



Lakewest

Public Housing Development

(Hamptons at Lakewest AMP TX009000008)

Request for

Partial Disposition Approval

DDA0005388

DRAFT

April 2019


[? Get Help](#)
[Logoff / Return to Secure Systems](#)

Application

Application
ReviewRemove from
Inventory

Reports

List Form HUD-52860 Supporting Documents Quality Checklist Submission
Hub: **6HFTW Fort Worth Hub**Field Office: **6APH FORT WORTH HUB OFFICE**Field Office HA: **TX009 Dallas**Application: **DDA0009539****Demolition / Disposition Application**Application Type: **Disposition**Processor: **SAC-Chicago**Application Status: **Draft**Status
Date: **04/05/2019**
[PIC Main](#)
[Development](#)
[Inventory Removals](#)
[Logoff](#)
[Add/Remove Development](#)

Section	Section Type	Status	Status Date
Section 1: General Information	Required	Modified	04/05/2019
Section 2: Long-Term Possible Impact of Proposed Action	Required	Modified	04/08/2019
Section 3: Board Resolution, Environmental Review, and Local Government Consultation	Required	Modified	04/05/2019
Section 4: Description of Property TX009000008 Hamptons at Lakewest	Required	Modified	04/11/2019
Section 5: Description of Proposed Removal Action TX009000008 Hamptons at Lakewest	Required	Modified	04/12/2019
Section 6: Relocation TX009000008 Hamptons at Lakewest	Required	Not Started	04/05/2019
Section 7: Resident Consultation TX009000008 Hamptons at Lakewest	Required	Modified	04/12/2019
Section 8: Offer of Sale TX009000008 Hamptons at Lakewest	Required	Modified	04/08/2019

Section 9: Certification of Compliance TX009000008 Hamptons at Lakewest	Required		
		Not Started	04/05/2019

Delete Application

Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 1
General Information

[? Get Help](#)[Logoff / Return to Secure Systems](#)**Application****Application
Review****Remove from
Inventory****Reports****List****Form HUD-52860 Supporting Documents Quality Checklist Submission****PIC Main****Development****Inventory
Removals****Logoff**

Hub: **6HFTW Fort Worth Hub**
 Field Office: **6APH FORT WORTH HUB OFFICE**
 Field Office HA: **TX009 Dallas**
 Application: **DDA0009539**

Application Status

Application Type: **Disposition** Processor: **SAC-Chicago**
 Application Status: **Draft** Status Date: **04/05/2019**

Section 1: General Information

OMB Approval No. 2577-0075

(exp. 07/31/2008)

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

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

[Modify Section 1](#)

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

3. Address: **3939 N. Hampton Road**
 City/Locality: **DALLAS**
 State: **Texas** Zip Code: **75212-1630**
 4. Phone No: **(214) 951 - 8300** Ext. Fax No: **(214) 951 - 8800**
 Email **info@dhadal.com**
 Address:

5. Executive Director's Name: **Troy Broussard**
 Phone No: **(214) 951 - 8310** Ext. Fax No: **(214) 951 - 8800**
 Email **tbroussard@dhadal.com**
 Address:

6. Primary Contact's Name: **Debbie Quitugua**

Phone No: **(214) 951 - 8308** Ext.

Fax No: **(214) 224 - 4929**

Email

Address: **dquitugua@dhadal.com**

* Designates a required field.

[Return to Application Index](#)

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 2
Long-Term Possible Impact of Proposed Action**

[? Get Help](#)[Logoff / Return to Secure Systems](#)[Application](#)[Application Review](#)[Remove from Inventory](#)[Reports](#)[List](#) [Form HUD-52860](#) [Supporting Documents](#) [Quality Checklist](#) [Submission](#)Hub: **6HFTW Fort Worth Hub**Field Office: **6APH FORT WORTH HUB OFFICE**Field Office HA: **TX009 Dallas**Application: **DDA0009539****Application Status**Application Type: **Disposition**Processor: **SAC-Chicago**Application Status: **Draft**Status Date: **04/05/2019**[PIC Main](#)[Development](#)[Inventory Removals](#)[Logoff](#)**Section 2: Long-Term Possible Impact of Proposed Action**[Modify Section 2](#)Enter the total number of units proposed for removal **0****1. Performance Funding Subsidy (PFS)**In FY **2018** , this HA received \$ **14513223** per unit in PFS funds.The HA realizes that after this activity takes place, PFS will decrease by \$ **0** / year.**2. Capital Fund Program**In FY **2018** , this HA received \$ **7818901** per unit in Capital funds.The HA realizes that after this activity takes place, Capital funding will decrease by \$ **0** / year.[Return to Application Index](#)

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 3
Board Resolution, Environmental Review, and
Local Government Consultation**

[? Get Help](#)[Logoff / Return to Secure Systems](#)[Application](#)[Application Review](#)[Remove from Inventory](#)[Reports](#)[List](#)[Form HUD-52860](#) [Supporting Documents](#) [Quality Checklist](#) [Submission](#)Hub: **6HFTW Fort Worth Hub**Field Office: **6APH FORT WORTH HUB OFFICE**Field Office HA: **TX009 Dallas**Application: **DDA0009539****Application Status**Application Type: **Disposition**Processor: **SAC-Chicago**Application Status: **Draft**Status Date: **04/05/2019**[PIC Main](#)[Development](#)[Inventory Removals](#)[Logoff](#)**Section 3: Board Resolution, Environmental Review, and Local Government Consultation**[Modify Section 3](#)

1. Board Resolution Number

2. Date of Board Resolution

01/01/1900

3. Who is conducting the environmental review?

☐ Field Office under 24 CFR Part 50☒ Responsible Entity under 24 CFR Part 58

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

City of Dallas, Texas

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

City of Dallas, Dallas County, Texas5. Letter of Support from Appropriate Government Official is dated :**01/01/1900**.[Return to Application Index](#)

Section 3, Line 1
Board Resolution

A draft resolution is included on the following page.

DRAFT

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE PARTIAL DISPOSITION OF THE HAMPTONS AT LAKEWEST HOUSING DEVELOPMENT (HAMPTONS AT LAKEWEST AMP TX009000008)

WHEREAS, DHA *Housing Solutions for North Texas* ("DHA") owns approximately 308 acres of land in west Dallas, generally bounded by Canada Drive to the north, Hampton Road to the east, Singleton Boulevard to the south, and Westmoreland Road to the west; and

WHEREAS, DHA desires to dispose of approximately 3.9 acres and one unoccupied non-dwelling building ("Property A") and approximately 2.5 acres of vacant land ("Property B") (together referred to as "the Properties") to adjacent property owners; and

WHEREAS, the Property is in excess of the needs of the Hamptons at Lakewest Asset Management Project (AMP TX009000008); and

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

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

WHEREAS, the proposed disposition of the Properties is included as Amendment #1 to the 2019 PHA Plan; and

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

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Commissioners of DHA *Housing Solutions for North Texas* hereby approves the submission to the U.S. Department of Housing and Urban Development ("HUD") of a request for disposition approval for the Properties, such disposition to be at fair market value to adjacent land owners via negotiated sale;

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

Section 3, Line 4

Description of Consultation with Local Government Officials

DHA will meet with Local Government Officials to discuss the proposed disposition. A description of this consultation will be included in this section prior to submission to the U.S. Department of Housing and Urban Development.

Section 3, Line 5
Letter of Support from Mayor Mike Rawlings

DHA will request a Letter of Support from the mayor to be included in this section.

Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 4
Description of Property


[? Get Help](#)
[Logoff / Return to Secure Systems](#)

Application

Application
ReviewRemove from
Inventory

Reports

List

Form HUD-52860 Supporting Documents Quality Checklist Submission

PIC Main

Development

Inventory
Removals

Logoff

Hub: **6HFTW Fort Worth Hub**
 Field Office: **6APH FORT WORTH HUB OFFICE**
 Field Office HA: **TX009 Dallas**
 Application: **DDA0009539**
 Development: **TX009000008 Hamptons at Lakewest**

Application Status

Application Type: **Disposition** Processor: **SAC-Chicago**
 Application Status: **Draft** Status Date: **04/05/2019**

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

1. Development Name: **Hamptons at Lakewest** 2. Development Number: **TX009000008**
 3. Date of Full Availability: **11/28/2000** 4. No. of Residential Buildings: **209**
 5. No. of Non-Residential Buildings: **7** 6. Date Constructed:
 7. Scattered Site: **N**
 8. Single Family Houses: **50** Duplexes: **1**
 3-Plexes: **3** 4-Plexes: **108**
 Other: **47**
 9. Row House: **725** Walk-Up: **0**
 High Rise: **0**
 10. Total Acres of the Development: **308.05**

[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	0	0	0	0	0	0	0
1 Bdrm	126	0	0	0	126	0	126
2 Bdrms	334	0	0	0	334	0	334
3 Bdrms	207	0	0	0	207	0	207
4 or more Bdrms	108	0	0	0	108	0	108

Total	775	0	0	0	775	0	775
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**Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 5
Description of Proposed Removal Action**


[? Get Help](#)
[Logoff / Return to Secure Systems](#)

[Application](#)
[Application Review](#)
[Remove from Inventory](#)
[Reports](#)

[List](#)
[Form HUD-52860](#)
[Supporting Documents](#)
[Quality Checklist](#)
[Submission](#)

[PIC Main](#)
[Development](#)
[Inventory Removals](#)
[Logoff](#)

Hub: **6HFTW Fort Worth Hub**
 Field Office: **6APH FORT WORTH HUB OFFICE**
 Field Office HA: **TX009 Dallas**
 Application: **DDA0009539**
 Development: **TX009000008 Hamptons at Lakewest**

Application Status

Application Type: **Disposition** Processor: **SAC-Chicago**
 Application Status: **Draft** Status Date: **04/05/2019**

Section 5: Description of Proposed Removal Action

[Modify Section 5](#)

1. Proposed Action By Building Type

Calendar Year:

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

1\1\3019 BICKERS ST
 10\1\3019 BICKERS ST
 11\1\3019 BICKERS ST
 12\1\3019 BICKERS ST

indicates Non Dwelling Building Structures

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

2. Proposed Action By Unit Designation

Select the building number(s):

* - 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)

118011\General Occupancy\Bedroom1
 118012\General Occupancy\Bedroom3
 118013\General Occupancy\Bedroom4
 118014\General Occupancy\Bedroom2

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

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2019**

Number of Acres : **6.38**

B. Buildings included in Proposed Disposition

Calendar Year : **2019** Number of Non-Dwelling Buildings without PIC building numbers : **1**

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

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:

\$

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:

Valbridge Property
Advisors

Date of appraisal:

04/30/2019

10. Calculation of Net Proceeds

Estimated Sales Price \$ - Debt \$ - Cost & Fees \$ = Estimated Net Proceeds **\$0.00**

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) \$

(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 **0** B. Complete relocation of residents **0**
C. Execution of contract for
removal (e.g. sales contract or **10** D. Actual Removal Action (e.g. demolition or sale closing) **60**
demolition contract)

[Return to Application Index](#)

Section 5, Line 5
Site Map for Partial Disposition



Section 5, Line 6
Description of Partial Disposition
Including Legal Description

The Hamptons at Lakewest Asset Management Project (AMP TX009000008) consists of five public housing developments constructed on the former Lakewest public housing site: Hamptons at Lakewest, Lakeview Townhomes, Villa Creek Apartments, Kingbridge Crossing, Lakewest Village. The site includes several acres of vacant land that are in excess of the needs of the housing developments and are incidental to, or do not interfere with, the continued operation of the remaining portion of the housing developments. With this Request for Partial Disposition Approval, DHA is proposing to sell approximately 6.4 acres of this vacant land along with an unoccupied non-dwelling building to adjacent property owners as described below.

DHA proposes to sell approximately 3.9 acres of vacant land and an unoccupied non-dwelling building to Our Lady of San Juan de los Lagos Catholic Church to enable the Church to expand its services to better meet the needs of the community. It also proposes to dispose of approximately 2.5 acres along Singleton Boulevard to Dallas Housing Corporation to permit future development of the vacant property along Singleton to support the redevelopment in the community initiated by DHA's redevelopment of the Lakewest housing development and other recent development by the private sector and the City of Dallas and proposed new construction of Pinkston High School by the Dallas School District.

A site map showing the parcels proposed for disposition is included in the attachment labeled Section 5, Line 5. The legal descriptions of the parcels are provided on the following pages.

Legal Description
Property A – Girls Club Building and Parcels

Legal descriptions are being prepared and will be included prior to submission to HUD.

Legal Description
Property B – Singleton Frontage

Legal descriptions are being prepared and will be included prior to submission to HUD.

Section 5, Line 8
Executive Summary of Appraisal

The Executive Summaries from the Appraisals will be Included prior to submission to HUD.

Section 5, Line 10
Calculation of Gross Proceeds

DHA will sell the properties at fair market value as determined by appraisals from a qualified third party appraiser. Gross Proceeds will be determined and included prior to submission to HUD.

Section 5, Line 11
Use of Net Proceeds

Section 5, Line 13
General Timetable

Activity	# of Days after HUD Approval
Begin Relocation of Residents	Not Applicable
Complete Relocation of Residents	Not Applicable
Execution of Contract for Removal (Sales Contract)	10
Actual Removal Action (Sale Closing)	60

Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 6
Relocation

Not Applicable

[? Get Help](#)[Logoff / Return to Secure Systems](#)

Application

Application
ReviewRemove from
Inventory

Reports

List

Form HUD-52860 Supporting Documents Quality Checklist Submission

Hub: 6HFTW Fort Worth Hub

Field Office: 6APH FORT WORTH HUB OFFICE

Field Office HA: TX009 Dallas

Application: DDA0009539

Development: TX009000008 Hamptons at Lakewest

Application Status

Application Type: Disposition Processor: SAC-Chicago

Application Status: Draft Status Date: 04/05/2019

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

1. Occupied units:

a. Of the 0 units proposed for removal, 0 are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the 775 total units in the development, 775 units will remain after removal.

c. Of the 775 units that will remain after removal, 768 are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action?

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

4. What housing resources are expected to be used for relocation?

☐ Other Public Housing ☐ Section 8 ☐ Other

Attach a narrative explaining and reference it as Section 6, line 4.

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units	=	Total
5. Estimated cost of counseling and advisory services				
6. Estimated cost of moving expenses				

--	--	--

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

☐ Operating Funds for FY:


☐ Capital Fund for FY:

☐ Other

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

[Return to Application Index](#)

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 7
Resident Consultation**

 Get Help Logoff / Return to Secure Systems

Application

Application
ReviewRemove from
Inventory

Reports

List

Form HUD-52860

Supporting Documents

Quality Checklist

Submission

Hub: **6HFTW Fort Worth Hub**

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

Field Office HA: **TX009 Dallas**

Application: **DDA0009539**

Development: **TX009000008 Hamptons at Lakewest**

Application Status

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

Application Status: **Draft** Status Date: **04/05/2019**

Section 7: Resident Consultation[Modify Section 7](#)

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

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

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

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

**Please See
Attachment
Section 7, Line 2**

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

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

**DHA Council of
Presidents**

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

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

5. Did you receive any written comments from the residents, the

☐ Yes ☒

Resident Council(s), or the RAB?

No

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

[Return to Application Index](#)

Section 7, Line 1
Lakewest Resident Consultation

DHA staff anticipates meeting with residents of the Hamptons at Lakewest AMP on Thursday April 18, 2019 to discuss the proposed disposition. Meeting agenda, sign-in sheet, and minutes will be included prior to submission to HUD.

Section 7, Line 2
Lakewest Resident Council Consultation

Members of the Resident Councils of the Hamptons at Lakewest AMP were invited to the resident meeting on Thursday April 18, 2019 to discuss the proposed disposition. Meeting agenda, sign-in sheet, and minutes will be included prior to submission to HUD.

The resident Councils at the Hamptons of Lakewest AMP are: The Hamptons at Lakewest Resident Council, the Kingbridge Crossing Resident Council, and the Lakeview Townhomes Resident Council.

Section 7, Line 3
Resident Council of Presidents (COP) Consultation

Members of the Council of Presidents ("COP"), the PHA-Wide Resident Council were invited to the resident meeting on Thursday April 18, 2019 to discuss the proposed disposition. Meeting agenda, sign-in sheet, and minutes will be included prior to submission to HUD.

Section 7, Line 4
Resident Advisory Board Consultation

The Resident Advisory Board (“RAB”) will meet on May 9, 2019 at which time the proposed disposition will be discussed. Meeting agenda, sign-in sheet, and minutes will be included prior to submission to HUD.

Section 7, Line 4
Resident Advisory Board Consultation

The Resident Advisory Board (“RAB”) will meet on May 8, 2019 at which time the proposed disposition will be discussed. Meeting agenda, sign-in sheet, and minutes will be included prior to submission to HUD.

Section 7, Line 5
Resident Written Comments and Response

Any written comments received by DHA and responses will be included prior to submission to HUD. Comments may be submitted to debbie.quituqua@dhantx.com. All comments must be received by June 5, 2019.

Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 8
Offer of Sale


[? Get Help](#)
[Logoff / Return to Secure Systems](#)

Application

Application
ReviewRemove from
Inventory

Reports

[List](#) [Form HUD-52860](#) [Supporting Documents](#) [Quality Checklist](#) [Submission](#)
[PIC Main](#)
[Development](#)
[Inventory Removals](#)
[Logoff](#)

Hub: **6HFTW Fort Worth Hub**

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

Field Office HA: **TX009 Dallas**

Application: **DDA0009539**

Development: **TX009000008 Hamptons at Lakewest**

Application Status

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

Application Status: **Draft** Status: **04/05/2019**

Date:

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](#)

Section 8, Line 2
Offer of Sale Exception Documentation

24 CFR 970.9(b)(3)(v): the proposed disposition is for non-dwelling property, including administration and community buildings, and maintenance facilities. Documentation of the proposed site for disposition is included in the attachments titled Section 5, Line 5 and Section 5, Line 6.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 9
Certification of Compliance**


[? Get Help](#)
[Logoff / Return to Secure Systems](#)

[Application](#)
[Application Review](#)
[Remove from Inventory](#)
[Reports](#)

[List](#)
[Form HUD-52860 Supporting Documents Quality Checklist](#)
[Submission](#)
[PIC Main](#)
[Development](#)
[Inventory Removals](#)
[Logoff](#)

Hub: **6HFTW Fort Worth Hub**
 Field Office: **6APH FORT WORTH HUB OFFICE**
 Field Office HA: **TX009 Dallas**
 Application: **DDA0009539**
 Development: **TX009000008 Hamptons at Lakewest**

Application Status

Application Type: **Disposition** Processor: **SAC-Chicago**
 Application Status: **Draft** Status Date: **04/05/2019**

Section 9: Certification of Compliance

[Modify Section 9](#)

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

PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition
 Section 18 Disposition 24 CFR Subpart F
 De Minimis Exception to Demolition
 Section 32 Homeownership
 Section 33 Required Conversion
 Section 22 Voluntary Conversion
 Eminent Domain

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

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

The new HUD-52860 form and its addendums include:

HUD-52860-B:

Total

Development

Cost (TDC)

Calculation

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

HUD-52860-C:

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](#)

[Return to Application Index](#)

Section 9, Line 1
Certification of Compliance

The Certificate of Compliance follows and will be executed prior to submission to HUD.

PHA Certificate of Compliance

Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #0005388 for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.
4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this

SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.

9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other 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:	Troy Broussard
Official Title:	President and CEO
Signature:	
Date:	

Section 9, Line 2
Addendums

Forms HUD-52860 and HUD-52860-A are attached along with appropriate related documents.

HUD-52860

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); retentions 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 1: 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? <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 type="checkbox"/> No

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:	Year: Approval Date:
<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:	
<i>Attach a copy of signed PHA Board Resolution</i>	

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 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):	
5. Date(s) of letter(s) of support from (local) government officials:	
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:				
2. Development Number:				
3. Date of Full Availability (DOFA):				
4. Number of Residential Buildings:				
5. Number of Non-Residential Buildings:				
6. Date Constructed:				
7. Is the Development Scattered Site?				<input type="checkbox"/> Yes <input type="checkbox"/> No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):				
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):				
10. Total Acres in Development:				
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom				
1 – Bedroom				
2 – Bedrooms				
3 – Bedrooms				
4 - + Bedrooms				
Total				
Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)				

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)						
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						
1 – Bedroom						
2 – Bedrooms						
3 – Bedrooms						
4 - + Bedrooms						
Total						

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		
Non-Residential Buildings		
Total Buildings		
<i>If the removal action is for only a portion of property at a contiguous site, attach a site map</i>		
4. Total Acreage Proposed for Removal (if applicable)		
(a) Attach a description of the land (e.g. survey, copy of the legal description)		
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)		
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.		
5. Estimated Value of the Proposed Property	\$	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
(b) If yes, date of appraisal and name of appraiser:	Date:	Name:
(c) If not, describe other form of valuation used:		
<i>Attach an executive summary of the appraisal or other form of valuation</i>		
6. Timetable		
Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(b)Complete Relocation of Residents:	N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(c) Execute Contract for Removal		
(d) Removal of the property		

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)		
2. Number of individual residents that the PHA estimates will be displaced by this removal action:		
<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 by 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 type="checkbox"/> Another Entity contracted by the PHA Describe:	
<i>Attach a description of the relocation counseling and advisory services that the 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)?		\$
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	<input type="checkbox"/> Capital Funds <input 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 type="checkbox"/> Public Housing. If checked, number: <input type="checkbox"/> Section 8 HCV (existing resources. If checked, number: <input 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 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
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.	

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 type="checkbox"/> Yes <input type="checkbox"/> No Date(s):
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)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	<input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action
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)	
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 type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action
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)	
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
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)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance
<p>Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA # _____ for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:</p> <ol style="list-style-type: none"> 1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date. 2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application. 3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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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.

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Name of Authorized Official	
Official Title:	
Signature:	
Date:	

Form HUD-52860 Instructions

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 1: General Information**

Line 1 – 8

Consistency with Final Judgement in *Walker v. HUD*

The Agreed Final Judgement regarding the Walker v. HUD housing desegregation lawsuit was entered on December 21, 2004. Per this Agreed Judgement “no more than 950 units of public housing may be located on DHA’s West Dallas project site.” There are currently 775 public housing units constructed on the site. DHA has no plans to build more public housing on the site. Further, the parcels included in this proposed disposition are not suitable for residential housing.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 2: Not Applicable**

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860**

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

Line 3 – 1

Amendment #1 to the 2019 PHA Plan and HUD Field Office Approval

(To be included upon receipt from HUD and prior to submission to HUD.)

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860**

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

**Line 3 – 2
Board Resolution**

*Included in Attachment Section 3, Line 3 prior to submission to HUD.
(To be included prior to submission to HUD.)*

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 3: PHA Plan, Board Resolution, Environmental Review &
Local Government Consultation**

**Line 3 – 3
Environmental Review**

The Responsible Entity for the Part 58 Environmental Review is the City of Dallas, Texas. The ER was completed on XXXX XX, XXXX. A copy of HUD's approval of the Environmental Review is attached. (To be included prior to submission to HUD.)

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Section 3: PHA Plan, Board Resolution, Environmental Review &
Local Government Consultation**

**Line 3 – 5
Support from Local Government Officials**

*A letter of support for the proposed disposition is included in Attachment Section 3, Line 5.
(To be included prior to submission to HUD.)*

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 4: Description of Existing Development**

**Line 4 – 3
Date of Full Availability**

<i>Housing Site</i>	<i>DOFA</i>
<i>Hamptons at Lakewest</i>	<i>1998</i>
<i>Kingbridge Crossing</i>	<i>1999</i>
<i>Lakewest Village</i>	<i>2001</i>
<i>Lakeview Townhomes</i>	<i>2002</i>
<i>Villa Creek Apartments</i>	<i>2004</i>

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 4: Description of Existing Development**

**Line 4 –6
Date Constructed**

<i>Housing Site</i>	<i>Construction Date</i>
<i>Hamptons at Lakewest</i>	<i>1998</i>
<i>Kingbridge Crossing</i>	<i>1999</i>
<i>Lakewest Village</i>	<i>2000</i>
<i>Lakeview Townhomes</i>	<i>2001</i>
<i>Villa Creek Apartments</i>	<i>2004</i>

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 4: Description of Existing Development**

**Line 4 – 8
Number of Buildings**

	Hamptons at Lakewest	Kingbridge Crossing	Lakewest Village	Lakeview Townhomes	Villa Creek Apartments	Total
Detached			50			50
Duplex		1				1
3-Plex	3					3
4-Plex	9	29		32	38	108
Other	30	13		4		47
Total	42	43	50	36	38	209

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 4: Description of Existing Development**

**Line 4 – 9
Number of Types of Structures**

	Hamptons at Lakewest	Kingbridge Crossing	Lakewest Village	Lakeview Townhomes	Villa Creek Apartments	Total
Detached			50			50
Row House	12	25				37
Walk-Up	31	15		36	38	120
Total	43	40	50	36	38	207

Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 4: Description of Existing Development

Line 4 – 11
Description of Distribution of UFAS Accessible Units

	Hamptons at Lakewest	Kingbridge Crossing	Lakewest Village	Lakeview Townhomes	Villa Creek Apartments	Total
<i>Mobility</i>						
1 BR	5	4		2	5	16
2 BR	4	4		2	5	15
3BR	2	2	3	2		9
4 BR	2	2		2		6
Total	13	12	3	8	10	46
<i>Sensory</i>						
1 BR	3			1	1	5
2 BR		3		3	1	7
3 BR	1		1		1	3
4 BR					1	1
Total	4	3	1	4	4	16

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 5: Description of Proposed Removal**

**Line 5 – 3
Site Map**

A site map is included in Attachment Section 5, Line 5.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 5: Description of Proposed Removal**

**Line 5 – 4a
Description of the Land**

A description of the land including legal descriptions is included in Attachment Section 5, Line 6.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 5: Description of Proposed Removal**

**Line 5 – 4b
Recorded Declarations of Trusts/Deed of Restrictive Covenants**

DECLARATION OF TRUST

WHEREAS, The Housing Authority of the City of Dallas, Texas
(herein called the "Local Authority"), a public body corporate and politic, duly
created and organized pursuant to and in accordance with the provisions of the
laws of the State of Texas, and the Public Housing Admin-
istration (herein called the "PHA") which is administering, in accordance with
Reorganization Plan No. 3 of 1947, effective July 27, 1947, the functions of the
United States Housing Authority, created in pursuance of the provisions of the
United States Housing Act of 1937, Public No. 412, Seventy-fifth Congress, entered
into a certain contract dated as of June 22, 1954 (herein
called the "Annual Contributions Contract") providing for a loan and for annual
contributions to be made by the PHA to assist the Local Authority in developing,
and in achieving and maintaining the low-rent character of, low-rent housing
project/s; and

WHEREAS, as of the date of the execution of this Declaration of Trust the
Annual Contributions Contract provides for the development and operation by the
Local Authority of certain low-rent housing in the City of
Dallas, County of Dallas, State
of Texas which will provide approximately 3,500
dwellings; and which low-rent housing will be known as ~~Project No. TEX-9-11~~
~~Project No. with approximately dwellings~~
~~Project No. with approximately dwellings~~
~~and Project No. with approximately dwellings~~
and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and
Permanent Notes to aid in financing the Projects from time to time provided for
under the terms of the Annual Contributions Contract to which Contract reference
is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and
(2) may from time to time issue and deliver its obligations (herein called "Re-
funding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each Project and the site or sites thereof will have been construct-
ed or acquired with the proceeds of the Bonds and/or advances by the PHA on account
of the loan provided for in the Annual Contributions Contract and the Bonds and
Permanent Notes will be secured (1) severally, by pledges of specific amounts of
the annual contributions payable to the Local Authority by the PHA pursuant to
said Contract; and (2) by a pledge of certain revenues of the Projects financed by
an issue or issues of Bonds to the extent and in the manner described in the
Annual Contributions Contract and the resolutions of the Local Authority authoriz-
ing such Bonds and Permanent Notes:

NOW, THEREFORE, to assure the PHA and the holder or holders of the Bonds,
Refunding Bonds, or Permanent Notes, and each of them, of the performance by the
Local Authority of the covenants contained in the Annual Contributions Contract
and the resolutions of the Local Authority authorizing the issuance of the Bonds,
Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge
and declare that it is possessed of and holds in trust for the benefit of the PHA
and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the pur-
poses hereinafter stated, the following described real property situated in the

City of Dallas, County
of Dallas, State of Texas,
TO WIT:

~~Project No. with approximately dwellings~~

PROJECT NO. TEX-9-11

BEGINNING at the southwest corner of this tract, same being S 89° 48' 30" E, 50 feet, and N 0° 07' 52" E. 35 feet from the original southwest corner of the E. Horton Survey, Abstract 604, Dallas County, Texas, and said original corner now being the center line intersection of Singleton Boulevard and Westmoreland Road;

THENCE N 0° 07' 52" E, 2,492.96 feet with the east line of Westmoreland Road to a point in the meander line of the West (Right) Bank of the abandoned West Fork of Trinity River Channel as established by this survey;

THENCE, with said meander line as follows:

S 57° 55' 12" E,	127.04 feet,
N 59° 12' 28" E,	170.27 feet,
N 82° 32' 30" E,	201.50 feet,
N 65° 42' 25" E,	243.40 feet,
N 48° 45' 43" E,	181.75 feet,
N 17° 50' 55" E,	272.88 feet,
N 12° 34' 08" W,	289.14 feet,
N 66° 55' 31" W,	178.36 feet,
N 82° 05' 28" W,	77.22 feet,
N 64° 23' 55" W,	108.00 feet,
N 3° 55' 24" W,	133.97 feet,
N 27° 51' 15" E,	108.59 feet,
N 85° 32' 30" E,	102.72 feet,
N 89° 03' 05" E,	126.91 feet,
S 67° 43' 30" E,	185.32 feet,
N 67° 20' 30" E,	143.79 feet,
N 10° 08' 40" E,	153.50 feet,
N 15° 55' 39" W,	181.89 feet,
N 28° 40' 35" W,	208.71 feet,
N 2° 04' 05" E,	182.42 feet,
N 32° 39' 29" E,	89.72 feet,
S 74° 40' 05" E,	155.98 feet,
S 52° 01' 10" E,	167.96 feet,
S 41° 42' 15" E,	244.04 feet,
S 29° 19' 50" E,	214.97 feet,
S 21° 13' 25" E,	192.21 feet,
S 17° 42' 05" E,	419.07 feet,
S 47° 19' 16" E,	120.41 feet,
S 89° 31' 27" E,	188.99 feet,
N 51° 22' 45" E,	105.41 feet,
N 25° 46' 15" E,	221.71 feet,
N 6° 31' 00" E,	181.08 feet,
N 18° 24' 51" E,	138.85 feet,
N 7° 11' 21" E,	176.20 feet,
N 12° 21' 30" W,	220.90 feet,
N 4° 01' 06" W,	268.10 feet,
N 12° 22' 00" E,	264.13 feet,
N 19° 56' 09" W,	267.56 feet, to the south

line of Canada Drive;

THENCE N 89° 51' 59" E, 441.42 feet with the south line of Canada Drive to a point in the east line of the E. Horton Survey, being the west line of the L. G. Coombs Survey, Abstract No. 289;

THENCE N 89° 51' 59" E, 2,465.24 feet with the south line of Canada Drive to the west line of Hampton Road;

THENCE S 0° 04' 18" W, 360.00 feet with the west line of Hampton Road;

THENCE N 89° 51' 59" E, 90.00 feet with the west line of Hampton Road;

THENCE S 26° 09' 25" E, 67.88 feet with the west line of Hampton Road;

THENCE S 0° 04' 18" W, 3379.08 feet with the west line of Hampton Road to the point of intersection with the south line of Dennison Street;

THENCE N 89° 55' 45" W, 907.26 feet with the south line of Dennison Street to the point of intersection with the back of the east curb of Fishtrap Road; said point being on a circular curve to the left having a radius of 60.68 feet, and whose tangent at said point forms a deflection angle of 35° 51' 14" left with the last described course;

THENCE Southwesterly along the last above described circular curve, being the back of the east curb of Fishtrap Road, a distance of 12.83 feet to a point; the tangent to the curve at said point being coincident with the next herein described course;

THENCE S 42° 06' 15" W, 233.41 feet with the back of the east curb of Fishtrap Road to a point; said point being the beginning of a circular curve to the left having a radius of 341.70 feet, and whose tangent at said point is coincident with the last above described course;

THENCE Southwesterly along the last above described circular curve, being the back of the east curb of Fishtrap Road, a distance of 251.57 feet to a point; the tangent to the curve at said point being coincident with the next herein described course;

THENCE S 0° 04' 45" E, 799.96 feet with the back of the east curb of Fishtrap Road to the north line of Singleton Boulevard;

THENCE N 89° 48' 30" W, 4058.41 feet with the north line of Singleton Boulevard to the Point of Beginning, and

CONTAINING 481.305 acres of land, SAVE AND EXCEPT the 20.034-acre school site, which is described as follows:

BEGINNING at the point of intersection, as witnessed by an iron pipe set in the ground, of the Southwesterly Right-of-Way line of Greenleaf Street with the Northerly Right-of-Way Line of Bickers Street; and being located the following courses and distances from the Southeast Corner of the E. Horton Survey, Abstract No. 604;

1. N 0° 23' 45.5" E - 2237.39 feet
2. N 52° 34' 18" E - 826.79 feet
3. N 37° 25' 41" W - 30.00 feet

THENCE S 52° 34' 18" W, along the Northerly Right-of-Way Line of Bickers Street, a distance of 240.17 feet to a point, as evidenced by an iron pipe set in the ground; said point being the beginning of a circular curve to the right having a radius of 788.51 feet, and whose tangent at said point is coincident with the last above described course,

THENCE Westerly along the above described circular curve, being the Northerly Right-of-Way Line of Bickers Street, a distance of 805.11 feet to a point, as evidenced by an iron pipe set in the ground, the tangent to the curve at said point being coincident with the next herein described course,

THENCE N 68° 55' 35" W, continuing along the Northerly Right-of-Way Line of Bickers Street, a distance of 441.77 feet to the point of intersection with the Easterly Right-of-Way Line of Holystone Street, as evidenced by an iron pipe set in the ground,

THENCE N 21° 03' 49" E, along the Easterly Right-of-Way Line of Holystone Street, a distance of 232.49 feet to a point, as evidenced by an iron pipe set in the ground; said point being the beginning of a circular curve to the right having a radius of 2266.83 feet, and whose tangent at said point is coincident with the last above described course,

THENCE Northeasterly along the last above described circular curve, being the Easterly Right-of-Way Line of Holystone Street, a distance of 799.02 feet to a point, as evidenced by an iron pipe set in the ground; the tangent to the curve at said point being coincident with the next herein described course,

THENCE N 41° 15' 34" E, continuing along the Easterly Right-of-Way Line of Holystone Street, a distance of 46.77 feet to the point of intersection with the Southwesterly Right-of-Way Line of Greenleaf Street, as evidenced by an iron pipe set in the ground,

THENCE S 48° 43' 12" E, along the Southwesterly Right-of-Way Line of Greenleaf Street a distance of 591.03 feet to a point, as evidenced by an iron pipe set in the ground; said point being the beginning of a circular curve to the right having a radius of 2266.83 feet, and whose tangent at said point is coincident with the last herein described course,

THENCE Southeasterly along the last above described circular curve, being the Southwesterly Right-of-Way Line of Greenleaf Street, a distance of 446.74 feet to a point, as evidenced by an iron pipe set in the ground; the tangent to the curve at said point being coincident with the next herein described course,

THENCE S 37° 25' 41" E, continuing along the Southwesterly Right-of-Way Line of Greenleaf Street, a distance of 149.22 feet to the Point of Beginning.

AND, SAVE and EXCEPT the 1.489 acre cemetery site, which is described as follows:

BEGINNING at a point at the Southwest Corner of Fishtrap Road and Morris Avenue, and being located N 10° 37' 16" W, a distance of 632.94 feet from the point of intersection of the south line of Dennison Street with the back of the east curb of Fishtrap Road, being an angle point in the above described 481.305-acre tract;

THENCE N 89° 55' 42" W, 247.00 feet;

THENCE S 0° 47' 17" E, 265.90 feet;

THENCE N 89° 36' 00" E, 243.00 feet;

THENCE N 0° 04' 18" E, 263.90 feet to the Point of Beginning,

SUBJECT to easements granted to the City of Dallas and the several public utilities for water, gas, electric, sewer and other utilities.

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the PHA and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above described Project property, TO WIT:

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority (1) may, to the extent and in the manner provided in Sec. 313 of the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (2), with the approval of the PHA release any Project which has not then been financed by an issue or issues of Bonds from the trust hereby created: Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to the PHA in pursuance of Sec. 501 or Sec. 502 of the Annual Contributions Contract.

The endorsement by a duly authorized officer of the PHA (1) upon any conveyance made by the Local Authority of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument of release made by the Local Authority of any Project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the PHA arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the PHA) any right or right of action or proceeding by which the Local Authority might be deprived of title to or possession of any Project.

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate

seal to be hereunto affixed and attested this 22nd day of June, 1954.

THE HOUSING AUTHORITY OF
THE CITY OF DALLAS, TEXAS

By Tommy Johnson
Chairman

(SEAL)
ATTEST:

James E. Thompson
Secretary

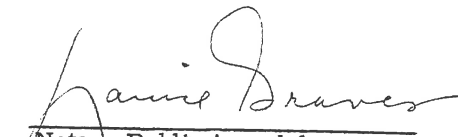
STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, Louise Graves, a Notary Public in and for Dallas County, State of Texas, on this day personally appeared Louis Tobian and James L. Stephenson, being the Chairman and Secretary, respectively, of The Housing Authority of the City of Dallas, Texas, personally known to me to be the persons and officers whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of The Housing Authority of the City of Dallas, Texas, a public body corporate and politic, and that they executed the same as the act of said The Housing Authority of the City of Dallas, Texas, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 22nd day of June, 1954.





Notary Public in and for
Dallas County, State of Texas

LOUISE GRAVES
My Commission Expires June 1, 1958

I, Erma Planché, hereby certify that this instrument is the
true and correct copy of the original for record, this 7 day of

July 1954 at 11:30 o'clock A.M.

Witness my hand and seal this 14 day of July 1954 at 2573

45 Street, New Orleans, Louisiana.

Notary Public for the State of Louisiana, my commission expires 14 day of July 1954

Erma Planché

Notary

Declaration of Trust
(Development Grant Projects *)

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

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) The Housing Authority of the City of Dallas, Texas (DHA)
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of (mm/dd/yyyy) (3) 01/19/1996, (herein called the Annual Contributions Contract) and a certain Development Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 02/28/2011, providing for a grant to be made by HUD to assist the PHA in financing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the Annual Contributions Contract cover the lower income housing project located in: (5)

City of Dallas, County of Dallas, State of Texas.



201200081579

DECLARATION 1/2

which will provide approximately (6) 225 dwelling units; and which lower income housing project will be known as:

Project No. (7) AMP TX0090000008 (TX21P009048); and

Whereas, the Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in: (8)

City of Dallas, County of Dallas, State of Texas.

To Wit: (Insert legal description for the project.)(9)

See Attachment

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release the Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of the Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed, and attested this date (mm/dd/yyyy) 01/23/2012.

(Seal)

(1, see instructions)

By

Chairperson

Attest

Secretary

Date (mm/dd/yyyy)

February 27, 2012

OWNER'S CERTIFICATE

WHEREAS, the DALLAS HOUSING AUTHORITY is the sole owner of a 20.672 acre tract of land situated in the City of Dallas, Dallas County, Texas and being out of the L.G. Coombs Survey, Abstract Number 289; said tract also being a part of the Replat of Block 5 of Weisenberger's Garden of Eden, an addition to the City of Dallas according to the plat recorded in Volume 8, Page 91 of the Map Records of Dallas County, Texas; and being a part of Blocks 6, 11, 12, 13, and 14 of Weisenberger's Garden of Eden, an addition to the City of Dallas according to the plat recorded in Volume 6, Page 13 of the Map Records of Dallas County, Texas; and being a part of Block 55 of The Garden Spot, an addition to the City of Dallas according to the plat recorded in Volume 13, Page 221 of the Map Records of Dallas County, Texas; and being a part of the Buena Addition, an addition to the City of Dallas according to the plat recorded in Volume 2609, Page 9 of the Deed Records of Dallas County, Texas; and also being a portion of the abandoned roadways of Peshera, Albrecht, and Fish Trap Roads, vacated, abandoned, and ordered quitclaimed to the Housing Authority of the City of Dallas by the Commissioner's Court of Dallas County, Texas, Ord. No. 17498, dated 12-03-51 and filed in Volume 43, Page 56 of Dallas County Commissioner's Court Minute Records; said 20.672 acre tract also being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Pacheco Koch" cap set in the north right-of-way line of Bickers Street (a 60 foot wide right-of-way); said point being Due West, a distance of 632.25 feet from the intersection of the projected north line of said Bickers Street with the projected west right-of-way line of Hampton Road (a 100 foot wide right-of-way); said point also being Due West, a distance of 132.25 feet from the southwest corner of Dallas Housing Authority Central Office Building Addition, an addition to the City of Dallas according to the plat recorded in Volume 92202, Page 2550 of the Map Records of Dallas County, Texas;

THENCE, Due West, along the north line of said Bickers Street, a distance of 383.39 feet to an "X" cut in concrete sidewalk at the beginning of a curve to the left whose center bears Due South, a distance of 1462.40 feet from said point;

THENCE, in a southwesterly direction along the north line of said Bickers Street and along said curve to the left, through a central angle of 27 degrees, 35 minutes, 23 seconds, an arc distance of 704.19 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, North 27 degrees, 35 minutes, 23 seconds West, departing the north line of said Bickers Street a distance of 314.91 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set at an angle point;

THENCE, Due North, a distance of 599.93 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, Due East, a distance of 1206.53 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, Due South, a distance of 712.73 feet to the POINT OF BEGINNING and containing 900,482 square feet or 20.672 acres of land, more or less.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/22/2012 02:37:07 PM
\$20.00



A handwritten signature, likely of the County Clerk, is written in dark ink over the seal.

201200081579

03/22/2012 02:37:08 PM
Declaration of Trust
(Development Grant Projects *)

201200081580
DECLARATION 1/3
U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) The Housing Authority of the City of Dallas, Texas (DHA)
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of (mm/dd/yyyy) (3) 01/19/1996, (herein called the Annual Contributions Contract) and a certain Development Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 02/28/2011, providing for a grant to be made by HUD to assist the PHA in financing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the Annual Contributions Contract cover the lower income housing project located in: (5)

City of Dallas, County of Dallas, State of Texas.

which will provide approximately (6) 102 dwelling units; and which lower income housing project will be known as:

Project No. (7) AMP TX0090000002 (TX21P009002); and

Whereas, the Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in: (8)

City of Dallas, County of Dallas, State of Texas.

To Wit: (Insert legal description for the project.)(9)

See Attachment

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release the Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of the Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 01/23/2012.

(Seal)

(1, see instructions)

By  Chairperson

Attest  Secretary

Date (mm/dd/yyyy) February 27, 2012

BEING a 13.333 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being situated in Blocks 1004 and 927, official City of Dallas numbers and being all of those tracts of land conveyed to the Housing Authority of the City of Dallas recorded in Volume 2258, Page 398, Volume 2271, Page 375, Volume 2278, Page 418, Volume 2277, Page 427, Volume 3004, Page 355, and Volume 2279, Page 531 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with yellow plastic cap marked Encompass in the southwest right-of-way line of Harry Hines (variable width ROW), the northeast corner of Pike Park, and the northeast corner of an abandoned street (Randall Street) by Ordinance No. 3604, and the southeast corner of the herein described property;

THENCE departing the southwest line and along the north line of Pike Park South 44 degrees 55 minutes 30 seconds West, a distance of 224.42 feet to a "X" found on concrete curb for corner;

THENCE departing said north line North 44 degrees 41 minutes 26 seconds West a distance of 201.23 feet to a 5/8" iron rod set with yellow plastic cap marked Encompass for corner;

THENCE South 44 degrees 53 minutes 00 seconds West a distance of 142.45 feet to a 5/8 inch iron rod set with yellow plastic cap marked Encompass for corner;

THENCE North 44 degrees 22 minutes 50 seconds West a distance of 81.95 feet to a 5/8 inch iron rod set with yellow plastic cap marked Encompass for corner;

THENCE South 44 degrees 37 minutes 46 seconds West a distance of 190.87 feet to a 5/8 inch iron rod set with yellow plastic cap marked Encompass for corner;

THENCE North 35 degrees 50 minutes 46 seconds West a distance of 518.26 feet to a 5/8 inch iron rod set with yellow plastic cap marked Encompass for the beginning of a curve to the right having a radius of 978.15 feet:

THENCE along said curve to the right, through a central angle of 45 degrees 02 minutes 05 seconds an arc distance of 768.83 feet (chord bears North 13 degrees 19 minutes 43 seconds West and is 749.19 feet in length) to a PK nail set for corner;

THENCE South 80 degrees 48 minutes 42 seconds East a distance of 20.00 feet to a 5/8 inch ironrod set with yellow plastic cap marked Encompass for corner and the beginning of a non-tangent curve to the right having a radius of 958.15 feet;

THENCE along said curve to the right, through a central angle of 7 degrees 17 minutes 42 seconds an arc distance of 121.91 feet (chord bears North 12 degrees 50 minutes 09 seconds East and is 121.91 feet in length) to a 5/8 inch iron rod found for corner;

THENCE South 44 degrees 48 minutes 59 seconds East a distance of 634.06 feet to a 5/8 inch iron rod set with yellow plastic cap marked Encompass for corner;

THENCE South 39 degrees 37 minutes 39 seconds East a distance of 58.08 feet to a 1/2 inch iron rod found for corner and the beginning of a curve to the left having a radius of 5729.58 feet;

THENCE along said curve to the left passing at an arc distance of 385.68 feet the south line of said City of Dallas tract, in all an arc distance of 489.16 feet (chord bears South 42 degrees 04 minutes 24 seconds East and is 489.01 feet in length) to a 5/8 inch iron rod set with yellow plastic cap marked Encompass for corner;

THENCE South 44 degrees 31 minutes 09 seconds East a distance of 299.06 feet to the **POINT OF BEGINNING** and containing 580,790 square feet or 13.333 acres of land within the metes recited.



201200081581

DECLARATION 1/3

Declaration of Trust

(Development Grant Projects *)

U.S. Department of Housing
and Urban Development
Office of Public and Indian HousingOMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) The Housing Authority of the City of Dallas, Texas (DHA) (herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of (mm/dd/yyyy) (3) 01/19/1996, (herein called the Annual Contributions Contract) and a certain Development Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 02/28/2011, providing for a grant to be made by HUD to assist the PHA in financing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the Annual Contributions Contract cover the lower income housing project located in: (5)

City of Dallas, County of Dallas, State of Texas.

which will provide approximately (6) 50 dwelling units; and which lower income housing project will be known as:

Project No. (7) AMP TX0090000008 (TX21P009032); and

Whereas, the Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in: (8)

City of Dallas, County of Dallas, State of Texas.

To Wit: (Insert legal description for the project.)(9)

See Attachment

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release the Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of the Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 01/23/2012.

(Seal)

(1, see instructions)

By  Chairperson

Attest  Secretary

Date (mm/dd/yyyy) February 27, 2012

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS is the sole owner of a tract of land situated in the L.G. Coombs Survey, Abstract Number 289, City of Dallas, Dallas County, Texas and being in Block 7135, official City numbers and being part of that land conveyed to the Housing Authority of the City of Dallas by numerous deeds, two of these being in Volume 3537, Page 335, and Volume 3588, page 134, all recorded in the Deed Records of Dallas County, Texas and being part of the West Dallas Housing Development, also known as Edgar Ward Place and being more particularly described as follows;

BEGINNING at a 5/8" iron rod with a plastic cap stamped "RPLS 1984" found for the most southwesterly corner of a 10 foot corner clip at the intersection of the north line of Dennison Street (a 50 foot right-of-way private street) with the west line of Goldman Street (a 56 foot right-of-way) as described in General Warranty Deed from THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS, a public body corporate and politic, to the City of Dallas, Texas, a Municipal Corporation, recorded in Volume 97114, Page 03786 of the Deed Records of Dallas County, Texas;

THENCE with said north line of Dennison Street, North 89°57'38" West, a distance of 397.00 feet to a 5/8" iron rod with a 3" diameter aluminum disc stamped "LAKEVIEW, RPLS 4859" set (hereinafter called 3" aluminum disk set) for corner, said corner being also at the intersection of the north line of said Dennison Street with the east line of Fishtrap Street (a 50 feet wide right-of-way private street);

THENCE with said east line of Fishtrap Street, North 00° 02' 01" East, a distance of 633.70 feet to a 3" aluminum disc set for corner, said corner being also at the intersection of the east line of said Fishtrap Street with the north line of Morris Drive (a 50 foot wide right-of-way private street)

THENCE with said north line of Morris Drive, North 89° 58' 01" West, a distance of 200.00 feet to a 3" aluminum disc set for corner;

THENCE departing said north line of Morris Drive, North 00° 02' 01" East, a distance of 707.77 feet to a 3" aluminum disc set for corner in the south line of Shaw Street (a 50 foot wide right-of-way private street), said corner being also the beginning of a non-tangent curve to the right having a central angle of 03° 53' 53" a radius of 985.88 feet and a chord bearing and distance of North 88° 07' 57" East, 67.06 feet;

THENCE with said south line of Shaw Street and with said curve to the right, an arc distance of 67.07 feet to a 3" aluminum disc set for corner at the end of said curve;

THENCE continuing with said south line of Shaw Street, South 89° 58' 02" East, a distance of 539.98 feet to a 3" aluminum disc set for corner at the intersection of the south line of said Shaw Street with the west line of said Goldman Street from which a 5/8" iron rod with a plastic cap stamped "RPLS 1984" found for the most southerly corner clip at the intersection of the west line of said Goldman Street with the south line of Bickers Street bears North 00° 02' 01" East, a distance of 396.88 feet;

THENCE departing said intersection and with the west line of said Goldman Street, South 00° 02' 01" West, (Directional Control Line) a distance of 1,333.73 feet to a 5/8" iron rod found for the most northeasterly corner of said corner clip at the intersection of the west line of Goldman Street with the North line of Dennison Street;

THENCE with said corner clip, South 45° 00' 15" West, a distance of 14.15 feet to the POINT OF BEGINNING and containing 688.79 square feet or 15.81 acres of land, more or less.

NOTE:

NO LOT TO LOT DRAINAGE ALLOWED.

BASIS OF BEARINGS IS THE WESTERLY LINE OF
GOLDMAN STREET CALLED N 00°02'01" E
ACCORDING TO GENERAL WARRANTY DEED
RECORDED IN VOLUME 97114, PAGE. 03786, D.R.D.C.T.

Declaration of Trust
(Development Grant Projects *)

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

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) The Housing Authority of the City of Dallas, Texas (DHA)
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the (2) State of Texas, and
the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of (mm/dd/yyyy) (3) 01/19/1996, (herein called the Annual Contributions Contract) and a certain Development Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 02/28/2011, providing for a grant to be made by HUD to assist the PHA in financing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the Annual Contributions Contract cover the lower income housing project located in: (5)

City of Dallas, County of Dallas, State of Texas.



201200081582

DECLARATION 1/3

which will provide approximately (6) 152 dwelling units; and which lower income housing project will be known as:

Project No. (7) AMP TX0090000008 (TX21P009033); and

Whereas, the Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in: (8)

City of Dallas, County of Dallas, State of Texas.

To Wit: (Insert legal description for the project.)(9)

See Attachment

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release the Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of the Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 01/23/2012.

(Seal)

(1, see instructions)

By [Signature] Chairperson

Attest [Signature] Secretary

Date (mm/dd/yyyy) February 27, 2012

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(
)

BEING a tract of land situated in the E. Horton Survey, Abstract No. 604, Dallas County, Texas, and being part of a tract of land described in a deed recorded in Volume 1904, Page 491, Deed Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a bronze disk stamped "LAKEWEST ADDITION PHASE II" and "RPLS 3902" set for the intersection of the east line of Westmoreland Road (a 100 foot wide right-of-way) with the northerly corner clip of Bickers Street.

THENCE North 00°04'19" East along the said east line of Westmoreland Road, a distance of 41.00 feet to a bronze disk stamped "LAKEWEST ADDITION PHASE II" and "RPLS 3902" set for corner;

THENCE South 53°55'04" East, a distance of 102.48 feet to a fence post found;

THENCE along the south line of the Old Trinity River Channel, top of bank, and a chain link fence the following calls and distances:

North 67°35'38" East, 188.70 feet to a fence corner found;
North 74°22'42" East, 389.94 feet to a fence corner found;
North 50°38'42" East, 114.42 feet to a fence corner found;
North 54°20'09" East, 93.81 feet to a fence corner found;
North 29°43'42" East, 151.25 feet to a fence corner found;
North 09°15'27" East, 151.28 feet to a fence corner found;
North 13°40'33" West, 288.38 feet to a fence corner found;
North 51°50'49" West, 115.83 feet to a fence corner found;
North 77°32'11" West, 193.26 feet to a fence corner found;
North 55°16'47" West, 65.28 feet to a fence corner found;
North 08°00'15" West, 115.32 feet to a fence corner found;
North 34°12'41" East, 100.52 feet to a fence corner found;
North 76°45'06" East, 64.93 feet to a fence corner found;
South 79°06'37" East, 93.74 feet to a fence corner found;
South 69°46'22" East, 138.62 feet to a fence corner found;
South 80°58'44" East, 179.86 feet to a fence corner found;
North 41°10'47" East, 176.59 feet to a fence corner found;
North 02°36'06" West, 118.67 feet to a fence corner found;
North 18°05'27" West, 254.96 feet to a fence corner found;
North 38°03'59" West, 133.26 feet to a fence corner found;
North 06°10'30" East, 213.21 feet to a fence corner found;
North 32°59'55" East, 52.57 feet to a fence corner found;
South 72°02'35" East, 153.99 feet to a fence corner found;
South 54°40'34" East, 166.12 feet to a fence corner found;
South 41°52'05" East, 244.66 feet to a fence corner found;
South 29°10'38" East, 214.51 feet to a fence corner found;
South 16°46'30" East, 382.91 feet to a fence corner found;
South 21°30'15" East, 242.59 feet to a fence corner found;

THENCE South 76°27'56" East, a distance of 310.69 feet to a fence corner found;

THENCE North 38°41'17" East, along the said south line of the Old Trinity River Channel and an occupied fence line, a distance of 74.60 feet to a bronze disk stamped "LAKEWEST ADDITION PHASE II" and "RPLS 3902" set in fence line for corner;

THENCE South 57°21'51" East, a distance of 68.13 feet to an "x" set in concrete at the beginning of a non-tangent curve to the left for corner;

THENCE along said curve to the left, having a radius of 2291.83 feet, a chord bearing of South 26°49'12" West, and a chord length of 464.46 feet, and arc distance of 465.26 feet to an "x" set in concrete for the end of said curve;

THENCE South 21°00'16" West, a distance of 231.92 feet to an "x" set in concrete on the aforesaid north line of Bickers Street (a 60 foot wide right-of-way) for corner;

THENCE North 68°57'57" West, along the said north line of Bickers Street, a distance of 155.61 feet to a bronze disk stamped "LAKEWEST ADDITION PHASE II" and "RPLS 3902" set for corner at the beginning of a curve to the left;

THENCE continuing along the said north line of Bickers Street and along said curve to the left, having a radius of 984.93 feet, a chord bearing of South 89°27'16" West, and a chord length of 724.52 feet, an arc distance of 741.94 feet to a bronze disk stamped "LAKEWEST ADDITION PHASE II" and "RPLS 3902" set for corner;

THENCE South 67°52'27" West, continuing along the said north line of Bickers Street, a distance of 485.34 feet to a bronze disk stamped "LAKEWEST ADDITION PHASE II" and "RPLS 3902" set for corner at the beginning of a curve to the right;

THENCE continuing along the said north line of Bickers Street and along said curve, having a radius of 924.93 feet, a chord bearing of South 78°58'23" West, and a chord length of 356.10 feet, an arc distance of 358.34 feet to a bronze disk stamped "LAKEWEST ADDITION PHASE II" and "RPLS 3902" set for corner;

THENCE North 89°55'41" West, continuing along the said north line of Bickers Street, a distance of 163.67 feet to a bronze disk stamped "LAKEWEST ADDITION PHASE II" and "RPLS 3902" set for the most southerly corner clip point for Westmoreland Road;

THENCE North 56°14'17" West, along said corner clip, a distance of 36.06 feet to the POINT OF BEGINNING and containing a computed area of 1,521,394 square feet or 34.926 acres of land.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/22/2012 02:37:10 PM
\$24.00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

201200081582

Declaration of Trust
(Development Grant Projects *)

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

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) The Housing Authority of the City of Dallas, Texas (DHA)
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of (mm/dd/yyyy) (3) 01/19/1996, (herein called the Annual Contributions Contract) and a certain Development Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 02/28/2011, providing for a grant to be made by HUD to assist the PHA in financing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the Annual Contributions Contract cover the lower income housing project located in: (5)

City of Dallas, County of Dallas, State of Texas.



201200081584

DECLARATION 1/2

which will provide approximately (6) 196 dwelling units; and which lower income housing project will be known as:

Project No. (7) AMP TX0090000008 (TX21P009049); and

Whereas, the Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in: (8)

City of Dallas, County of Dallas, State of Texas.

To Wit: (Insert legal description for the project.)(9)

See Attachment

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release the Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of the Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 01/23/2012.

(Seal)

(1, see instructions)

By [Signature] Chairperson

Attest [Signature] Secretary

Date (mm/dd/yyyy) February 27, 2012

PROPERTY DESCRIPTION

BEING a tract of land situated in the ENOCH HORTON SURVEY, abstract No. 604, City of Dallas, Dallas County, Texas and being all of Tract 2, Lot 2, Block 7135, Dallas Housing Authority, George Loving Place, an addition to the City of Dallas according to the plat thereof recorded in Volume 99049, Page 00008, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with blue plastic cap stamped "R.P.L.S. 4365" in the east line of Kingbridge Street (56'right-of-way), at the southwest corner of said Tract 2;

THENCE South 00°03'55" West, a distance of 450.00 feet to a 1/2 inch iron rod with blue plastic cap stamped "R.P.L.S. 4365" set for corner.

THENCE North 89°56'05" West, a distance of 35.00 feet to a 1/2 inch iron rod with blue plastic cap stamped "R.P.L.S. 4365" set for corner.

THENCE South 00°03'55" West a distance of 152.64 feet to a 1/2 inch iron rod with blue plastic cap stamped "R.P.L.S. 4365" set for corner.

THENCE South 45°03'55" West, a distance of 35.38 feet to a 1/2 inch iron rod with blue plastic cap stamped "R.P.L.S. 4365" set for corner.

THENCE South 00°03'55" West, a distance of 160.00 feet to a 1/2 inch iron rod with blue plastic cap stamped "R.P.L.S. 4365" set for corner.

THENCE North 89°56'05" West, a distance of 110.00 feet to a 1/2 inch iron rod with blue plastic cap stamped "R.P.L.S. 4365" set for corner.

THENCE South 00°03'55" West, a distance of 15.00 feet to a 1/2 inch iron rod with blue plastic cap stamped "R.P.L.S. 4365" set for corner.

THENCE North 69°56'05" West, a distance of 200.00 feet to the point of beginning, and containing 279,797 square feet or 6.423 acres of land, more or less.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/22/2012 02:37:12 PM
\$20.00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

201200081584

Declaration of Trust

(Development Grant Projects *)

03/22/2012 02:37:11 PM

DECLARATION 1/3

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

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) The Housing Authority of the City of Dallas, Texas (DHA) (herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the (2) State of Texas, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of (mm/dd/yyyy) (3) 01/19/1996, (herein called the Annual Contributions Contract) and a certain Development Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 02/28/2011, providing for a grant to be made by HUD to assist the PHA in financing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the Annual Contributions Contract cover the lower income housing project located in: (5)

City of Dallas, County of Dallas, State of Texas.

which will provide approximately (6) 152 dwelling units; and which lower income housing project will be known as:

Project No. (7) AMP TX0090000008 (TX21P009047); and

Whereas, the Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in: (8)

City of Dallas, County of Dallas, State of Texas.

To Wit: (Insert legal description for the project.)(9)

See Attachment

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release the Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of the Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 01/23/2012.

(Seal)

(1, see instructions)

By [Signature] Chairperson

Attest [Signature] Secretary

Date (mm/dd/yyyy) February 27, 2012

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 14.937 acre tract of land situated in the Enoch Horton Survey, Abstract No. 604, Dallas County, Texas, said tract being all of Lot 1A, Block 3/7135 Dallas Housing Authority Lakewest 152 Townhomes Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 2001029, Page 2004 of the Deed Records of Dallas County, Texas.; said 14.937 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the location of a 1/2-inch iron rod with "GSI" cap previously found, said point being on the south right-of-way line of Bickers Street (a 60 foot wide right-of-way) and being the northwest corner of said Lot 1A, Block 3/7135; said point lying in a curve to the right whose center bears South 22 degrees, 05 minutes, 10 seconds East a distance of 924.93 feet from said point;

THENCE, northeasterly along said curve to the right and along said south right-of-way line, through a central angle of 28 degrees, 08 minutes, 15 seconds, an arc distance of 454.23 feet, on a chord bearing and distance of North 81 degrees, 58 minutes, 57 seconds East, 449.68 feet to a 1/2-inch iron rod with a yellow illegible cap found for corner;

THENCE, departing said south right-of-way line and along the east line of said Lot 1A, the following four (4) calls:

South 25 degrees, 02 minutes, 24 seconds East, departing the previous curve non-tangent a distance of 196.40 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a curve to the right whose center bears South 64 degrees, 57 minutes, 36 seconds West a distance of 3000.00 feet from said point;

Southeasterly, along said curve to the right, through a central angle of 04 degrees, 28 minutes, 20 seconds, an arc distance of 234.17 feet, on a chord bearing and distance of South 22 degrees, 48 minutes, 14 seconds East, 234.11 feet to a 1/2-inch iron rod found for corner;

South 20 degrees, 34 minutes, 04 seconds East, a distance of 275.95 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the location of a 1/2-inch iron rod previously found (5/8-inch iron rod found bears South 56 degrees, 26 minutes West, a distance of 0.2 feet); said point being the beginning of a curve to the right whose center bears South 69 degrees, 25 minutes, 56 seconds West a distance of 1350.00 feet from said point;

Southeasterly, along said curve to the right, through a central angle of 15 degrees, 47 minutes, 17 seconds, an arc distance of 371.99 feet, on a chord bearing and distance of South 12 degrees, 40 minutes, 25 seconds East, 370.82 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the location of a 1/2-inch iron rod with "GSI" cap previously found (a bent 5/8-inch iron rod found bears South 76 degrees, 19 minutes West, a distance of 0.4 feet); said point being the southeast corner of said Lot 1A, Block 3/7125;

THENCE, North 89 degrees, 35 minutes, 58 seconds West, along the south line of said Lot 1A, a distance of 793.79 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner (5/8-inch iron rod found bears North 59 degrees, 27 minutes West, a distance of 0.4 feet);

THENCE, North 00 degrees, 13 minutes, 21 seconds West, along the west line of said Lot 1A, a distance of 945.63 feet to the POINT OF BEGINNING;

CONTAINING, 650,668 square feet or 14.937 acres of land, more or less.

DECLARATION OF TRUST AND RESTRICTIVE COVENANTS
(Lakewest Housing Development - Phase I)

THIS DECLARATION OF TRUST AND RESTRICTIVE COVENANTS is made as of this 26th day of April, 2000, by and between THE HOUSING AUTHORITY OF THE CITY OF DALLAS, TEXAS (the "**Authority**"), a body corporate and politic organized under the laws of the State of Texas and a "public housing agency" as defined in the United States Housing Act of 1937, as amended, 152 LAKEWEST COMMUNITY, L.P. (the "**Partnership**"), a Texas limited partnership, for the benefit of the UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT (the "**Secretary**").

RECITALS

WHEREAS, the Authority and the Secretary entered into a Consolidated Annual Contributions Contract which has been amended as of the date hereof by a Mixed-Finance ACC Amendment (collectively, the "**ACC**") providing for grants and annual contributions to be made by the Secretary to assist the Authority, together with the Partnership, in developing, maintaining, and operating the Lakewest Housing Development - Phase I, consisting of one hundred fifty-two (152) residential rental units, all of which will be rented to public housing eligible tenants (the "**Public Housing Units**"), in accordance with the requirements of the United States Housing Act of 1937 (42 U.S.C. §1401 et seq.), as amended from time to time, any successor legislation, and all regulations issued thereunder (the "**Act**");

WHEREAS, the Authority has entered into a ground lease with the Partnership for the Lakewest Community Townhomes site, as more particularly described in Exhibit A attached hereto (the "**Property**"), under which the Partnership will construct and operate the Public Housing Units in compliance with the Act and the requirements of the Federal Low Income Housing Tax Credit Program as established at 26 U.S.C. § 42 and regulations promulgated pursuant thereto ("**Tax Credit Program**");

WHEREAS, the Authority and the Partnership have entered into a Regulatory and Operating Agreement (the "**Operating Agreement**"), approved by the Secretary, requiring the Partnership to operate the Public Housing Units in accordance with the Act and the Tax Credit Program;

WHEREAS, the Authority, as recipient of public housing development funds and annual contributions of operating subsidies pursuant to the ACC, has, pursuant to that certain Subgrant Agreement dated the date hereof, granted the development funds to Housing Options, Inc., a not for profit corporation organized under the laws of the State of Texas and Housing Options, Inc. will lend the development funds to the Partnership, who, as borrower of such development funds and recipient of a portion of the Authority's operating subsidies under the Operating Agreement, together with the Authority, acknowledges the continuing interest of the Secretary in the Property and the Public Housing Units for the period required by law; and

WHEREAS, the Secretary in return for the grant of development funds and annual contributions for the Public Housing Units desires to maintain the federal government's interest in the Property and the Public Housing Units developed thereon for the period required by law.

NOW, THEREFORE, to assure the Secretary of the performance of the Authority and the Partnership, and any successors in interest, of the covenants contained in the ACC and the Operating Agreement, the parties hereby acknowledge and agree:

1. The Authority is possessed of and holds in trust for the benefit of the Secretary, for the purposes hereinafter stated, the fee title in the Property.

2. The Partnership is possessed of and holds in trust for the benefit of the Secretary, for the purposes hereinafter stated, a leasehold interest in the Property and all buildings and fixtures developed or to be developed thereon or appurtenant thereto, including all personalty related to the Public Housing Units (with the Property, collectively called the "**Development**")

3. That during the existence of the trust created hereby, the Secretary has been granted and is possessed of an interest in the fee simple estate held by the Authority and the leasehold estate held by the Partnership in the Development, to require that:

(a) The Authority shall cause the Partnership to, and the Partnership shall (i) perform any and all acts required to enable the Authority to fulfill its obligations to the Secretary with respect to the Public Housing Units and (ii) develop, operate, manage and maintain the Public Housing Units in compliance with Applicable Public Housing Requirements (as hereinafter defined) during the term ("**Term**") of the Operating Agreement (which continues "until the latest to occur of (i) expiration of the minimum period during which the Public Housing Units are required by law to be operated as 'public housing' in accordance with the Act; (ii) the expiration of 40 years from the date of first occupancy of a Public Housing Unit on the Property, and (iii) repayment in full of the development funds, whether at maturity or otherwise"). The Partnership shall avoid the creation or existence of a "default," as defined in the ACC, with respect to the Public Housing Units. To the extent the Operating Agreement and the Applicable Public Housing Requirements (inclusive of the ACC) provide for notice of default and an opportunity to cure such default, the Partnership shall not be deemed in default of this Section 3(a) until such notices have been given and such opportunities to cure have been provided.

(b) The portion of the Development consisting of Public Housing Units shall be made available only to persons eligible for admission to, and continued occupancy in public housing under the Act.

(c) During the Term and such further period when such approval may be required by law as then in effect, neither the Public Housing Units nor any part thereof shall be demolished or disposed of, other than as permitted in accordance herewith or with the terms of the ACC or other Applicable Public Housing Requirements (subject to any waivers or approvals granted pursuant thereto). Neither the Development nor any portion thereof shall

be encumbered in any way, nor the assets of the Development pledged as collateral for a loan, without the prior approval of the Secretary, with the exception of the following:

- (i) deeds of trust and financing arrangements approved by the Secretary pursuant to the Mixed-Finance ACC Amendment and any collateral documents executed in connection therewith, and transfer of the Development to the beneficiary under any such approved loans, by foreclosure or deed-in-lieu of foreclosure, or to a third-party purchaser pursuant to a foreclosure sale, provided that any such transfer shall be subject to the terms of this Declaration of Trust and Restrictive Covenants,
- (ii) dwelling leases with eligible families for the Public Housing Units,
- (iii) conveyance or dedication of land for use as streets, alleys, or other public rights-of-way, and grants and easements for the establishment, operation, and maintenance of public utilities,
- (iv) subordinate liens approved by the Authority in connection with the purchase or financing of replacements or repairs necessary for the normal use and operation of the Development, and
- (v) normal uses and encumbrances associated with the operation of the Development.

(d) The transfer, conveyance, or assignment of (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a **“Controlling Interest”**) in the Partnership, or (ii) a Controlling Interest in any entity which has a Controlling Interest in the Partnership, or (iii) prior to payment in full of all equity contributions described in the evidentiary documents required to be approved by the Secretary under the ACC, any other interest in the Partnership, or in any partner or member thereof, shall be made only with the prior approval of the Authority and the Secretary. The Authority and the Secretary agree that they will not unreasonably withhold, delay, or condition a request by the Partnership for consent to an internal reorganization of the corporate or partnership structure of the Partnership or any of the partners, members, or stockholders of the Partnership.

(e) For purposes of this Trust, **“Applicable Public Housing Requirements”** means the requirements of the ACC, the Act, the Operating Agreement, this Declaration of Trust and Restrictive Covenants, other written policies and procedures of HUD or the Authority consistent with the Act, and other statutes, executive orders and regulations applicable to public housing, as those requirements may be amended from time to time (and in the case of the written policies and procedures of the Authority consistent as well with the Operating Agreement).

4. That this Declaration of Trust and Restrictive Covenants sets forth covenants and restrictions running with the Property on which the Public Housing Units are constructed and encumbers the Property for the Term and any further period as may be required by the Applicable Public Housing restrictions or other law as then in effect.

5. That this Declaration of Trust and Restrictive Covenants is binding upon the Partnership and the Authority and their respective successors and assigns and all subsequent owners of the Property (it is not merely a personal covenant of the Partnership or the Authority) and shall bind the Partnership, the Authority and their respective successors and assigns during the Term and any further period as may be required by the Applicable Public Housing Restrictions or other law as then in effect.

6. That this Declaration of Trust and Restrictive Covenants survives regardless of whether or not any subsequent instrument hereafter executed conveying the Property or any portion thereof provides that such conveyance is subject to this Declaration of Trust and Restrictive Covenants.

7. That this Declaration of Trust and Restrictive Covenants shall not be amended, modified or released, except as hereinafter provided, without the prior written consent of the Secretary.

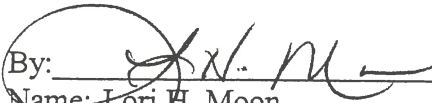
8. That upon expiration of the Term, and any further period as may be required by the Applicable Public Housing Restrictions or other law as then in effect, this Declaration of Trust and Restrictive Covenants and the trust hereby created shall terminate and no longer be effective.

9. That the transfer of the development funds by the Authority to Housing Options, Inc. and subsequently to the Partnership shall not be deemed to be an assignment of public housing development funds and that accordingly, the Partnership shall not succeed to any rights or benefits of the Authority under the ACC, nor shall the Partnership attain any privileges, authorities, interests or rights in or under the ACC.

10. That nothing in the ACC, nor any agreement between the Authority, Housing Options, Inc. or the Partnership shall be deemed to create a relationship of third party beneficiary, principal and agent, limited or general partnership, joint venture, or any association or relationship involving the Secretary.

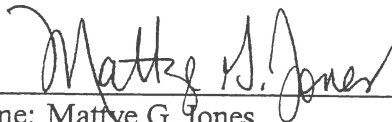
IN WITNESS WHEREOF, the Parties by their duly authorized officers, have caused this Declaration of Trust and Restrictive Covenants to be executed in their names for proper recording in the public records the 26th day of April, 2000.

**HOUSING AUTHORITY OF THE CITY OF
DALLAS, TEXAS**

By: 
Name: Lori H. Moon
Title: President and Chief Executive Officer

152 LAKEWEST COMMUNITY, L.P.

By: Supreme Development Corporation, its
Managing General Partner

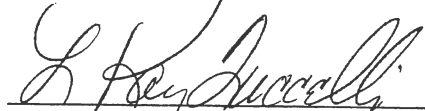
By: 
Name: Mattye G. Jones
Title: President

STATE OF TEXAS, CITY OF DALLAS: TO WIT:

I HEREBY CERTIFY that on or about this 26th of April, 2000 before me a Notary Public for the state and count aforesaid, personally appeared Lori H. Moon known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing on behalf of the Housing Authority of the City of Dallas, Texas; that she has been duly authorized to execute, and has executed, such instrument on its behalf for the purposes therein set forth; and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.




Notary Public

My commission expires on _____

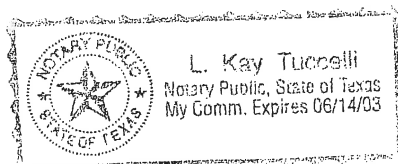
STATE OF TEXAS, CITY OF DALLAS: TO WIT:

I HEREBY CERTIFY that on or about this 26th of April, 2000 before me a Notary Public for the state and count aforesaid, personally appeared Mattye G. Jones to me or satisfactorily proven to be the person whose name is subscribed to the foregoing on behalf of the Supreme Development Corporation, the Managing General Partner of 152 Lakewest Community, L.P.; that he/she has been duly authorized to execute, and has executed, such instrument on its behalf for the purposes therein set forth; and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.


Notary Public

My commission expires on _____



DECLARATION OF TRUST AND RESTRICTIVE COVENANTS
(Lakewest Housing Development - Phase I)

Exhibit A

Description of Property

Exhibit "A"

LAKEVIEW ST

Being a 14.937 acre (650,668 square foot) tract of land in the Enoch Horton Survey, Abstract No. 604, in City Block 7135, City of Dallas, Dallas County, Texas being parts of the tracts conveyed to The Dallas Housing Authority by various deeds recorded in the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 14.937 acre tract being more particularly described by metes and bounds as follows (bearings shown hereon are referenced to and based on the City of Dallas Horizontal Control Map (320R-173) for the Dallas Housing Authority and the right-of-way (R.O.W.) dedication of Bickers Street recorded in Volume 97114, Page 03788, D.R.D.C.T.):

COMMENCING at a point in the east R.O.W. line of Westmoreland Road (a 100 foot R.O.W.), said point being at an intersection of the east R.O.W. line of said Westmoreland Road and the southerly R.O.W. line of Bickers Street (a 60 foot R.O.W.) as recorded in Volume 97114, Page 03788 D.R.D.C.T.) at a corner clip point;

THENCE North 33 degrees 45 minutes 44 seconds East, departing the east R.O.W. line of said Westmoreland Road and along said corner clip R.O.W. line, a distance of 36.06 feet to a point for corner in the south R.O.W. line of said Bickers Street;

THENCE South 89 degrees 55 minutes 41 seconds East, along the south R.O.W. line of said Bickers Street, a distance of 173.67 feet to a point being the beginning of a curve to the left whose radius point bears North 00 degrees 04 minutes 19 seconds East a distance of 984.93 feet;

THENCE Northeasterly, continuing along the curving south R.O.W. line of said Bickers Street and said curve to the left having a radius of 984.93 feet, a central angle of 22 degrees 11 minutes 53 seconds, a chord bearing of North 78 degrees 58 minutes 23 seconds East for 379.21 feet and an arc length of 381.59 feet to the point of tangency;

THENCE North 67 degrees 52 minutes 27 seconds East, continuing along the south R.O.W. line of said Bickers Street, a distance of 485.34 feet to a 5/8 inch iron rod found with a plastic cap stamped "RPLS # 1984", said point being the beginning of a curve to the right whose radius point bears South 22 degrees 07 minutes 34 seconds East a distance of 924.93 feet;

THENCE Southeasterly, continuing along the curving south R.O.W. line of said Bickers Street and said curve to the right having a radius of 924.93 feet, a central angle of 00 degrees 02 minutes 23 seconds, a chord bearing of North 67 degrees 53 minutes 38 seconds East for 0.64 feet and an arc length of 0.64 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "GSI" marking the POINT OF BEGINNING of the herein described tract;

THENCE Southeasterly, continuing along the curving south R.O.W. line of said Bickers Street and said curve to the right having a radius of 924.93 feet, a central angle of 28 degrees 08 minutes 15 seconds, a chord bearing of North 81 degrees 58 minutes 57 seconds East for 449.68 feet and an arc length of 454.23 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "GSI";

THENCE South 25 degrees 02 minutes 24 seconds East, departing the south R.O.W. line of said Bickers Street and passing through said Dallas Housing Authority property, a distance of 196.40 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "GSI" and being the beginning of a curve to the right whose radius point bears South 64 degrees 57 minutes 36 seconds West a distance of 3,000.00 feet;

Exhibit "A" continued

THENCE Southeasterly, continuing through said Dallas Housing Authority property and said curve to the right having a radius of 3,000.00 feet, a central angle of 04 degrees 28 minutes 20 seconds, a chord bearing of South 22 degrees 48 minutes 14 seconds East for 234.11 feet and an arc length of 234.17 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "GSI" for the point of tangency.

THENCE South 20 degrees 34 minutes 04 seconds East, continuing through said Dallas Housing Authority property a distance of 275.95 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "GSI" and being the beginning of a curve to the right whose radius point bears South 69 degrees 25 minutes 56 seconds West a distance of 1,350.00 feet;

THENCE Southeasterly, continuing through said Dallas Housing Authority property and said curve to the right having a radius of 1,350.00 feet, a central angle of 15 degrees 47 minutes 17 seconds, a chord bearing of South 12 degrees 40 minutes 25 seconds East for 370.82 feet and an arc length of 371.99 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "GSI";

THENCE North 89 degrees 35 minutes 58 seconds West, continuing through said Dallas Housing Authority property a distance of 793.79 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "GSI";

THENCE North 00 degrees 13 minutes 21 seconds West, continuing through said Dallas Housing Authority property a distance of 945.63 feet to the POINT OF BEGINNING of the herein described tract:

Containing within the metes recited 14.937 acres (850.668 square feet) of land, more or less.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 5: Description of Proposed Removal**

**Line 5 – 4c
Site Map**

A site map is included in Attachment Section 5, Line 5.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 5: Description of Proposed Removal**

**Line 5 – 5
Executive Summary of Appraisals**

The executive summaries of the appraisals are in Attachment Section 5, Line 8.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 6: Relocation**

Not Applicable

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 7: Resident Consultation**

**Attachment 7 - 1
Resident Consultation**

A description of the resident consultation process is included in Attachment Section 7, Line 1.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 7: Resident Consultation**

**Attachment 7 - 2
Resident Council Consultation**

A description of the consultation with the resident councils at the Hamptons at Lakewest AMP is included in Attachment Section 7, Line 2.

**Lakewest Public Housing Development
Form HUD-52860
Section 7: Resident Consultation**

**Attachment 7 - 3
PHA-Wide Resident Council Consultation**

A description of the consultation with the PHA-Wide Resident Council, the Council of Presidents ("COP") is included in Attachment Section 7, Line 3.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 7: Resident Consultation**

**Attachment 7 - 4
Resident Advisory Board Consultation**

A description of the consultation with the DHA Resident Advisory Board (RAB) is included in Attachment Section 7, Line 4.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 7: Resident Consultation**

**Attachment 7 - 5
Comments and Response**

Any written comments received by DHA and responses will be included in Attachment Section 7, Line 5.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 8: Not Applicable**

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860
Section 9: PHA Certificate of Compliance**

PHA Certificate of Compliance

Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #0005388 for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.
4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this

SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.

9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other 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:	Troy Broussard
Official Title:	President and CEO
Signature:	
Date:	

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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?

☐ Yes ☐ No

If yes:

- ☐ All units at a development site
☐ A portion of units at a development site
☐ Non-dwelling property at a development site
☐ 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?

- ☐ Capital Funds ☐ CDBG
☐ Operating Funds
☐ Fiscal Year: _____
☐ Non-Public Housing Funds (describe: _____)

4. What is the justification for the demolition?

- ☐ Obsolete - Physical Condition
☐ Obsolete - Location
☐ Obsolete - Other Factors
☐ 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

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 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
<i>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).</i> <i>If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.</i>	
2. Method of Disposition	a. <input type="checkbox"/> Public Bid FMV Sale b. <input 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
<i>Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).</i> <i>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.</i>	
3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)?	<input type="checkbox"/> Yes <input 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 <i>Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).</i>	

Section 3. Proceeds	
1. Will the PHA realize proceeds from this disposition?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	<div style="display: flex; justify-content: space-between;"> Gross \$ Net \$ </div>
3. Is the PHA requesting to use gross proceeds for relocation costs?	<input type="checkbox"/> Yes \$ (estimated amount) <input type="checkbox"/> No
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	<input type="checkbox"/> Yes \$ (estimated amount) <input type="checkbox"/> No
<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 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 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.</i> <i>If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).</i>	

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?

- ☐ Yes ☐ No
- ☐ 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services
- ☐ 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families
- ☐ 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972)
- ☐ 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion
- ☐ 970.9(b)(3)(v): property proposed for disposition is non-dwelling
- ☐ Other: PHA requests that HUD consider another exception to 970.9(b)(1)

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.

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.

Attach a narrative explanation of how the PHA determined the entities identified

3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11

Attach a copy of the initial written notification to each established eligible organization

4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?

☐ Yes ☐ No

If yes, attach a copy of the expression of interest by any eligible established organization

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?

☐ Yes ☐ No

If yes, attach a copy of the proposal to purchase from an established eligible organization

6. Did the PHA accept the proposal to purchase?

☐ Yes ☐ No
☐ N/A (PHA did not receive a proposal to purchase)

Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

- 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:

- 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	
Title	
Signature	
Date	

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 1: Demolition**

Not Applicable

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 2: Disposition**

Line 1: Justification for Disposition

The Hamptons at Lakewest Asset Management Project (AMP) consists of five public housing developments constructed on the former Lakewest public housing site: Hamptons at Lakewest, Lakeview Townhomes, Villa Creek Apartments, Kingbridge Crossing, Lakewest Village. The site includes several acres of vacant land that are in excess of the needs of the housing developments and are incidental to, or do not interfere with, the continued operation of the remaining portion of the housing developments.

With this Request for Partial Disposition Approval, DHA is proposing to sell approximately 6.4 acres of this vacant land along with an unoccupied non-dwelling building to adjacent property owners. As noted in Section 1 – 8 of the attachments for form HUD-52860, DHA is limited to the number of public housing units that may be constructed on the former Lakewest Public Housing site. There are currently 775 public housing units on the site. DHA has no plans to increase the number of such units on the site. The sale of this property will enable other services to be brought to the neighborhood.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 2: Disposition**

Line 2: Method of Disposition

DHA anticipates selling the properties via a negotiate sale for fair market value as determined by an appraisal completed by a third party appraiser. Certificates of good standing for the proposed purchasers are attached.

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 2: Disposition**

Line 2: Method of Disposition

Certificate of Good Standing – Our Lady of San Juan de los Lagos Catholic Church

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 2: Disposition**

**Line 2: Method of Disposition
Certificate of Good Standing – Dallas Housing Corporation**



As of : 04/15/2019 10:06:43

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DALLAS HOUSING CORPORATION	
Texas Taxpayer Number	17520076245
Mailing Address	3939 N HAMPTON RD STE 350 DALLAS, TX 75212-1630
? Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	07/18/1977
Texas SOS File Number	0041052001
Registered Agent Name	THE HOUSING AUTHORITY OF THE CITY DALLAS, TEXAS
Registered Office Street Address	C/O LEGAL DEPT. 3939 N. HAMPTON ROAD DALLAS, TX 75212

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 2: Disposition**

Line 4: Commensurate Public Benefit

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 3: Proceeds**

Line 4: Use of Gross Proceeds for Costs of Disposition

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 3: Proceeds**

Line 5: Use of Proceeds

**Request for Partial Disposition Approval
Lakewest Public Housing Development
Form HUD-52860-A
Section 4: Offer of Sale**

Line 1: Exception of Offer of Sale Requirements

24 CFR 970.9(b)(3)(v): the proposed disposition is for non-dwelling property, including administration and community buildings, and maintenance facilities. Documentation of the proposed site for disposition is included in Attachments Section 5, Line 5 and Section 5, Line 6.