

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**METROPOLITAN GARDENS**  
**HOPE VI GRANT PROGRAM**

**PROGRESS REPORT**  
**February 2007**

Program Managers \_\_\_\_\_

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March 2, 2007

# PARK PLACE OFF-SITE DEVELOPMENT

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## SECTION 1 STATUS REPORTS

### I. HOME OWNERSHIP PROGRAM

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In Mason City, additional property appraisals have been clarified and the HABD has been continuing to make offers to homeowners. An additional ten properties have been identified as potential for acquisition and to date seven properties have been acquired. The HABD has proceeded with the preparation of construction documents for houses on these seven parcels. The Advertisement for construction services for four of these houses is scheduled to be released February 11<sup>th</sup>, with the bid opening on March 13<sup>th</sup>.

In Southhampton, all of the houses have been certified as substantially complete and City of Birmingham Certificates Of Occupancy issued. A 'ribbon cutting' event was held with representatives from the local HUD office, the City, the County and the HABD participating in the ceremony.

The HABD Home Ownership program is continuing. The staff is working to solicit for additional persons for the program and marketing the houses just recently completed.

### II. PARK PLACE - PROJECT PROGRESS OVERVIEW

February 2007

#### A Demolition Project

- i. **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.
- ii. **Demolition of Block 'A'** is complete. Close-out and final payments have been processed.

#### B Project Construction Progress

- i. **Infrastructure-Street Improvements Project-Sanitary Sewer Project:**  
The first phase of the Infrastructure improvements has been completed. Close-out and final payments have been processed.
- ii. **Infrastructure-Street Improvements Project-Sanitary Sewer Project (Phase II):**  
Dunn Construction Company was procured to provide services and a Notice to Proceed was issued, effective June 31, 2005.

The contractor has completed remaining landscape, pavement striping and sidewalk repairs associated with this contract. All services have been completed but not yet invoiced.

#### 1. Payment Applications:

None submitted during this reporting period.

- iii. **Phase I - New Rental Units Construction;**

**Construction** - 100% complete. Close-out and HABD final payments have been processed.

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- iv. **Phase II - New Rental Units Construction;**
  - 1. **Construction Progress** – 100% complete, based on the total construction contract value.
  - 2. **Payment Applications:**  
None submitted during this reporting period.
- v. **Phase 1 Site Remediation Project Blocks B south, C, F west**  
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. Construction services have been completed.
- vi. **Phase 2 Site Remediation Project Blocks D, E, F east**  
Site Remediation services related to the Phase 2 development has been completed. The project contract was a GMP construction contract in the amount of \$ 1,084,000.00 for construction plus MGD construction management fees. Construction services have been completed.

**C Property Management Recap**

The Property Manager reports that speculative traffic/activity continues to be strong. In excess of one hundred persons continue to either call or visit the property each month. Upon issuance of the PTO (Permission To Occupy) certification from the HUD inspector, the keys to the units are released to the property manager from the contractor. All of the phase I, one hundred ninety-seven units and phase II, one hundred ninety-eight units have been released to the property manager.

Buildings acquired from the contractor;

Phase I: Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & Leasing Center

Phase II: Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.

Occupied Units:

Phase I: One hundred eighty, of the one hundred ninety-seven units are currently occupied (91% occupied).

Phase II: Twenty-four, of the available one hundred thirty-nine units are currently occupied (17% occupied). An additional nineteen applications have approvals pending.

**D Phase 3 Design Development and Construction Documents**

On the northeast quadrant of Block 'B', a seventy-six unit mid-rise for seniors is planned. Construction documents have been forwarded to the City for permit review and issuance of the building permit is pending payment of fees by the contractor. The Rental Term Sheet was submitted to HUD in November and the Evidentiary Documents were submitted in December to HUD for review and approval in advance of an anticipated March closing.

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**E Developer Work in Progress**

MGD is currently focused on the following activities:

- i. Phase I, Final Endorsement coordination with FHA.
- ii. Phase II, Final Endorsement coordination with FHA.
- iii. Phase III Block 'A' & Block 'B' North Development.
- iv. Phase III Closing.
- v. Coordination with City of Birmingham Parks and Recreation Department, and vicinity entities regarding Marconi Park.
- vi. Property Management services, including marketing, maintenance and coordination/interaction with residents.

**F Approvals Status**

Phase III Rental Term Sheet – Pending

Phase III Evidentiary Documents – Pending

**G Project Related Meetings**

February 07

Phase III – Closing Coordination Conference Call:

HABD HOPE VI Progress Review Meeting

February 14

Phase III – Closing Coordination Conference Call:

February 19

HABD Board of Commissioners Meeting:

February 21

HABD HOPE VI Progress Review Meeting

February 28

Ribbon Cutting Ceremony at Southampton

**H Document Submissions and Notices**

- o January Progress Report submitted to HABD by PMT.

**I Key Project Issues**

- i. Phase 3 Mid-Rise Project – Closing.
- ii. Phase 3 Mid-Rise Project – Construction Services Phase
- iii. Home Ownership Program
- iv. Block 'A' & Block 'B' North conceptual design coordination.
- v. Marconi Park Planning Process w/ City of Birmingham

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**III. GLENBROOK AT OXMOOR - PROJECT PROGRESS OVERVIEW**

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**I. Off-Site Development - Project Progress Overview**

The RFP was released and forwarded to potential proposers, September 8, 2004, with the Pre-proposal Conference, held on September 23<sup>rd</sup>. Ten proposer entities were represented at this meeting. One proposal was received on September 30, 2004, from Pennrose Properties, LLC/Formation Methods, LLC (P/FM). The Master Development Agreement was executed on September 13, 2005.

The Developer did submit an 'out-of-cycle' tax credit application to the AHFA. Based upon preliminary feedback from the AHFA, Pennrose/Formation Methods has withdrawn the application, planning to resubmit in a couple of months an enhanced application.

**A Project Related Meetings**

February 07

HABD HOPE VI Progress Review Meeting

February 19

HABD Board of Commissioners Meeting:

February 20

Project Status / Next Steps Conference Call

**B Document Submissions and Notices**

- o None

**C Key Project Issues**

- i. Project Budget
- ii. AHFA Out-of-Cycle Tax Credit Application
- iii. Development Plan

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SECTION 3  
STATUS REPORTS

**IV. GRANT PROGRAM FINANCIAL STATUS**

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.

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APPENDIX

- INFORMATIONAL PHOTOS.
  
- KEY PROJECT ACTIVITIES SCHEDULE, 28 February 2007.
  
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 28 February 2007.
  
- PARK PLACE: PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 28 February 2007.

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**SOUTHAMPTON – RIBBON CUTTING CEREMONY**

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**SOUTHAMPTON – RIBBON CUTTING CEREMONY**