



**HOUSING AUTHORITY of COLUMBUS GEORGIA**

**PEABODY APARTMENTS  
HOPE VI REVITALIZATION**

**PROGRESS REPORT  
April, 2008**

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

BG/WRT Program Management Team



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May 08, 2008

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April 2008

## SECTION 1

### PROJECT IMPLEMENTATION

### STATUS REPORTS

#### Predevelopment – General Summary

April 2008

##### **Administration:**

**Property Management:** Phase 1 includes 174 units occupied and Phase 2 has 54 units occupied as of April 15. The Property Management Team expect Phase 2 occupancy to be 95% complete by May 30. Seniors Building has 11 occupants as of May 07.

##### **Homeownership Closing**

Twenty Seven (27) Homes have been purchased to date with another ready to Close in early May. The Homeownership Developer has been advised to focus on completing sales of new homes at East Wynnton. At the East Wynnton subdivision, 14 homes have been sold to date. At scattered sites for the remainder of the program, 13 homes have been sold to date. Developer indicates that there are potential buyers registered with their Homeownership Program and they expect all homes to be sold by conclusion of Program funding in September 2008.

##### **Homeownership Construction:**

East Wynnton: 18 of 20 homes are completed construction. Of the remaining two; one will be complete and ready for sale by mid-May and the remaining unit will be completed in June.

##### **Infrastructure Construction for the Public Right-Of-Way:**

HACG has submitted an invoice to City of Columbus for payment of the final balance owing to HACG, \$9,500.00. Payment has not yet been received from the City.

##### **Phase II Construction:**

The Phase II Construction Project is complete. Certificates of Occupancy have been issued for all buildings.

##### **Phase III Site Area Soil Remediation:**

As previously reported, the soil investigation consultant has completed a subsurface investigation and a Report has been received. HACG is awaiting submission of an invoice for soil investigation services rendered.

HACG is currently in the process of planning site improvements work to the vacant area at the Ashley Station site. The area nearest to the intersection of Talbotton Road and 27<sup>th</sup> Street will be graded. Dead trees removed. The area will be seeded and new plantings installed along the perimeter edges.

**Peabody QPR Phase V Off-Site Baker Village Redevelopment:** HACG has submitted an Amended Revitalization Plan to HUD for approval. The amendment will allow transfer and expenditure of remaining HOPE VI Funds for the purposes of Baker Village Redevelopment.

The submission was completed in conjunction with a request from HUD Headquarters for HACG to clarify and confirm expenditure and disbursement of all remaining HOPE VI Funds prior to September 30, 2008.

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## PROJECT IMPLEMENTATION

## SECTION 1 STATUS REPORTS

### I ADMINISTRATION

April 2008

**Peabody QPR Phase V Amended Revitalization Plan** – submitted to HUD Headquarters April 09. This Amended Revitalization Plan proposes to add Baker Village Redevelopment onto the HOPE VI Program in order to utilize unexpended HOPE VI Funds.

**Property Management & Resident Move-in:** Occupancy for Phase 1 remains steady. Lease-Up for Phase 2 is progressing.

**East Wynnton Detention Pond Property Transfer:** City will assume ownership of the Pond Easement in September 2008. In the meantime HACG will assume responsibility for maintaining the pond and the easement property for the warranty period.

#### Infrastructure Invoices

All Invoices for Infrastructure construction are complete. City reimbursement for the final installment of HACG Bridge Funds is outstanding.

### II SITE ISSUES – EXISTING CONDITIONS

April 2008

**Wynnton Site:** No site issues to report.

**Peabody Site:** HACG is implementing an improvement program for the Phase III and IV site areas. The program includes re-grading of the site area to improve drainage; new seeding to stabilize the area and improve appearance; removal of dead trees; planting of new shrubs around the perimeter to improve the view of the area from the surrounding streets.

### III MASTER PLANNING and BUILDING DESIGN

April 2008

**Design and construction programs are complete.**

### IV INFRASTRUCTURE

April 2008

- Infrastructure Contract is complete. City to complete final reimbursement payment to HACG for HOPE VI Bridge Funding. City reports that Traffic Engineering Department has identified additional street signage deficiencies which is delaying final payment to HACG.
- HACG is waiting for a report from Integral Group concerning the sanitary sewer service issue on the adjacent property. The Peabody Revitalization Program may assist with funding repairs to the adjacent property service since the issue may have been caused as a result of the Infrastructure Program on the Peabody Site. Issue is under discussion with City Engineering.

### V PEABODY CONSTRUCTION PHASE I and PHASE II

April 2008

- Phase I Construction Project complete
- Phase II Construction Project complete

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### VI HOMEOWNERSHIP COUNSELING PROGRAM

April 2008

The Homeowner Training/Counseling Program is ongoing; HACG has reminded NWC that all counseling and related invoices must be complete by August 2008 to enable HACG to drawdown invoice payments prior to the September 30, 2008 HUD deadline.

### VII HOMEOWNERSHIP PROGRAM

April 2008

#### Homeownership Closing

Twenty Seven (27) Homeownership Closings completed to date. One Closing scheduled for early May.

#### Homeownership Construction

18 homes completed construction at the first East Wynnton subdivision.

2 remaining sites to complete construction by June 2008.

13 sales complete at E Wynnton subdivision

15 scattered site properties are complete construction and sold to first-time homebuyers.

### VIII PROJECT RELATED MEETINGS – April 2008

April 17 General Progress Review Meeting: HACG – Integral – IMS – PMT. Meeting was held at the new seniors building at the Ashley Station Site, Phase 2 development.

### X DOCUMENT SUBMISSIONS AND NOTICES – April 2008

April 9 Submission to HUD - requested confirmation on expenditure of HOPE VI Funds by September 30, 2008 and copy of Amended Revitalization Plan to add Baker Village Redevelopment to the HOPE VI Program for utilization of remaining HOPE VI Funds.

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SECTION 1

## PROJECT FINANCIAL REVIEW

STATUS REPORTS

April 2008

**Right-Of-Way Infrastructure Requests for Payment – project complete.** City of Columbus payment to HACG for final Bridge Funding reimbursement to be received.

**Phase II Construction Requests for Payment – project complete.** No further payments due to Developer or Contractor.

**Grant Close-Out** – In preparation for Grant Close-Out, the PMT have completed a partial review of Grant Funds disbursement records. A recommendation has been forwarded to HACG.

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## SECTION 1

### PROJECT SCHEDULE REVIEW

### STATUS REPORTS

#### Homeownership Program

April 2008

- Revised program funding for 43 new homes.
- 27 sales completed to date.
- Developer to concentrate efforts to complete program sales at the East Wynnton Site.

#### Homeownership Construction

April 2008

- Developer to complete construction at E Wynnton by mid-June.
- 2 homes remaining for construction completion at E. Wynnton.

#### Administrative Issues

April 2008

- Grant program close-out

#### Infrastructure

April 2008

- Developer and Contractor to resolve repair work for sanitary service to adjacent property which crosses HACG property.

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## SECTION 2 OUTSTANDING ISSUES

### **Key Project Issues** May 2008

- Homeownership construction and closings
- Amended Revitalization Plan approval
- Grant Agreement Close-Out

### **PMT Project Look Ahead** May, June, July 2008

- Complete East Wynnton Construction
- Complete Homeownership funding program
- Program Close-Out
- Site Clean-up