



**HOUSING AUTHORITY of COLUMBUS GEORGIA**

**PEABODY APARTMENTS  
HOPE VI REVITALIZATION**

**PROGRESS REPORT  
May 2004**

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

**BG/WRT Program Management Team**



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June 03, 2004

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## PROJECT IMPLEMENTATION

## SECTION 1 STATUS REPORTS

### Predevelopment – General Overview and Summary May 2004

#### **Administration:**

Site Control Agreement between HACG and Integral pertaining to the Demolition Project and the Notice To Proceed are ready for implementation subject to HACG receipt of the signed contract between Integral and the Contractor.

Infrastructure Construction Agreement between HACG and Integral pertaining to the Intergovernmental Agreement is in process of review and comment with HACG and the Developer.

The issue of Developer Fees relative to site development costs for the Wynnton parcels has been resolved to the satisfaction of HACG. The Property Transfer, Homeownership Plan, Financial Proposal, Evidentiary Documents and Closing can proceed to conclusion.

The design consultant team to be contracted by Integral pursuant to the Master Developer Agreement remains outstanding for clarification by the Developer.

Clarification of the consultant procurement process to be implemented by the Developer remains outstanding. This item concerns consultant services required for Wynnton Site Development and Infrastructure at the Wynnton and Peabody Sites.

**Peabody Phase 1 Tax Credit Application:** The tax credit application was submitted as required on May 04.

**Resident Relocation Project:** remains ongoing and continues to make excellent progress. As of May 27 there were 55 families remaining on site including 5 in the Phase 2 area and 50 in the Phase 3 area.

**CSS Program:** ongoing and is also progressing extremely well. All Peabody Households have been interviewed. Total assessments completed to date are 299.

CSS Plan: final approval received from HUD as of May 20.

**Peabody Demolition:** the Developer has awarded the contract to Bianchi Industrial Services. Full execution of the Contract is expected by June 11, the Contractor will initiate required permitting processes and is scheduled to start work on site in July

**Wynnton Site Property transfer:** all outstanding issues delaying completion of the property transfer process for the Wynnton site have been addressed; the property line at the Buena Vista side of the site has been revised to the agreement of all parties, property values have been revised to the satisfaction of all parties, value of Developer Fees relative to Site Development has been revised to the agreement of all parties.

**Intergovernmental Agreement:** this item remains a critical issue for the advancement of the HOPE VI Project, particularly the Wynnton which is currently scheduled to start construction in October of 2004. As noted in the March Report; the Intergovernmental Agreement was revised and re-submitted to City for final approval. The document is ready for signatures pending verification and approval of an Infrastructure Construction Agreement between HACG and the Developer.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### I ADMINISTRATION

**Community Supportive Services Work Plan** – final approval received from HUD as of May 20.

**Master Developer Agreement (MDA)** – the Second Amendment to the Agreement is under discussion between the Developer, HACG and the PMT. This Amendment will clarify the Developer's intentions concerning the Project Design Team.

**Pre-Development Loan Agreement** – Invoice #1 has been paid by HACG. Funds for these costs are derived from the HOPE VI Grant funds. Invoice #1 remains the only submission received to date from the Developer.

**Integral-CHI Builder Agreement** – The Final Agreement has not been received from the Developer.

**Wynnton Site Property Transfer from City of Columbus to HACG** – the property transfer process has been ongoing between HACG, Integral and City of Columbus since February. Outstanding issues to be resolved have included:

- property value; City of Columbus has completed a re-evaluation of the square foot value of the Wynnton parcels. The new amount has been reviewed and accepted by HACG.
- Buena Vista Road Widening; HACG has agreed to the revised location of the site boundary line nearest Buena Vista Road to allow for the relocation of an existing business. The Developer Engineering Team is in process of re-surveying the site and creating a new plat and legal description which is a critical requirement for the Property Transfer and the Homeownership Program Finance Proposal submission to HUD. The one lot which has been eliminated from the Wynnton site will be recovered through the scattered sites housing program also implemented through CHI in order to provide 33 home ownership units required by the Grant.
- Developer Fees for Wynnton Project; the value of Fees for site development has been revised by the Developer. HACG has agreed to the new fee proposal.
- Purchase/sale restrictions; HACG and City of Columbus are continuing to review the final details of the City covenant restrictions to be contained within the Transfer Agreement and also within the Purchase Agreements to be negotiated with each home buyer. The restrictions will allow the City to recover the full property value if the property is sold during the first 15 years after initial purchase.

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

During the month of May, the PMT Legal Team has prepared an HACG-Integral Infrastructure Construction Services Agreement which is currently under review with HACG and the Developer. Finalizing this Agreement is prerequisite to the City executing the Intergovernmental Agreement.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### Item I ADMINISTRATION - continued

**Design and Engineering Team Procurement** – Status remains same as reported in April. The Developer has been requested to clarify their procurement process for engineering services required for the design of site development at the Wynnton properties and for Infrastructure design.

Developer procurement for engineering services needed for the Infrastructure Project will commence subsequent to approval of the Intergovernmental Agreement..

The Developer has been requested to clarify the Design Team for the Peabody New Housing Development Project.

**Homeownership Plan** – The value of Developer Fees for site development has been revised by the Developer. HACG has agreed to the revised cost. Preparation of final documentation is proceeding.

**Section 3 Plan** – the Developer has submitted an outline for their Section 3 Plan as of mid-April. Review comments from the PMT are due to the Developer.

**Resident Relocation:** Phase 1 Resident Relocation is complete. Phase 2 Relocation is expected to be complete by mid-June. Phase 3 Relocation is progressing ahead of schedule.

**HOPE VI Program Evaluation:** the Agreement with CSU has been completed and CSU are actively engaged in the Project.

## II SITE INVESTIGATION – EXISTING CONDITIONS – ENVIRONMENTAL ASSESSMENT

### ALTA Survey:

The Developer has been authorized to move forward with the final lot layout for the Wynnton Project Site. This work is currently in progress with Jordan, Jones and Goulding.

### Environmental Assessment:

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

**Site Drainage Study and Infrastructure Design:** this activity is critical for advancing the Wynnton Project. This work has not yet been initiated pending Developer clarification of consultant procurement process for site drainage design and an executed Intergovernmental Redevelopment Agreement relative to design and construction of

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### III MASTER PLANNING

Revisions to the Master Plan for the purposes of the Tax Credit Application have been completed.

The next phase of Master Planning activities include:

- revisions in response to the approved financial model
- preparation of the Amended Revitalization Plan
- revisions necessary for compliance with setback restrictions and variances.
- revisions in response to design and final location of new buildings.

### IV PEABODY DEMOLITION

Demolition Bid-Opening was completed March 16, 2004.

Initial Bid Results indicate that Pyramid Construction is the lowest responsive Bidder.

The Developer Team has submitted a recommendation for Contract Award to Bianchi Industrial Services, the second low bidder. HACG has accepted the recommendation. The developer has advised Pyramid of the non-award to Pyramid. Notice of Contract Award has been issued to Bianchi Industrial. The construction services contract is scheduled to be executed by June 11.

The Pre-Construction Meeting was completed May 20.

### V RESIDENT RELOCATION

Resident Population: As of May 27, the resident population at Peabody was 62 households remaining to be relocated.

Relocation Stats to date:

- 228 families total relocated to date
- 153 families relocated to date to other PH communities
- 70 families relocated to date to Section 8 housing
- 80 families to date relocated outside the scope of the Relocation Project due to other circumstances
- 160 families have expressed interest in returning to the new community

Revised Resident Relocation Schedule remains as follows:

- Phase 1 Relocation complete as of February 13, 2004.
- Phase 2 Relocation will be complete by June 15, 2004
- 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

May activities included: Youth Council; Arts and Crafts; Bingo.

Upcoming activities include: notices for summer job training opportunities for teens, rap contest for kids. Youth council meeting, arts and crafts for Mothers Day, notices for Urban League Summer Programs, Earning Community Service Hours.

CSS stats to May 31:

- 299 assessments completed to date.
- 173 persons in employment preparation, placement to date.
- 43 persons in job skills training to date.
- 13 job placements this quarter
- 118 job placements total program to date
- 12 persons enrolled in home ownership program to date

### VII HOMEOWNERSHIP PROGRAM

Status remains same as reported previously. The Homeownership Plan submission to HUD has been delayed pending conclusion of Developer, PMT, HACG discussions concerning the value of Developer Fees and Site Development design and construction costs in addition to the terms of the Integral-CHI Builders Agreement and City restrictions. The Developer provided a revised version of the Homeownership Plan in late January however the document remains in process of discussion and final revision. As of May 27, HACG has agreed to a revised Developer Fee value. Conclusion of the Homeownership Plan may now proceed.

According to recently revised HUD regulations, the first Closing for the Wynnton project will be able to proceed in advance of HUD approval for the Home Ownership Plan.

### VIII WYNNTON PROJECT – CLOSING

In accordance with the HACG-HUD Grant Agreement; the Financial Proposal/Term Sheet for the Wynnton Project must be received by HUD no later than July 02.

The PMT, with assistance from the PMT financial consulting group, are working with the Developer Financial Team to establish the final HUD F-1 Budget and Total Development Cost calculation required for the Finance Proposal/Term Sheet.

With information input from HACG and the PMT, the Developer team is in process of assembling the Financial Proposal/Term Sheet

The Developer's engineer is in process of preparing the revised boundary survey drawing and legal description.

### IX Peabody PHASE 1 TAX CREDIT APPLICATION

The Tax Credit Application submission to DCA completed May 04, 2004.

Tax Credit Award notification is expected September 01.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### **X PROJECT RELATED MEETINGS – May 2004**

|        |  |
|--------|--|
| May 13 | Project Review Meeting – HACG, PMT, Integral                                     |
| May 20 | Demolition Preconstruction Meeting – Integral, Holley Engineering, HACG, Bianci. |
| May 27 | Project Review Meeting – HACG, PMT, Integral                                     |

### **XI DOCUMENT SUBMISSIONS AND NOTICES – May 2004**

|          |  |
|----------|--|
| May 01   | Developer recommendation to award Demolition Contract submitted to HACG              |
| May 04   | Peabody Phase 1 Tax Credit Application submitted to Department of Community Affairs. |
| April 02 | Site Control Agreement received from legal team and distributed to Integral and HACG |
| May 11   | Notice of No Contract Award issued to Pyramid by Developer                           |
| May 12   | Notice of Demolition Contract Award issued to Bianci by Developer                    |
| May 18   | Revised site layout for Wynnton submitted to Developer by PMT                        |
| May 20   | final approval for CSS Workplan received from HUD                                    |
| May 27   | Revised Developer Fee Proposal for Wynnton Site Development submitted to HACG        |

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## PROJECT FINANCIAL REVIEW

## SECTION 1 STATUS REPORTS

May 2004:

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

During the month of March, the Developer submitted Phase 1 Predevelopment Loan Invoice #1. HACG completed payment to the Developer for Invoice #1 as of March 25. Further Invoice submissions have not been received from the Developer.

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## PROGRESS PAYMENT SUMMARY - NO CHANGE OF STATUS FOR MONTH OF May PHASE 1 PREDEVELOPMENT LOAN AGREEMENT

**DEVELOPER 3<sup>RD</sup> PARTY COSTS ----- Invoice #1** payment period ending February 29, 2004  
pursuant to MDA and Predevelopment Loan Agreement: HACG payment for 75% of Developer Invoice

| item  | Total Budget | Developer Obligated Contract Amount | Developer Total Invoice To Date | Developer Invoice to 03-18-04 | HACG Obligated Budget Amount 75% | Invoice Amount to HACG This Invoice | HACG Total Invoice to Date | HACG Paid to Date |
|---|--------------|-------------------------------------|---------------------------------|-------------------------------|----------------------------------|-------------------------------------|----------------------------|-------------------|
| <b>Master Planning</b><br>- Rees Design           | \$ 30,000.00 | Rees- hourly                        | \$ 6,460.00                     | \$ 6,460.00                   | \$ 22,500.00                     | \$ 4,845.00                         | \$ 4,845.00                | \$ 4,845.00       |
| <b>Architect &amp; Engineer</b>                   | \$300,000.00 |                                     | \$ 0.00                         | \$ 0.00                       | \$225,000.00                     | \$ 0.00                             | \$ 0.00                    | \$ 0.00           |
| <b>Survey</b><br>- JYG                            | \$ 35,000.00 | JYG -<br>\$26,000.00                | \$ 21,294.28                    | \$ 21,294.28                  | \$ 26,250.00                     | \$ 15,970.71                        | \$ 15,970.71               | \$ 15,970.71      |
| <b>Soil Testing</b>                               | \$ 40,000.00 |                                     | \$ 0.00                         | \$ 0.00                       | \$ 30,000.00                     | \$ 0.00                             | \$ 0.00                    | \$ 0.00           |
| <b>Environmental</b>                              | \$15,000.00  |                                     | \$ 0.00                         | \$ 0.00                       | \$ 11,250.00                     | \$ 0.00                             | \$ 0.00                    | \$ 0.00           |
| <b>Market Study</b>                               | \$ 8,000.00  |                                     | \$ 0.00                         | \$ 0.00                       | \$ 6,000.00                      | \$ 0.00                             | \$ 0.00                    | \$ 0.00           |
| <b>Appraisal</b>                                  | \$ 8,500.00  |                                     | \$ 0.00                         | \$ 0.00                       | \$ 6,375.00                      | \$ 0.00                             | \$ 0.00                    | \$ 0.00           |
| <b>Tax Credit Application Fee</b>                 | \$ 32,000.00 |                                     | \$ 0.00                         | \$ 0.00                       | \$ 24,000.00                     | \$ 0.00                             | \$ 0.00                    | \$ 0.00           |
| <b>Public Relations</b>                           | \$ 10,000.00 |                                     | \$ 0.00                         | \$ 0.00                       | \$ 7,500.00                      | \$ 0.00                             | \$ 0.00                    | \$ 0.00           |
| <b>Other Consultants</b>                          | \$ 50,000.00 |                                     | \$ 0.00                         | \$ 0.00                       | \$ 37,500.00                     | \$ 0.00                             | \$ 0.00                    | \$ 0.00           |
| <b>Sub-Total 3<sup>rd</sup> Party</b>             | \$528,500.00 |                                     |                                 |                               | \$396,375.00                     | \$ 20,815.71                        | \$ 20,815.71               | \$ 20,815.71      |
| HACG 3 <sup>rd</sup> Party Payments Not to Exceed |              |                                     |                                 |                               | \$396,375.00                     |                                     |                            |                   |
| Total Amount Invoice #1 for 3 <sup>rd</sup> Party |              |                                     |                                 |                               |                                  | <b>\$ 20,815.71</b>                 |                            |                   |
| Total 3 <sup>rd</sup> Party HACG Invoice to Date  |              |                                     |                                 |                               |                                  |                                     | \$ 20,815.71               |                   |
| Total 3 <sup>rd</sup> Party HACG Paid to Date     |              |                                     |                                 |                               |                                  |                                     |                            | \$ 20,815.71      |

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## PROGRESS PAYMENT SUMMARY - NO CHANGE OF STATUS FOR MONTH OF May PHASE 1 PREDEVELOPMENT LOAN AGREEMENT

**DEVELOPER ADVANCES FOR OVERHEAD MILSTONES- Invoice #1** for period ending February 29, 2004  
pursuant to MDA and Predevelopment Loan Agreement: HACG payment for 100% of Developer Invoice

| Item   | Budget              | Percent %<br>complete to<br>03-18-04 | Developer<br>Total<br>Invoice to<br>Date | Developer<br>Amount this<br>Invoice | Invoice<br>Amount to<br>HACG this<br>Invoice | HACG Total<br>Invoice to<br>Date | HACG Total<br>Paid to Date |
|--|---------------------|--------------------------------------|--|-------------------------------------|--|----------------------------------|----------------------------|
| <b>MDA Executed</b>  | \$ 30,000.00        | 100%                                 | \$30,000.00                              | \$30,000.00                         | \$30,000.00                                  | \$30,000.00                      | \$30,000.00                |
| <b>Predevelopment<br/>Consultant<br/>Procurement</b>             | \$ 30,000.00        | 30%                                  | \$ 9,000.00                              | \$ 9,000.00                         | \$ 9,000.00                                  | \$ 9,000.00                      | \$ 9,000.00                |
| <b>Stakeholder/Community<br/>Meetings</b>                        | \$ 15,000.00        | 80%                                  | \$ 12,000.00                             | \$ 12,000.00                        | \$ 12,000.00                                 | \$ 12,000.00                     | \$ 12,000.00               |
| <b>Masterplan</b>  | \$ 30,000.00        | 90%                                  | \$ 27,000.00                             | \$ 27,000.00                        | \$ 27,000.00                                 | \$ 27,000.00                     | \$ 27,000.00               |
| <b>Design Schematic<br/>Approval</b>                             | \$ 15,000.00        | 0%                                   | \$ 0.00                                  | \$ 0.00                             | \$ 0.00                                      | \$ 0.00                          | \$ 0.00                    |
| <b>Design Development<br/>Approval</b>                           | \$ 15,000.00        | 0%                                   | \$ 0.00                                  | \$ 0.00                             | \$ 0.00                                      | \$ 0.00                          | \$ 0.00                    |
| <b>Tax Credit Application</b>                                    | \$ 45,000.00        | 0%                                   | \$ 0.00                                  | \$ 0.00                             | \$ 0.00                                      | \$ 0.00                          | \$ 0.00                    |
| <b>Tax Credit Award &amp;<br/>Start Closing<br/>Documents</b>    | \$ 30,000.00        | 0%                                   | \$ 0.00                                  | \$ 0.00                             | \$ 0.00                                      | \$ 0.00                          | \$ 0.00                    |
| <b>Mixed Finance Proposal</b>                                    | \$ 30,000.00        | 0%                                   | \$ 0.00                                  | \$ 0.00                             | \$ 0.00                                      | \$ 0.00                          | \$ 0.00                    |
| <b>Evidentiary Documents</b>                                     | \$ 60,000.00        | 0%                                   | \$ 0.00                                  | \$ 0.00                             | \$ 0.00                                      | \$ 0.00                          | \$ 0.00                    |
| <b>Subtotal</b>  | <b>\$300,000.00</b> |                                      | \$78,000.00                              | \$78,000.00                         | \$78,000.00                                  | \$78,000.00                      | \$78,000.00                |
| <b>HACG Payment for<br/>Developer Overhead not to<br/>Exceed</b> | <b>\$300,000.00</b> |                                      |  |                                     |  |                                  |                            |
| Total Amount Invoice #1 for Developer Overhead                   |                     |                                      |  |                                     | <b>\$78,000.00</b>                           |                                  |                            |
| Total Developer Overhead Invoice to Date to HACG                 |                     |                                      |  |                                     |  | \$78,000.00                      |                            |
| Total Developer Overhead Paid to Date by HACG                    |                     |                                      |  |                                     |  |                                  | \$78,000.00                |

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## PROJECT SCHEDULE REVIEW

## SECTION 1 STATUS REPORTS

### Relocation

May 2004

Phase 1 complete

Phase 2 Relocation scheduled for completion June 15.

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

### CSS Program

May 2004

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

### Homeownership Counseling

May 2004

CHI Home Ownership Program is ongoing -11 Peabody families enrolled in program to date.

### Homeownership Plan

May 2004

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

### Administrative Issues

May 2004

Master Developer Agreement – Second Amendment under review.

Wynnton Site Property Transfer – in process with legal teams, HACG, Developer and City of Columbus. Behind schedule. Completion of item is now critical in order to accomplish HUD approvals and start construction.

Intergovernmental Agreement – Executed Document is behind schedule and is impacting implementation of infrastructure design.

### Infrastructure for Wynnton Development

May 2004

Infrastructure Design is required as soon as possible. Developer is unable to initiate consultant procurement until Intergovernmental Agreement has been executed.

### Site Development for Wynnton Properties

May 2004

Site Development design is required as soon as possible to prep sites for home construction intended to start in September. Consultant procurement and design is currently behind schedule.

### Demolition

May 2004

Contractor mobilization and Demolition Start on site is now 6 weeks behind planned schedule. Most recent discussions with the Developer indicate Contractor will start permitting process by mid-June and mobilize on site in early July.

### Phase 1 Tax Credit Application

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Submission completed and delivered to DCA as of May 04, 2004

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## PROJECT SCHEDULE REVIEW

## SECTION 1 STATUS REPORTS

PROJECT SCHEDULE REVIEW – continued

### **Wynnton Closing**

May 2004

Financial Proposal/Term Sheet to be submitted to HUD by July 02, 2004. Evidentiary Documents tentatively scheduled for submission to HUD by August 01 and Closing process to be complete September 01. Construction start expected in mid-September.

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## SECTION 2 OUTSTANDING ISSUES

### Key Project Issues

- Wynnton Property Transfer
- Wynnton Financial Proposal - completion and submission to HUD
- Wynnton Evidentiary Documents – completion and submission to HUD
- Wynnton Closing
- Site Development Design and Construction for Wynnton parcels.
- Wynnton Homeownership Plan – completion and submission to HUD
- HACG-Integral Infrastructure Agreement
- Intergovernmental Agreement signatures
- Peabody Demolition Contract Award
- Peabody start Demolition
- Resident Relocation
- Consultant Procurement for Infrastructure Projects
- Infrastructure design for Wynnton Site
- Infrastructure construction for Wynnton Site
- Infrastructure design for Peabody Site
- CSS Program Case Management
- Section 3

### PMT Project Look Ahead

- Start Demolition at Peabody Site
- Closing for Wynnton Project
- Resident Relocation
- Complete Home Ownership Plan
- Infrastructure Design
- 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 May 31, 2004
- Relocation Schedule updated to May 31, 2004
- Demolition Schedule updated to May 31, 2004
- 90-DAY WORK IN PROGRESS SCHEDULE  
June - July - August 2004