



Public Housing Repositioning Wednesday Webinar Series: How to Prepare and Submit a SAC Application

February 15, 2023

Presenters

Special Applications Center, Office of Public Housing Investments

Jane Hornstein, Director



Arona Hamlin, Neighborhood and Community Investment Specialist



Victoria Vann, Neighborhood and Community Investment Specialist



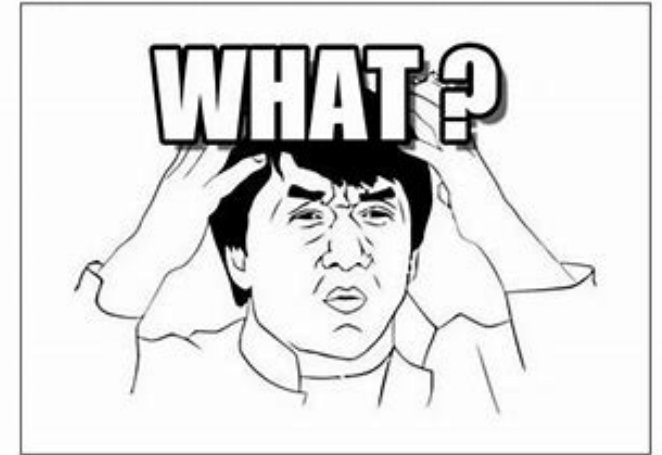
Webinar Topics	Dates
<u>Preservation Strategies</u>	March 17, 2021
<u>Environmental Review Procedures</u>	April 14, 2021
<u>Developer Roles for Repositioning Public Housing</u>	June 30, 2021
<u>Choice Neighborhoods and Repositioning</u>	October 27, 2021
<u>Homeownership Programs for Public Housing Authorities</u>	February 9, 2022
<u>Disaster Strikes!</u> <u>Protecting Residents and Evaluating Property Options</u>	June 22, 2022
<u>Repositioning Non-Dwelling Property: Overview of Tools and Strategic Tips</u>	July 27, 2022
<u>You Have SAC Approval: What Now?</u>	September 28, 2022
<u>Commensurate Public Benefit-Selling Public Housing Property at Below Fair Market Value (FMV)</u>	December 14, 2022
<u>How to Prepare and Submit a SAC Application</u>	February 15, 2022

All webinars are recorded and posted at www.hudexchange.info



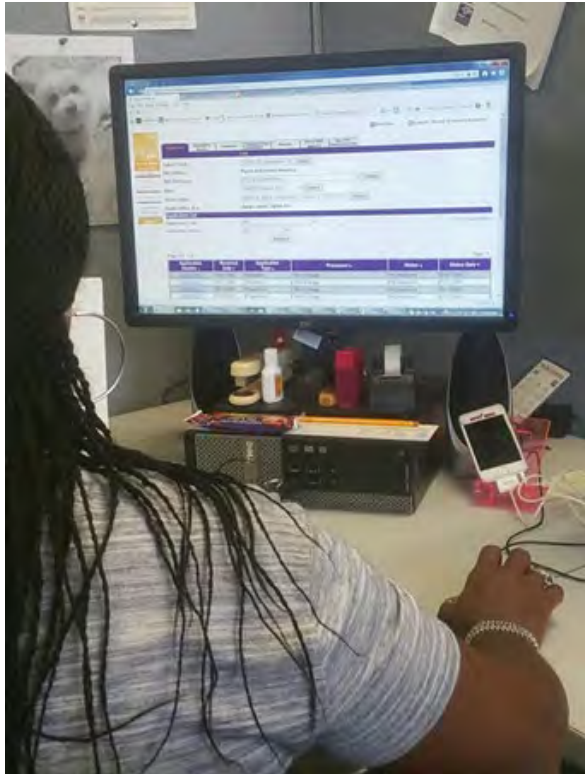
Why are we here?

Today's webinar will provide an overview on the SAC application submission process. SAC Presenters will show screenshots of the IMS/PIC system and required HUD forms to provide the technical assistance PHAs need to ensure a smooth, complete, and efficient application submission.



PHAs must obtain written approval from HUD before undertaking any transaction involving demolition or disposition of PHA-owned property under the Annual Contribution Contract (ACC).

SAC Functions



Review and approve non-funded, non-competitive applications related to:

- Demolition/Disposition
- DeMinimis Demolition
- Eminent Domain
- Homeownership
- Required and Voluntary Conversion, including Streamlined Voluntary Conversion (SVC)
- Retentions

SAC applications are reviewed on a case-by-case basis.
Please note, it typically takes about sixty business days to process a SAC application.

Inventory Removals are Governed under 24 CFR part 970

Federal Register 24 CFR Part 970 Demolition or Disposition of Public Housing Projects



Federal Register

Tuesday,
October 24, 2006

Part II

Department of
Housing and Urban
Development

24 CFR Part 970
Demolition or Disposition of Public
Housing Projects; Final Rule

Notice PIH 2021-07 (HA)



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ESTABLISHED BY 2016 001

Special Attention of:
Public Housing Agencies (PHAs)
Public Housing Directors
Resident Management Corporations

Notice PIH 2021-07 (HA)

Issued: January 19, 2021

This notice supersedes and replaces
Notice PIH 2018-04. This notice
remains in effect until amended,
superseded or rescinded.

Cross-References: Notices PIH 2011-7, 2016-13, 2016-20, 2016-22, 2016-23, 2017-10, 2017-22, 2017-24, 2020-04; RAD Final Implementation Notice Revision 4 (H-2019-09 PIH-2019-23 (HA))

Subject: Demolition and/or disposition of public housing property, eligibility for tenant-protection vouchers, and associated requirements.

1) Purpose. This notice explains application requirements to request HUD approval to demolish and/or dispose of public housing property under Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act) and related Tenant Protection Voucher (TPV) eligibility for such actions. This notice is used in conjunction with HUD's implementing regulations at 24 CFR part 970 and related rules and applies to all SAC applications, including those under review or already approved by HUD if the PHA is requesting an amendment of HUD's approval.

For purposes of this notice, public housing or public housing property means low-income housing, and all necessary appurtenances thereto, assisted under the 1937 Act, other than assistance under 42 U.S.C. 1437f of the 1937 Act (section 9), and includes public housing units developed pursuant to the mixed-finance development method. The term "project" is defined by section 3(b)(1) of the 1937 Act and means housing developed, acquired, or assisted by a PHA under the 1937 Act, and the improvements of any such housing. Public housing includes non-dwelling property (e.g., vacant land, administrative buildings and community buildings) acquired, developed, modernized, operated, or maintained with 1937 Act funds.

The contents of this notice, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

www.hud.gov egsand.hud.gov

Notice PIH 2021-07 (HA) is used in conjunction with HUD's regulations at 24 CFR part 970 and related rules and applies to all SAC applications, including those under review or already approved by HUD if the PHA is requesting an amendment of HUD's approval.

- Link to 24 CFR part 970: https://www.hud.gov/sites/documents/DOC_8090.PDF

- Link to PIH Notice 2021-07: <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-07.pdf>





Inventory Removal Applications

SAC reviews PHAs electronic Inventory Management System/PIH Information Center (IMS/PIC) application and HUD 52860 forms, certifications and narratives, along with other information available to or requested by HUD, on a case-by-case basis.

PHAs **must** complete a HUD-52860 (and addendum) and upload it into IMS/PIC along with any required attachments/supporting

A complete application **must** include:

- 52860 Electronic application in IMS/PIC via the Inventory Removal Module
(sections 1, 2, and 5 are critical)
- HUD Form 52860 (PDF form completed and uploaded into IMS/PIC)
- Applicable HUD Form 52860 Addendum(s)
- **All supporting documentation**

Inventory Removals Submodule Required for all Applications:



HUD -52860 Electronic application in IMS/PIC via the Inventory Removal Module

Secure Systems

User Login [Home](#) [Help](#) [Search](#) [Logout](#)

You must login at least once every 90 days to maintain an active ID. If you do not login again before 21 May 2019, your ID will be automatically deactivated. If your User ID is deactivated, please contact the TAC to reactivate your ID.

Legal Warning

Misuse of Federal Information through the HUD Secure Connection web site falls under the provisions of title 18, United States Code, Section 1030. This law specifies penalties for exceeding authorized access, alterations, damage, or destruction of information residing on Federal Computers.

Warning Notice

The Secure Systems security access software supports Internet Explorer 7.0 browser. Other browsers may not be compatible with this software.

Message of the Day

**** Attention All Users ****

The Following Multifamily application will be down between 6:00pm Eastern, Friday August 30th 2019 until 12:00am Eastern, Sunday August 31st, 2019 for Maintenance.

APPS, M2M, MDDR, TRACS/ARAMS, IREMS

We apologize for any inconvenience!

Message ID# 19480 - Updated By C69223 on Mon Aug 26 11:03:48 EDT (2019)

Inventory Removals Application HUD-52860

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0075
(exp. 08/31/2023)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970), voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972), required conversion (Section 33 of the 1937 Act and 24 CFR part 972), homeownership (Section 33 of the 1937 Act and 24 CFR part 906), relocations under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice), and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section I: General Information	
1. Date of Application:	
2. Name of Public Housing Agency (PHA):	
3. PHA Identification Number:	
4. PHA Address:	
5. Contact Person Name at PHA:	
6. Contact Person Phone No.:	
7. Contact Person Email:	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?	<input type="checkbox"/> Yes <input type="checkbox"/> No

If yes, attach a narrative description of explaining how the proposed removal is consistent with

HUD-52860 in PDF Form

Demolition and Disposition Addendum HUD-52860-A

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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Section I. Demolition	
1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes: <input type="checkbox"/> All units at a development site <input type="checkbox"/> A portion of units at a development site <input type="checkbox"/> Non-dwelling property at a development site <input type="checkbox"/> Non-dwelling property not at a development site (e.g. central PHA administrative building)
If yes, complete questions 2-6 of this section. If no, move on to section 2.	
2. What is the estimated demolition cost?	\$ _____
3. What is the anticipated source of funds for the demolition cost?	<input type="checkbox"/> Capital Funds <input type="checkbox"/> CDBG <input type="checkbox"/> Operating Funds <input type="checkbox"/> Fiscal Year: _____ <input type="checkbox"/> Non-Public Housing Funds (describe: _____)
4. What is the justification for the demolition?	<input type="checkbox"/> Obsolete - Physical Condition <input type="checkbox"/> Obsolete - Location <input type="checkbox"/> Obsolete - Other Factors <input type="checkbox"/> De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions.	



PIC Submission Table

The PIC Submission table is vital! The table is a brief overview of the proposed activity



Screenshot of the HUD PIC Submission Table interface. The browser address bar shows <https://hudapps.hud.gov/pic/demodispo/ddsubmission.asp>. The page title is "Application Submission".

The interface includes a navigation menu with the following items: Application, Application Review, Comments, Remove from Inventory, Reports, DD w/ HUD Approval, Non-PIC Homeownership, and Submission (circled in red). Below the navigation menu, the application details for "Form HUD-52860" are displayed, including HQ Office, HQ Division, Hub, Field Office, Field Office HA, and Application information.

The "Application Status" section shows:

- Application Type: Disposition
- Processor: H48298
- Reviewer: Arona Wiley
- Application Status: Under Review
- Status Date: 05/20/2022

The "Summary of Demolition and/or Disposition Activity" table is as follows:

Development	0-Bdrm Units	1-Bdrm Units	2-Bdrm Units	3-Bdrm Units	4 & 4+ Units	Total Resid. Units	Total Non-Resid. Units	Resid. Bldgs.	Non-Resid. Bldgs.	Total Bldgs.	Acres Disposed
IL024000006 JOHN MURPHY CENTER	42	92	5	0	0	139	0	1	0	1	1.46
Totals:	42	92	5	0	0	139	0	1	0	1	1.46

The page also includes a "View Land Information" link and a "Logoff" button.

Note-The HUD approval letter is based on the proposed submission table.



PIC Application Section 1: General Information

[Get Help](#) | [Logout / Return to Secure Systems](#)

Application
Application Review
Comments
Remove from Boundary
Reports
DB via MFB Approved
Non-PIC Homeownership

List
Form HUD-52850
Supporting Documents
Quality Checklist
Submission

pic

Access Wiley (4022262)

PIC Main

Inventory Removes

Logout

HQ Office: Public and Indian Housing

HQ Division: PO Field Operations

Hub: SHCH Chicago Hub

Field Office: SAPH CHICAGO HUB OFFICE

Field Office HA: IL024 Joliet Housing Authority

Application: DDA001981

Application Status

Application Type:	Disposition	Processor:	H48298
		Reviewer:	Arona Wiley
		Status Date:	05/20/2022

Application Status: Under Review

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 13 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 HA 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, and need not, be confidential.

[Modify Section 1](#)

1. Housing Authority: IL024 Joliet Housing Authority	2. Date of Application: 12/12/2022
3. Address: 6 South Broadway Street	
City/Locality: Joliet	
State: Illinois	Zip Code: 60436
4. Phone No: (815) 727 - 0611 Ext.	Fax No: (815) 727 - 2073
Email Address: msimelton@hajoliet.org	
5. Executive Director's Name: Michael Simelton	
Phone No: (815) 727 - 0611 Ext.	Fax No: (815) 727 - 2073
Email Address: msimelton@hajoliet.org	
6. Primary Contact's Name: Tina Pourroy	
Phone No: (815) 727 - 0611 Ext.	Fax No: (815) 727 - 2073
Email Address: tpourroy@hajoliet.org	

* Designates a required field.

[Return to Application Index](#)

Executive Director

Phone Numbers

Point of Contact (POC)



PIC Application Section 2: Long Term Possible Impact of Proposed Action

Application: **Form HUD-52860**

HQ Office: Public and Indian Housing
 HQ Division: PO Field Operations
 Hub: 5HCHI Chicago Hub
 Field Office: 5APH CHICAGO HUB OFFICE
 Field Office HA: IL024 Joliet Housing Authority
 Application: DDA0011981

Application Status

Application Type:	Disposition	Processor:	H48298
		Reviewer:	Arona Wiley
Application Status:	Under Review	Status Date:	05/20/2022

Section 2: Long-Term Possible Impact of Proposed Action

Enter the total number of units proposed for removal: **139**

- Performance Funding Subsidy (PFS)
 In FY 2018, this HA received \$ 0 per unit in PFS funds.
 The HA realizes that after this activity takes place, PFS will decrease by \$ 0 / year.
- Capital Fund Program
 In FY 2018, this HA received \$ 3157 per unit in Capital funds.
 The HA realizes that after this activity takes place, Capital funding will decrease by \$ 438823 / year.

Total number of units proposed for removal



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

24 CFR 970.13
Environmental
Review

PHA Board signed
off on removal

PHA received a
letter of Support
Government Official

Application Section 3

Application Type: Disposition Processor: H48298
Reviewer: Arona Wiley
Status Date: 05/20/2022

Application Status: Under Review

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

1. Board Resolution Number

2. Date of Board Resolution
11/16/2022

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 Joliet

4. Jurisdictions covered by the HA (list all cities, counties, etc.):
 Will County and Maywood (Cook)

5. Letter of Support from Appropriate Government Official is dated :10/18/2022.

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PIC Application Section 4: Description of Property and Distribution

HUD @ Work | Application Section 4

Search...

[Arona Wiley \(H22362\)](#)
[PIC Main](#)
[Housing Agency](#)
[Development](#)
[Inventory Removals](#)
[Logout](#)

HQ Office: Public and Indian Housing
HQ Division: PO Field Operations
Hub: 5HCHI Chicago Hub
Field Office: 5APH CHICAGO HUB OFFICE
Field Office HA: IL024 Joliet Housing Authority
Application: DDA0011981
Development: IL024000006

Application Status
 Application Type: Disposition Processor: H48298
 Reviewer: Arona Wiley
 Status Date: 05/20/2022
 Application Status: Under Review

Section 4: Description of Property [Modify Section 4](#)

1. Development Name: JOHN MURPHY CENTER
 2. Development Number: IL024000006
 3. Date of Full Availability: 9/27/1966
 4. No. of Residential Buildings: 11
 5. No. of Non-Residential Buildings: 1
 6. Date Constructed: 1/1/1967
 7. Scattered Site: N
 8. Single Family Houses:
 3-Plexes:
 Other:
 9. Row House: 39
 Duplexes:
 4-Plexes:
 Walk-Up: 0
 High Rise: 139
 10. Total Acres of the Development: 1.46

[Return to Application Index](#)

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	42	0	0	0	42	0	42
1 Bdrm	120	0	0	0	120	0	120
2 Bdrms	5	0	0	0	5	0	5
3 Bdrms	6	0	0	0	6	0	6
4 or more Bdrms	6	0	0	0	6	0	6
Total	179	0	0	0	179	0	179



PIC Application Section 5: Description Of Proposed Removal Action Line: 1, Proposed Action By Building Type Line: 2, Proposed Action By Unit Designation

Section 5
page 1 of 3

The screenshot displays the HUD PIC application interface. At the top, there is a navigation menu with tabs for Application, Application Review, Comments, Remove from Inventory, Reports, DD w/ HUD Approval, and Non-PIC Homeownership. The main content area is titled "Section 5: Description of Proposed Removal Action" and includes a "Modify Section 5" link.

1. Proposed Action By Building Type

Calendar Year: [Blank]

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

- B_0002\001\159 S. JOLIET STREET
- B_0002\002\161 S. JOLIET STREET
- B_0002\003\163 S. JOLIET STREET
- B_0002\004\165 S. JOLIET STREET

indicates Non Dwelling Building Structures

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

- 1\001\311 N. OTTAWA STREET / 2022

2. Proposed Action By Unit Designation

Select the building number(s): [B_0002\001\159 S. JOLIET STREET] [Select]

* - indicates the building has units that are assigned in this application.
@ - indicates the building is proposed in this application.

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

- 0137\General Occupancy\Bedroom1

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

[Blank]

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition



PIC Application Section 5: Description Of Proposed Removal Action Proposed Action For Non-residential Inventory Lines: 4 -12

https://hudapps.hud.gov/pic/demodisp/rdsection5.asp

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition
Calendar Year: 2023 Number of Acres : 1.46

B. Buildings included in Proposed Disposition
Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4. *Intentionally deleted to conform to HUD-52860*

5. If the proposed action involves a partial removal of a Development, a site map is required
Attach a copy of the site map and reference it as Section 5, line 5 0.00

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:
\$ 5900000.00
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: Yes
Integra Realty Resources
Date of appraisal: 01/01/2022

10. Calculation of Net Proceeds
Estimated Sales Price \$5000000.00 - Debt \$0.00 - Cost & Fees \$0.00 = Estimated Net Proceeds \$5,000,000.00
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 11

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) \$ 0.00
(b) Indicate the source of funds:

Section 5
page 2 of 3



PIC Application Section 5: Description Of Proposed Removal Action Proposed Action for Non-Residential Inventory Lines, 7-13

Section 5
page 3 of 3

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)

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8. What is the value of the property subject to disposition:
\$ 5900000.00
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? Yes
If so, name of appraiser who conducted the appraisal: Integra Realty Resources
Date of appraisal: 01/01/2022

10. Calculation of Net Proceeds
Estimated Sales Price \$5000000.00 - Debt \$0.00 - Cost & Fees \$0.00 = Estimated Net Proceeds \$5,000,000.00
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 11

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) \$ 0.00

(b) Indicate the source of funds:

Operating Funds for FY

CFP Funds for FY

CDBG Funds

Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

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	90	B. Complete relocation of residents	180
C. Execution of contract for removal (e.g. sales contract or demolition contract)	185	D. Actual Removal Action (e.g. demolition or sale closing)	200

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PIC Application Section 6: Relocation

https://hudapps.hud.gov/pic/demodispo/dsection6.asp

HUD.gov | 24 CFR 58.32 - Google Search | HUD.gov | PIH Information Center: User L... | 24 CFR § 970.29 - Criteria for di... | eCFR: 24 CFR-970.29 -- Criteri... | 24 CFR § 970.29. Criteria for disa... | Application Section 6

File Edit View Favorites Tools Help

24 CFR § 970 Public Housi... New Inventory Removal A... https--www.opm.gov-pol... Law Enforcement Officer Shouth Shore Train Sched... https--www.opm.gov-pol... Google (2) Staff Directory - Special A... Google

Housing Agency
Development
Inventory Removals
Logout

Field Office HA: IL024 Joliet Housing Authority
Application: DDA0011981
Development: IL024000006 JOHN MURPHY CENTER

Application Status

Application Type: Disposition Processor: H48298
Reviewer: Arona Wiley
Status Date: 05/20/2022

Application Status: Under Review

Section 6: Relocation [Modify Section 6](#)

1. Occupied units:
 a. Of the 139 units proposed for removal, 138 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 179 total units in the development, 40 units will remain after removal.
 c. Of the 40 units that will remain after removal, 40 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? 148

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

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	\$3,500.00	139	\$486,500.00
6. Estimated cost of moving expenses	\$1,250.00	139	\$173,750.00
			\$660,250.00

8. What sources of funding will be used to pay for relocation activities?
 Operating Funds for FY: 2023
 Capital Fund for FY: 2023
 Other
If Other, provide an attachment explaining and reference it as Section 6, line 8.

[Return to Application Index](#)



PIC Application Section 7: Resident Consultation

The screenshot shows a web browser window with the URL <https://hudapps.hud.gov/pic/demodispa/ddsection7.asp>. The page features a navigation menu with tabs for Application, Application Review, Comments, Remove from Inventory, Reports, DD w/o HUD Approval, and Non-PIC Homeownership. The main content area is titled "Form HUD-52860" and includes a sidebar with a user profile for Arona Wiley (H22352) and a "Logoff" button. The application details show:

- HQ Office: Public and Indian Housing
- HQ Division: PO Field Operations
- Hub: 5HCH Chicago Hub
- Field Office: 5APH CHICAGO HUB OFFICE
- Field Office HA: IL024 Joliet Housing Authority
- Application: DDA0011981
- Development: IL024000006 JOHN MURPHY CENTER

 The "Application Status" section indicates:

- Application Type: Disposition
- Application Status: Under Review
- Processor: H48298
- Reviewer: Arona Wiley
- Status Date: 05/20/2022

 Section 7: Resident Consultation includes the following questions:

- 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.
- Resident Council (at development): Provide the name of the Resident Council representing the residents of the development. Answer: AMP 6 Resident Council.
- Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development. Answer: none.
- 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.
- Did you receive any written comments from the residents, the Resident Council(s), or the RAB? Answer: No.



PIC Application Section 8: Offer to Sale

Application: **Form HUD-52860**

HQ Office: Public and Indian Housing
 HQ Division: PO Field Operations
 Hub: 5HCHI Chicago Hub
 Field Office: 5APH CHICAGO HUB OFFICE
 Field Office HA: IL024 Joliet Housing Authority
 Application: DDA0011981
 Development: IL024000006 JOHN MURPHY CENTER

Application Status

Application Type:	Disposition	Processor:	H48298
Application Status:	Under Review	Reviewer:	Arona Wiley
		Status Date:	05/20/2022

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): Yes No
 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.

[Return to Application Index](#)



PIC Application Section 9: Certification of Compliance

The screenshot displays the HUD PIC application system interface. The browser address bar shows the URL: <https://hudapps.hud.gov/pic/demodispa/ddsection9.asp>. The page title is "Application Section 9".

The interface includes a navigation menu on the left with options: **Application**, **Application Review**, **Comments**, **Remove from Inventory**, **Reports**, **DD w/ HUD Approval**, and **Non-PIC Homeownership**. The **Application** menu is currently selected.

The main content area displays the following information:

- Form HUD-52860**
- Supporting Documents**
- Quality Checklist**
- Submission**

Application Details:

- HQ Office:** Public and Indian Housing
- HQ Division:** PO Field Operations
- Hub:** 5HCHI Chicago Hub
- Field Office:** 5APH CHICAGO HUB OFFICE
- Field Office HA:** IL024 Joliet Housing Authority
- Application:** DDA0011981
- Development:** IL02400006 JOHN MURPHY CENTER

Application Status:

- Application Type:** Disposition
- Processor:** H48298
- Reviewer:** Arona Wiley
- Status Date:** 05/20/2022

Section 9: Certification of Compliance

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:

Addendum	Description
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: Homeownership	Attach for all actions involving homeownership
HUD-52860-D: Required Conversion	Attach for all actions involving the required conversion of public housing units
HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

[These Forms can be found at the SAC web site](#)





PIC Quality Checklist

Screenshot of the HUD Application Quality Checklist interface. The browser address bar shows <https://hudapps.hud.gov/pic/demosdispa/ddchecklist.asp>. The page title is "Application Quality Checklist".

The interface includes a navigation menu with tabs: Application, Application Review, Comments, Remove from Inventory, Reports, DD vs HUD Approval, and Non-PIC Homeownership. The "Quality Checklist" tab is highlighted with a red circle.

On the left, a sidebar shows the user profile for Arona Wiley (H22362) and navigation links for PIC Main, Housing Agency, Development, Inventory Removals, and Logout.

The main content area displays application details for Form HUD-52860. Key information includes:

- HQ Office: Public and Indian Housing
- HQ Division: PO Field Operations
- Hub: SHCHI Chicago Hub
- Field Office: 5APH CHICAGO HUB OFFICE
- Field Office HA: IL024 Joliet Housing Authority
- Application: DDA0011981

Application Status:

Application Type:	Disposition	Processor:	H48298
Application Status:	Under Review	Reviewer:	Arona Wiley
		Status Date:	05/20/2022

Application Dates:

- HA Submission Date:
- Application Received Date:

Demolition / Disposition Check List
The Quality Checklist displays all fields missing in a section based on the application type of the selected application. Note that the missing fields are not necessarily mandatory.

Development Number:

Line Item	Application/Development
Section 3: Board Resolution - Board resolution number	Application
Section 3: Environmental Review - Review initiation date	Application
Section 4: Property Description - Single family house building count	Development
Section 4: Property Description - Duplex building count	Development
Section 4: Property Description - Triplex building count	Development
Section 4: Property Description - Quadplex building count	Development
Section 4: Property Description - Other building count	Development
Section 5 Line 1: Waiver for the requirement to repay projected debt	Development
Section 6 Line 2: Justification for Demolition and/or Disposition - HUD notice number	Development
Section 6 Line 2: Justification for Demolition and/or Disposition - Locality number	Development
Section 6 Line 5: Occupancy Information - Unit count	Development
Section 6 Line 5: Occupancy Information - Vacant less than 12 month unit count	Development
Section 6 Line 5: Occupancy Information - Vacant more 12 month unit count	Development

The Quality Checklist displays all fields missing in a section based on the application type.

Note that the missing fields are not necessarily mandatory



HUD-52860 PDF Form

- Section 1, General Information
- Section 2, NA
- Section 3, Line: 1 PHA Plan
Line, 2 Board Resolution

16... IL024 revised form ... x

1 / 9 100%

Section 1: General Information	
1. Date of Application:	05/2022
2. Name of Public Housing Agency (PHA):	Housing Authority of Joliet
3. PHA Identification Number:	IL024
4. PHA Address:	6 S. Broadway St, Joliet, IL 60436
5. Contact Person Name at PHA:	Tina Pourroy
6. Contact Person Phone No.:	815-727-8388
7. Contact Person Email:	tpourroy@hajoliet.org
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Name of Local HUD Field Office	Chicago
10. Name of Expeditor at Local HUD Field Office who assisted PHA with application	John Gerut

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	2022 6/2022 Year: Approval Date:

Provide attachments as needed. All attachments must reference the Section and line number to which they apply. Previous versions obsolete. Page 1 of 9 form HUD-52860 (08/2019)

<i>Attach evidence that the removal action is included in the approved PHA Plan and approval date</i>	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: Board Resolution Date:	11/16/2022
<i>Attach a copy of signed PHA Board Resolution</i>	



HUD-52860 PDF Form Section 3:

- **LINE 3**, Environmental Review
- **LINE 4**, Local Government Consultation
- **LINE 5**, Dates of letter(s) of Support

Equivalent to section 3 in the PIC application

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):		<input type="checkbox"/> HUD under 24 CFR part 50 <input checked="" type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: Date ER was conducted:
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.		
4. Local Government Consultation: The PHA covers the following jurisdiction(s):		Joliet, Will County and Maywood in Cook County
5. Date(s) of letter(s) of support from (local) government officials:		10/18/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)		

Section 4: Description of Existing Development				
1. Name of Development:	Murphy Center			
2. Development Number:	IL024-000006			
3. Date of Full Availability (DOFA):	1966 and 1967			
4. Number of Residential Buildings:	11			
5. Number of Non-Residential Buildings:	1			
6. Date Constructed:	1966 and 1967			
7. Is the Development Scattered Site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	12			
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	1 highrise and 10 row houses			
10. Total Acres in Development:	5.06			
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 - Bedroom	42	0	0	42
1 - Bedroom	120	0	0	120
2 - Bedrooms	5	0	0	5
3 - Bedrooms	6	0	0	6
4 + Bedrooms	6	0	0	6
Total	179	0	0	179

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)



HUD-52860 PDF Form Section 4:

LINES, 1-11 Equivalent to section 4 in the PIC application

Section 4: Description of Existing Development				
1. Name of Development:		Murphy Center		
2. Development Number:		IL024-000006		
3. Date of Full Availability (DOFA):		1966 and 1967		
4. Number of Residential Buildings:		11		
5. Number of Non-Residential Buildings:		1		
6. Date Constructed:		1966 and 1967		
7. Is the Development Scattered Site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):		12		
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):		1 highrise and 10 row houses		
10. Total Acres in Development:		5.06		
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 - Bedroom	42	0	0	42
1 - Bedroom	120	0	0	120
2 - Bedrooms	5	0	0	5
3 - Bedrooms	6	0	0	6
4 - + Bedrooms	6	0	0	6
Total	179	0	0	179
<i>Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)</i>				



HUD-52860 PDF Form Section 5: Description of Proposed Removal

- Line 1, Type of Removal
- LINE 2, Proposed Action by Unit Type
- Lines 3-6 (no slide shown)
Equivalent to section 5 in the PIC application

Section 5: Description of Proposed Removal						
1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)						Disposition
2. Proposed Action by Unit Type (e.g. bedroom size)						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	40	0	2	0	0	42
1 – Bedroom	86	0	5	1	0	86
2 – Bedrooms	4	0	0	1	0	5
3 – Bedrooms	0	0	0	0	0	0
4 - + Bedrooms	0	0	0	0	0	0
Total	130	0	0	0	0	139

Provide attachments as needed. All attachments must reference the Section and line number to which they apply
Previous versions obsolete

Page 3 of 9

form HUD-52860 (08/2019)



HUD-52860 PDF Form

Section 6: Relocation

- Lines 1-6 Equivalent to section 6 in the PIC application
- Line 7, Tenant Protection Vouchers(TPVs)

Replacement TPVs
 Relocation TPVs
 No TPVs requested

Section 6: Relocation	
1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	139
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	148
<i>Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated to be displaced by who have a member who is a person with a disability</i>	
3. Who will provide relocation counseling and advisory services to residents?	<input type="checkbox"/> PHA staff <input checked="" type="checkbox"/> Another Entity contracted by the PHA Describe:
<i>Attach a description of the relocation counseling and advisory services that will be provided to residents who will be displaced by this action</i>	
4. What is the estimated costs of relocation and moving expenses (including advisory services)?	\$ 810,250
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	<input checked="" type="checkbox"/> Capital Funds <input checked="" type="checkbox"/> Operating Funds <input type="checkbox"/> Funding Source Year: _____ <input type="checkbox"/> Non-1937 Act Funds (describe: _____)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	<input checked="" type="checkbox"/> Public Housing. If checked, number: _____ <input type="checkbox"/> Section 8 HCV (existing resources. If checked, number: _____) <input checked="" type="checkbox"/> Section 8 HCV (new award of TPVs) (see question #7). If checked, number: _____ <input type="checkbox"/> PBV Unit. If checked, number: _____ <input type="checkbox"/> Other (attach description). If checked, number: _____
<i>Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.</i>	
7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	<input checked="" type="checkbox"/> Yes - Replacement TPVs. If checked, number: _____ <input type="checkbox"/> Yes - Relocation TPVs. If checked, number: _____ <input type="checkbox"/> No TPVs will be requested
<i>Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.</i>	



HUD-52860 PDF Form

Section 7: Resident Consultation

- Equivalent to section 7 in the PIC application

Section 7: Resident Consultation	
1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date(s):
<i>Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i>	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action
<i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i>	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action
<i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i>	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action
<i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i>	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If yes, attach comments received, along with an evaluation by the PHA</i>	

Section 8: N/A

Section 9: PHA Certification of Compliance



HUD-52860 PDF Form

Section 9: PHA Certification of Compliance

Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.

12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

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	Michael Simelton
Official Title:	Chief Executive Officer
Signature:	
Date:	01/24/2023

Form HUD-52860 Instructions

Provide attachments as needed. All attachments must reference the Section and line number to which they apply. Previous versions obsolete. Page 6 of 9 form HUD-52860 (08/2019)

Refer to SAC website at www.hud.gov/sac for more information

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 24 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(G).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

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

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:

PHA Plan: PHA must include the removal action in their approved PHA plan for all SAC applications.





HUD 52860-A PDF Form Section Demolition Lines, 1-5

Demolition and Disposition Addendum U.S. Department of Housing and Urban Development OMB Approval No. 2577-0075 (exp. 08/31/2023)
HUD-52860-A Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Section 1. Demolition	
1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes: <input type="checkbox"/> All units at a development site <input type="checkbox"/> A portion of units at a development site <input type="checkbox"/> Non-dwelling property at a development site <input type="checkbox"/> Non-dwelling property not at a development site (e.g. central PHA administrative building)
<i>If yes, complete questions 2-6 of this section. If no, move on to section 2.</i>	
2. What is the estimated demolition cost?	\$ Not Applicable. No Demolition.
3. What is the anticipated source of funds for the demolition cost?	<input type="checkbox"/> Capital Funds <input type="checkbox"/> CDBG <input type="checkbox"/> Operating Funds <input type="checkbox"/> Fiscal Year: _____ <input type="checkbox"/> Non-Public Housing Funds (describe: _____)
4. What is the justification for the demolition?	<input checked="" type="checkbox"/> Obsolete - Physical Condition <input type="checkbox"/> Obsolete - Location <input type="checkbox"/> Obsolete - Other Factors <input type="checkbox"/> De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
<i>Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.</i>	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
<input checked="" type="checkbox"/> Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions	



HUD 52860-A PDF Form

Section 2: Disposition

If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.

Section 2. Disposition	
1. What is the justification for the disposition?	<input type="checkbox"/> Conditions in Surrounding Area: 24 CFR 970.17(a) <input type="checkbox"/> Health and/or Safety <input type="checkbox"/> Infeasible Operation <input type="checkbox"/> More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b) <input checked="" type="checkbox"/> Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c) <input type="checkbox"/> The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA") <input type="checkbox"/> The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development
<p>Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice).</p> <p>If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.</p>	
2. Method of Disposition	a. <input type="checkbox"/> Public Bid FMV Sale b. <input checked="" type="checkbox"/> Negotiated Sale at FMV c. <input type="checkbox"/> Negotiated Lease or other Transfer at FMV d. <input type="checkbox"/> Negotiated Sale or other Transfer at FMV e. <input type="checkbox"/> Negotiated Sale at below FMV f. <input type="checkbox"/> Negotiated Lease or other Transfer at below FMV g. <input type="checkbox"/> Land-Swap
<p>Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).</p> <p>If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.</p>	
3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Commensurate Public Benefit:	If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit
<p>Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).</p>	



HUD 52860-A PDF Form

Section 3 and 4 Equivalent to section 5 and 8 in the PIC application

Section 3 Proceeds

Section 3. Proceeds	
1. Will the PHA realize proceeds from this disposition?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	Gross \$ 5,900,000 Net \$ 5,890,000
3. Is the PHA requesting to use gross proceeds for relocation costs?	<input type="checkbox"/> Yes \$ (estimated amount) <input checked="" type="checkbox"/> No
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	<input checked="" type="checkbox"/> Yes \$ (estimated amount) <input type="checkbox"/> No \$10,000
<i>If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs</i>	
5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?	<input type="checkbox"/> Public Housing Capital Fund (CFP) Uses <input type="checkbox"/> Loan for development of Public Housing Units <input checked="" type="checkbox"/> Section 8 PBV Unit Development <input type="checkbox"/> Loan for development of PBV units <input type="checkbox"/> Supportive Services for Residents <input type="checkbox"/> Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program <input type="checkbox"/> Section 8 HCV Shortfalls <input type="checkbox"/> Operation of Section 8 program <input type="checkbox"/> Operation of Public Housing program <input type="checkbox"/> Modernization of Section 8 Units <input type="checkbox"/> Loan for modernization of PBV Units <input type="checkbox"/> Other Statutorily Eligible Uses: (describe) <input checked="" type="checkbox"/> To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)
	<i>Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds. If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).</i>

All attachments must reference the Section and line number to which they apply.

Page 2 of 7

form HUD-52860-A (04/2018)

Section 3: Offer to Sale to Resident Organization (Disposition Only)

Section 4. Offer of Sale to Resident Organization (Disposition Only)	
1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services <input checked="" type="checkbox"/> 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families <input type="checkbox"/> 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI 24 CFR part 971 or 972) <input type="checkbox"/> 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion <input type="checkbox"/> 970.9(b)(3)(v): property proposed for disposition is non-dwelling <input type="checkbox"/> Other: PHA requests that HUD consider another exception to 970.9(b)(1)
	<i>If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.</i>
2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.	Resident Advisory Board, Murphy Building Resident Council
<i>Attach a narrative explanation of how the PHA determined the entities identified</i>	
3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11	05/19/2022
<i>Attach a copy of the initial written notification to each established eligible organization</i>	
4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If yes, attach a copy of the expression of interest by any eligible established organization</i>	
5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If yes, attach a copy of the proposal to purchase from an established eligible organization</i>	
6. Did the PHA accept the proposal to purchase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A (PHA did not receive a proposal to purchase)
<i>Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase</i>	



HUD 52860-A PDF Form Section 5 PHA Certification

Section 5. PHA Certification	
For SAC applications submitted under 24 CFR part 970:	
<ol style="list-style-type: none"> 1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life; 2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development; 3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application; 4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and 5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval. 	
For De Minimis Demolitions:	
<ol style="list-style-type: none"> 1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and 2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period. 	
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	Michael Simelton
Title	Chief Executive Officer
Signature	
Date	01/24/2023

Development Name		Development Number		
Proposed for Disposition: Building/s: , Units: , Acres:				
Total number of units to be developed (or preserved) on property:	Less than 80% of Area Median Income			
Total number of non-dwelling buildings to be developed (or preserved) on property:	ACC	Non-ACC	PBV	Market Rate
Rental				
For Sale				
Name of Acquiring Entity (Rental Units)				
Name of Acquiring Entity (initial developer) (For Sale Units)				
Method of Disposition	(e.g. 99-year ground lease; fee simple sale; Fair Market Value)			
Lease Price	\$ per year			
Sale Price	\$			
Purpose and or summary of Commensurate Public Benefit (short description of units and non-dwelling property to be developed/preserved)				

PHAs may, but are not required, to complete the approval table and submit with their SAC applications.



Required Attachments/Supporting Documents



https://hudapps.hud.gov/pic/demos/po/step/attachments.asp

HUD.gov | Application Supporting Doc...

HUD-52860 Supporting Documents Quality Checklist Submission

Application Status: Under Review

Attachment Type: [Please Select] Select

Enter Description: _____

The recommended maximum attachment file size is 6 megabytes. Files larger than 6 MB in size may take longer to upload or may not get uploaded.

Select File: _____

Allowed file types: doc, docx, xls, xlsx, pdf, gif, jpg, bmp, png, msp, rtf, ppt, pptx, bit, zip

Application Attachments

Section	Description	Date - Time	Owner Name	Download	Delete
Section 3, Line 1: Board Resolution	Board Resolution	12/12/2022-08:09:09	Tina Pourroy	Download	Delete
Attachment book 01	Part 58	12/12/2022-08:09:47	Tina Pourroy	Download	Delete
Section 3, Line 4: Consultation with Appropriate Government Officials	City Consult	12/12/2022-08:10:17	Tina Pourroy	Download	Delete
Section 3, Line 4: Consultation with Appropriate Government Officials	City Consult	12/12/2022-08:10:37	Tina Pourroy	Download	Delete
Section 3, Line 5: Letter of Support	Mayor Ltr	12/12/2022-08:10:59	Tina Pourroy	Download	Delete
Attachment book 02	DOT	12/12/2022-08:11:34	Tina Pourroy	Download	Delete
Attachment book 03	Legal	12/12/2022-08:12:02	Tina Pourroy	Download	Delete
Attachment book 04	Site Map	12/12/2022-08:12:25	Tina Pourroy	Download	Delete
Attachment book 05	PNA Rehab Costs	12/12/2022-08:27:40	Tina Pourroy	Download	Delete
Attachment book 06	PNA TDC	12/12/2022-08:28:13	Tina Pourroy	Download	Delete
Attachment book 07	CFPP Concurrence	01/30/2023-16:03:22	Arona Wiley	Download	Delete

https://hudapps.hud.gov/pic/demos/po/step/attachments.asp

HUD.gov | Application Supporting Doc...

Select File: _____

Allowed file types: doc, docx, xls, xlsx, pdf, gif, jpg, bmp, png, msp, rtf, ppt, pptx, bit, zip

Application Attachments

Section	Description	Date - Time	Owner Name	Download	Delete	
Section 5, Line 6: Land Legal Description	JOHN MURPHY CENTER	Legal	12/12/2022-08:13:20	Tina Pourroy	Download	Delete
Section 5, Line 5: Site Map	JOHN MURPHY CENTER	site map	12/12/2022-08:15:05	Tina Pourroy	Download	Delete
Section 5, Line 8: Appraisal	JOHN MURPHY CENTER	Exec Summary	12/12/2022-08:15:47	Tina Pourroy	Download	Delete
Section 5, Line 10: Net Proceeds Calculation	JOHN MURPHY CENTER	Gross Proceeds	12/12/2022-08:16:45	Tina Pourroy	Download	Delete
Section 5, Line 11: Net Proceeds Usage	JOHN MURPHY CENTER	Net Proceeds	12/12/2022-08:17:14	Tina Pourroy	Download	Delete
Section 5, Line 12: Source of Funds	JOHN MURPHY CENTER	Timeline	12/12/2022-08:18:10	Tina Pourroy	Download	Delete
Section 6, Line 1(a): Occupied Units as of The Date of This Application	JOHN MURPHY CENTER	Occupancy	12/12/2022-08:18:39	Tina Pourroy	Download	Delete
Section 6, Line 4: Housing Resources	JOHN MURPHY CENTER	Resources	12/12/2022-08:22:45	Tina Pourroy	Download	Delete
Section 6, Line 8: Relocation Funding	JOHN MURPHY CENTER	Funding	12/12/2022-08:23:25	Tina Pourroy	Download	Delete
Section 7, Line 1: Consultation Process	JOHN MURPHY CENTER	Residents	12/12/2022-08:24:24	Tina Pourroy	Download	Delete
Section 7, Line 5: Written Comments	JOHN MURPHY CENTER	No Comments	12/12/2022-08:25:03	Tina Pourroy	Download	Delete
Section 9, Line 2: Addendum	JOHN MURPHY CENTER	52860-b	12/12/2022-08:26:46	Tina Pourroy	Download	Delete
Section 5, Line 7: Sale Justification	JOHN MURPHY CENTER	Narrative	12/12/2022-13:58:19	Tina Pourroy	Download	Delete
Section 6, Line 3: Counseling Services	JOHN MURPHY CENTER	Counseling	12/12/2022-13:59:50	Tina Pourroy	Download	Delete
Section 9, Line 1: Certification of Compliance	JOHN MURPHY CENTER	52860	12/12/2022-14:00:51	Tina Pourroy	Download	Delete





De Minimis Demolition Requirements 24 CFR 970.27

Form HUD 52860 (certain sections only)

Definition: Demolition of the **lesser of** 5 units or 5% of the PHA's inventory over a 5-year period.

HUD approval is not required but submitted for record-keeping and Environmental Review purposes.

No need to show obsolescence. **A HUD-52860-B is not required.**

Supporting documents required:

- Evidence of local government consultation
- Evidence of resident consultation
- Board resolution
- (An Environmental Review is also required. Do not submit an application before the Environmental Review is complete. HUD will confirm the Environmental Review with the local HUD Office of Public Housing).



Disposition 24 CFR 970.17

DISPOSITION AT FAIR MARKET VALUE (FMV)/LESS THAN FMV

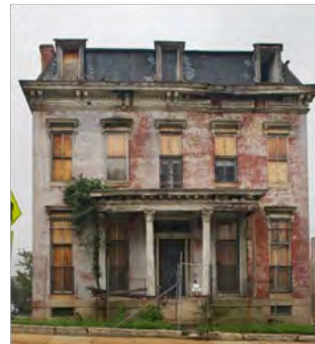
HUD reviews PHA certifications and narratives, along with other information available to or requested by HUD, on a case-by-case basis.



DISPOSITION (Physical Obsolescence)

The property proposed for Disposition is obsolete.

PHAs must submit HUD -52860-b TDC and provide an estimate of itemized rehabilitation costs, based upon the existing conditions of the units in PNA Excel Format.



DISPOSITION (Non-Dwelling)

The PHA certifies, by narrative statement and supporting documentation, that disposition of non-dwelling buildings or vacant land meets the criteria of 24 CFR 970.17(d). Disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the project.



Resident Consultation

Relocation Offer to Sale to Resident Organization



Specific requirements of HUD approval of demolition or disposition applications relocation of residents, resident participation in the form of consultation and opportunity to purchase a public housing project

Board resolution must be dated **after** resident consultation and local government consultation

Resident Consultation 24 CFR 970.9



- PHAs must consult with residents who will be affected by the proposed demolition or disposition action.
- The PHA must provide with its application evidence such as sign-in sheets, meeting minutes, agenda to provide the application was developed in consultation with residents who will be affected by the proposed action including any resident organizations for the development.
- Resident Consultations must take place prior to PHA's board approval for demolition or disposition.
- The PHA must also submit copies of any written comments submitted to the PHA and any evaluation that the PHA has made of the comments.

PHAs must **CONSULT** with residents, if residents decline to attend meetings, the PHA must follow-up and meet with the families individually, i.e., of scattered site units.

Resident Relocation 24 CFR 970.21



PHA must offer each family displaced by demolition or disposition **comparable housing** that meets housing quality standards (HQS) and is located in an area that is generally not less desirable than the location of the displaced persons.

Notifying each family residing in the development of the proposed demolition or disposition 90 days after HUD approval date, except in cases of imminent threat to health and safety. PHAs must provide counseling and advisory services to the families affect by disposition or demolition.

PHA must provide payment for the actual and reasonable relocation expenses of each resident to be displaced, including residents requiring reasonable accommodations because of disabilities.

Sources of funding for relocation costs related to demolition or disposition may include, but are not limited to, capital funds or other federal funds currently available for this purpose.

PHAs must provide residents who will be displaced by a demolition or disposition action a 90-days notice **after** HUD approval date.

Offer of Sale to Resident Organization (Disposition Only)

24 CFR 970.9(b)(3)



PHAs must, in appropriate circumstances as determined by the Assistant Secretary, provide resident entities the opportunity to purchase the project, subject to certain exceptions. *See* 24 CFR 970.9(b)(3). A PHA requesting consideration of exceptions to 24 CFR 970.9(b)(1) must follow the process stated at 24 CFR 970.9(b)(4).

- If the resident entity has expressed interest in purchasing the property for continued use as low-income housing, the entity must make the request in writing to the PHA, no later than **30** days after the resident entity has received the notification of sale from the PHA.

Resources

- SPECIAL APPLICATIONS CENTER (SAC) [HTTPS://WWW.HUD.GOV/SAC](https://www.hud.gov/sac)
- PUBLIC HOUSING REPOSITIONING [HTTPS://WWW.HUD.GOV/REPOSITIONING](https://www.hud.gov/repositioning)
- IMS/PIC: [HTTPS://WWW.HUD.GOV/PROGRAM OFFICES/PUBLIC INDIAN HOUSING/SYSTEMS/PIC](https://www.hud.gov/program_offices/public_indian_housing/systems/pic)
- NOTICE PIH 2021-07 [HTTPS://WWW.HUD.GOV/SITES/DFILES/PIH/DOCUMENTS/PIH2021-07.PDF](https://www.hud.gov/sites/dfiles/pih/documents/pih2021-07.pdf)
- HUD-52680 (INVENTORY REMOVAL FORMS)
[HTTPS://WWW.HUD.GOV/PROGRAM OFFICES/PUBLIC INDIAN HOUSING/CENTERS/SAC/EXP52860](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/exp52860)
- 2023 TDC [HTTPS://WWW.HUD.GOV/SITES/DFILES/PIH/DOCUMENTS/TDCs 2022.PDF](https://www.hud.gov/sites/dfiles/pih/documents/tdc_2022.pdf)
- SAC STAFF DIRECTORY
[HTTPS://WWW.HUD.GOV/PROGRAM OFFICES/PUBLIC INDIAN HOUSING/CENTERS/SAC/ABOUT/STAFF](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/about/staff)
- PIH SECTION 18 DEMO/DISPO CHECKLIST
<https://www.hud.gov/sites/dfiles/pih/documents/Section18ApplicationChecklist.pdf>
- SAC TECHNICAL ASSISTANCE SACTA@HUD.GOV





Questions?

THANKS
FOR WATCHING