# Dallas Housing Authority Proposed Disposition of the Hall Street Property Draft SAC Application

Residents of the DHA Roseland properties, the Coalition of Resident Council Presidents (the PHA-wide Resident Organization) and the Resident Advisory Board are invited to submit written comments regarding the proposed disposition. Such comments should be submitted to Debbie Quitugua at <a href="mailto:dquitugua@dhadal.com">dquitugua@dhadal.com</a> no later than Thursday, March 13, 2014. DHA will respond in writing to all written comments received by that time. The written comments and DHA's response will be included in the SAC application.

pic Debbie

Quitugua (MW8475)
PIC Main

Development

Inventory Removals

Logoff

Reports

Application Remove from Inventory

Form HUD-52860Supporting DocumentsQuality Checklist Submission

Hub: 6HFTW Fort Worth Hub

Field Office: 6APH FORT WORTH HUB OFFICE

Field Office HA: TX009 Dallas
Application: DDA0005388

**Application Status** 

Application

List

Application Type: Disposition Processor: SAC-Chicago
Application Status: Draft Status Date: 12/17/2013

**Section 1: General Information** 

OMB Approval No. 2577-0075

(exp. 07/31/2008)

Public reporting burden for this collection of information is estimated to average 16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to request permission to demolish or sell all or portion of a development (i.e., dwelling units, non-dwelling property or vacant land) owned and operated by a Housing Authority. The information requested in the application is based on requirements of Section 18 of the United States Housing Act of 1937, as amended and 24 CFR Part 970. HUD will use the information to determine whether, and under what circumstances, to permit HAs to demolish or sell all or a portion of a public housing development. Responses to the collection of information are statutory and regulatory to obtain a benefit. Approval of this application does not substitute approval for funding of the demolition or disposition action. The information requested does not lend itself to confidentiality.

### Modify Section 1

1. Housing Authority: TX009 Dallas 2. Date of Application: Generated by the system upon submission.

3. Address: 3939 N. Hampton Road

City/Locality: DALLAS

State: Texas Zip Code: 75212-1630

4. Phone No: (214) 951 - 8300 Ext. Fax No: (214) 951 - 8800

Email

Address:

info@dhadal.com

5. Executive Director's Name: MaryAnn Russ

Phone No: (214) 951 - 8305 Ext. Fax No: (214) 951 - 8800

Email

mmruss@dhadal.com

Address:

1 of 2 2/12/2014 4:59 PM

6. Primary Contact's Name: Debbie Quitugua

Phone No: (214) 951 - 8308 Ext. Fax No: (214) 224 - 4929

Email

Address: dquitugua@dhadal.com

Return to Application Index



2 of 2 2/12/2014 4:59 PM

<sup>\*</sup> Designates a required field.



**PIC Main** 

Development

Inventory

Removals

Logoff

Remove from Inventory Application Application Review Form HUD-52860Supporting DocumentsQuality Checklist Submission List

ULogoff / Return to Secure Systems

Reports

Hub: **6HFTW Fort Worth Hub** 

Field Office: **6APH FORT WORTH HUB OFFICE** 

Field Office HA: **TX009 Dallas** Application: **DDA0005388** 

**Application Status** 

Application Type: **Disposition** Processor: **SAC-Chicago** Application Status: Status Date: 12/17/2013 **Draft** 

Get Help

Section 2: Long-Term Possible Impact of Proposed Action

Modify Section 2

Enter the total number of units proposed for removal **0** 

1. Performance Funding Subsidy (PFS)

In FY 2012, this HA received \$5160.84 per unit in PFS funds.

The HA realizes that after this activity takes place, PFS will decrease by \$0 / year.

2. Capital Fund Program

In FY 2012, this HA received \$ 1619.93 per unit in Capital funds.

The HA realizes that after this activity takes place, Capital funding will decrease by \$ **0** / year.

Return to Application Index



1 of 1 2/12/2014 5:07 PM Debbie Quitugua (MW8475)

Application Review Remove from Inventory

ULogoff / Return to Secure Systems

Form HUD-52860Supporting DocumentsQuality Checklist Submission

Hub: 6HFTW Fort Worth Hub

Field Office: 6APH FORT WORTH HUB OFFICE

Field Office HA: TX009 Dallas Application: DDA0005388

**Application Status** 

List

Inventory Removals

Logoff

**PIC Main** 

Development

Application Type: Disposition Processor: SAC-Chicago
Application Status: Draft Status Date: 12/17/2013

Get Help

Reports

Section 3: Board Resolution, Environmental Review, and Local Government Consultation

**Modify Section 3** 

1. Board Resolution Number 2. Date of Board Resolution

01/01/1900

- 3. Who is conducting the environmental review?
- Field Office under 24 CFR Part 50
- Responsible Entity under 24 CFR Part 58

If the environmental review is to be performed by a responsible entity, name the entity.

City of Dallas, Texas

4. Jurisdictions covered by the HA (list all cities, counties, etc.): City of Dallas, County of Dallas

5. Letter of Support from Appropriate Government Official is dated: 01/01/1900.

Return to Application Index

1 of 1 2/12/2014 5:09 PM

## Hall Street AMP 1 - TX009000001 Disposition Application Section 3, Line 1 Dallas Housing Authority Board Resolution



### RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO SUBMIT AN APPLICATION TO THE U.S. DEPRARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF THE HALL STREET PROPERTY

WHEREAS, the Housing Authority of the City of Dallas, Texas (DHA) owns approximately 5.4 acres of land bounded by Cochran Street to the north, Hall Street to the east, Flora Avenue to the south, and Watkins Avenue and North Central Expressivaly to the west (the "Hall Street Property"); and

**WHEREAS**, the Property was acquired as part of the revitalization of the Roseland Homes project; and

**WHEREAS**, the Property is in excess of the needs of the Roseland Asset Management Project (AMP-1); and

WHEREAS, DHA proposes to dispose Hall Street Property at fair market value to facilitate the completion of Buckeye Trail Commons and Buckeye Trail Commons II and the redevelopment of the Brooks Manor site (to be known as Los Encinos); and

WHEREAS, DHA anticipates including a deed restriction on the sale such that twenty percent (20%) of any residential housing units developed on the site will be affordable to very-low and low-income families; and

WHEREAS, DHA has consulted with the residents of the Roseland AMP; the Resident Advisory Board; and the PHA-Wide Resident Council (the DHA Council of Presidents, which is composed of the Resident Council President from each housing development that has a resident council); and

WHEREAS, DHA has consulted with local government officials regarding the proposed disposition of the Hall Street Property and has received a letter of support from the Mayor;

**WHEREAS**, the proposed disposition of the Hall Street Property was included in the most recently approved PHA Plan; and

WHEREAS, DHA staff have prepared a Request for Disposition Approval to be submitted to the U.S. Department of Housing and Urban Development as required by 24 CFR 970;

**NOW THEREFORE, BE IT RESOLVED THAT,** to facilitate of the completion of Buckeye Trail Commons and Buckeye Trail Commons II and construction of Los Encinos (formerly Brooks Manor), the Board of Commissioners of the Housing Authority of the City of Dallas, Texas hereby approves the submission to the U.S. Department of Housing and Urban Development (HUD) of a request for disposition approval for the Hall Street Property, such disposition to be at fair market value to the highest bidder according to state law;

**BE IT FURTHER RESOLVED THAT**, the President and CEO is authorized to submit the appropriate application to HUD and take all actions necessary to secure HUD approval of the proposed disposition.

### Hall Street AMP 1 - TX009000001 Disposition Application Section 3, Line 4 Consultation with Government Officials

This section will be finalized prior to submission of the application to the Special Application Center at HUD.



### Hall Street AMP 1 - TX009000001 Disposition Application Section 3, Line 5 Government Official Support

This letter will be provided prior to submission of the application to the Special Application Center at HUD.



ULogoff / Return to Secure Systems



Development

Logoff

Application Review Remove from Reports

List Form HUD-52860 Supporting Documents Quality Checklist Submission

Get Help

Hub: 6HFTW Fort Worth Hub

Field Office: 6APH FORT WORTH HUB OFFICE

Field Office HA: TX009 Dallas Application: DDA0005388

Development: TX009000001 ROSELAND TOWNHOMES, PHASE

Inventory Removals Application Status

Application Type: Disposition Processor: SAC-Chicago
Application Status: Draft Status Date: 12/17/2013

**Section 4: Description of Property** 

Modify Section 4

ROSELAND

1. Development Name: TOWNHOMES, 2. Development Number: TX009000001

PHASE I

3. Date of Full Availability: 4. No. of Residential Buildings: 94

5. No. of Non-Residential Buildings: 2 6. Date Constructed:

7. Scattered Site:

8. Single Family Houses:

3-Plexes:

4-Plexes:

Other:

9. Row House: 482 Walk-Up: 24

High Rise: 0

10. Total Acres of the Development: 33.00

Return to Application Index

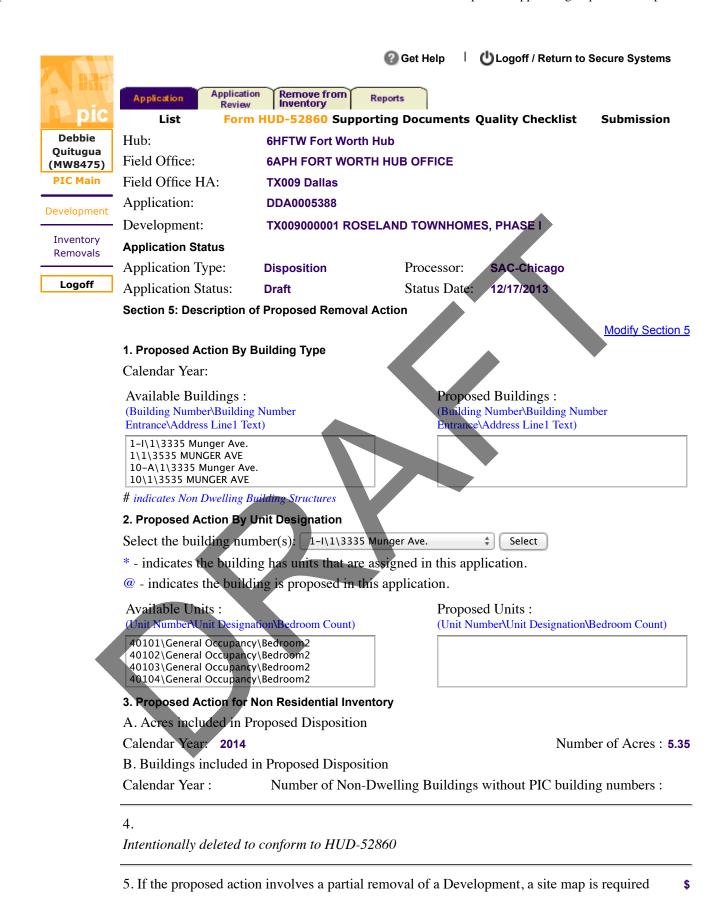
### 11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Existing	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	55	0	9	0	64	0	64
2 Bdrms	235	0	11	0	246	0	246
3 Bdrms	174	0	4	0	178	0	178
4 or more Bdrms	26	0	0	0	26	0	26
Total	490	0	24	0	514	0	514

1 of 2 2/12/2014 5:24 PM



2 of 2 2/12/2014 5:24 PM



1 of 3 2/12/2014 8:07 PM

Other

2 of 3

Section 5, line 12

Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6
7. Which of the following describe the proposed disposition? (Check that which applies)  ☑ A. Disposition at Fair Market Value (FMV)
☐ B. Disposition at less than Fair Market Value (e.g. donation)
☐ C. Disposition which includes an exchange of property
If B and/or C are checked, provide a justification and reference it as Section 5, line 7.
8. What is the value of the property subject to disposition: \$ 8150000.00
Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8
9. Was an appraiser used to determine the value of the property listed at Number 8?
If so, name of appraiser who conducted the appraisal:  Valbridge Property Advisors
Date of appraisal:
10. Calculation of Net Proceeds Estimated Sales Price \$81500000.00 - Debt \$ - Cost & Fees \$31300.00 = Estimated Net Proceeds \$81,468,700.00 Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10
11. How will the Net Proceeds be used?  Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line II
12. What is the estimated cost of demolition? (Include professional fees hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.) (a) \$
(b) Indicate the source of funds:
<ul><li>Operating Funds for FY</li></ul>
☐ CFP Funds for FY
□ CDBG Funds

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as

2/12/2014 8:07 PM

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents 0 B. Complete relocation of residents

0

C. Execution of contract for

removal (e.g. sales contract or 60 D. Actual Removal Action (e.g. demolition or sale closing) 120 demolition contract)

Return to Application Index

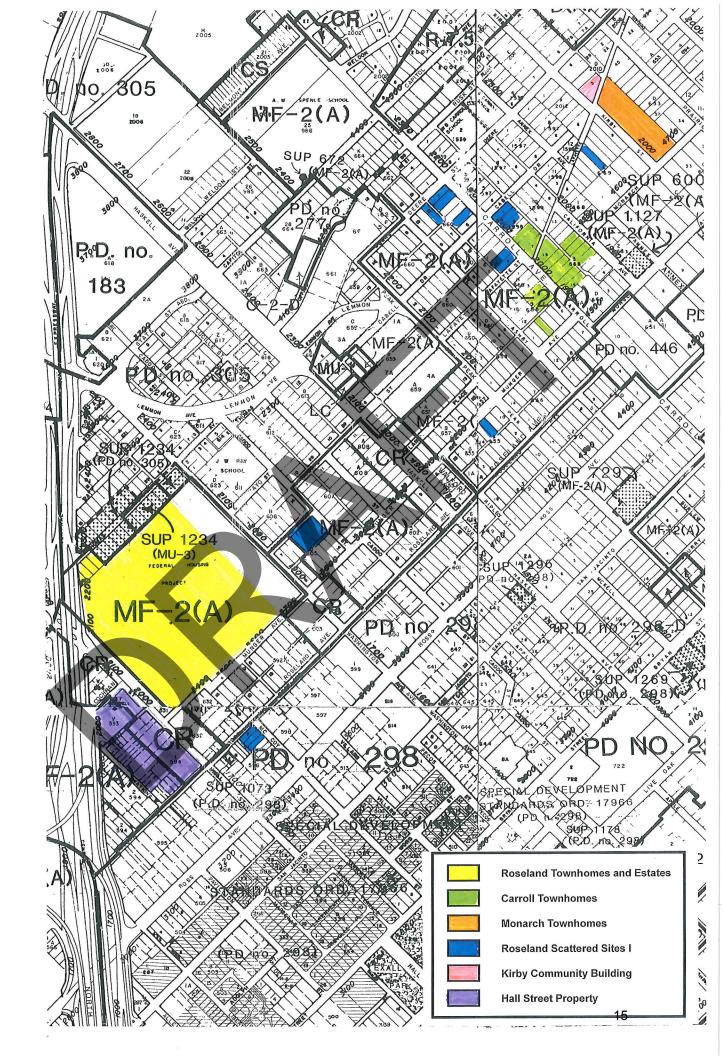


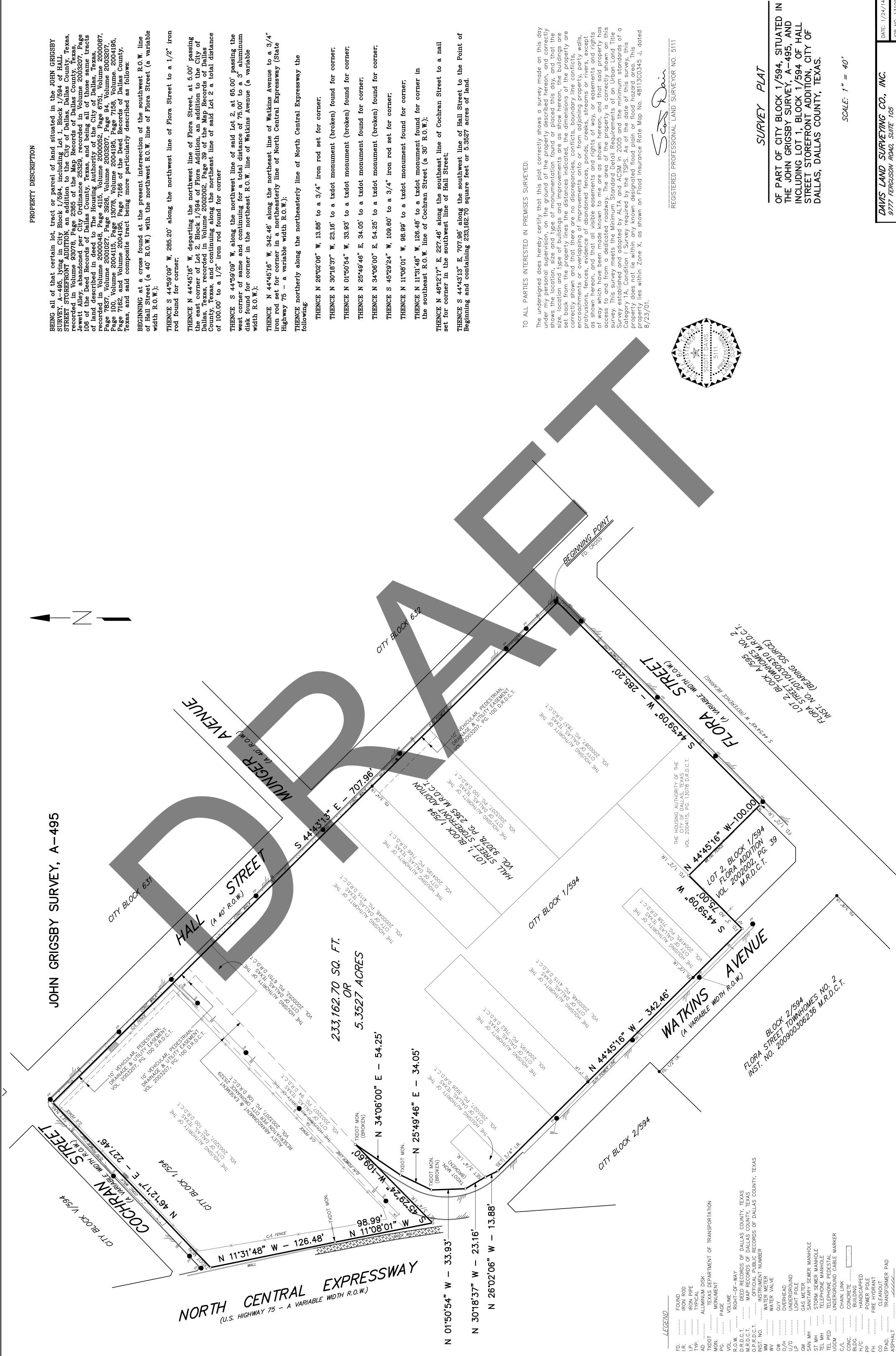
3 of 3 2/12/2014 8:07 PM

Hall Street
AMP 1 - TX009000001
Disposition Application
Section 5, Line 5
Site Map

A site map and survey are included on the following pages.







214-321-0569 DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

16

### Hall Street AMP 1 - TX009000001 Disposition Application Section 5, Line 6 Explanation Regarding Partial Disposition

The Hall Street property is located across the street from the Roseland Estates housing development. The vacant property exceeds the needs of the development and is incidental to, or does not interfere with, continued operation of the remaining portion of the development. DHA does not anticipate developing public housing on the property. A site map showing the housing developments in the AMP and the Hall Street property is included in the attachment labeled Section 5, Line 5. The legal description is also provided in this attachment.

Hall Street
AMP 1 - TX009000001
Disposition Application
Section 5, Line 8
Hall Street Appraisal





### **Appraisal Report**

Hall Street Vacant Land Hall Street and Munger Avenue Dallas, Dallas County, Texas 75204 Report Date: 1-21-2014



Dallas Housing Authority Ms. Debbie Quitugua 3939 North Hampton Road Dallas, Texas 75212

### Valbridge Property Advisors I The Gerald In Teel Company, Inc.

Two Energy Square 4849 Greenville Avenue, Suite 1495 Dallas, Texas 75206 214.446.1611

Valbridge Job No: TX03-13-0806

valbridge.com



Two Energy Square 4849 Greenville Avenue Suite 1495 Dallas, Texas 75206 214.446.1611 phone valbridge.com

01-21-2014

Ms. Debbie Quitugua Dallas Housing Authority 3939 North Hampton Road Dallas, Texas 75212

RE: Appraisal Report

5.339 Acres of Vacant Land at Hall Street and Munger Avenue

Dallas, Dallas County, Texas 75204

Dear Ms. Debbie Quitugua;

In accordance with your request, we have prepared a real property appraisal of the above-referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions.

The property is 5.399 acres of vacant land with some paving located at on the southwest side of Hall Street at Munger Avenue in Dallas, Dallas County, Texas 75204. The subject is further identified as Parcel Numbers 00000114982000000, 00000115003000000, 00059400010010000, Assessor's 00000114997000000 00000115018000000, 00000115054000000, 00000115027000000, 00000115048000000, 00000114994000000, 00000114991000000, 00000115036000000, 00000114988000000 and 00000115060000000. The site measures approximately 5.339 acres or 232,585 square feet.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); the Interagency Appraisal and Evaluation Guidelines; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them.

Dallas Housing Authority is the client in this assignment and is the sole intended user of the appraisal and report. The intended use is for internal decision making regarding a potential sale. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.



Based on the analysis contained in the following report, our value conclusion involving the subject property is summarized as follows:

### **Value Conclusions**

	As Is	
Value Type	Market Value	
Property Rights Appraised	Fee Simple	
Date of Value	January 5, 2014	
Value Conclusion	\$8,150,000	
	\$35 psf	

This letter of transmittal is not considered valid if separated from this report, and must be accompanied by all sections of this report as outlined in the Table of Contents, in order for the value opinions set forth above to be valid.

Respectfully submitted,

Valbridge Property Advisors | The Gerald A. Teel Company, Inc.

Tim Brennan, MAI

Managing Director

Texas License # TX-1321906-G License Expires: 01/31/2016 tbrennan@valbridge.com

Hall Street
AMP 1 - TX009000001
Disposition Application
Section 5, Line 10
Fees and Costs

Legal Fees	\$10,000
Survey	\$2,500
Advertising	\$1,900
Title	\$10,000
DHA Staff Time	\$2,400
Environmental	\$2,500
Appraisal	\$2,000
Total	\$31,300

Hall Street
AMP 1 - TX009000001
Disposition Application
Section 5, Line 11
Use of Proceeds

DHA anticipates using the net proceeds for the completion of the Buckeye Trail Commons project and the redevelopment of the Brooks Manor public housing site.



### Hall Street AMP 1 - TX009000001 Disposition Application Section 5, Line 13 General Timetable

Major Action	Days After Approval of Disposition Application
Begin Relocation of Residents	Not applicable
Complete Relocation of	Not applicable
Residents	
Execution of contract for sale	60
Sale closing	120

Get Help ULogoff / Return to Secure Systems Remove from Inventory Application Reports Review List Form HUD-52860Supporting DocumentsQuality Checklist Submission **Debbie** Hub: **6HFTW Fort Worth Hub** Quitugua Field Office: **6APH FORT WORTH HUB OFFICE** (MW8475) **PIC Main** Field Office HA: **TX009 Dallas** Application: **DDA0005388** Development TX009000001 ROSELAND TOWNHOMES, PHASE I Development: Inventory **Application Status** Removals Application Type: **Disposition** Processor: SAC-Chicago Logoff Status Date: 12/17/2013 Application Status: **Draft** Section 6: Relocation Modify Section 6 1. Occupied units: a. Of the 0 units proposed for removal, 0 are occupied as of the date of this application. Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a). b. Of the 490 total units in the development, 490 units will remain after removal. c. Of the 490 units that will remain after removal, 401 are occupied as of the date of this Application. If any units are listed as occupied in 1(a), complete questions 2-8 2. How many individuals will be affected by this action? 3. How will counseling and advisory services be provided? Attach a narrative explaining and reference it as Section 6, line 3. 4. What housing resources are expected to be used for relocation? Other Public Housing ■ Section 8 □ Other Attach a narrative explaining and reference it as Section 6, line 4. 7. Total cost of relocation expenses No. of Units **Per Unit Cost** Total  $\mathbf{X}$ 

1 of 2 2/12/2014 8:07 PM

5. Estimated cost of counseling and advisory services		
6. Estimated cost of moving expenses		

8. What sources of funding will be used to pay for relocation activities?

Operating Funds for FY:

☐ Capital Fund for FY:

Other

If Other, provide an attachment explaining and reference it as Section 6, line 8.

Return to Application Index

2 of 2 2/12/2014 8:07 PM



(MW8475)

**PIC Main** 

Development Inventory

Removals

Logoff

Get Help ULogoff / Return to Secure Systems

Remove from Inventory Review

List Form HUD-52860Supporting DocumentsQuality Checklist Submission

Reports

Hub: **6HFTW Fort Worth Hub** 

Field Office: **6APH FORT WORTH HUB OFFICE** 

Field Office HA: **TX009 Dallas** Application: **DDA0005388** 

TX009000001 ROSELAND TOWNHOMES, PHASE I Development:

**Application Status** 

Application

Application Type: Processor: SAC-Chicago **Disposition** Status Date: 12/17/2013 Application Status: Draft

Section 7: Resident Consultation

Modify Section 7

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

### If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development

none

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development

**DHA Council of Presidents** 

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13): Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

1 of 2 2/12/2014 8:22 PM 5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB?

O Yes No

 $\odot$ 

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

Return to Application Index



2 of 2 2/12/2014 8:22 PM

### Hall Street AMP 1 - TX009000001 Disposition Application Section 7 Resident Consultation

.

- Line 1 Describe how the residents of the development were informed and consulted about the proposed action.
  - Information to be provided prior to submission of the application.
- Line 2 Resident Council (at development): Provide the name of the Resident Council representing the residents of the development.
  - There is no resident council currently existing at the Roseland development.
- Line 3 Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interest of the residents of the development.
  - The Council of Presidents (COP) serves as the jurisdiction-wide Resident Council. DHA will meet with the COP to discuss the proposed disposition of the Hall Street property.
  - Additional information to be provided prior to submission of the application.
- Line 4 Resident Advisory Board (RAB) (as defined by 24 CFR 903.13).
  - Information to be provided prior to submission of the application.
- Line 5 Were any written comments from the resident received?
  - To be completed prior to submission of the application.

### Hall Street AMP 1 - TX009000001 Disposition Application Section 7 Resident Consultation

.

- Line 1 Describe how the residents of the development were informed and consulted about the proposed action.
  - Information to be provided prior to submission of the application.
- Line 2 Resident Council (at development): Provide the name of the Resident Council representing the residents of the development.
  - There is no resident council currently existing at the Roseland development.
- Line 3 Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interest of the residents of the development.
  - The Council of Presidents (COP) serves as the jurisdiction-wide Resident Council. DHA will meet with the COP to discuss the proposed disposition of the Hall Street property.
  - Additional information to be provided prior to submission of the application.
- Line 4 Resident Advisory Board (RAB) (as defined by 24 CFR 903.13).
  - Information to be provided prior to submission of the application.
- Line 5 Were any written comments from the resident received?
  - To be completed prior to submission of the application.

ULogoff / Return to Secure Systems



**Inventory Removals** 

Logoff

Hub: 6HFTW Fort Worth Hub
Field Office: 6APH FORT WORTH HUB OFFICE

Application

Review

Field Office HA: TX009 Dallas
Application: DDA0005388

Development: TX009000001 ROSELAND TOWNHOMES, PHASE I

Get Help

Remove from Inventory

Reports

**Application Status** 

Application

Application Type: **Disposition** Processor: **SAC-Chicago** 

Application Status: Draft

Status
Date:

12/17/2013

Section 8: Offer of Sale

**Modify Section 8** 

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3):

YesNo

Note: Additional options may be displayed upon selecting an answer

- 2. If yes, check the exception below:
- 24 CFR 970.9 (b)(3)(i): a unit of state or local government requests to acquire vacant land that is less than two acres in order to build or expand its public services (a local government wishes to use the land to build or establish a police substation)
- 24 CFR 970.9 (b)(3)(ii): the PHA seeks disposition outside the public housing program to privately finance or otherwise develop a facility to benefit low-income families (e.g., day care center, administrative building, mixed-finance housing, or other types of low-income housing)
- 24 CFR 970.9 (b)(3)(iii): the units that have been legally vacated in accordance with the HOPE VI program, the regulations at 24 CFR Part 971, or the Required Conversion regulations at 24 CFR part 972, excluding developments where the PHA has consolidated vacancies
- 24 CFR 970.9 (b)(3)(iv): the units are distressed units required to be converted to tenant-based assistance under Section 33 of the Act
- 24 CFR 970.9 (b)(3)(v): the proposed disposition is for non-dwelling property, including administration and community buildings, and maintenance facilities. If No, complete questions #3-7 below.

1 of 2 2/12/2014 8:22 PM

### Return to Application Index



### Hall Street AMP 1 - TX009000001 Disposition Application Section 8, Line 2 Justification for Exception to Offer of Sale Requirement

As noted throughout this application, the appraisal, and the survey, the Hall Street Property is vacant land and therefore is not subject to the offer of sale requirement.



**Debbie Quitugua** 

(MW8475)

**PIC Main** 

Development

**Inventory Removals** 

Logoff

**@** Get Help ULogoff / Return to Secure Systems

Application Remove from Application Reports Inventory

List Form HUD-52860 Supporting Documents Quality Checklist Submission

Hub: **6HFTW Fort Worth Hub** 

Field Office: **6APH FORT WORTH HUB OFFICE** 

Field Office HA: **TX009 Dallas** Application: **DDA0005388** 

Development: TX009000001 ROSELAND TOWNHOMES, PHASE I

**Application Status** 

Application Type: **Disposition** Processor: SAC-Chicago 12/17/2013 **Application Status: Draft** Status Date:

Section 9: Certification of Compliance

**Modify Section 9** 

1. Attach the applicable PHA Certification of Compliance from the HUD-52860 for the applicable removal action and reference it as Section 9, Line 1: Certification of Compliance

PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition

Section 18 Disposition 24 CFR Subpart F

De Minimis Exception to Demolition

Section 32 Homeownership

Section 33 Required Conversion

Section 22 Voluntary Conversion

**Eminent Domain** 

These Certifications can be found at the SAC web site

2. Attach any applicable addendum(s) from the HUD-52860 (as identified below) for the specific removal action for which you are applying for and reference it as Section 9, Line 2: Addendums

The new HUD-52860 form and its addendums include:

HUD-52860-B:

Total

Development

Cost (TDC)

Calculation Attach for all Demolition actions and for all Disposition actions where the justification is obsolescence

HUD-52860-C:

Attach for all actions involving homeownership Homeownership

HUD-52860-D:

Required Attach for all actions involving the required conversion of public housing units

Conversion

HUD-52860-E: Voluntary

Attach for all actions involving the voluntary conversion of public housing units

Conversion

HUD-52860-F:

**Eminent** Domain

Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site

1 of 2 2/12/2014 8:24 PM

Return to Application Index



### PHA Certification of Compliance Section 18 Demolition/Disposition

Acting on behalf of the Board of Commissioners of the Housing Authority of the City of Dallas, Texas (PHA), as its President and CEO, I approve the submission of this Inventory Removal Application (HUD-52860) dated March 17, 2014 and known as DDA # DDA000 5388, hereinafter referred to as the "Application", of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this Application and the implementation thereof:

- 1) All information contained in the Application (including all attachments and Addendums) is true and correct as of the date of this Application;
- 2) The proposed removal action does not violate any remedial civil rights orders or agreements, compliance agreements, final judgments, consent decrees, settlement agreements, or other court orders or agreements to which this PHA is a party;
- 3) The PHA certifies that it will carry out the proposed removal action in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990 and will affirmatively further fair housing in carrying out the proposed removal action;
- 4) If this proposed removal action involves a disposition and the PHA did not claim an exemption to the Offer of Sale requirement, this PHA sent all required initial written notifications (as described at 24 CFR 970.11) of the proposed sale of the Development to all Established Eligible Organization and the PHA certifies that either it did not receive a response from any notified organization within a 30-day time frame or each notified Established Eligible Organization waived its opportunity to purchase the Development or otherwise rejected the Offer of Sale. The PHA further certifies that it maintains documentation of all documents required by 24 CFR 970.11 on file at its primary business office;
- 5) If an appraisal was submitted at Section 5, the PHA verified that the appraiser was licensed/certified in the state in which the PHA property and received a certification from the appraiser that the appraisal was conducted using generally accepted appraisal methods and maintains this written documentation on file at its central office;
- 6) All dwelling units at the affected development are vacant and have been approved by HUD for demolition, <u>OR</u>, if any dwelling units at the affected development are occupied:
  - The PHA created a Relocation Plan in compliance with all applicable federal, state, and local laws (to the extent those requirements apply), including, without limitation, the Act, 24 CFR 970.21, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) and its implementing regulations at 49 CFR Part 24, and maintains a written copy of the Relocation Plan on file at the central office;
  - The PHA will notify each family residing in a unit affected by this proposed removal action at least 90 days prior to the displacement date, except in cases of imminent threat to health and safety and such notice;
  - The PHA will provide for all actual and reasonable relocation expenses of each resident displaced by this proposed removal action, including residents requiring reasonable accommodation because of disabilities;
  - The PHA will offer any necessary counseling for residents displaced by this proposed removal action;
  - The PHA will not commence the demolition or complete the disposition of any occupied building until all residents residing in the units affect by this proposed removal action are actually relocated;
  - The PHA will provide each family affected by this proposed removal action with comparable housing that meets Housing Quality Standards (HQS) and that is located in an area that is generally not less desirable that the location of the displaced person's housing. This comparable housing may include: (a) actual relocation into the private rental market with Housing Choice Voucher assistance; (b) actual relocation into housing with project-based assistance; or (c) other PHA properties;
- 7) The PHA described the proposed removal action in its PHA Annual Plan and timetable under 24 CFR Part 903 (except in the case of small or high-performing PHAs eligible for streamlined annual plan treatment), and the description in the PHA Annual Plan is identical to the removal action proposed in this Application and otherwise complies with the Act;
- 8) The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or 24 CFR Part 50;
- 9) All attachments and supporting documentation referenced in the Application have been and will continue to be available at all times in the PHA's primary business office:
- 10) The PHA will comply with all reporting and recordkeeping requirements of HUD (including the requirements set forth at 24 CFR 970.35) and shall make all required reports to the applicable HUD Field Office. The PHA acknowledges that reporting and recordkeeping requirements are ongoing and certifies that it will comply with all applicable reporting requirements after it receives any approvals to this action from the SAC;

- 11) The PHA certifies that the proposed removal action complies with all applicable Federal statutory and regulatory requirements;
- 12) The PHA will not take any action to commence the proposed removal action, including without limitation the expenditure of HUD funds, until it receives written approval of this proposed action from HUD.
- 13) The PHA certifies that the reason(s) for this proposed removal action is as described in Exhibit A, attached to and made a part of this Certification.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official MaryAnn Russ	Title President and CEO
Signature	Date