



HOUSING AUTHORITY of COLUMBUS GEORGIA

**PEABODY APARTMENTS
HOPE VI REVITALIZATION**

**PROGRESS REPORT
November 2003**

Project Website – www.peabodyhopevi.org

BG/WRT Program Management Team



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PROJECT IMPLEMENTATION

SECTION 1 STATUS REPORTS

Predevelopment – General Overview and Summary

During the month of November project activity included: Administrative business, Community and Supportive Services, Resident Relocation, Master Planning.

Resident Relocation Project: ongoing. At month end 80 families have been relocated and there are 224 families remaining on site. HUD approval for the Revitalization Plan was received November 21, including approvals for demolition and relocation. Receipt of this long-awaited Approval allowed HACG to begin issuing the 90-Day Notices for Phase 1 resident relocation effective November 24.

CSS Program: the program is ongoing. Resident participation and progress toward self-sufficiency has been very encouraging.

ALTA Survey: final information details need to be added to the drawings for both project sites and the Developer must complete a title search in order to finalize the drawings as certified Site Plats suitable for Subdivision Approvals and Financial Approvals.

Environmental consulting services: as of month end, the Developer has yet to initiate additional environmental consulting services in order to complete environmental approvals for the Wynnton Sites.

HUD Relocation Approval: complete

HUD Environmental Approval: complete.

HUD Demolition Approval: complete.

HUD Revitalization Plan Approval: complete

HUD Approval CSS Plan: conditional approval received.

Rezoning for the Wynnton Site: complete.

Intergovernmental Agreement: this item is a critical issue for the advancement of the Project. As of month end the Agreement remains outstanding.

Master Planning: this is a priority issue for the advancement of the Project. Concept revision/refinement has been ongoing through the month of November with input from the Developer Team, HACG, the Program Management Team, City representatives and the Residents. Site layout drawings have been through several iterations in response to program information development and input. Another review meeting with City representatives, Peabody Residents and the general Public is scheduled for December 11. Completion of the revised Master Plan for both project sites is vital for the submission of the Amended Revitalization Plan scheduled for late January.

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PROJECT PROGRESS OVERVIEW

SECTION 1 STATUS REPORTS

I ADMINISTRATION

HUD Additional Information Letter – the ‘submission’ was forwarded to HUD Headquarters as of October 15 and has been approved as of November 21.

Community Supportive Services Work Plan – status remains same as reported in September; the Work Plan has been submitted to HUD Headquarters as of September 18. HUD has provided Conditional Approval for the CSS which will allow the program to continue to proceed as well as affirm HOPE VI funding for CSS. HUD has requested copy of all Service Provider Sub-Grantee Agreements/Memorandums of Understanding for their approval prior to granting Final Approval for the CSS Program Plan.

Master Developer Agreement (MDA) – The document was executed by HACG and Integral effective October 03 and was forwarded to HUD Headquarters with a request for review and approval.

Pre-Development Loan Agreement – Supporting documentation concerning value of the Developer’s Overhead Fees has been submitted to HUD for approval. Final HUD Approval has not been received for this item as of month end.

Integral-CHI Builder Agreement – HACG and the PMT have received final copy of the Agreement. Clarifications have been requested concerning the value of Developer overhead and fees noted in the Agreement.

Wynnton Site Property Transfer from City of Columbus to HACG – is expected to be initiated in the near future.

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.

Design and Engineering Team Procurement – Developer procurement for engineering services with respect to the Peabody Demolition Project and the Infrastructure Project remain priority items.

The Developer has submitted a written request to HACG seeking permission to do a sole source procurement for consulting services to do the demolition construction drawings. HACG has approved the request subject to cost justification. The cost of consulting services will be paid through the PreDevelopment Loan, HOPE VI funds.

Environmental Approval Peabody Site – complete.

Demolition Approval Peabody Site – complete

Revitalization Plan Approval – complete

Relocation Approval – complete.

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Item I ADMINISTRATION - continued

Homeownership Plan – final clarifications have been requested from the Developer. The PMT expect to submit the Plan to HUD in early December.

Section 3 Plan – HACG, the PMT and the Developer initiated discussions with the CSS Team in early October.

Additional discussions between HACG, the Developer and Pastoral Institute are required.

Resident Relocation: HACG started issuing the 90-Day Notices for Phase 1 Relocation as of November 24. As of December 03, all Notices have been issued save one which relates to the need for a handicap accessible unit.

HOPE VI Program Evaluation: HACG, the PMT and CSU have completed further meetings during November. Final scope of work and project cost remain outstanding. HACG, CSU and the PMT expect to finalize the Agreement by December 31.

II SITE INVESTIGATION – EXISTING CONDITIONS – ENVIRONMENTAL ASSESSMENT

ALTA Survey:

Base drawings for both sites have been completed.

The final lot layout must be concluded and approved prior to finalizing the Site Plats.

Title verification must be completed and certified prior to final completion of Site plats.

Additional information refinements must be added to the ALTA Survey Drawings in order to achieve the final Site Plats required for Subdivision and Financial Approvals.

Environmental Assessment:

The Environmental Approval process for the Wynnton Site has not yet been initiated. This is a Developer responsibility to be funded by the Developer.

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 in the Right-Of-Way. Site drainage design is the Developer's responsibility.

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III MASTER PLANNING

Master Plan refinement has been the focus of activity for the month of November. Work has been proceeding on the basis of the four revision objectives noted in the October Report and with the additional input of the Developer concerning construction cost implications on design, unit count and unit mix.

The design team has successfully addressed the revision objectives:

- 1) introduce a building to house elderly residents to be constructed outside the HOPE VI Grant.
- 2) centralize the Management Office.
- 3) provide a 27th Street frontage to improve the visual and physical connection between the new community and the existing Waverly Terrace neighbourhood to the north of the site.
- 4) increase project density in order to improve project costs per unit.

Many challenges have arisen as to building types, siting and configuration of the buildings, pedestrian spaces, green spaces, parking areas; responding to existing infrastructure, City zoning by-laws, City concerns and policies, resident concerns. Several alternatives have been explored. Application for variances will be required relative to parking and setbacks. Overall, the design team is achieving the primary objective: provide the most desirable overall development plan which is marketable, functional, responds to the surrounding community and is buildable within the limits of anticipated funding.

City of Columbus has approved the rezoning application and additional parcel consolidation for the Wynnton Site. Masterplanning is proceeding on the basis of 20 single family home sites. The Wynnton Project requires immediate Developer input for environmental approvals, civil engineering for site drainage, infrastructure design. Precedent activity requirements that must be completed, include: Intergovernmental Agreement, Developer procurement for site engineering and foundation design services.

The initial Design Review Meetings for City and Resident/Public input was convened November 06 as planned. Both meetings were well attended and provided an opportunity for City officials, Peabody residents and the public to obtain an information update on the overall status of the project and master planning for both the Peabody and Wynnton Sites.

Questions and issues for consideration from both meetings were varied. The City meeting focused on traffic controls, pedestrian/vehicle conflicts, landscaping requirements, maintenance of landscaped areas in the Right-Of-Way, variances, parking. The resident presentation included discussion of: project schedule, phasing, accessibility, security, the elderly building and the existing retail spaces on 27th Street

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IV RESIDENT RELOCATION

Resident Population: As of November 30, the resident population at Peabody was 210 households.

Relocation Stats to date: 93 families relocated to date
 24 families to Section 8
 67 to other Public Housing
 16 to other private housing

Relocation processing to date: 269 assessments completed
 59 families interested in returning to revitalized community
 77 families not relocated due to cause

Immediate Objective:

Initiate Formal Relocation Project. HUD approval for the Relocation Project was received as of November 21. HACG started issuing the 90-Day Notices for the Phase 1 Relocation Project effective November 24. As of month-end all Phase 1 Notices have been delivered except 1 which relates to the need for a disabled/accessible housing unit.

Long Term Objective:

complete Peabody Resident Relocation Project to allow start of Demolition:

- Phase 1 Relocation –16 buildings –118 households – Phase 1 Demolition start planned for February 02, 2004
- Phase 2 Relocation –18 buildings –113 households – Phase 2 Demolition start planned for July 01, 2004
- Phase 3 Relocation –17 buildings –109 households – Phase 3 Demolition start planned for December 01, 2004

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V COMMUNITY & SUPPORTIVE SERVICES

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

Pastoral Institute is diligently proceeding with outreach to Peabody residents and to Service Providers within the community. A significant number of service providers are currently involved in the project and program descriptions include: youth activities, medical referrals, parenting classes, counselling referrals, education referrals, health screening and immunization, anti drug and tobacco education, credit and banking counselling, senior program referrals, vocational training referrals, reading program, cooking programs, arts and crafts, relocation orientation, transportation services.

The Peabody Post newsletter, produced through the combined efforts of Pastoral Institute, HACG and residents, is an ongoing initiative which has been very successful in providing information, project status updates and notices to residents affected by the HOPE VI project.

CSS Program statistics as of October 31:

- 174 family assessments completed
- 144 families currently receiving services
- 23 families have refused services
- 14 job placements this quarter
- 39 person employed status total to date.

As of reporting date; CSU is further refining their proposal concerning Project Evaluation Services. HACG expect the conclude contract negotiations with CSU by December 31.

VI HOMEOWNERSHIP PROGRAM

The Homeownership Plan submission to HUD has been delayed pending clarification of Plan details concerning Developer overhead and fees.

There are 4 Peabody families currently enrolled in the CHI Homeownership Counselling Program. Total to date for the program is 7 families.

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VII PROJECT RELATED MEETINGS – November 2003

November 06 Project Review Meeting – HACG, PMT, Integral
November 06 Master Planning Session - HACG, PMT, Integral
November 06 Project Review Meeting – HACG, PMT, Integral, City Representatives
November 06 Project Review Meeting – HACG, PMT, Integral, Peabody Residents, Community
November 14 Master Planning conference call meeting – PMT, Integral, Architect
November 19 HACG Board of Commissioners Meeting
November 20 Project Review Meeting – HACG, PMT, Integral
November 20 Master Planning Session - HACG, PMT, Integral, Architect
November 21 HOPE VI Project Evaluation Meeting – HACG, CSU, PMT
November 25 Master Planning conference call meeting – HACG, PMT, Integral, Architect

VIII DOCUMENT SUBMISSIONS AND NOTICES – November 2003

November 06 Developer submits written request to HACG for sole-source procurement for Demolition consulting services
November 18 HACG approve Developer sole-source procurement request for Demolition consulting services subject to cost approval.
November 21 HUD approve Revitalization Plan
November 21 HUD approve Demolition Plan
November 21 HUD approve Resident Relocation
November 21 HUD conditionally approve CSS Program Plan
November 24 HACG commences issuing Phase 1 Relocation Notices
November 24 City of Columbus approve re-zoning for Wynnton Site.

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PROJECT FINANCIAL REVIEW

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November 2003:

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

During the month of November, there were no financial transactions for the Project

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PROJECT SCHEDULE REVIEW

SECTION 1 STATUS REPORTS

Relocation

November 2003

HACG has issued 90-Day Notices for Phase 1 Relocation effective November 24.

Phase 1 Relocation remains scheduled for completion by January 31, 2004.

CSS Program

November 2003

Case management is ongoing. Outreach is ongoing.

Homeownership Counseling

November 2003

A Home Ownership Program is currently in progress.

Homeownership Plan

November 2003

Final document to be completed and submitted to HUD by December 15. Additional clarifications required from Developer Team.

Administrative Issues

November 2003

Environmental Approval – Developer to initiate Environmental Assessment and Approval for Wynnton Site properties.

HUD Demolition Approval – complete.

Off-Site Property Transfer – must be finalized as soon as possible in order to advance the Wynnton Site Project.

Intergovernmental Agreement - must be finalized as soon as possible in order to advance the Infrastructure Project and especially the Wynnton Site Project (critical path item)

Site Investigation

November 2003

ALTA Survey – survey drawings to be finalized for Subdivision approval and financial submissions. Final lot layout to be applied to Wynnton ALTA survey in order to proceed to Subdivision Approval.

Master Planning

November 2003

Wynnton Park Site Master Planning – near completion (critical path item)

Peabody Site Master Planning – in progress (critical path item)

Amended Revitalization Plan – due to HUD by January 31

Demolition

November 2003

Preparation of Demolition Contract Documents is a priority. Demolition for Phase 1 currently scheduled to commence March 2004. (critical path item)

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SECTION 2 OUTSTANDING ISSUES

Key Project Issues

- Intergovernmental Agreement
- Master Planning for Peabody and Wynnton Sites
- Resident Relocation
- Developer to procure Demolition Consultant
- Initiate Demolition Contract Documents
- Environmental Approval for Wynnton Site
- Off-Site Property Transfer
- Developer to procure civil engineering services for infrastructure
- CSS Program Case Management
- Start Phase 1 Demolition

PMT Project Look Ahead

- Master Planning
- Environmental Approval for Wynnton
- Amended Revitalization Plan
- Start Demolition at Peabody Site
- Resident Relocation
- Submit Home Ownership plan to HUD
- 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 November 30, 2003
- 90-DAY WORK IN PROGRESS SCHEDULE
December 2003 January 2004 February 2004