

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

METROPOLITAN GARDENS
HOPE VI GRANT PROGRAM

PROGRESS REPORT
March 2008

Program Managers _____

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April 3, 2008

PARK PLACE
GLENBROOK AT OXMOOR

**HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT**

**PROGRESS REPORT No. 93
March 2008**

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PARK PLACE GLENBROOK AT OXMOOR

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SECTION 1 EXECUTIVE SUMMARY

PROJECT PROGRESS OVERVIEW

Park Place

- **Phase III – 76 Unit Mid-Rise Building Construction;**

- **Construction Progress** – 64% complete,

- The contractor has completed the underground site utilities installations services; masonry services are 39% complete; metal related services inclusive of metal stairs and railings are 62% complete; wood related services inclusive of rough hardware, framing for walls and roofing and finish carpentry services are 91% complete; roofing related services are 62% complete; doors and windows related services are 28% complete; drywall services inclusive of painting are 14% complete; elevator work is 10% complete; HVAC and plumbing services are 77% complete; and electrical related services are 65% complete.

- **Property Management Recap**

- Occupied Units:

- Phase I: One hundred eight-three, of the one hundred ninety-seven units are currently occupied 93% occupied.

- Phase II: One hundred seventy-nine, of the available one hundred ninety-eight are currently occupied 90% occupied.

- Regarding the Phase III Mid-Rise, the Property Manager plans to populate this facility from the waiting list developed in association with the two rental phases.

- **Document Submissions and Notices**

- February Progress Report submitted to HABD by PMT.
 - Park Place Phase III, Construction Payment Application No. 6
 - Park Place Phase II Infrastructure Payment Application No. 15

Glenbrook at Oxmoor

- **Phase I**

- The Developer submitted the Site Acquisition Proposal that was forwarded to HUD for approval. A revised budget has been submitted by the Developer and is being reviewed and the developer is continuing to submit appropriate documentation to AHFA, as they proceed towards an April 30, 2008 Phase I closing.
 - The Rental Term Sheet package has been forwarded to HUD for approval, as well as the Phase I Environmental Review Report.

- **Phase II**

- The Developer also submitted a tax credit application to the AHFA, for the second rental phase of the development.

Financial Submittals

- **Grant Program Financial Submittals**

- Park Place Phase III, Construction Payment Application No. 6
 - Park Place Phase II Infrastructure Payment Application No. 15
 - Oxmoor Phase I Pre-Development Loan Payment Application No. 3

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SECTION 2
STATUS REPORTS

I. HOME OWNERSHIP PROGRAM

March 2008

In Mason City, three separate initiatives are in progress;

- ❖ Phase A, a four house construction procurement with BRIC Construction providing services, the contract was executed in August 2007. BRIC has the four houses framed and closed in with interiors framed and drywall installed; the project sequencing is currently behind schedule.
- ❖ Phase B, a sixteen (16) house construction solicitation IFB was issued and KSH was the recommended contractor to be awarded this contract. The contract has been forwarded to and signed by the contractor. A Notice to Proceed and pre-construction meeting are anticipated to occur before the end of the month.
- ❖ Phase C, is the identification of an additional six to ten lots by HABD staff, for a third construction phase. The staff is currently verifying ownership criteria; approval to precede with the property acquisitions is anticipated within a few weeks.

In Southhampton, all of the houses have been certified as substantially complete and City of Birmingham Certificates Of Occupancy have been issued. All nine houses have closed.

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

March 2008

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.

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SECTION 2
STATUS REPORTS

1. **Payment Applications:**
Phase II - Infrastructure-Street Improvements; Payment Application No. 15.

- iii. **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.

- iv. **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.

- v. **Phase I - New Rental Units Construction;**
Construction - 100% complete. Close-out and HABD final payments have been processed. Final Endorsement closing with FHA occurred on May 25, 2007.

- vi. **Phase II - New Rental Units Construction;**
 1. **Construction Progress** – 100% complete, based on the total construction contract value. Payment of the construction retainage funds is pending per the Final Endorsement closing process with FHA.

 2. **Payment Applications:**
None submitted during this reporting period. Final retainage release is still outstanding

- vii. **Phase III – 76 Unit Mid-Rise Building Construction;**
 1. **Construction Progress** – 64% complete, Capstone Construction is the contractor building this facility. The planned construction duration is 270 days and the NTP was issued on October 1, 2007.

The contractor has completed the underground site utilities installations services; masonry services are 39% complete; metal related services inclusive of metal stairs and railings are 62% complete; wood related services inclusive of rough hardware, framing for walls and roofing and finish carpentry services are 91% complete; roofing related services are 62% complete; doors and windows related services are 28% complete; drywall services inclusive of painting are 14% complete; elevator work is 10% complete; HVAC and plumbing services are 77% complete; and electrical related services are 65% complete.

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SECTION 2
STATUS REPORTS

2. Payment Applications:

Park Place Phase III, Construction Payment Application No. 6.

C Property Management Recap

The Property Manager reports that speculative traffic/activity continues to be strong. All of the phase I, one hundred ninety-seven units and phase II, one hundred ninety-eight units are being managed by the property manager.

Buildings being managed by the property manager;

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 eight-three, of the one hundred ninety-seven units are currently occupied 93% occupied.

Phase II: One hundred seventy-nine, of the available one hundred ninety-eight are currently occupied 90% occupied.

Regarding the Phase III Mid-Rise, the Property Manager plans to populate this facility from the waiting list developed in association with the two rental phases.

D Developer Work in Progress

MGD is currently focused on the following activities:

- i. Phase II, Final Endorsement coordination with FHA.
- ii. Phase III Block 'A' Development.
- iii. Coordination via the non-profit Carraway CDC, with the City of Birmingham, City of Birmingham Parks and Recreation Department, and area neighborhood groups / organizations regarding Marconi Park.
- iv. Property Management services, including marketing, maintenance and coordination/interaction with residents.

E Approvals Status

None Pending

F Project Related Meetings

March 17

HABD Board of Commissioners Meeting:

March 19

Phase III Mid-Rise Bi-Weekly OAC Meeting

HABD HOPE VI Progress Review Meeting

G Document Submissions and Notices

- o February Progress Report submitted to HABD by PMT.
- o Park Place Phase III, Construction Payment Application No. 6
- o Park Place Phase II Infrastructure Payment Application No. 15

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SECTION 2
STATUS REPORTS

H Key Project Issues

- i. Phase 3 Mid-Rise Project – Construction Services Phase
- ii. Home Ownership Program
- iii. Block 'A' & Block 'B' North conceptual design coordination.
- iv. Community Center Programming Coordination
- v. Marconi Park Planning Process w/ City of Birmingham, ONB and Community Neighbors
- vi. Clarification of the City of Birmingham's financial commitment towards the infrastructure implementation.

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SECTION 3
STATUS REPORTS

III. GLENBROOK AT OXMOOR - PROJECT PROGRESS OVERVIEW

March 2008

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 23rd. 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 in early 2007. Based upon preliminary feedback from the AHFA, the application was withdrawn. In September 2007, the Developer submitted an enhanced application in advance of the October AHFA Board meeting. The AHFA Board approved the application for funding at the October 10th Board meeting.

The Developer submitted the Site Acquisition Proposal that was forwarded to HUD for approval. A revised budget has been submitted by the Developer and is being reviewed and the developer is continuing to submit appropriate documentation to AHFA, as they proceed towards an April 30, 2008 Phase I closing.

The Rental Term Sheet associated with the first rental phase has been submitted and reviewed by the PMT and HABD HOPE VI attorney's. The final RTS package has been forwarded to HUD for approval, as well as the Phase I Environmental Review Report.

The Developer also submitted a tax credit application to the AHFA, for the second rental phase of the development.

A Approvals Status

Site Acquisition Proposal – Being Reviewed by HUD
Phase I Environmental Review - Being Reviewed by HUD
Rental Term Sheet – Being Reviewed by HUD

B Project Related Meetings

March 17
HABD Board of Commissioners Meeting:
March 19
HABD HOPE VI Progress Review Meeting

C Document Submissions and Notices

Oxmoor Phase I Pre-Development Loan Payment Application No. 3
Phase II Tax Credit Application to AHFA
Phase I Environmental Review Submission to HUD
Phase I Rental Term Sheet to HUD

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SECTION 3
STATUS REPORTS

D Key Project Issues

- i. Project Budget
- ii. Development Plan
- iii. Phase I - AHFA Tax Credit Award submissions
- iv. Site Acquisition Approval Process via HUD
- v. Phase I – Closing
- vi. Phase II – AHFA Tax Credit Application - Status

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SECTION 4
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.

- Park Place Phase III, Construction Payment Application No. 6
- Park Place Phase II Infrastructure Payment Application No. 15
- Oxmoor Phase I Pre-Development Loan Payment Application No. 3

SECTION 5
APPENDIX

- SITE; UPDATE PHOTOS
- IMS WEEKLY REPORT; PARK PLACE PHASE I, 31 March 2008
- IMS WEEKLY REPORT; PARK PLACE PHASE II, 31 March 2008
- KEY PROJECT ACTIVITIES SCHEDULE, updated to 31 March 2008.
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31 March 2008.

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PARK PLACE - PHASE III
Masonry Installations

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PARK PLACE - PHASE III
Kitchen/Living Area

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PARK PLACE - PHASE III
Stockpiled Gypsum Board on an Upper Level

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PARK PLACE - PHASE III
Framing at Lower Level for Mailboxes

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PARK PLACE - PHASE III
Corner Unit View w/ Balcony Beyond

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PARK PLACE - PHASE III
Living Area of Interior Unit w/ Courtyard Beyond

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PARK PLACE - PHASE III
Kitchen Plumbing Wall

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PARK PLACE - PHASE III

OCCUPANCY REPORT

Week Ending:

3/31/2008

Property Name:

Park Place Apartments Phase I

UNITS			VACANT UNITS	VACANT UNITS	ON NOTICE	ON NOTICE	AVAILABLE FOR LEASE		OCCUPANCY			MOVE-INS/MOVE-OUTS			
TOTAL UNITS	UNDER CONSTR.	RENTABLE UNITS	TOTAL	PRE-LEASED		PRE-LEASED	UNITS	AVAIL. %	LAST WEEK	THIS WEEK	OCC %	MOVE INS	MOVE OUTS	NET	
			+	-		+	-	=							
PROGRAMS															
Authority Assisted Units	87	0	87	8	5	0	0	2	2%	80	79	91%	0	1	-1
Affordable Units	40	0	40	3	2	0	0	1	3%	38	37	93%	0	1	-1
Market Units	70	0	70	3	2	0	0	2	3%	67	67	93%	0	0	0
SUMMARY	197	0	197	14	9	0	0	5	3%	185	183	93%	0	2	-2

TRAFFIC/RENTALS

	Waiting List	Traffic	Appl.	Denials	Unqualified	Net Appl.	Appl. Approved	Appl. Pending
Authority Assisted Units	321	16	1	0	15	0	0	0
Returning Resident List	0		0	0	0	0	0	0
Affordable Units	0	7	1	0	3	0	1	6
Market Units	0	3	1	0	0	0	1	0
Section 8 Voucher	0	0	0	0	0	0	0	0
SUMMARY	321	26	3	0	18	0	2	6

PENDING	TRUE
14	

EVICCTIONS

Prepared by: Sheryl Stoffregen

Property Manager: Sheryl Stoffregen

Regional Manager: Janice Clark

OCCUPANCY REPORT

Week Ending:

3/31/2008

Property Name:

Park Place Apartment Phase II

	UNITS			VACANT UNITS	VACANT UNITS	ON NOTICE	ON NOTICE	AVAILABLE FOR LEASE		OCCUPANCY			MOVE-INS/MOVE-OUTS		
	TOTAL UNITS	UNDER CONSTR.	RENTABLE UNITS	TOTAL	PRE-LEASED		PRE-LEASED	UNITS	AVAIL. %	LAST WEEK	THIS WEEK	OCC %	MOVE INS	MOVE OUTS	NET
				+	-	+	-	=							
PROGRAMS															
Authority Assisted Units	85	0	85	10	8	0	0	2	2%	73	75	88%	4	2	2
Affordable Units	35	0	35	6	2	0	0	4	11%	28	29	83%	2	1	1
Market Units	78	0	78	3	2	2	1	2	1%	75	75	96%	0	0	0
SUMMARY	198	0	198	19	12	2	1	8	4%	176	179	90%	6	3	3

TRAFFIC/RENTALS

	Waiting List	Traffic	Appl.	Denials	Unqualified	Net Appl.	Appl. Approved	Appl. Pending
Authority Assisted Units	470	8	1	0	7	1	0	6
Returning Resident List	0	0	0	0	0	0	0	0
Affordable Units	0	5	3	2	0	1	0	2
Market Units	0	5	1	0	0	1	1	0
Section 8 Voucher	0	0	0	0	0	0	0	0
SUMMARY	470	18	5	2	7	3	1	8

PENDING	TRUE
10	0

EVICCTIONS

Prepared by: Sheryl Stoffregen

Property Manager: Sheryl Stroffegen

Regional Manager: Janice Clark

METROPOLITAN GARDENS REVITALIZATION










KEY PROJECT ACTIVITIES

ID	Task Name	Start	Finish	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
				H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2
30	Reloc. - Relocate Residents Block D, E, F	Mon 10/16/00	Fri 9/14/01												
31	Reloc. - Relocate Residents Block C	Tue 5/1/01	Wed 1/30/02												
32	Reloc. - Phase 2 - Relocate Residents Block B	Mon 6/18/01	Mon 10/28/02												
33	Reloc. - Phase 2 - Relocate Residents Block A	Mon 6/13/05	Fri 3/3/06												
34	Resident Services	Wed 12/13/00	Fri 6/29/07												
35	CSS Implementation	Wed 12/13/00	Fri 6/29/07												
36	Design & Documents	Tue 1/8/02	Fri 8/29/08												
37	Submit Disposition Application to HUD	Tue 1/8/02	Tue 1/8/02												
38	HUD review/approve Disposition Application	Mon 1/14/02	Mon 8/25/03												
39	Contract Docs - Phase 1 - 100% complete	Fri 5/30/03	Fri 5/30/03												
40	Design Development - Phase 2 - 100% complete	Tue 1/27/04	Tue 1/27/04												
41	Design Development - Phase 3 - 100% complete	Fri 9/29/06	Fri 9/29/06												
42	Contract Docs - Phase 3 - 100% complete	Mon 1/1/07	Mon 1/1/07												
43	Design Development - Phase 4 - 100% complete	Fri 5/30/08	Fri 5/30/08												
44	Contract Docs - Phase 4 - 100% complete	Fri 8/29/08	Fri 8/29/08												
45	Site Prep, Haz Mat Abatement & Demolition	Mon 2/18/02	Fri 3/31/06												
46	Demolition Phase 1 - NTP	Mon 2/18/02	Mon 2/18/02												
47	Demolition - Phase One	Thu 2/21/02	Thu 4/24/03												
48	Demolition Phase 2A - NTP Block B	Wed 10/30/02	Wed 10/30/02												
49	Demolition Phase 2A Block B	Wed 10/30/02	Thu 4/24/03												
50	Infrastructure - Bid Opening	Tue 2/11/03	Tue 2/11/03												
51	Infrastructure Phase 1 - NTP	Mon 6/16/03	Mon 6/16/03												
52	Infrastructure Phase 1 - Construction	Mon 6/23/03	Thu 8/26/04												
53	Demolition - Phase 1 - Final Completion	Thu 10/30/03	Thu 10/30/03												
54	Demolition - Phase 2A - Block B - Final Completion	Thu 10/30/03	Thu 10/30/03												
55	Demolition - Phase 2B Block A NTP	Mon 4/18/05	Mon 4/18/05												
56	Demolition - Phase 2B Block A	Tue 4/19/05	Fri 3/31/06												
57	Construction	Mon 5/19/03	Tue 6/7/11												
58	Construction - Phase 1 - Permits	Mon 5/19/03	Fri 12/19/03												

Project: 080407 Key Project Activities Date: Thu 4/17/08	Task		Milestone		External Tasks	
	Split		Summary		External Milestone	
	Progress		Project Summary		Deadline	

METROPOLITAN GARDENS REVITALIZATION KEY PROJECT ACTIVITIES

ID	Task Name	Start	Finish	2000		2001		2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		
				H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1
59	Phase 1 - Construction B, C, F	Tue 12/23/03	Tue 10/4/05																									
60	Phase 1 - Construction NTP	Mon 12/22/03	Mon 12/22/03																									
61	Phase 2 - Construction NTP	Mon 1/10/05	Mon 1/10/05																									
62	Phase 2 - Construction D, E, F	Mon 1/10/05	Wed 1/31/07																									
63	Phase 3 - Construction NTP	Mon 10/1/07	Mon 10/1/07																									
64	Phase 3 - Construction Block B - 64% Complete	Tue 10/2/07	Mon 10/13/08																									
65	Phase 4 - Construction Ownership Units	Mon 6/2/08	Tue 4/21/09																									
66	Off-Site; Phase I - Construction NTP	Mon 5/12/08	Mon 5/12/08																									
67	Off-Site; Phase I - Construction	Tue 5/13/08	Fri 7/31/09																									
68	Off-Site; Phase II - Construction NTP	Fri 12/19/08	Sun 12/21/08																									
69	Off-Site; Phase II - Construction	Mon 12/22/08	Mon 6/21/10																									
70	Off-Site; Phase III - Construction NTP	Thu 1/14/10	Thu 1/14/10																									
71	Off-Site; Phase III - Construction	Fri 1/15/10	Tue 6/7/11																									

Project: 080407 Key Project Activities Date: Thu 4/17/08	Task		Milestone		External Tasks	
	Split		Summary		External Milestone	
	Progress		Project Summary		Deadline	

METROPOLITAN GARDENS REVITALIZATION

60 DAY LOOK AHEAD - WORK IN PROGRESS

ID	Task Name	Start	Finish	2008				2009	
				Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
1	Finance	Fri 6/15/07	Fri 6/15/07						
2	Phase 3 - Closing	Tue 9/11/07	Tue 9/11/07	◆ 9/11					
3	Phase 4 - Closing	Thu 5/22/08	Thu 5/22/08				◆ 5/22		
4	Resident Services	Fri 6/15/07	Fri 6/15/07						
5	CSS Implementation	Wed 12/13/00	Thu 6/28/07						
6	Design & Documents	Mon 5/28/07	Wed 9/10/08	[Summary Bar]					
18	Construction	Fri 9/14/07	Fri 7/31/09	[Summary Bar]					
19	Construction - Community Center	Mon 6/2/08	Mon 10/6/08				[Task Bar]		
20	Construction - Phase 3; Permits & Approvals	Fri 9/14/07	Fri 9/14/07	↓					
21	Construction - Phase 3; NTP	Mon 9/17/07	Mon 9/17/07	◆ 9/17					
22	Construction - Phase 3; Blk B North - 64% Complete	Tue 10/2/07	Mon 10/13/08	[Task Bar]					
23	Construction - Phase 3; Mobilization	Tue 9/18/07	Mon 10/1/07	[Task Bar]					
24	Construction - Subst. Comp. Comm. Center	Tue 10/7/08	Tue 10/7/08					◆ 10/7	
25	Construction - Phase 4; Homeownership Units	Thu 9/11/08	Fri 7/31/09					[Task Bar]	
26	Close-Out & Commissioning	Mon 10/2/06	Wed 8/1/07	[Summary Bar]					
27	Phase 2 Lease-Up	Mon 10/2/06	Wed 8/1/07	[Task Bar]					
28	DOFA - Phase 2	Fri 3/30/07	Fri 3/30/07						
29	Phase 2 - Close-out Certified	Fri 7/27/07	Fri 7/27/07	◆ 7/27					
30	EIOP - Phase 2	Mon 6/4/07	Mon 6/4/07	1/4					
31	Off-Site Development	Mon 8/7/06	Fri 10/7/11	[Summary Bar]					
32	Off-Site Housing Dev't / Acquis. 100 PH	Mon 8/7/06	Fri 10/7/11	[Task Bar]					
33	Prepare LIHTC Application	Fri 12/29/06	Wed 2/14/07						
34	Site Masterplan	Wed 1/31/07	Tue 7/31/07	[Task Bar]					
35	Schematic Design	Fri 6/1/07	Tue 7/31/07	[Task Bar]					
36	Submit ARP	Mon 7/16/07	Fri 9/14/07	[Task Bar]					
37	HUD Approve ARP	Mon 9/17/07	Mon 10/15/07	[Task Bar]					
38	HUD Part 50 Environmental Review	Mon 9/17/07	Mon 10/15/07	[Task Bar]					
39	Submit LIHTC Application	Thu 2/15/07	Thu 2/15/07						
40	AHFA Review LIHTC Application	Fri 2/16/07	Fri 2/23/07						

Project: 080407 60 Day Look Ahead Date: Thu 4/17/08	Task	[Blue Hatched Bar]	Milestone	◆	External Tasks	[Grey Bar]
	Split	[Dotted Blue Bar]	Summary	[Black Arrow Bar]	External Milestone	◆
	Progress	[Black Bar]	Project Summary	[Grey Arrow Bar]	Deadline	↓

METROPOLITAN GARDENS REVITALIZATION 60 DAY LOOK AHEAD - WORK IN PROGRESS

ID	Task Name	Start	Finish	2008					2009
				Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
41	Design Development	Wed 8/1/07	Mon 10/15/07						
42	Prepare Construction Documents	Tue 10/23/07	Tue 1/22/08						
43	Prepare LIHTC Application - Resubmittal	Mon 7/16/07	Fri 9/14/07						
44	Re-Submit LIHTC Application	Thu 10/4/07	Thu 10/4/07						
45	Phase I - LIHTC Award	Thu 10/11/07	Thu 10/11/07						
46	Prepare RTS/MFP	Wed 12/12/07	Fri 2/15/08						
47	Prepare Evidentiary Documents	Tue 1/8/08	Fri 3/7/08						
48	Submit Mixed Finance Proposal (RTS)	Mon 3/3/08	Mon 3/3/08						
49	HUD Review-Approve RTS	Tue 3/4/08	Mon 4/28/08						
50	Phase II - Submit LIHTC Application	Thu 3/13/08	Thu 3/13/08						
51	Submit Evidentiary Documents	Mon 3/10/08	Mon 3/10/08						
52	HUD Review-Approve Evidentiary	Tue 3/11/08	Fri 4/25/08						
53	Phase I - Bid Out	Mon 3/17/08	Tue 4/15/08						
54	City Permit Review	Mon 3/24/08	Tue 5/6/08						
55	Phase I - Closing	Thu 5/8/08	Thu 5/8/08						
56	Phase I - Construction NTP	Fri 5/9/08	Fri 5/9/08						
57	Phase I - Construction	Mon 5/12/08	Fri 7/31/09						
58	Phase II - Award of Tax Credits	Thu 8/7/08	Thu 8/7/08						
59	Phase II - Closing	Thu 12/18/08	Thu 12/18/08						
60	Phase II Construction	Mon 12/22/08	Mon 6/21/10						
61	Phase III Construction	Fri 1/15/10	Wed 12/15/10						

Project: 080407 60 Day Look Ahead Date: Thu 4/17/08	Task		Milestone		External Tasks	
	Split		Summary		External Milestone	
	Progress		Project Summary		Deadline	