

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

**METROPOLITAN GARDENS
(NOW KNOWN AS 'PARK PLACE')
HOPE VI REVITALIZATION**

**PROGRESS REPORT
April - 2004**

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

April 2004

The resident population of Metro Block A is thirty-eight households.

Of the total Block A population, twenty-nine households have been approved and are eligible to return to the new community. Three households have yet to become eligible to return and are in process of correcting personal situations and the twenty-one residents have yet to resubmit their information packages. HABD will commence Relocation Processing work with Households electing not to return to the new community. At least eighty-seven residents have expressed an interest in returning to the new community.

COMMUNITY and SUPPORTIVE SERVICES - CSS

April 2004:

The CSS Project is ongoing with resident case management services; maintaining contact with off-site residents; continuing to enroll residents in various programs; coordinating with community service providers, placing residents in continuing education programs, finding employment opportunities for residents and tracking Metro Gardens Resident statistics.

To date, two hundred seventy one families are enrolled in services, with two hundred twelve of these families actively participating. Thru this endeavor, sixty-three residents are currently employed with an additional two persons enrolled in an eight week job training program.

Twelve residents attended the Job Readiness Training (JTR) class during the week of April 19th, with the focus being Life Management or Life Skills Sessions. Three residents were awarded work experience opportunities as a result of this class.

A Senior Resource session is scheduled for late May/early June at a to be determined location.

The United Way Team, Dunn Construction and the infrastructure Sub-Contractors are continuing to coordinate with regard to employment opportunities for Metro Residents on the Infrastructure Project.

HOME OWNERSHIP PROGRAM

April 2004:

HABD has issued a Request for Qualifications, in an effort to identify and secure a real estate entity to assist in the process of identifying potential properties for Homeownership sites, acquisitions. Three responders submitted proposals, and HABD has optioned to counter-offer the responders the opportunity for each to participate in this program based upon established criteria. HABD is awaiting response for the proposers. In Mason City, appraisals have been completed and reviewed by HABD Legal and offers are continuing to be presented to those property owners.

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HABD is continuing negotiations with City of Birmingham concerning sites in Fountain Heights and other Birmingham neighbourhoods. The City of Birmingham has completed transfer of ten Fountain Heights properties to HABD and option on five additional properties is under discussion. The Housing Authority has secured City commitment for a total of twenty-five Fountain Heights properties relative to the Tuxedo Courts HOPE VI Grant Application.

The Southampton Program has completed contract award and construction start for four additional homes. The contract has been prepared and submitted to the contractor for execution.

The Home Ownership training program is continuing. The total program to date includes thirteen families including two from Metro. The next class is being planned to include residents of Mason City and Fountain Heights.

PROJECT PROGRESS OVERVIEW

1. Project Implementation

A. Phase 2 PreDevelopment Loan Agreement

April 2004:

The HABD Board approved the Pre-Development Loan Agreement that had been coordinated with the developer by the PMT. The document is to be forwarded to HUD for their approval, thereupon allowing for release of HOPE VI funds to address Developer Third Party Costs and Developer Overhead Costs associated with implementation of the Phase 2 PreDevelopment Phase.

B. Phase 2 Closing

April 2004:

The Phase 2 Closing for HUD has been tentatively scheduled for July 01, 2004.

In advance of Closing, the Phase 2 Mixed Finance Proposal has been submitted to HUD Headquarter as of March 01, 2004. HUD has issued comments and requested clarifications which are being addressed. Phase 2 Evidentiaries are scheduled for submission to HUD by June 01.

C. Phase 2 Design Development and Construction Documents

April 2004:

The Phase 2 Construction Documents are 95% complete and scheduled to be submitted to FHA and the Permit Department for the permit review process anticipated occurring in early-May.

D. Demolition Project

April 2004:

Phase 1 Demolition and Phase 2A Demolition, Blocks B, C, D, E, F work is complete and Close-out and final payments have been processed.

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The Block 'A' demolition will commence upon completion of relocation of the current residents into the new development housing.

E. Project Progress April:

- I. Complete storm sewer in 6th Ave. @ 24th.
- II. Installed base and prepared 24th St. for patching.
- III. Installed base and binder in 24th Place (Block 'F' Green St.).
- IV. Completed the 7th Ave. duct bank crossing.
- V. Completed the duct bank work @ 6th & 23rd.
- VI. Installed lighting conduit in Block 'F', midblock.
- VII. Irrigation piping installations in Blocks 'D' & 'E'.
- VIII. Installation of sidewalks and ramps in blocks 'B', 'C', 'D' & 'E'.
- IX. Prepared the building pad at buildings 5, 7, 9 & 12 and poured flowable fill.
- X. Installed underground plumbing and poured footings at buildings 6, 8 & 13.
- XI. Poured floor slabs for buildings 14, 15 & 17.
- XII. Building framing for buildings 14 & 15.

F. Infrastructure-Street Improvements Project-Sanitary Sewer Project:

April 2004:

The Infrastructure project continues to move ahead. Progress during the month of March has been delayed another 5 days due to weather and site conditions. In spite of this problem the Contractor expects to complete the project by April 30. As reported by the March Payment Application, the overall Infrastructure project is approximately 68% complete including the Sanitary Project which is 92% complete.

I. Payment Applications:

- a. None submitted in April.

II. Requests For Proposal in process to date:

- a. Additional resurfacing along 7th Avenue between 22nd & 26th Streets. Projected \$73,336.00 add.
- b. Removal of concrete vault - \$10,470.00 additional cost.
- c. Omission of sidewalks - \$35,365.00 deductive cost.
- d. Irrigation connections - \$12,848.00 additional cost.
- e. Relocate traffic communications conduit in Blocks 'D' & 'E' along Carraway Blvd. - \$ 5,749.19 additional cost.
- f. Construction of junction box at brick storm sewer @ 6th & 24th Streets - \$ 6,240.00 additional cost.
- g. Additional sanitary sewer lateral in Marconi Park - \$ 8,250.00 additional cost.
- h. Deletion of sanitary sewer manhole and line in Block 'A' - \$ 8,265.00 deductive cost.
- i. Increase size of existing storm sewer pipe at intersection of 6th & 24th Streets - \$11,934.00 additional cost.
- j. Additional Block 'F' modifications (storm sewer) - \$ 8,361.98 additional cost.
- k. Battery packs for the irrigation system (remote controlled) - \$ 6,000.00 additional cost.
- l. Adjust traffic utilities. Projected \$ 8,066.00 additional cost.

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- m. Re-work storm lines in Block 'F' - \$ 3,938.06 deductive cost.
- n. Cable and telephone conduit in Block 'F' Green Street - \$ 3,044.00 additional cost.
- o. Relocation of power & cable conduit in Block 'B' - \$ 5,659.84 additional cost.
- p. Replacement of hand holed w/ traffic control boxes (per Traffic Eng.) - \$35,706.20 additional cost.
- q. Change 30' round pipe to arch pipe at intersection of 6th & 24th (to avoid utilities) - \$ 872.00 additional cost.
- r. Additional sanitary sewer laterals in 6th Avenue and Block 'B' Green Street - \$23,163.00 additional cost.
- s. APCO temporary power installations for ROW lighting - \$11,428.00 additional cost.
- t. Relocate fire hydrants and utilities in sidewalks. Projected \$ 10,000.00 additional cost.
- u. Relocate traffic control conduit in Blocks 'D' & 'E' along Carraway Blvd. \$ 8,065.02 additional cost.

III. Change Orders issued to date:

- a. To date, Six Change Orders have been issued and Change Order 7 is in process for a net deduct change of \$4,500 to the Contract.

IV. Minority Participation and Section 3 Resident Employment

- a. A Section 3 Plan which encompasses the Infrastructure Project has been submitted to HABD and HUD by MGD.

G. Phase 1 Site Remediation Project Blocks B south, C, F west

April 2004

Funds for the Site Preparation Project are included within the HABD Capital Funds commitment for Demolition - Site Preparation pursuant to the Master Developer Agreement, Exhibit D. The project contract is a GMP construction contract in the amount of \$680,000.00 for construction plus MGD construction management fees.

The plumbing subcontractor is completing sanitary connections to the new mains in the Right-Of-Way, as the system has been inspected and approved by Jefferson County.

I. Payment Applications:

- a. None submitted in April.

II. Requests For Proposal in process to date:

- a. None submitted in April.

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H. Phase 1 New Construction

April 2004

Contractor, Integral/Doster Metro Gardens Joint Venture, has been proceeding with construction work on Block 'B' & Block 'C' buildings. To date the Contractor has building pads prepared for the Block 'C' buildings, and has flowable fill poured and underground plumbing and fire service lines installed for some of the Block 'C' buildings. In Block 'B' the contractor has poured slabs for a few buildings and has begun vertical framing of buildings 14 & 15.

HUD inspector has been each month. Payment Requests #3 was submitted by the Contractor and reviewed and approved by the HUD Inspector, Developer, Architect, and PMT.

- I. **Payment Applications:**
 - a. MGD Invoice #3 – Housing Units Pay Application
- II. **Requests For Proposal** in process to date:
 - a. None submitted in April.

I. Phase 2 Project Low Income Housing Tax Credit Application

April 2004

MGD has completed required submissions to AHFA as of February 16. AHFA has approved an extension to allow MGD time to complete HUD and FHA Closing processes. The application is due May 21st.

J. Approvals Status

April 2004

- ❖ AHFA, Phase 2 Tax Credit Application:
MGD has completed AHFA submissions for October 27, November 17, December 16, January 15, February 16.
- ❖ City of Birmingham:
Planning Commission approval per presentation April 7th.
DRC conditional approval per presentation April 14th.
- ❖ FHA
Phase 2 Preliminary Application submitted February 19.
- ❖ HUD
Budget Revision to reflect Phase 1 Closing has been submitted to HUD Headquarters
- ❖ Overall Project Budget Revision to track Project Development Phases 2 and 3 in addition to the Off-Site Project has been prepared. The PMT are awaiting HUD

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approval for the Phase 1 Budget Revision prior to submitting the Overall Project Budget Revision.

- ❖ Approval by HABD Board of Budget Revision #2 and the PreDevelopment Loan Agreement.

2. MGD Work in Progress

April 2004:

MGD is currently focused on the following activities:

- Preparation of Phase 2 Evidentiary Documents
- Final Phase 2 submission to FHA
- Phase 2 submissions to AHFA for LIHTC
- Completion of Phase 1 Infrastructure-Street Improvements-Sanitary Sewer Projects.
- Completion of Phase 1 Site Preparation-Soil Remediation Project.
- Phase 1 Building Construction Project
- Completion of Phase 2 construction drawings.
- Completion of Phase 2 City approvals
- Phase 2 Infrastructure Project
- Management Plan for submission and approval.

3. Off-Site Developer - Request for Proposals (RFP)

April 2004

The RFP draft document has been modified and submitted to HABD for comments. This RFP is tentatively scheduled to be released in early-June after approval by the HABD Board.

4. Project Related Meetings

April 2004

- ❖ April 5 Phase 2 Conference Call Meeting: MGD / PMT / Legal Teams
- ❖ April 6 Weekly Progress Review Meeting: MGD / PMT
Weekly Infrastructure Project Review Meeting: MGD / PMT / MCS
- ❖ April 7 Planning Commission Hearing – Phase II Approval
Weekly Infrastructure Project Construction Progress Meeting: MGD / MCS / Schoel
- ❖ April 12 Phase 2 Conference Call Meeting: MGD / PMT / Legal Teams
- ❖ April 13 Weekly Progress Review Meeting: MGD / PMT
Weekly Infrastructure Project Review Meeting: MGD / PMT / MCS
Project Concerns Meeting: HABD / PMT / MGD
- ❖ April 14 DRC Presentation / Phase II Approval
Weekly Infrastructure Project Construction Progress Meeting: MGD / MCS / Schoel
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
Residents Meeting
- ❖ April 19 Phase 2 Conference Call Meeting: MGD / PMT / Legal Teams

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- ❖ HABD Board of Commissioners Meeting
- ❖ April 20 Homeownership Meeting: HABD / PMT
Weekly Progress Review Meeting: MGD / PMT
Weekly Infrastructure Project Review Meeting: MGD / PMT / MCS
- ❖ April 21 Weekly Infrastructure Project Construction Progress Meeting: MGD / MCS / Schoel
- ❖ April 22 Birmingham City Council – Committee of the Whole Meeting
- ❖ April 26 Phase 2 Conference Call Meeting: MGD / PMT / Legal Teams
- ❖ April 27 Phase 1 Housing Pay Application Review Meeting: HUD / HABD / Design Team / MGD / PMT
Phase 1 Site Remediation Pay Application Review Meeting: HABD / MGD / Schoel / PMT
Weekly Progress Review Meeting: MGD / PMT
Weekly Infrastructure Project Review Meeting: MGD / PMT / MCS
Project Concerns Clarification Meeting: HABD / MGD / PMT
- ❖ April 28 Weekly Infrastructure Project Construction Progress Meeting: MGD / MCS / Schoel
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT

5. Document Submissions and Notices – April 2004

- ❖ March Progress Report submitted to HABD by PMT.
- ❖ Phase II Conditional Approval by Planning Commission.
- ❖ HUD Approval of Budget Revision and Mixed Finance ACC Amendment.
- ❖ Phase II Conditional Approval by Design Review Committee.
- ❖ Payment Application for Program Management fees submitted to HABD by PMT.
- ❖ Phase I Closing Draw Settlement.
- ❖ Off-Site Developers RFP – Draft.
- ❖ Infrastructure Funding Concerns Letter (Draft) to City
- ❖ MGD Invoice #3 – Housing Units Pay Application

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Project Financial Status

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The PMT, Project Accountant, Dennis Mobley, continues to monitor the overall project financial status through HABD Finance Department. To date expenditures are in compliance with Approved Predevelopment Budget expectations for Relocation, HABD Administration, Program Management fees and MGD costs including: Demolition, Infrastructure, MGD project management, Pre-Development Loan Agreement pertaining to Third Party Costs and Advance against Developer Fees.

Infrastructure payment Application #16 has been submitted, approved by the PMT and subsequently paid by HABD.

Phase 1 Building Construction Payment Request #3 has been reviewed and approved by HUD Inspector, MGD and PMT and subsequently paid by HABD.

Phase 2 PRE-DEVELOPMENT LOAN

Third Party Costs and Advance Against Developer Fees

Approved by HABD Board for submission to HUD for approval.

Schedule Review

- ❖ Relocation
Block A population is 38 households.
- ❖ Phase 2 LIHTC Application
Application due May 21st, MGD & HABD representatives to attended a seminar in Montgomery in early April. Credit towards application awarded for participation.
- ❖ Phase 1 Infrastructure Project
Construction proceeding. Anticipated completion June 16, 2004
- ❖ Phase 2 Construction Documents
In process and on schedule.
- ❖ Phase 2 Closing
Scheduled for July 01, 2004
- ❖ Phase 1 Soil Remediation Project
Work is progressing; Lateral connections inside property lines in process.
- ❖ Phase 1 Building Construction
In progress.

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STATUS REPORTS

- ❖ Phase 2 PreDevelopment Loan Agreement
Document prepared, to be forwarded to HUD for approval.

- ❖ Phase 2 Mixed Finance Proposal and Evidentiaries
Mixed Finance Proposal submitted to HUD, with comments received and responses being prepared.

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SECTION 2 OUTSTANDING ISSUES

Key Project Issues

- ❖ Phase 1 Infrastructure Project – progress, contract administration, completion
- ❖ Phase 2 Infrastructure Project – completion of Construction Documents, Construction Bid-Out.
- ❖ Phase 2 Infrastructure Project – additional funding from city / county.
- ❖ Phase 1 Site Remediation Project – progress and completion
- ❖ Phase 1 Building Construction – progress and contract administration
- ❖ Implementation of the CSS Program
- ❖ Home Ownership Program
- ❖ Phase 2 Construction Documents
- ❖ Phase 2 PreDevelopment Loan Agreement
- ❖ Phase 2 Mixed Finance Proposal and Evidentiaries
- ❖ City Approvals for Phase 2 Development – Building Permit
- ❖ Phase 2 Closing

PMT Project Look Ahead

- ❖ Continued implementation of the Phase 1 Infrastructure/Street Improvements/ Sanitary Sewer Project.
- ❖ Implementation of Phase 1 Site Remediation Project.
- ❖ Phase 1 Building Construction
- ❖ Phase 2 Building Construction Drawings – submittals to FHA and Building Department for Permit Review.
- ❖ Phase 2 Infrastructure
- ❖ Phase 2 Mixed Finance Proposal and Evidentiaries
- ❖ CSS Case Management implementation.
- ❖ HABD Screening Process for Returning Residents.
- ❖ Issue Off-Site Developer RFP
- ❖ Community and Resident Progress Review meetings
- ❖ Track schedule
- ❖ Track Project Budget
- ❖ Monitor Relocation, CSS, Home Ownership

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SECTION 3 APPENDIX

- ❖ SITE UPDATE PHOTOS.
- ❖ KEY PROJECT ACTIVITIES SCHEDULE, 01May04.
- ❖ INFRASTRUCTURE SCHEDULE updated to April 30, 2004.
- ❖ PHASE 1 CONSTRUCTION SCHEDULE updated to April 30, 2004.
- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE updated to April 30, 2004.
- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, 01May04.