

# Demolition / Disposition Application

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

OMB Approval No. 2577-0075  
(exp. 03/31/2005)

## ATTACHMENT 1

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 constitute approval for funding of the demolition or disposition action. The information requested does not lend itself to confidentiality.

### Section 1: General Information

1. Name of PHA: <b>Town of Chapel Hill Department of Housing</b>		2. Date of Application: (mm/dd/yyyy) <b>03/30/03</b>	
3. Address of PHA No. & Street: <b>317 Caldwell Street Extension</b>	City: <b>Chapel Hill</b>	State: <b>NC</b>	Zip code: <b>27516</b>
4. Phone No. of PHA: <b>(919) 968-2850</b>	Fax No: <b>(919) 932-2935</b>	E-mail Address: <b>tvaughn@townofchapelhill.org</b>	
5. Executive Director's Name: <b>W. Calvin Horton</b> Town Manager			
Phone No <b>(919) 968-2743</b>	Fax No: <b>(919) 969-2063</b>	E-mail Address: <b>manager@townofchapelhill.org</b>	
6. Primary Contact's Name: <b>Tina Vaughn, Director</b>			
Phone No: <b>(919) 968-2850</b>	Fax No: <b>(919) 932-2935</b>	E-mail Address: <b>tvaughn@townofchapelhill.org</b>	

### Section 2: Long-Term Possible Impact of Proposed Action

#### 1. Performance Funding Subsidy (PFS)

In FY 02-03, this HA received \$ 3,285 per unit in PFS funds.

The HA realizes that after this activity takes place, PFS will decrease by \$ 0 /year. (number of units proposed X subsidy per unit)

#### 2. Capital Funding Program (CFP)

In FY 02-03, this HA received \$ 1,738 per unit in CFP funds.

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

### Section 3: Board Resolution, 24 CFR Part 970.8, Environmental Review, 24 CFR Parts 50 and 58, and Local Government Consultation

1. Board Resolution Number \_\_\_\_\_ 2. Date of Board Resolution \_\_\_\_\_  
Attach a copy of the Board Resolution and reference it as Section 3, line 1.

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

4. Give the date(s) the HA contacted the HUD Field Office to initiate the environmental review for all the developments in the application.

The Town of Carrboro initiated the environmental review by calling the HUD field office on the following dates:

02-19-2002 06-27-02 \_\_\_\_\_

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

Town of Carrboro, NC

6. Letter of Acknowledgement from Local Government Official dated March 4, 2003

Attach a copy and reference it as Section 3 Line 6



Sections 4 thru 9 must be completed for each development in the application. If more than one development is included in the application, reproduce these pages for each development and provide a summary in Section 3: Table I.

**Section 4: Description of The Existing Property 24 CFR Part 970.8**

1. Name of the Development <b>Oakwood Apartments</b>						2. Development Number <b>NC19P046009</b>					
3. Date of Full Availability (mm/dd/yyyy) <b>03/01/1994</b>		4. No. of Residential Buildings <b>11</b>		5. No. of Non-Residential Buildings <b>0</b>		6. Date Constructed (mm/dd/yyyy) <b>N/A</b>		7. Is Development a Scattered Site <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
8. Number of Building Types Single Family Houses Duplexes 3-Plexes 4-Plexes Other (explain)				9. Number of Types of Structures Row House Units Walk-Up Units High Rise Units							
		<b>7</b>		<b>4</b>		<b>30</b>					
10. Existing Unit Distribution					11. Total Acres of the Development						
		Family Units		Elderly Units		Total Units Being Used for Non-Dwelling Purposes		Total Units in Development		<b>5.73</b>	
0 Bdrm											
1 Bdrm											
2 Bdrms		<b>20</b>									
3 Bdrms		<b>10</b>									
4 or more Bdrms											
<b>Total *</b>		<b>30</b>		<b>0</b>		<b>0</b>		<b>30</b>			

\* Enter in Section 6, line 4c.

**Section 5: Description of Proposed Action by Project 24 CFR Parts 970.8 and 970.9**

1. Type of action proposed: Check one

Complete Demolition     Partial Demolition     Disposition Only     Demolition and Disposition

2. Proposed Action By Unit Type		Units to be Demolished Only	Units to be Disposed of Only
0 Bdrm	Elderly	0	0
0 Bdrm	Family	0	0
1 Bdrm	Elderly	0	0
1 Bdrm	Family	0	0
2 Bdrms	Elderly	0	0
2 Bdrms	Family	0	0
3 Bdrms	Family	0	0
4 or more Bdrms	Family	0	0
<b>Totals *</b>		<b>0</b>	<b>0</b>

3. Proposed Action By Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	0
Non-Residential Buildings	0	0
<b>Total Buildings</b>	<b>0</b>	<b>0</b>

4. Acres included in Proposed Disposition **0.46**

5. Site Map (provide an attachment and reference it as Section 5, line 5)

6. If this is a Disposition Application, estimate of Project Debt **\$ 0**

\* Enter in Section 6, line 4a or b.

7. If application is a **partial** demolition/disposition of the **development**, provide the address, building number(s), or name of each building to be demolished or disposed of (provide an attachment and reference it as Section 5, line 7). **N/A**

8. In the case of disposition of vacant land, provide the legal description of each parcel of land (provide an attachment and reference it as Section 5, line 8).

9. If **disposition**, what is the appraised value determined by an independent appraisal? (include a copy of the appraisal and reference it as Section 5, line 9) **\$47,530**

10. Which of the following describe the proposed disposition? (check all that apply)

A.  Disposition at Fair Market Value via Public Sale    B.  Negotiated Sale    C.  Sale at Less than Fair Market Value (e.g., donation)

If B and/or C are checked, provide a justification and reference it as Section 5, line 10. (see Instructions).

11. Calculation of Net Proceeds: Estimated Sales Price **N/A**

Estimated Sales Price	minus	Debt	minus	Cost & Fees	equals	Estimate Net Proceeds
\$ 0	-	\$ 0	-	\$ 0	=	\$ 0

12. How will the Net Proceeds be used? (provide an attachment and reference it as Section 5, line 12)

A. The HA requests a waiver for the requirement to repay the project debt:  Yes  No

13. If Demolition, (a) what is the estimated cost of demolition? (Include professional fees, hazardous waste removal, building and site improvement, demolition, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

\$ N/A

(b) Indicate the source of funds and year: N/A N/A

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

1. begin relocation of residents

N/A

2. complete relocation of residents

N/A

3. execution of demolition contract or disposition sales contract

3 weeks

4. demolition or disposition of the property

4 weeks

**Section 6: Justification of Demolition or Disposition**

1. Circle the reason that best applies to your case, and provide an attachment and reference it as Section 6 line 1 to support your position, as required in Section 531 of the Quality Housing and Work Responsibility Act of 1998.

**Demolition.**

**Two Part Obsolescence Test**

A. The project or a portion of a public housing project, that

1. the project or portion of the public housing project is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes; and

2. no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life;

**Density Reduction**

B. For an application proposing demolition of only a portion of a public housing development, that the demolition will help to ensure the viability of the remaining portion of the project. (This criterion may not be used for scattered sites or total demolition.)

**Disposition.**

In the case of an application proposing disposition by sale or other transfer ( e.g. a lease for a year or more) of a public housing project or other real property subject to this title the retention of the property is not in the best interests of the residents or the public housing agency because;

**Change In Neighborhood**

C. Conditions in the areas surrounding the public housing project adversely affect the health or safety of the residents or the feasible operation of the project by the PHA; or

**One-for-One Replacement**

D. Disposition allows the acquisition, development, or rehabilitation of other properties that will be more efficiently or effectively operating as low-income housing;

**Mixed-Finance and Other Reason**

E. The public housing agency has otherwise determined the disposition to be appropriate for reasons that are -

- 1. in the best interests of the residents and the PHA;
- 2. consistent with the goals of the PHA and the PHA plan; and
- 3. otherwise consistent with this title; or

**Non-Dwelling Structures and Land**

F. For land and non-dwelling buildings, the property is (1) excess to the needs of a PHA project, or (2) the disposition is incidental to, or does not interfere with, continued operation of the public housing project;

**2. Total Development Cost (TDC) Calculation**

Based on HUD Notice N/A For Locality \_\_\_\_\_

If justification is based upon obsolescence of the units/buildings, complete the applicable calculation below for the unit proposed for demolition for each project.

	No. of Units	times	TDC per Unit	equals	TDC
0 - Bdrm Detached & Semi-detached		x		=	
0 - Bdrm Row Dwelling		x		=	
0 - Bdrm Walk-Up		x		=	
0 - Bdrm Elevator		x		=	
1 - Bdrm Detached & Semi-detached		x		=	
1 - Bdrm Row Dwelling		x		=	
1 - Bdrm Walk-Up		x		=	
1 - Bdrm Elevator		x		=	
2 - Bdrms Detached & Semi-detached		x		=	
2 - Bdrms Row Dwelling		x		=	
2 - Bdrms Walk-Up		x		=	
2 - Bdrms Elevator		x		=	
3 - Bdrms Detached & Semi-detached		x		=	
3 - Bdrms Row Dwelling		x		=	
3 - Bdrms Walk-Up		x		=	
3 - Bdrms Elevator		x		=	
4 - Bdrms Detached & Semi-detached		x		=	
4 - Bdrms Row Dwelling		x		=	
4 - Bdrms Walk-Up		x		=	
4 - Bdrms Elevator		x		=	
5 - Bdrms Detached & Semi-detached		x		=	
5 - Bdrms Row Dwelling		x		=	
5 - Bdrms Walk-Up		x		=	
5 - Bdrms Elevator		x		=	
6 - Bdrms Detached & Semi-detached		x		=	
6 - Bdrms Row Dwelling		x		=	
6 - Bdrms Walk-Up		x		=	
6 - Bdrms Elevator		x		=	
Total					

3. Estimated Cost of Rehabilitation.

**Provide an attachment showing cost breakdown and reference it as Section 6, line 3.** \$ N/A

4. How many of the following units are occupied at the time of application submission?  
 a. Of the 0 (copy number from Section 5, line 2) units proposed for **demolition**, N/A (number) are occupied.  
 b. Of the 0 (copy number from Section 5, line 2) units proposed for **disposition**, N/A (number) are occupied.  
 c. Units **remaining** after demolition/disposition:  
30 (total existing units; copy from Section 4, line 10) minus 0 (from 4a.) minus 0 (from 4b.) = 30 remaining units.  
 How many of the remaining units are occupied? 30  
 If any occupied units are listed in a or b, complete Section 7, line 1.

**Occupancy**

5. Occupancy Information as of the date of the application.

	Occupied Units	Units Vacant for less than 12 months	Units Vacant for 12 or more months	Total Vacant Units	Total Units Occupied and Vacant
0 - Bdrm					
1 - Bdrm					
2 - Bdrms	20	0	0	0	20
3 - Bdrms	10	0	0	0	10
4 - Bdrms					
5 - Bdrms					
6 - Bdrms					
Totals	30	0	0	0	30

**Section 7: Relocation 24 CFR Part 970.8**

1. How many individuals will be affected by this action? None N/A
2. How will counseling and advisory services be provided? **Provide an attachment explaining and reference it as Section 7, line 2.**
3. What housing resources are expected to be used for relocation? **N/A**  
 Other Public Housing       Section 8       Other      **Provide an attachment explaining and reference it as Section 7, line 3.)**
- |                                                       |    | Per Unit Cost | x | No. of Units | = | Total  |
|-------------------------------------------------------|----|---------------|---|--------------|---|--------|
| 4. Estimated cost of counseling and advisory services | \$ |               | x |              | = | N/A    |
| 5. Estimated cost of moving expenses                  | \$ |               | x |              | = | N/A    |
| 6. Total cost of relocation expenses                  |    |               |   |              | = | \$ N/A |

7. What sources of funding will be used to pay for relocation activities? **N/A**  
 Operating Funds     CFP \_\_\_\_\_  other (**Provide an attachment explaining and reference it as Section 7, line 7.**)  
 FY

**Section 8: Resident Consultation 24 CFR Parts 970.4 and 970.8**

1. Describe how the residents of the development were informed and consulted about this activity and reference it as Section 8 line 1
2. If there is an organization representing the residents of the development in this application, identify the group, and describe how you informed and consulted with them by referencing Section 8 line 2. If there is not a resident organization representing this development please check here:
3. If there is an organization representing the residents of the whole HA, identify the group, and describe how you informed and consulted with them by referencing Section 8 line 3. If there is not a resident organization representing the whole HA, please check here:
4. Describe, and identify, how you informed the Resident Advisory Board (RAB), as defined by 24 CFR Section 903.13, of the proposed activity by referencing Section 8 line 4.
5. Did you receive any written comments concerning this application? Yes  No  If you received written comments, please include a copy of what you received and your analysis of them, and reference Section 8 line 5.

**Section 9: Section 412 Offer of Sale 24 CFR Part 970.13** This Section applies to Disposition and Demolition/Disposition Only 1.

1. Did the HA provide an offer of sale to the resident organization(s) at the development?  Yes     No  
**If "yes;" provide documentation of offer and response or certification of non-response and reference it as Section 9, line 1 .**
2. If no organization existed, provide an explanation and reference it as Section 9, line 2 .
3. Is the HA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.13(a)(2)?  Yes     No  
 If "yes," which of the following exceptions apply? **Check the one that applies and reference it as Section 9, line 3.**
- 970.13(a)(2) (v) A public body has requested to acquire vacant land that is less than two acres in order to build or expand its services (e.g., a local government wishes to use the land to build or establish a police substation).
- 970.13(a)(2) (vi) 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, other types of low-income housing).