECT SCHEDULE REVIEW

SECTION 1 STATUS REPORTS

Relocation

September 2003

Assuming successful completion of Environmental and Demolition Approvals; HUD Approval for Relocation should be received by November 01 and HACG will immediately issue 90-Day Notices to Peabody Phase 1 Residents. Phase 1 relocation is expected to be complete by January 31, 2004; approximately 4 months beyond original scheduled completion.

CSS Program

September 2003

Case management is ongoing. Current caseload includes 109 enrollments. Resident services/programs are ongoing.

Homeownership Counseling

September 2003

A Home Ownership Program is currently in progress.

Homeownership Plan

September 2003

Draft copy of document has been received.

Final document to be completed and submitted to HUD by October 15.

The current CHI Home Ownership Program includes 3 Peabody families.

Administrative Issues

September 2003

Master Developer Agreement (MDA) – Agreement to be executed October 03.

Environmental Approval – critical for project to advance. “Finding Of No Significant Impact” received. Final HUD approvals to be completed by October 31.

Demolition Approval – critical for project to advance. Requires successful completion of Environmental Approval prior to consideration for Demolition Approval. Demolition Engineer to be procured as soon as possible for preparation of Demolition Contract Documents.

Off-Site Property Transfer – must be finalized as soon as possible in order to advance the Wynton Park project.

Intergovernmental Agreement - must be finalized as soon as possible in order to advance the Infrastructure Project.

Site Investigation

September 2003

Environmental Site Assessment – complete, Report received by HACG and submitted to City complete with supplemental information and Statutory Checklist.

ALTA Survey – in progress. Wynton Site Survey preliminary drawings to be complete October 03 and Peabody Site Survey preliminary drawings to be complete by October 10.

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PROJECT SCHEDULE REVIEW

Schedule Review continued

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Master Planning

September 2003

Wynnton Park Site Master Planning – comprehensive planning and design expected to start in early October subject to completion of ALTA survey.

Peabody Site Master Planning – comprehensive planning and design expected to start in early October subject to completion of ALTA survey.

The Master Planning processes are on the Critical path.

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SECTION 2 OUTSTANDING ISSUES

Key Project Issues

- Environmental Approval
- Demolition Approval
- Resident Relocation
- City of Columbus Intergovernmental Agreement
- Off-Site Property Transfer
- Developer to engage design and engineering team
- Master Planning for Peabody and Wynton Park Projects
- CSS Program Case Management

PMT Project Look Ahead

- Environmental Approval
- Demolition Approval
- Resident Relocation
- Submit Supplemental Information to HUD
- Submit Home Ownership plan to HUD
- CSS Case Management
- Homeownership counseling
- Complete ALTA Survey for Wynton Park Site
- Complete ALTA Survey for Peabody site.
- Master Planning
- Track schedule
- Track Project Budget
- Monitor Relocation, CSS, Homeownership

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SECTION 3 ENCLOSURES

- SUMMARY SCHEDULE updated to September 30, 2003
- 90-DAY WORK IN PROGRESS SCHEDULE
October, November, December 2003