



HOUSING AUTHORITY of COLUMBUS GEORGIA

**PEABODY APARTMENTS
HOPE VI REVITALIZATION**

**PROGRESS REPORT
May, 2008**

Project Website – www.peabodyhopevi.org

BG/WRT Program Management Team



**BOULEVARD
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June 04, 2008

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PROGRESS REPORT- No. 59
May 2008

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PROJECT IMPLEMENTATION

SECTION 1 STATUS REPORTS

Predevelopment – General Summary

May 2008

Administration:

Property Management: Phase 1 includes 175 units occupied and Phase 2 has 76 units occupied as of May 30.

Homeownership Closing

Twenty Eight (28) Homeownership Closings have been completed to date. Another off-site rehab unit is scheduled to Close in mid-June. Developer indicates that there are sufficient qualified buyers registered with the Homeownership Program for all new homes to be sold by conclusion of Program funding in September 2008.

Homeownership Construction:

East Wynnton: 19 of 20 homes are completed construction. The last unit will be completed in late June.

Infrastructure Construction for the Public Right-Of-Way:

Final Payment (\$9,500.00) has not yet been received from the City for outstanding Retainage related to traffic signage deficiencies.

Phase III Site Area Soil Remediation:

HACG is currently in the process of implementing site improvements work to the vacant area at the Ashley Station site. Grading has commenced at the area nearest to the intersection of Talbotton Road and 27th Street. Dead trees and shrubs have been 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.

Program Close-Out:

HACG to implement final Close-Out procedures and complete submissions.

SECTION 1

PEABODY APARTMENTS HOPE VI REVITALIZATION

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PROJECT IMPLEMENTATION

STATUS REPORTS

I ADMINISTRATION

May 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. HACG is awaiting approval from HUD

Property Management & Resident Move-in:

Occupancy for Phase 1 remains steady. Lease-Up for Phase 2 continues to advance.

East Wynnton Detention Pond Property Transfer:

City will assume ownership of the Pond Easement in September 2008. In the meantime HACG has responsibility for maintaining the pond and the easement property for the remainder of the warranty period.

Program Close-Out:

HACG to implement Close-Out procedures in accordance with Grant Agreement and HUD Close-Out Manual.

II SITE ISSUES – EXISTING CONDITIONS

May 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 overall appearance; dead trees and shrubs have been removed; new shrubs will be planted around the perimeter to improve the view of the area from the surrounding streets.

III MASTER PLANNING and BUILDING DESIGN

May 2008

Design and construction programs are complete.

IV INFRASTRUCTURE

May 2008

- City to complete final reimbursement payment (\$9,500.00) to HACG for HOPE VI Bridge Funding. Traffic Engineering Department has identified an additional street signage deficiency which is delaying final payment to HACG.

V PEABODY CONSTRUCTION PHASE I and PHASE II

May 2008

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

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SECTION 1 STATUS REPORTS

PROJECT PROGRESS OVERVIEW

VI HOMEOWNERSHIP COUNSELING PROGRAM

May 2008

The Homeowner Training/Counseling Program is ongoing. HACG continues to remind the Developer that Program Funding will cease as of September 30, 2008.

VII HOMEOWNERSHIP PROGRAM

May 2008

Homeownership Closing

Twenty Eight (28) Homeownership Closings completed to date. One Closing scheduled for mid-June.

Homeownership Construction

19 homes completed construction at the first East Wynnton subdivision.
Final unit to complete construction by June 30 2008.

VIII PROJECT RELATED MEETINGS – April 2008

May 15 General Progress Review Meeting: HACG – Integral – IMS – PMT.

X DOCUMENT SUBMISSIONS AND NOTICES – May 2008

No document submissions during month of May 2008

PROJECT SCHEDULE REVIEW

Homeownership Program

May 2008

- 28 sales completed to date.
- Developer to concentrate efforts to complete program sales at the East Wynnton Site.

Homeownership Construction

May 2008

- Developer to complete construction at E Wynnton by late June.
- 1 home remaining for construction completion at E. Wynnton.

Administrative Issues

May 2008

- Grant program close-out

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SECTION 2 OUTSTANDING ISSUES

Key Project Issues June 2008

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

PMT Project Look Ahead June, July, August 2008

- Complete East Wynnton Construction
- Complete Homeownership funding program
- Program Close-Out