

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

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

**PROGRESS REPORT**  
**April 2007**

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

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May 2, 2007

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 82  
April 2007

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## SECTION 1 STATUS REPORTS

### I. HOME OWNERSHIP PROGRAM

*April 2007*

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 was released on February 11<sup>th</sup>, with five bids received at the April 27<sup>th</sup>, bid opening. A recommended contractor, Bric Inc. was approved by the HABD Board of Commissioners.

In Southhampton, all of the houses have been certified as substantially complete and City of Birmingham Certificates Of Occupancy issued. The contractor has a few minor punch list items to rectify. Four closings have occurred to date and the other closings are pending.

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

*April 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.

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SECTION 1  
STATUS REPORTS

- iii. **Phase I - New Rental Units Construction;**  
Construction - 100% complete. Close-out and HABD final payments have been processed.
- iv. **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.
  - 2. **Payment Applications:**  
None submitted during this reporting period. Final retainage release is still outstanding.
- 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 seventy-six, of the one hundred ninety-seven units are currently occupied (89% occupied).

Phase II: Fifty-eight, of the available one hundred ninety-eight are currently occupied (29% occupied). An additional twenty-five applications have approvals pending.

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## SECTION 1 STATUS REPORTS

### **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 May closing. The Developer has been negotiating contract terms with the proposed General Contractor.

### **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 via the non-profit Carraway CDC, 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**

April 04

Phase III – Closing Coordination Conference Call:  
HABD HOPE VI Progress Review Meeting

April 16

HABD Board of Commissioners Meeting:

April 18

HABD HOPE VI Progress Review Meeting

### **H Document Submissions and Notices**

- o March 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. Community Center Programming Coordination
- vi. Marconi Park Planning Process w/ City of Birmingham

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SECTION 2  
STATUS REPORTS

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

*April 2007*

**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 an enhanced application in May 2007. The Developer has also identified project cost reduction measures that needed to be implemented and documented in advance of the next application. The initial master plan required a number of retaining walls, driving up site costs; the Developer is preparing a revised master plan for submission and review to the HABD in early May.

**A Project Related Meetings**

April 04

HABD HOPE VI Progress Review Meeting

April 16

HABD Board of Commissioners Meeting:

April 18

HABD HOPE VI Progress Review Meeting

**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.

SECTION 4  
APPENDIX

- HUD HOPE VI REVITALIZATION GRANT PROGRAM: FINANCIAL SUMMARY REPORT, reporting period; 1st Quarter, Calendar Year 2007
  
- KEY PROJECT ACTIVITIES SCHEDULE, 30 April 2007.
  
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 30 April 2007.