



Cliff Manor
Public Housing Development
(AMP TX009000011)

Request for
Demolition and Disposition Approval
DDA0012588

DRAFT

January 2024

Please provide comments by February 16, 2024.
Forward comments to DHANTXComments@dhantx.com



Debbie Quitugua (MBLQ56)
[PIC Main](#)

[Housing Agency](#)

[Development](#)

[Inventory Removals](#)

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- Application
- Application Review
- Remove from Inventory
- Reports

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

Field Office HA: **TX009 Dallas**
 Application: **DDA0012588**
Demolition / Disposition Application
 Application Type: **Demolition/Disposition** Processor: **SAC-Chicago**
 Application Status: **Draft** Status Date: **09/01/2023**

[Add/Remove Development](#)

Section	Section Type	Status	Status Date
Section 1: General Information	Required	Not Started	09/01/2023
Section 2: Long-Term Possible Impact of Proposed Action	Required	Modified	01/22/2024
Section 3: Board Resolution, Environmental Review, and Local Government Consultation	Required	Modified	01/21/2024
Section 4: Description of Property TX009000011 Cliff Manor	Required	Modified	01/21/2024
Section 5: Description of Proposed Removal Action TX009000011 Cliff Manor	Required	Modified	01/21/2024
Section 6: Relocation TX009000011 Cliff Manor	Required	Modified	01/22/2024
Section 7: Resident Consultation TX009000011 Cliff Manor	Required	Modified	01/21/2024
Section 8: Offer of Sale TX009000011 Cliff Manor	Required	Modified	01/21/2024
Section 9: Certification of Compliance TX009000011 Cliff Manor	Required	Not Started	09/01/2023

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**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 1
General Information**



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Debbie Quitugua (MBLQ56)
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Section 1: General Information

OMB Approval No. 2577-0075
(exp. 07/31/2008)

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

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

[Modify Section 1](#)

1. Housing Authority: TX009 Dallas	2. Date of Application: Generated by the system upon submission.
3. Address: 3939 N. Hampton Road City/Locality: DALLAS State: Texas Zip Code: 75212-1630	
4. Phone No: (214) 951 - 8300 Ext.	Fax No: (214) 951 - 8800
Email Address: info@dhadal.com	
5. Executive Director's Name: Troy Broussard Phone No: (214) 951 - 8310 Ext. Fax No: (214) 951 - 8800 Email Address: troy.broussard@dhantx.com	
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.

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



- Application
- Application Review
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List **Form HUD-52860** **Supporting Documents** **Quality Checklist** **Submission**

Debbie Quitugua (MBLQ56)
PIC Main

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Inventory Removals

Field Office HA: **TX009 Dallas**
 Application: **DDA0012588**

Application Status

Application Type: **Demolition/Disposition** Processor: **SAC-Chicago**
 Application Status: **Draft** Status Date: **09/01/2023**

Section 2: Long-Term Possible Impact of Proposed Action

[Modify Section 2](#)

Enter the total number of units proposed for removal **180**

Logoff

1. Performance Funding Subsidy (PFS)
 In FY **2018** , this HA received \$ **3180** per unit in PFS funds.
 The HA realizes that after this activity takes place, PFS will decrease by \$ **572400** / year.

2. Capital Fund Program
 In FY **2018** , this HA received \$ **1920** per unit in Capital funds.
 The HA realizes that after this activity takes place, Capital funding will decrease by \$ **345600** / year.

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



- Application
- Application Review
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List **Form HUD-52860** **Supporting Documents** **Quality Checklist** **Submission**

Debbie Quitugua (MBLQ56)
PIC Main

Housing Agency

Development

Inventory Removals

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Field Office HA: **TX009 Dallas**

Application: **DDA0012588**

Application Status

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

Application Status: **Draft** Status Date: **09/01/2023**

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

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

City of Dallas

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

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**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 3, Line 1
Board Resolution**

A draft resolution is included on the following page.

**RESOLUTION
AUTHORIZING THE PRESIDENT AND CEO
TO SUBMIT AN APPLICATION TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FOR THE DEMOLITION AND DISPOSITION OF CLIFF MANOR**

WHEREAS, the Housing Authority of the City of Dallas, Texas (DHA) owns and operates over 3,200 units of public housing at multiple sites throughout the City of Dallas, including Cliff Manor Apartments located at 2423 Fort Worth Avenue; and

WHEREAS, Cliff Manor is experiencing significant physical decay including the failure of a significant portion of the plumbing; and

WHEREAS, DHA has developed a plan for the redevelopment of the Cliff Manor site through a mixed-finance strategy that will include one or more allocations of Low-Income Housing Tax Credits (LIHTC); and

WHEREAS, DHA proposes to demolish the structures at the Cliff Manor site and dispose of the site to facilitate the financing including the anticipated allocation of low-income housing tax credits; such proposed disposition will be to one or more third party entities created by DHA specifically for the redevelopment of the site; and

WHEREAS, DHA has consulted with the residents of Cliff Manor and the Resident Advisory Board; (there is currently no resident council at the site); and

WHEREAS, DHA has consulted with local government officials regarding the proposed redevelopment of the site, including the proposed disposition and demolition and has received a letter of support from the Mayor of the City of Dallas;

WHEREAS, the proposed redevelopment and disposition of Cliff Manor was included in the most recently approved PHA Plan; and

WHEREAS, DHA staff has prepared a Request for Demolition and 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 the Housing Authority of the City of Dallas, Texas hereby approves the submission to the U.S. Department of Housing and Urban Development (HUD) of a request for demolition and disposition approval for Cliff Manor, such disposition to be an entity created by DHA specifically for the redevelopment of the site.

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 demolition and disposition.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 3, Line 4
Local Government Consultation**

DHA staff members have discussed the proposed redevelopment of the Cliff Manor site with local government officials including the proposed demolition and disposition of the site for redevelopment. Further consultation will be held prior to submission of this application to the U.S. Department of Housing and Urban Development (HUD). A complete description of this further consultation will be included in this section prior to submission of the application.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 3, Line 5
Letter of Support from the Mayor of the City of Dallas**

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

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 4
Description of Property**



- Application
- Application Review
- Remove from Inventory
- Reports

Debbie Quitugua (MBLQ56)
PIC Main

Housing Agency

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Inventory Removals

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

Field Office HA: **TX009 Dallas**
 Application: **DDA0012588**
 Development: **TX009000011 Cliff Manor**

Application Status

Application Type: **Demolition/Disposition** Processor: **SAC-Chicago**
 Application Status: **Draft** Status Date: **09/01/2023**

Section 4: Description of Property

[Modify Section 4](#)

- | | |
|---|---|
| 1. Development Name: Cliff Manor | 2. Development Number: TX009000011 |
| 3. Date of Full Availability: 6/30/1974 | 4. No. of Residential Buildings: 1 |
| 5. No. of Non-Residential Buildings: 0 | 6. Date Constructed: |
| 7. Scattered Site: N | |
| 8. Single Family Houses: | Duplexes: |
| 3-Plexes: | 4-Plexes: |
| Other: | |
| 9. Row House: 0 | Walk-Up: 0 |
| High Rise: 180 | |
| 10. Total Acres of the Development: 3.67 | |

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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	95	0	0	0	95	0	95
1 Bdrm	76	0	0	0	76	0	76
2 Bdrms	8	0	0	0	8	0	8
3 Bdrms	0	0	1	0	1	0	1
4 or more Bdrms	0	0	0	0	0	0	0
Total	179	0	1	0	180	0	180

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 5
Description of Proposed Removal Action**



- Application
- Application Review
- Remove from Inventory
- Reports

Debbie Quitugua (MBLQ56)
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List	Form HUD-52860	Supporting Documents	Quality Checklist	Submission
Field Office HA:	TX009 Dallas			
Application:	DDA0012588			
Development:	TX009000011 Cliff Manor			
Application Status				
Application Type:	Demolition/Disposition	Processor:	SAC-Chicago	
Application Status:	Draft	Status Date:	09/01/2023	

Section 5: Description of Proposed Removal Action

[Modify Section 5](#)

1. Proposed Action By Building Type

Available Buildings for Demo/Dispo :
(Building Number\Building Number Entrance\Address Line1 Text)

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

A \1 \2423 / 2024

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

indicates Non Dwelling Building Structures

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 for Demo/Dispo :
(Unit Number\Unit Designation\Bedroom Count)

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

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

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2024**

Number of Acres : **3.67**

B. Buildings included in Proposed Disposition

Calendar Year :

Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required

0.00

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:

\$ 1200000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9. Was an appraiser used to determine the value of the property listed at Number 8?

No

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

10. Calculation of Net Proceeds

Estimated Sales Price **\$1.00** - Debt **\$0.00** - Cost & Fees **\$0.00** = Estimated Net Proceeds **\$1.00**

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) \$ **1,200,000.00**

(b) Indicate the source of funds:

- Operating Funds for FY
- CFP Funds for FY **2023**
- CDBG Funds
- Other

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

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

A. Begin relocation of residents	90	B. Complete relocation of residents	120
C. Execution of contract for removal (e.g. sales contract or demolition contract)	121	D. Actual Removal Action (e.g. demolition or sale closing)	130

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**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 5, Line 7
Justification for Disposition at Less than Fair Market Value**

Cliff Manor will be disposed of to a limited partnership created by the Dallas Housing Authority. The proposed disposition via a long-term ground lease for less than fair market value will facilitate the financing for the redevelopment of the site. Upon redevelopment, the site will hold a mixed-income housing community, providing affordable housing to families with a range of incomes.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 5, Line 8
Evidence of Value**



Valbridge
PROPERTY ADVISORS

Appraisal Report

Cliff Manor
2423 Fort Worth Avenue
Dallas, Dallas County, Texas 75211

Report Date: April 27, 2021



FOR:

Dallas Housing Authority
Ms. Debbie Quitugua
3939 N. Hampton Road
Dallas, TX 75212

**Valbridge Property Advisors |
Dallas – Fort Worth**

10210 North Central Expressway
Suite 115
Dallas, Texas 75231
(214) 446-1611 phone
valbridge.com

Valbridge File Number:
TX03-21-0371-000



10210 North Central Expressway
Suite 115
Dallas, Texas 75231
(214) 446-1611 phone
(713) 467-0704 fax
valbridge.com

April 27, 2021

Ms. Debbie Quitugua
Dallas Housing Authority
3939 N. Hampton Road
Dallas, TX 75212

RE: Appraisal Report
Cliff Manor
2423 Fort Worth Avenue
Dallas, Dallas County, Texas 75211

Dear Ms. Quitugua:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion(s) reported cannot be adequately understood without the accompanying appraisal report.

The subject property, as referenced above, is located on the western corner of Fort Worth Avenue and Walter Drive. It is further identified as tax parcel number 00000528428000000. The subject site is a 3.672-acre or 159,952-square-foot parcel. The subject is a 12-story senior living facility own by the Dallas Housing Authority. The subject was built in 1974 with no major renovations since completion. The subject consists of efficiency, one, two and three bedrooms units with a total of 180 units.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the requirements of our client as we understand them.

The client in this assignment is Dallas Housing Authority and the intended user of this report is Dallas Housing Authority and no others. The sole intended use is for asset management decisions. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- None pertaining to this assignment.

Hypothetical Conditions:

- The market value is based on the hypothetical condition that the subject is an at market apartment complex.

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

Value Conclusions

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	April 13, 2021
Value Conclusion	\$12,000,000
	\$66,667 per unit

Respectfully submitted,
Valbridge Property Advisors | Dallas – Fort Worth



Tanner Nix
Analyst
Texas License #TX 1341486 Trainee
tnix@valbridge.com



Tim Brennan, MAI
Senior Managing Director
Texas License #TX-1321906-G
tbrennan@valbridge.com

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 5, Line 10
Calculation of Net Proceeds**

As DHA anticipates disposition of the property through a long-term ground lease at a nominal amount to facilitate the financing of the redevelopment of the site, no net proceeds are anticipated.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 5, Line 11
Use of Net Proceeds**

As DHA anticipates disposition of the property through a long-term ground lease at a nominal amount to facilitate the financing of the redevelopment of the site, no net proceeds are anticipated.

Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 5, Line 13
General Timetable

Activity	# of Days after HUD Approval
Begin Relocation of Residents	90
Complete Relocation of Residents	120
Execution of Contract for Removal (Demolition Contract)	121
Actual Removal Action (Begin Demolition)	130

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 6
Relocation**



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Debbie Quitugua (MBLQ56)
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List **Form HUD-52860** **Supporting Documents** **Quality Checklist** **Submission**

Field Office HA: TX009 Dallas
 Application: DDA0012588
 Development: TX009000011 Cliff Manor

Application Status
 Application Type: Demolition/Disposition Processor: SAC-Chicago
 Application Status: Draft Status Date: 09/01/2023

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

1. Occupied units:
 a. Of the **179** units proposed for removal, **88** are occupied as of the date of this application.
Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).
 b. Of the **179** total units in the development, **0** units will remain after removal.
 c. Of the **0** units that will remain after removal, **0** 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? **90**

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	\$50.00	88	\$4,400.00
6. Estimated cost of moving expenses	\$800.00	88	\$70,400.00
		\$74,800.00	

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

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**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 6, Line 1
Vacant Units**

There are currently 92 vacant units at Cliff Manor. All 92 are vacant due to relocations necessary to insure the health and safety of the tenant as the unit could not be repaired in a reasonably cost efficient manner. The significant deterioration of the lateral sewer lines in the walls of the buildings is causing health hazards thereby necessitating the need to relocate affected tenants.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 6, Line 3
Relocation Counseling and Advisory Services**

DHA staff members will meet with the residents of Cliff Manor, both jointly and individually to explain their relocation options to them and to determine the public housing site of their preference. If a public housing site is not available, a Housing Choice Voucher will be provided to the resident and assistance will be given to help locate new housing through that program. Staff will continue to meet individually with residents as needed to assist them with the relocation process. Residents will be given a list of DHA properties and DHA staff will explain the benefits of each site to the resident to assist them to make a housing selection.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 6, Line 4
Relocation Housing Resources**

DHA anticipates transferring current Cliff Manor residents to other public housing properties or providing them a Housing Choice Voucher to relocate. Residents will be given an opportunity to return upon completion of the redevelopment.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 7
Resident Consultation**



- Application
- Application Review
- Remove from Inventory
- Reports

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	Application Type:	Demolition/Disposition	Processor:	SAC-Chicago	
	Application Status:	Draft	Status Date:	09/01/2023	

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

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

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

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

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development None

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

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development None

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 Resident Council(s), or the RAB? Yes 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

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**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 7, Line 1
Cliff Manor Resident Consultation**

DHA staff met with the residents of Cliff Manor on September 19, 2023 specifically to discuss the proposed demolition, disposition, and redevelopment of the site. In addition to the manager, Tim Lott, DHA's Vice President of Capital Programs, attended the meeting to explain DHA's plans for the redevelopment of the site to continue to provide affordable housing. In addition to discussing the proposed redevelopment of the site, Mr. Lott began the discussion of relocation and the relocation options that would be available to residents. He also notified the tenants that meetings regarding the proposed demolition, disposition, redevelopment and relocation would be ongoing as plans for the site progressed.

Staff will meet again with residents of Cliff Manor on January 23, 2024 to continue discussions regarding the proposed redevelopment, demolition, disposition, and resident relocation.

Copies of the notices, agenda, sign-in sheets and minutes from the resident meetings will be attached prior to submission to HUD. A copy of the draft demolition and disposition application was provided at the management office for review by the residents. A draft copy has also been made available at DHA's Central Office, and DHA's posted its proposed plan on its website.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 7, Line 2
Resident Council Consultation**

There is currently no resident council at Cliff Manor.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 7, Line 3
PHA-Resident Council Consultation**

There is currently no PHA-Wide Resident Council for DHA public housing properties.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 7, Line 4
Resident Advisory Board Consultation**

DHA staff met with the Resident Advisory Board ("RAB") on August 23, 2023 to discuss the proposed redevelopment, demolition and disposition of Cliff Manor. The proposed demolition, disposition and redevelopment will also be discussed at the February 14, 2024 RAB meeting. Copies of the meeting agenda, sign-in sheet, and minutes will be included prior to submission to HUD.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 7, Line 5
Resident Comments**

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 February 16, 2024.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 8
Offer of Sale**



- Application
- Application Review
- Remove from Inventory
- Reports

Debbie Quitugua (MBLQ56)
PIC Main

Housing Agency

Development

Inventory Removals

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	List	Form HUD-52860	Supporting Documents	Quality Checklist	Submission
Field Office HA:		TX009 Dallas			
Application:		DDA0012588			
Development:		TX009000011 Cliff Manor			
Application Status					
Application Type:		Demolition/Disposition	Processor:	SAC-Chicago	
Application Status:		Draft	Status Date:	09/01/2023	

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](#)

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 8, Line 2
Exception to Offer of Sale Requirements**

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).

DHA proposes to demolish the existing building and dispose of the property through a long-term ground lease at a nominal amount to facilitate the financing of the redevelopment of the site through HUD's mixed-finance program.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 9
Certificate of Compliance**



- Application
- Application Review
- Remove from Inventory
- Reports

Debbie Quitugua (MBLQ56)
[PIC Main](#)

[Housing Agency](#)

[Development](#)

[Inventory Removals](#)

Logoff

List	Form HUD-52860	Supporting Documents	Quality Checklist	Submission
Field Office HA:	TX009 Dallas			
Application:	DDA0012588			
Development:	TX009000011 Cliff Manor			
Application Status				
Application Type:	Demolition/Disposition	Processor:	SAC-Chicago	
Application Status:	Draft	Status Date:	09/01/2023	

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](#)

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 9, Line 1
PHA Certification of Compliance for Section 18 Demolition/Disposition**

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

PHA Certification of Compliance
Section 18 Demolition/Disposition

Acting on behalf of the Board of Commissioners of the Housing Authority of the City of Dallas, Texas (PHA), as its President and CEO, I approve the submission of this Inventory Removal Application (HUD-52860) dated _____, 2024 and known as DDA # DDA0012588, hereinafter referred to as the "Application", of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this Application and the implementation thereof:

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

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

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

Name of Authorized Official	Troy Broussard	Title	President and CEO
Signature	Date		

|

**EXHIBIT A: Reason for Removal
PHA Certification of Compliance
Section 18 Demolition/Disposition**

The PHA Certifies that its reason for applying to demolish and/or dispose of the Development and/or PHA Property (or a part thereof) is as indicated below.
Check all applicable boxes.

Demolition:

The demolition of the Development (or portion of the Development) is in the best interest of the residents and this PHA because:

Must be Checked for Full or Partial Demolition

X Obsolescence—24 CFR 970.15(a)(1): The Development (or affected portion of the Development) is obsolete as to physical condition, location or other factors (as defined by 24 CFR 970.15), making it unsuitable for housing purposes and no reasonable program of modification or rehabilitation of the Development is cost-effective to return the Development (or portion of the Development proposed for demolition) to its useful life;

****Attach a narrative or documentation (e.g. architect's report, feasibility study, etc.) to justify obsolescence and attach a completed Total Development Cost (TDC) Calculation" (HUD-52860-B and reference them as Section 18 Certification)***

Must be Checked for Partial Demolition Only

Viability--24 CFR 970.15(a)(2) and 24 CFR 970.15(c): the partial demolition will help to ensure the viability of the remaining portion of the Development by reducing the density of the Development to permit better access to emergency or rescue services, or by improving marketability of the Development by reducing the density of the Development to that of the neighborhood in which the Development is located or to other developments in the PHA's inventory;

****Attach a narrative or documentation to justify how density reduction will result from the partial demolition and reference it as Section 18 Certification.***

Disposition:

The retention of the Development (or a portion thereof) and/or the PHA property is not in the best interests of the residents or the PHA because:

Change in Neighborhood—24 CFR 970.17(a): Conditions in the area surrounding the Development (density, or industrial or commercial development) adversely affect the health or safety of the residents or the feasible operation of the Development by the PHA;

Replacement Housing—24 CFR 970.17(b): The disposition allows the acquisition, development, or rehabilitation of other properties or developments that will be more efficiently or effectively operated as low-income housing developments;

Other—24 CFR 970.17(c): The PHA has otherwise determined that the disposition is appropriate for reasons that are consistent with its goals of the PHA and its PHA Plan and that are otherwise consistent with the Act;

Vacant Land and Non-dwelling Facilities (Excess)—24 CFR 970.17(d)(1) The disposition of vacant land or non-dwelling structures exceed the needs of the Development (after Date of Full Availability--DOFA)

Vacant Land and Non-dwelling Facilities (Incidental)—24 CFR 970.17(d)(2): The disposition of vacant land or non-dwelling structures is incidental to, or does not interfere with, the continued operation of the remaining portion of the Development;

****Attach a narrative or documentation to justify the PHA's specific reason for disposition checked above and reference it as Section 18 Certification.***

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
Section 9, Line 2
HUD-52860-B: Total Development Cost (TDC) Calculation**

Form HUD-52860 and HUD-52860-B are attached along with appropriate related documents.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
HUD 52860-A**

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

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

Section 2. Disposition	
1. What is the justification for the disposition?	<input type="checkbox"/> Conditions in Surrounding Area: 24 CFR 970.17(a) <ul style="list-style-type: none"> <input type="checkbox"/> Health and/or Safety <input type="checkbox"/> Infeasible Operation <input checked="" type="checkbox"/> More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b) <input checked="" type="checkbox"/> Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c) <input type="checkbox"/> The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA") <input type="checkbox"/> The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development
<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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No		
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Gross \$</td> <td style="width: 50%; border: none;">Net \$</td> </tr> </table>	Gross \$	Net \$
Gross \$	Net \$		
3. Is the PHA requesting to use gross proceeds for relocation costs?	<input type="checkbox"/> Yes \$ (estimated amount) <input checked="" type="checkbox"/> No		
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	<input type="checkbox"/> Yes \$ (estimated amount) <input checked="" 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 <ul style="list-style-type: none"> <input type="checkbox"/> Loan for development of Public Housing Units <input type="checkbox"/> Section 8 PBV Unit Development <ul style="list-style-type: none"> <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 <ul style="list-style-type: none"> <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 Demolition and Disposition Approval
Cliff Manor Public Housing Development
HUD 52860-A
Section 1.4
Justification for Demolition**

DHA requests approval to demolish the single building at Cliff Manor due to obsolescence of major building systems. These systems are significantly deteriorated and no reasonable program of repairs will cure the obsolescence. DHA engaged the services of Dominion Due Diligence Group (D3G) to perform an assessment of the property. This assessment showed that the cost of necessary repairs to the units over the next three years will exceed 70% of the current HUD Total Development Cost. Please see the attached 3-Year Physical Needs Assessment.

3-Year Physical Needs Estimate

2023 HUD TDC Limits - RS Means 2023 4th Quarter Costs - Dallas, Texas

Date: 11/30/2023
 Project: Cliff Manor
 Address: 2423 Fort Worth Avenue
 City, State, Zip: Dallas, Texas 75211

Gross Square Feet: 123,379
 Net Square Feet: 115,976
 Number of Units: 180

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost	Quantity	Total Cost
1	3	Concrete					\$ 49,853.24
			Concrete Repair/ Replacement (Ground Floor Walkways)				
	030505100150	Demolition	Selective concrete demolition, up to 2 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping	EA	\$102.12	58	\$ 5,922.96
	031113651000	Concrete	Concrete forming, slab on grade, bulkhead forms	LF	\$6.26	629	\$ 3,937.54
	033053404650	Concrete	Concrete slab on grade, (3500 psi), not inc. finish, 4" thick	CY	\$295.90	58	\$ 17,162.20
	033053404710	Concrete	Thickened slab edge, 8" x 8" reinforced	LF	\$13.64	629	\$ 8,579.56
	033113704300	Concrete	Placing concrete, slab on grade direct chute	CY	\$24.88	58	\$ 1,443.04
	033513300150	Concrete	Finishing floors, float, broom finish	SF	\$0.76	3,145	\$ 2,390.20
	321123230100	Concrete	Base course, drainage layer, crushed 3/4" stone, 6" deep	SY	\$9.75	350	\$ 3,412.50
	320610102165	Concrete	Load, dump, and spread stone w/skid steer, 200' haul	CY	\$120.78	58	\$ 7,005.24
2	4	Masonry					\$ 628,911.36
	040505105020	Demolition	Selective demolition, masonry, veneers, brick (20% replacement)	SF	\$ 3.25	12,672	\$ 41,184.00
	042113132000	Masonry	Brick veneer masonry, standard sel. Common, 4"x2-2/3"x8" (20% replacement)	SF	\$ 21.93	12,672	\$ 277,896.96
	040120200620	Masonry	Pointing masonry, tuck, cut and re-point, soft old mortar, common bond (50%)	SF	\$ 5.50	31,680	\$ 174,240.00
	040120520310	Masonry	Cleaning masonry, heavy restoration, average soil, biological staining, by chemical, high pressure wash, brush and rinse, excludes scaffolding	SF	\$ 2.14	63,360	\$ 135,590.40
3	5	Metals					\$ 158,856.68
	055213502050	Metals	2-line pipe rail with 1/2" pickets @4 1/2" OC, 42" height, steel, primed straight (common stairways)	LF	\$ 184.50	240	\$ 44,280.00
	055213502050	Metals	2-line pipe rail with 1/2" pickets @4 1/2" OC, 42" height, steel, primed straight (exterior balcony handrails)	LF	\$ 185.50	150	\$ 27,825.00
	055213502050	Metals	For sloped steel rail rails add 30%	LF	\$ 55.35	240	\$ 13,284.00
	102616163010	Metals	Protective corridor handrails, bracket mounted, flat rail, 5-1/2"	LF	\$ 27.17	2,704	\$ 73,467.68
4	6	Rough Carpentry					\$ 113,541.12
	092213131200	Rough Carpentry	Furring, walls, on steel, galvanized, 7/8" channels, 16" OC	LF	\$ 2.24	50,688	\$ 113,541.12
5	6	Finish Carpentry					\$ -
			<i>None Included</i>				
6	7	Waterproofing					\$ 154,003.20
	070505100020	Demolition	Caulking, sealant removal, to 1"	LF	\$ 0.68	14,560	\$ 9,900.80
	079213203900	Moisture Protection	Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1" x 1/2"	LF	\$ 3.89	14,560	\$ 56,638.40
	071919100300	Moisture Protection	Silicone water repellants, sprayed on masonry, 2 coats	SF	\$ 1.45	60,320	\$ 87,464.00
7	7	Insulation					\$ 134,799.46
	070505102520	Demolition	Selective demolition, thermal & moisture protection, roof insulation board, up to 2" thick	SF	\$ 0.53	14,201	\$ 7,526.53
	072216101920	Insulation	Roof deck, Extruded polystyrene 2" thick, R-10 per layer. (Multiply roof SF X 3 for roof deck)	SF	\$ 1.51	42,603	\$ 64,330.53
	072113101940	Insulation	Furred walls above grade, rigid, expanded polystyrene insulation, rigid, for walls, 2" thick, R10	SF	\$ 2.70	23,312	\$ 62,942.40
8	7	Roofing					\$ 200,000.00
			Flat Roofing				
	Contractor Estimate	Roofing	Remove single-ply roofing membrane and insulation to concrete roof deck, Spot repair roof deck as needed, install insulation board to meet code required R-25 value, install new single-ply membrane roofing system	LS	\$ 200,000.00	1	\$ 200,000.00
9	7	Roof Accessories					\$ 2,021.76
	075113500100	Roof Walkways	Walkways for built-up roofs, 100% recycled rubber, 3' x 3' x 3/4"	SF	\$ 7.02	288	\$ 2,021.76
10	7	Sheet Metal					\$ -
			<i>None Included</i>				
11	8	Doors					\$ 714,639.32
	080505100200	Demolition	Door slab demolition, exterior door, single, 3' - 6" x 7' high, 1-3/4" thick, remove	EA	\$ 23.10	5	\$ 115.50
	080505100220	Demolition	Door slab demolition, exterior door, double, 6' x 7' high, 1-3/4" thick, remove	EA	\$ 30.80	3	\$ 92.40
	080505100500	Demolition	Door slab demolition, interior door, single, 3' - 6" x 7' high, 1-3/4" thick, remove	EA	\$ 18.48	457	\$ 8,445.36
	080505102000	Demolition	Door frame demolition, metal, includes trim	EA	\$ 57.29	180	\$ 10,312.20



3-Year Physical Needs Estimate

2023 HUD TDC Limits - RS Means 2023 4th Quarter Costs - Dallas, Texas

Date: 11/30/2023
 Project: Cliff Manor
 Address: 2423 Fort Worth Avenue
 City, State, Zip: Dallas, Texas 75211

Gross Square Feet: 123,379
 Net Square Feet: 115,976
 Number of Units: 180

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost	Quantity	Total Cost
	C10201166000	Door assembly	Hollow, metal door 90 minute rated, drywall K.D frame, 3'-0"x 7'-0" (stairwells, corridors, unit	EA	\$ 1,400.03	5	\$ 7,000.15
	C10201166360	Door assembly	Hollow, metal door 90 minute rated, drywall K.D frame, 6'-0"x 7'-0" (stairwells, corridors and exteriors)	EA	\$ 3,284.46	3	\$ 9,853.38
	081416200080	Doors	Wood B-label 1-hour, 1-3/4" x 3-0 x 6-8, particle core, birch face (dwelling unit entry, or exterior)	EA	\$ 596.62	457	\$ 272,655.34
	081213130025	Doors	Standard hollow metal frame, 3-0 x 6-8 single, 5-3/4" jamb	EA	\$ 324.28	180	\$ 58,370.40
	081213130040	Doors	Standard hollow metal frame, 6-0 x 6-8 double, 5-3/4" jamb	EA	\$ 339.37	3	\$ 1,018.11
	087120900950	Door Accessories	Door Hinge, full mortise, high frequency, steel base, 3.5"x3.5"	EA	\$ 29.77	930	\$ 27,686.10
	087120400400	Door Accessories	Entry Door hardware, lockset, keyed, single cylinder function (dwelling unit entries)	EA	\$ 237.73	180	\$ 42,791.40
	087120410100	Door Accessories	Door hardware, deadlock, tubular, medium duty, outside key	EA	\$ 199.93	180	\$ 35,987.40
	087120452020	Door Accessories	Peepholes, wide view	EA	\$ 26.62	180	\$ 4,791.60
	087120650800	Door Accessories	Thresholds, rubber, 2-3/4" x 1/2"	EA	\$ 84.69	180	\$ 15,244.20
	087125102300	Door Accessories	Weatherstripping doors, metal frame, bronze spring, 3x7 door	EA	\$ 209.47	188	\$ 39,380.36
	087120400100	Door Accessories	Interior Door hardware, lockset, non-keyed passage, privacy	EA	\$ 195.06	286	\$ 55,787.16
	087120501300	Door Accessories	Door stops, holder and bumper, floor or wall	EA	\$ 21.66	466	\$ 10,093.56
	087120650011	Door Accessories	Thresholds / Saddles, aluminum (3' each) For bath transitions	LF	\$ 24.43	540	\$ 13,192.20
	087120300020	Door Accessories	Door closure, adjustable backcheck, standard regular arm.	EA	\$ 260.66	228	\$ 59,430.48
	087120950040	Door Accessories	Kickplate, stainless, 34", 16 ga.	EA	\$ 90.97	466	\$ 42,392.02
12	8	Windows					\$ -
			<i>None Included</i>				
13	8	Glass					\$ 3,056,382.00
	F20102201320	Demolition	Demolition, storefront systems, includes glass	SF	\$ 12.27	12,600	\$ 154,602.00
	084126100100	Window Wall	Window walls aluminum, stock, including glazing	SF	\$ 230.30	12,600	\$ 2,901,780.00
14	9	Lath and Plaster					\$ 8,488.80
	092813100180	Lath and Plaster	Cementitious backerboard, on wall, 3' x 4' x 5/8" sheet - kitchen and bath wet walls	SF	\$ 3.93	2,160	\$ 8,488.80
15	9	Drywall					\$ 175,060.54
	090505301000	Demolition	Selective demolition, walls, gypsum wallboard, nailed or screwed (dwelling units)	SF	\$ 0.38	27,905	\$ 10,603.90
	092910302050	Drywall	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick (dwelling units)	SF	\$ 1.36	120,924	\$ 164,456.64
16	9	Ceramic Tile					\$ 172,853.50
	090505303760	Demolition	Demolition of ceramic wall tile, thin set (10% dwelling unit bathrooms and backspashes)	SF	\$ 1.28	3,600	\$ 4,608.00
	090505202000	Demolition	Demolition of ceramic floor tile, thin set (3 reconfigured common restrooms)	SF	\$ 1.14	340	\$ 387.60
	093113109390	Ceramic Tile	Ceramic tile, walls, interior, thin set, 6" x 6" (dwelling unit bathrooms and backspashes)	SF	\$ 43.32	3,600	\$ 155,952.00
	093133103255	Ceramic Tile	Ceramic tile, floors, glazed, color group 1, 6"x6" (3 reconfigured common restrooms)	SF	\$ 8.47	340	\$ 2,879.80
	093413100140	Ceramic Tile	Waterproofing membrane ceramic tiling, EPS, sloped shower floor, including thinset (handicapped units)	SF	\$ 21.62	225	\$ 4,864.50
	093413100130	Ceramic Tile	Waterproofing membrane ceramic tiling, 2" flanged drain with 6" stainless grid, including thinset (handicapped units)	EA	\$ 462.40	9	\$ 4,161.60
17	9	Acoustical					\$ 12,434.07
	090505101250	Demolition	Demolition, suspended ceiling system 2x2' or 2x4'	SF	\$ 0.64	1,353	\$ 865.92
	095323300050	Acoustical	Acoustical ceiling Class A suspension system, 15/16" T bar, 2' x 4' grid -	SF	\$ 1.71	1,353	\$ 2,313.63
	095123105010	Acoustical	Suspended acoustical ceiling tiles, 2'x4' 3/4" thick	SF	\$ 6.84	1,353	\$ 9,254.52
19	9	Resilient Flooring					\$ 510,202.27
	090505200900	Demolition	Demo VCT tile	SF	\$ 0.77	91,332	\$ 70,325.64
	090505200850	Demolition	Demo Vinyl cove base	LF	\$ 0.38	48,833	\$ 18,556.54
	096519197150	Resilient Flooring	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16" (dwelling units)	SF	\$ 3.07	84,567	\$ 259,620.69
	096513130700	Resilient Flooring	Wall base, vinyl, straight or cove, standard colors, 4" high (dwelling units)	LF	\$ 2.89	46,510	\$ 134,413.90
	096519197150	Resilient Flooring	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16" (50%common areas)	SF	\$ 3.07	6,765	\$ 20,768.55
	096513130700	Resilient Flooring	Wall base, vinyl, straight or cove, standard colors, 4" high (50%common areas)	LF	\$ 2.89	2,255	\$ 6,516.95
20	9	Painting					\$ 957,128.98
	090190940730	Painting	Surface preparation, interior, walls & ceilings, wash, gypsum board and plaster	SF	\$ 0.13	495,446	\$ 64,407.98
	099123721670	Painting & Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats, walls	SF	\$ 1.53	372,067	\$ 569,262.51



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Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost	Quantity	Total Cost
	099123721800	Painting & Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats ceilings	SF	\$ 1.91	123,379	\$ 235,653.89
	099113700370	Painting and Decorating	Exterior painting, doors, panel both sides, incl. frame and trim, primer & 2 finish coats	EA	\$ 167.80	457	\$ 76,684.60
	099123723200	Painting and Decorating	Paints & coatings, walls & ceilings, interior, masonry or concrete block, latex paint, primer plus 2 finish coats, smooth, brush (stairwell)	SF	\$ 1.39	8,000	\$ 11,120.00
21	10	Specialties					\$ 128,291.24
	100505104320	Demolition	Door signs, remove	EA	\$ 24.99	180	\$ 4,498.20
	100505101105	Demolition	Selective demolition, wall mounted mirror	EA	\$ 16.66	4	\$ 66.64
	102813130200	Specialties	Toilet accessories, curtain rod, stainless steel, 1" diameter x 5' long	EA	\$ 101.31	180	\$ 18,235.80
	102813136500	Specialties	Toilet accessories, towel bar, stainless steel, 30" long	EA	\$ 72.29	180	\$ 13,012.20
	102813134300	Specialties	Toilet accessories, robe hook, regular, single	EA	\$ 34.13	180	\$ 6,143.40
	102816200020	Specialties	Bath accessories, medicine cabinet, with mirror, stainless steel frame, unlighted, 16" x 22"	EA	\$ 340.31	180	\$ 61,255.80
	101423131050	Specialties	Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 6" x 6"	EA	\$ 93.79	180	\$ 16,882.20
			Accessible Features/ Common Restroom Features				\$ -
	102813130900	Metals	Grab bar, straight, 1-1/4" diameter, stainless, 24"	EA	\$ 52.80	1	\$ 52.80
	102813131100	Metals	Grab bar, straight, 1-1/4" diameter, stainless, 36"	EA	\$ 59.46	2	\$ 118.92
	102813131105	Metals	Grab bar, straight, 1-1/4" diameter, stainless, 42"	EA	\$ 85.20	3	\$ 255.60
	100505101910	Demolition	Toilet cubicles, remove	EA	\$ 124.95	3	\$ 374.85
	102113163400	Specialties	Plastic-laminate-clad toilet compartment floor mounted, headrail spaced, HC space	EA	\$ 917.60	1	\$ 917.60
	102113162600	Specialties	Plastic-laminate-clad toilet compartment floor mounted, headrail spaced, NON-HC space	EA	\$ 1,274.68	2	\$ 2,549.36
	100505101930	Demolition	Urinal Screen, remove	EA	\$ 41.65	2	\$ 83.30
	102113164800	Specialties	Urinal Screen, 18" w, ceiling braced, plastic laminate	EA	\$ 465.66	2	\$ 931.32
	102813130610	Specialties	Combination towel dispenser and waste receptacle	EA	\$ 489.30	3	\$ 1,467.90
	102813133100	Specialties	Mirror with 3/4" stainless frame, 36"x24"	EA	\$ 126.68	4	\$ 506.72
	102813134300	Specialties	Robe hook	EA	\$ 34.13	4	\$ 136.52
	102813134600	Specialties	Soap dispenser, chrome, surface mounted, liquid	EA	\$ 86.65	3	\$ 259.95
	102813136200	Specialties	Toilet tissue dispenser, surface mounted, ss, double	EA	\$ 135.54	4	\$ 542.16
22	10	Special Equipment					\$ 200,160.83
			Emergency Call System				
	275119102800	Emergency Call System	Emergency call system, annunciator, 12 zone, excl rough-in wires, cables & conduits	EA	\$ 1,505.42	1	\$ 1,505.42
	275119103000	Emergency Call System	Emergency call system, bell, excl rough-in wires, cables & conduits	EA	\$ 208.49	180	\$ 37,528.20
	275119103200	Emergency Call System	Emergency call system, light or relay, excl rough-in wires, cables & conduits	EA	\$ 218.89	180	\$ 39,400.20
	275119103400	Emergency Call System	Emergency call system, transformer, excl rough-in wires, cables & conduits	EA	\$ 445.07	1	\$ 445.07
			Waste Handling				\$ -
	149182103000	Waste Handling Equip.	Trash Chute Replacement (Includes Replacement of Chute Doors)	Floor	\$ 9,329.38	13	\$ 121,281.94
23	11	Cabinets					\$ 3,852,879.75
	120505101100	Demolition	Selective demolition, base cabinets	LF	\$ 41.65	2,195	\$ 91,421.75
	120505103130	Demolition	Selective demolition, wall cabinets, up to 84" height (includes kitchens and wardrobes)	LF	\$ 33.32	3,445	\$ 114,787.40
	120505101200	Demolition	Selective demolition, countertops	LF	\$ 10.41	2,195	\$ 22,849.95
	123223109600	Cabinets	Kitchen cabinets, excl. counters and appliances (dwelling units)	LF	\$ 569.05	4,320	\$ 2,458,296.00
	123223109600	Cabinets	Kitchen cabinets, excl. counters and appliances (community kitchen)	LF	\$ 569.05	70	\$ 39,833.50
	123623130100	Cabinets	Countertops, stock, plastic laminate, 24" wide, include backsplash (dwelling units)	LF	\$ 72.57	2,160	\$ 156,751.20
	123623130100	Cabinets	Countertops, stock, plastic laminate, 24" wide, include backsplash (community kitchen)	LF	\$ 72.57	35	\$ 2,539.95
	105713102500	Cabinets	Wardrobe cabinet, hospital type, with door, hardwood, 24"x24"x76"	EA	\$ 1,546.24	625	\$ 966,400.00
27	13	Special Construction					\$ 185,076.60
	024119210580	Demolition	Selective demolition, gutting, building interior (dwelling unit bathrooms)	SF	\$ 9.28	9,000	\$ 83,520.00
	D3G Estimate	Accessibility Compliance	Conversion of existing units to be fully UFAS compliant handicapped accessible units. Cost includes carpentry, cabinetry, finishes, mechanical, electrical, and plumbing	EA	\$ 10,000.00	9	\$ 90,000.00
	019313150850	Fire Protection	Ductwork cleaning exhaust risers, 12" rectangular	LF	\$ 6.18	1,870	\$ 11,556.60
28	14	Elevators					\$ 615,200.78
	140505200010	Demolition	Elevator removal, cab, track and equipment	Stop	\$ 978.78	24	\$ 23,490.72
	142123101625	Elevators	Electric traction passenger elevator, base unit, 2000 lb., 4 stop, std. fin.	EA	\$ 167,087.40	2	\$ 334,174.80
	142123101650	Elevators	Electric traction passenger elevator, for 2500 lb. capacity, add	EA	\$ 5,437.60	2	\$ 10,875.20



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	142123102025	Elevators	Electric traction passenger elevator, for number of stops over 4, add	Stop	\$ 11,318.40	16	\$ 181,094.40
	142810103275	Elevators	Elevator options, passenger, automatic emergency power switching	EA	\$ 4,531.58	2	\$ 9,063.16
	142810103625	Elevators	Elevator options, passenger, cab finishes, hall finishes, stainless steel doors (2 per floor)	EA	\$ 1,796.35	24	\$ 43,112.40
	142713103375	Elevators	Elevator cab finishes, aluminum eggcrate ceiling	EA	\$ 864.19	2	\$ 1,728.38
	142713103550	Elevators	Elevator cab finishes, stainless steel walls,	EA	\$ 5,024.93	2	\$ 10,049.86
	142713103525	Elevators	Elevator cab finishes, textured rubber flooring	EA	\$ 805.93	2	\$ 1,611.86
29	15	Plumbing and Hot Water					\$ 4,636,138.00
			Plumbing Fixtures				
	D20109612100	Plumbing	Three fixture bathroom - Lavatory, bathtub & water closet - System includes rough-in (supply, waste and vent) to connect to supply branches and waste mains	EA	\$ 7,097.40	171	\$ 1,213,655.40
	D20109612200	Plumbing	Three fixture bathroom, 1 water closet, 36" corner angle shower, 1 lavatory, on 2 walls with all necessary service piping (handicap units)	EA	\$ 8,357.40	9	\$ 75,216.60
	D20104101960	Plumbing	Kitchen sink system - Kitchen sink w/trim, countertop, 32"x21" double bowl - systems are complete w/trim and rough-in (supply, waste, and vent) to connect to supply branches and waste mains	EA	\$ 2,654.10	180	\$ 477,738.00
	224139101320	Plumbing	Faucets/fittings, kitchen sink, single control lever handle, polished chrome, with pull out spray	EA	\$ 322.47	180	\$ 58,044.60
	224139102160	Plumbing	Faucets/fittings, lavatory faucet, concealed with pop-up drain, 12" centers, with pop-up drain	EA	\$ 208.86	180	\$ 37,594.80
	224139104240	Plumbing	Faucets/fittings, shower pressure balancing mixing valve, chrome, with shower head, arm, flange and diverter tub spout	EA	\$ 588.87	180	\$ 105,996.60
	224239305400	Plumbing	Carriers/supports, sink, wall mounted	EA	\$ 1,485.62	180	\$ 267,411.60
	224116134240	Plumbing	Lavatory, wall hung, porcelain enamel on cast iron, white, single bowl	EA	\$ 1,073.10	180	\$ 193,158.00
			Sanitary Waste Piping Replacement within the Units/Buildings				
	221316204160	Sanitary Waste	Pipe, cast iron soil, no hub, 4" diameter, includes couplings 10' OC, clevis hanger assemblies 5' OC	LF	\$ 41.72	4,950	\$ 206,514.00
	221113450400	Sanitary Waste	Elbow, 45 Deg., steel, cast iron, black, straight, threaded, standard weight, 4"	EA	\$ 637.75	360	\$ 229,590.00
	221113450180	Sanitary Waste	Elbow, 90 Deg., steel, cast iron, black, straight, threaded, standard weight, 4"	EA	\$ 492.46	360	\$ 177,285.60
	221113454140	Sanitary Waste	Coupling, steel, cast iron, black, straight, merchants, threaded, standard weight, 4"	EA	\$ 199.16	900	\$ 179,244.00
	221113450620	Sanitary Waste	Tee, steel, cast iron, black, straight, threaded, standard weight, 4"	EA	\$ 738.39	540	\$ 398,730.60
	221316204100	Sanitary Waste	Pipe, cast iron soil, no hub, 1-1/2" diameter, includes couplings 10' OC, clevis hanger assemblies 5' OC	LF	\$ 27.17	4,500	\$ 122,265.00
	221113763020	Sanitary Waste	Elbow, 45 Deg., steel, cast iron, black, straight, threaded, standard weight, 1-1/2"	EA	\$ 32.83	360	\$ 11,818.80
	221113450340	Sanitary Waste	Elbow, 90 Deg., steel, cast iron, black, straight, threaded, standard weight, 1-1/2"	EA	\$ 96.58	360	\$ 34,768.80
	221113454090	Sanitary Waste	Coupling, steel, cast iron, black, straight, merchants, threaded, standard weight, 1-1/2"	EA	\$ 49.67	720	\$ 35,762.40
	221113450570	Sanitary Waste	Tee, steel, cast iron, black, straight, threaded, standard weight, 1-1/2"	EA	\$ 120.13	540	\$ 64,870.20
			Copper Supply and Distribution Piping				
	221113232140	Domestic Water	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' OC	LF	\$ 12.05	10,800	\$ 130,140.00
	221113232180	Domestic Water	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	LF	\$ 14.15	10,800	\$ 152,820.00
	221113250100	Domestic Water	Elbow, 90 Deg., copper, wrought, copper x copper, 1/2"	EA	\$ 30.23	900	\$ 27,207.00
	221113250120	Domestic Water	Elbow, 90 Deg., copper, wrought, copper x copper, 3/4"	EA	\$ 35.64	900	\$ 32,076.00
	221113250280	Domestic Water	Elbow, 45 Deg., copper, wrought, copper x copper, 1/2"	EA	\$ 29.20	360	\$ 10,512.00
	221113250300	Domestic Water	Elbow, 45 Deg., copper, wrought, copper x copper, 3/4"	EA	\$ 38.45	360	\$ 13,842.00
	221113250480	Domestic Water	Tee, copper, wrought, copper x copper, 1/2"	EA	\$ 43.59	360	\$ 15,692.40
	221113250500	Domestic Water	Tee, copper, wrought, copper x copper, 3/4"	EA	\$ 58.02	360	\$ 20,887.20
	221113250680	Domestic Water	Coupling, copper, wrought, copper x copper, 1/2"	EA	\$ 28.44	1,800	\$ 51,192.00
	221113250700	Domestic Water	Coupling, copper, wrought, copper x copper, 3/4"	EA	\$ 33.63	1,800	\$ 60,534.00
	221119424140	Domestic Water	Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 1" pipe size, includes valves and four test cocks	EA	\$ 474.35	180	\$ 85,383.00



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			Individual fixtures				
		220505101300	Demolition Kitchen sink demolition, double bowl	EA	\$ 67.93	1,811	\$ 123,021.23
		220505101200	Demolition Selective demolition of lavatory	EA	\$ 54.47	5	\$ 272.35
		220505101520	Demolition Selective demolition of wall mounted urinal	EA	\$ 77.72	1	\$ 77.72
		220505101400	Demolition Selective demolition of water closet	EA	\$ 67.93	5	\$ 339.65
		224213165000	Plumbing Fixtures Urinal, vitreous china, stall type, includes valve	EA	\$ 1,490.04	1	\$ 1,490.04
		224213166980	Plumbing Fixtures Urinal rough-in, supply, waste and vent	EA	\$ 1,454.76	1	\$ 1,454.76
		224116134060	Plumbing Fixtures Wall hung lavatory, porcelain enamel on cast iron, 18"x15"	EA	\$ 527.01	5	\$ 2,635.05
		224116136960	Plumbing Fixtures Lavatory, rough-in, supply, waste and vent	EA	\$ 1,276.17	5	\$ 6,380.85
		224113131020	Plumbing Fixtures Water closet, one piece, tank type, vitreous clay, floor mounted, includes seat, supply pipe	EA	\$ 1,163.76	5	\$ 5,818.80
		224113131980	Plumbing Fixtures Water closet, rough-in, supply, waste, and vent	EA	\$ 939.39	5	\$ 4,696.95
30	15	Heat and Ventilation					\$ 1,332,498.35
			Heating & Cooling				
		230505100610	Demolition Condenser select demolition, up to 50 ton	EA	\$ 1,698.30	1	\$ 1,698.30
		230505104010	Demolition Packaged terminal air conditioner, up thru 18,000 BTUH, selective demolition	EA	\$ 351.90	180	\$ 63,342.00
		238113100280	Heating and Cooling Packaged terminal air conditioner, cabinet, wall sleeve, louver, electric heat, manual changeover, 208 V, 18,000 BTUH cooling, 10 KW heat, includes thermostat	EA	\$ 5,570.30	180	\$ 1,002,654.00
		235424104180	Heating and Cooling Air handler, with heater, 30KW, 102 MBH	EA	\$ 3,186.72	1	\$ 3,186.72
		Contractor Estimate	Heating and Cooling Replacement of 30/40 ton first floor split system, includes controls, outside condenser, and piping from air handler	LS	\$ 93,930.77	1	\$ 93,930.77
		238216200120	Heating and Cooling Duct heater, electric, 480 V, 3 Phase, 8 KW, 12" H	EA	\$ 1,777.88	1	\$ 1,777.88
		238216200320	Heating and Cooling Duct heater, electric, 480 V, 3 Phase, 13.3 KW, 12" H	EA	\$ 1,858.78	3	\$ 5,576.34
		238216200700	Heating and Cooling Duct heater, electric, 480 V, 3 Phase, 17.8 KW, 12" H	EA	\$ 1,415.27	2	\$ 2,830.54
			Ventilation				
		233423106670	Ventilation Bathroom exhaust, grille, back draft damper, 110 cfm	EA	\$ 175.40	180	\$ 31,572.00
		233423106946	Ventilation Exhaust vent wall cap, 3" & 4" round duct (bath & kitchen exhaust)	EA	\$ 74.41	360	\$ 26,787.60
		233346101500	Ventilation Exhaust vent duct - flexible, non-insulated, 3" diameter (assume 20' per unit)	LF	\$ 4.89	3,600	\$ 17,604.00
		113013194300	Ventilation Range hood, residential appliances, vented, 2 speed, 30" wide	EA	\$ 452.99	180	\$ 81,538.20
31	15	Air Conditioning					\$ -
			<i>Included in Heat & Ventilation above</i>				
32	16	Electrical					\$ 936,799.90
			Electrical Distribution				
		260505353500	Demolition Switchboard demolition, 400 A, 3 PH	EA	\$ 271.90	2	\$ 543.80
		260505353530	Demolition Switchboard demolition, 1200 A, 3 PH	EA	\$ 421.59	2	\$ 843.18
		260505353560	Demolition Switchboard demolition, 3000 A, 3 PH	EA	\$ 531.57	2	\$ 1,063.14
		260505101230	Demolition Panelboards, 3 wire, 120/240 V, 100 amp, to 20 circuits, electrical demolition, remove, including removal of all breakers, conduit terminations & wire connections	EA	\$ 195.52	180	\$ 35,193.60
		262413101000	Electrical Switchboards, no main disconnect, 4 wire, 120/208 V, 3000 amp, incl CT compartment, excl CT's or PT's	EA	\$ 10,836.95	2	\$ 21,673.90
		262413300500	Electrical Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1,200 amp, excl breakers		\$ 4,567.38	2	\$ 9,134.76
		262413400490	Electrical Circuit breaker, 3 pole, 600 V, 1,200 amp, PA frame, for feeder section		\$ 17,839.38	2	\$ 35,678.76
		262413300195	Electrical Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 400 amp, excl breakers		\$ 2,675.85	2	\$ 5,351.70
		262413400430	Electrical Circuit breaker, 3 pole, 480 V, 125 to 400 amp, LA frame, for feeder section		\$ 4,784.76	2	\$ 9,569.52
		262416300150	Electrical Panelboard, 3-wire 120/240, 100 AMP main lugs	EA	\$ 1,790.98	180	\$ 322,376.40
		262416202082	Electrical Service Circuit breakers, arc fault circuit interrupter, 120/240 V, 1-15 A & 1-20 A, 1 pole	EA	\$ 104.32	225	\$ 23,472.00
		262416202110	Electrical Circuit breakers, plug-in high interrupting capacity, 2 pole, 120/240 V, 60 amp	EA	\$ 110.42	720	\$ 79,502.40
			Power				
		Contractor Estimate	Branch Wiring Install code required GFCI outlets in dwelling unit bathrooms	LS	\$ 282,490.00	1	\$ 282,490.00
		Contractor Estimate	Branch Wiring Install code required GFCI outlets in dwelling unit kitchens	LS	\$ 37,600.00	1	\$ 37,600.00



3-Year Physical Needs Estimate

2023 HUD TDC Limits - RS Means 2023 4th Quarter Costs - Dallas, Texas

Date: 11/30/2023
 Project: Cliff Manor
 Address: 2423 Fort Worth Avenue
 City, State, Zip: Dallas, Texas 75211

Gross Square Feet: 123,379
 Net Square Feet: 115,976
 Number of Units: 180

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost	Quantity	Total Cost
	Contractor Estimate	Branch Wiring	Install code required GFCI outlets in common area kitchens	LS	\$ 18,600.00	1	\$ 18,600.00
	Contractor Estimate	Branch Wiring	Install code required GFCI outlets in common area laundry rooms	LS	\$ 12,850.00	1	\$ 12,850.00
	260590107070	Electrical	Smoke detectors, box, #14/3, NM	EA	\$ 90.87	360	\$ 32,713.20
			Lighting				
	260505505340	Demolition	Light fixture, electrical demoliton, remove	EA	\$ 16.80	90	\$ 1,512.00
	260505102620	Demolition	Exterior light fixture removal, incandescent, wall mount, 100 W	EA	\$ 20.16	11	\$ 221.76
	260590106210	Electrical	Light fixtures, residential, canopy style, economy grade (dwelling units)	EA	\$ 38.21	90	\$ 3,438.90
	265623550440	Lighting	Exterior LED fixture, wall pack, replacement, 60 watt, incl lamps	EA	\$ 270.08	11	\$ 2,970.88
40		Lawns and Plantings					\$ 4,000.00
	D3G Estimate	Lawns and Plantings	Tree Trimming	EA	\$ 500.00	3	\$ 1,500.00
	D3G Estimate	Lawns and Plantings	Landscape repair and replacement within 5' of building	BLDG	\$ 2,500.00	1	\$ 2,500.00
42		Total Land Repairs					\$ 4,000.00
43		Combined Structure and Land Repair Cost					\$ 18,940,221.75
44		Contingency (7.5%)					\$ 1,420,516.63
45		Soft Costs and Fees					\$ 3,119,591.42
			General Conditions		5.00%		\$ 947,011.09
			Builder's Profit (Elevator, Mechanical, Electrical, & Plumbing ONLY)		10.00%		\$ 752,063.70
			Architectural Design Fees		5.50%		\$ 1,041,712.20
			PHA Administration Fee		2.00%		\$ 378,804.44
		Total 3-Year Physical Needs:					\$ 23,480,329.80
		TOTAL DEVELOPMENT COST					\$ 33,304,312.00
		Rehabilitation Cost % (Estimated Cost of Rehabilitation/Total TDC) x 100 =					70.50%
		Rehabilitation Cost Per Unit (Estimated Cost of Rehabilitation/Number of Units)					\$ 130,446.28



**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
HUD 52860-A**

Section 1.5

HUD-52860-B, Narrative Statement & Supporting Documentation

DHA requests approval to demolish the single building at Cliff Manor due to obsolescence of major building systems. These systems are significantly deteriorated and no reasonable program of repairs will cure the obsolescence. DHA engaged the services of Dominion Due Diligence Group (D3G) to perform an assessment of the property. This assessment showed that the cost of necessary repairs to the units over the next three years will exceed 70% of the current HUD Total Development Cost. Please see the attached HUD-52860-B and report from D3G.

Total Development Cost (TDC) Addendum

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

OMB Approval No. 2577-0075
(exp. 10/31/2010)

Public reporting burden for this collection of information is estimated to average 2 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. HUD 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 as a supplement to the HUD-52860 for all inventory removal actions that involve a demolition action or a disposition action justified by obsolescence based on requirements of Section 18 of the United States housing Act of 1937 as amended ("Act") and 24 CFR Part 970. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing development, 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. Please refer to the instructions for each section for additional guidance on how to complete this application. HUD approval of the proposed removal from inventory action in this application does not constitute HUD approval for funding of the proposed action. All capitalized terms not defined in this form have the meanings as defined in the Act and the HUD Regulations. The information requested does not lend itself to confidentiality.

1. Inventory Removal Application Number DDA _____
Development Name & Number Cliff Manor

2. Total Development Cost Calculation

Based on HUD Notice PIH-2011-38 (HA) For Locality Dallas, Texas

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

Size - Type	Number of units	Times	TDC Per Unit		= TDC
0 - Bdr Detached and Semi detached		X	\$	-	\$ -
0 - Bdr Row Dwelling		X	\$	-	\$ -
0 - Bdr Walk-Up		X	\$	-	\$ -
0 - Bdr elevator	95	X	\$	152,632.00	\$ 14,500,040.00
1 - Bdr Detached and Semi detached		X	\$	-	\$ -
1 - Bdr Row Dwelling		X	\$	-	\$ -
1 - Bdr Walk-Up		X	\$	-	\$ -
1 - Bdr elevator	76	X	\$	213,685.00	\$ 16,240,060.00
2 - Bdr Detached and Semi detached		X	\$	-	\$ -
2 - Bdr Row Dwelling		X	\$	-	\$ -
2 - Bdr Walk-Up		X	\$	-	\$ -
2 - Bdr elevator	8	X	\$	274,737.00	\$ 2,197,896.00
3 - Bdr Detached and Semi detached		X	\$	-	\$ -
3 - Bdr Row Dwelling		X	\$	-	\$ -
3 - Bdr Walk-Up		X	\$	-	\$ -
3 - Bdr Elevator	1	X	\$	366,316.00	\$ 366,316.00
4 - Bdr Detached and Semi detached		X	\$	-	\$ -
4 - Bdr Row Dwelling		X	\$	-	\$ -
4 - Bdr Walk-Up		X	\$	-	\$ -
4 - Bdr Elevator		X	\$	-	\$ -
5 - Bdr Detached and Semi detached		X	\$	-	\$ -
5 - Bdr Row Dwelling		X	\$	-	\$ -
5 - Bdr Walk-Up		X	\$	-	\$ -
5 - Bdr Elevator		X	\$	-	\$ -
6 - Bdr Detached and Semi detached		X	\$	-	\$ -
6 - Bdr Row Dwelling		X	\$	-	\$ -
6 - Bdr Walk-Up		X	\$	-	\$ -
6 - Bdr Elevator		X	\$	-	\$ -
TOTAL					\$ 33,304,312.00

3. Estimated Cost of Rehabilitation

Provide an attachment showing cost breakdown and reference it as Addendum to 52860-B – Rehabilitation Cost Breakdown

\$	23,480,329.80
----	---------------

4. Rehabilitation Cost % (Estimated Cost of Rehabilitation/Total TDC) x 100 =

70.50%

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

form HUD-52860-B (10/2007)



**SECTION 18 DISPOSITION
PHYSICAL NEEDS ASSESSMENT (PNA)**

**CLIFF MANOR
2423 FORT WORTH AVENUE
DALLAS, TEXAS 75211**

**D3G PROJECT NUMBER:
2023-002112**

**REPORT ISSUE DATE:
NOVEMBER 30, 2023**

Steve Grubb
Property Needs Assessor

A handwritten signature in blue ink, appearing to read 'S. Grubb', written over a horizontal line.

Signature

Shawn Hughes
Special Application Center Specialist

A handwritten signature in blue ink, appearing to read 'Shawn Hughes', written over a horizontal line.

Signature

Mike Ferguson, P.E.
President

A handwritten signature in blue ink, appearing to read 'Mike Ferguson', written over a horizontal line.

Signature

EXECUTIVE PROPERTY DESCRIPTION

Property: Cliff Manor
2423 Fort Worth Avenue
Dallas, Texas 75211

Site Description: Cliff Manor located at 2423 Forth Worth Avenue Dallas, Texas 75211, consists of one-hundred eighty (180) dwelling units located within one (1) twelve-story apartment building. According to D3G estimates and information provided by the client, the property features a combined gross area of 123,379 square feet and the building was constructed circa 1974.



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1.0 EXECUTIVE SUMMARY

1.1 Property Description

Project Name:	Cliff Manor
Address:	2423 Fort Worth Avenue Dallas, Texas, 75211
Property Type:	Multi-family: Age restricted
Date of Construction:	Circa 1974
Building Size/Type:	One (1) Apartment Building / Total Gross area = 123,379 SF
Number/Type of Units:	One-hundred eighty (180) Dwelling Units

1.2 General Description and Summary

Cliff Manor located at 2423 Fort Worth Avenue Dallas, Texas, consists of one (1) twelve-story high-rise apartment building containing one-hundred eighty (180) dwelling units. The dwelling units consist of ninety-five (95) studio, seventy-six (76) one-bedroom, eight (8) two-bedroom, and one (1) three-bedroom configurations.

The building contains a combined gross area of 123,379 square feet according to D3G estimates. According to documentation provided by property management, the apartment building was constructed circa 1974 (48 years old +/-) and is situated on 3.672 acres of land.

Cliff Manor is located in West Dallas, Texas. The subject property Occurs on Fort Worth Avenue, and is bounded by Walter Drive, West Colorado Boulevard, and Jacqueline Drive. The subject property is surrounded by a mix of commercial and residential development. The property is located on 3.672 acres, Dallas County, Block 1/ 6167, track 2, on parcel 6167 001 00200 2006167 001.

D3G concluded that the residential structure is in generally poor physical condition, with significant rehabilitation and retrofit to render the structure viable for on-going healthy, safe, and sanitary housing. In accordance with 24 CFR 970.1 5(b)(2), this PNA identifies that the total cost of 3-year physical needs at the property exceeds the minimum cost threshold requirement of 62.50% of the Total Development Cost (TDC), and therefore qualifies for full Section 18 disposition based upon physical obsolescence. A comparison of the Total Development Cost (TDC) to the estimated 3-year physical needs resulted in a ratio of **70.50%**. A detailed 3-year physical needs estimate is included in Appendix B.



2.0 PURPOSE AND SCOPE

2.1 Purpose

D3G was retained by DHA Housing Solutions for North Texas, (the Client), to conduct this Physical Needs Assessment (PNA) investigation to provide an objective, independent, professional opinion of the potential repair, rehabilitation and deferred maintenance associated with the subject property for an application pursuant to Notice PIH 2021-07 (HA), issued January 19, 2021. The disposition of public housing is authorized under Section 18 of the Housing Act of 1937, as amended. For the disposition of an entire development, the development must be determined to be obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to its useful life.

2.2 Scope

This PNA has been performed in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. This PNA is intended to provide an independent and detailed report of the current physical condition and future capital requirements for the subject property. This report includes a description of the overall condition of the building components and systems and conditions that may limit the Expected Useful Life (EUL) of the property and its systems. This report includes a discussion regarding functional obsolescence, significant deficiencies, deferred maintenance items, and material code violations at the subject property. The conclusions within this report are based upon a visual survey of the building and grounds, research of readily available documents, and conversations with people who have knowledge of the property. The assessment is based on interviews with management and local agencies, a review of available documents, and a visual examination of the property. The physical examination included a review of buildings, foundations, roofs, exterior/interior walls, mechanical systems, doors and windows, interior elements, and utilities.

This report is intended to provide information to assist with US Department of Housing and Urban Development (HUD) definitions for: (a) Disposition Review Criteria for Obsolescence; and (b) Disposition Review Criteria for Cost Ineffectiveness. If a PHA proposes disposition under 24 CFR section 970.15, the SAC application is to provide a detailed description of the project's physical obsolescence, including a description of rehabilitation and details of the project's obsolescence (e.g., other factors that have seriously affected the marketability, usefulness, or management of the project), and/or supporting documentation that rehabilitation of the public housing is cost prohibitive. Deliverables for this study, to assist with an evaluation of the Subject Property, include:

- The performance of a field inspection of the Subject Property conducted by individuals trained in building engineering and construction practices and licensed by the Building Performance Institute (BPI).



- Access to residential units was attempted, to include all vacant and down units. All exterior areas and common/mechanical areas of each building are accessed.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a written report containing information specific to: observations, obsolescence, interpretations, and estimated costs of repairs.
- Discussion of items of Obsolescence; and basis for findings of Obsolescence.
- Completion of a 3-Year Physical Needs Estimate using CSI 16 Division format. The estimate includes only work-items necessary to address the project's immediate needs (up to three years).
- Evaluation of cost-effectiveness of rehabilitation in comparison to the project's total development cost (TDC) on form HUD-52860-B.
- The reporting of findings in a format acceptable to the Client.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

Project Name: Cliff Manor
 Address: 2423 Fort Worth Avenue
 Dallas, Texas 75211
 Property Type: Multi-family: Age restricted
 Date of Construction: Circa 1974
 Building Size/Type: One (1) Apartment Building / Gross area =123,379 SF
 Number/Type of Units: One-hundred eighty (180) Dwelling Units

Unit Types	Rentable Area (ft2)	Number of Units	Total Rentable Area (ft2)
0 BR/ 1BA	404	95	38,380
1 BR/ 1 BA	501	76	38,076
2 BR/ 1 BA	850	8	6,800
3 BR/ 1 BA	1022	1	1,022
	Total:	180	84,278



3.1.1 Remaining Useful Life (RUL)

The building on the subject property was constructed circa 1974. Marshall and Swift Valuation Services ascribes a published Economic Life for concrete and masonry buildings at fifty (50) years, a duration which the development is quickly approaching.

3.1.2 Observations of Obsolescence

3.1.2.1 Building Code Obsolescence

The state of Texas incorporates by reference the 2015 International Existing Building Code (IEBC), with specific state amendments. To the extent required by the Texas Existing Building Code, items repaired will be done in a manner consistent with chapters 4 and 8 of the IEBC. The applicability of the IEBC, as well as all other standards referenced therein, is detailed in all respective sections of this report.

As Texas is a “Dillon’s Rule State”, the State adoption of the enumerate code references below, where adopted by the City of Dallas, are subordinate to those adopted by the State of Texas.

The state of Texas incorporates by reference the following model codes:

- 2015 International Building Code (IBC)
- 2015 International Energy Conservation Code (IECC)
- 2015 International Existing Building Code (IEBC)
- 2015 NFPA 1
- 2015 International Fuel Gas Code (IFGC)
- 2015 International Mechanical Code (IMC)
- NFPA 13
- 2020 NFPA 70
- 2015 International Plumbing Code (IPC)
- 2015 NFPA 101
- 2016 ASME A17.1
- Texas accessibility standards
- 2014 ACI 318

The City of Dallas incorporates by reference the following model codes, all of which are subordinate to the State Adoptions listed above:

- 2015 International Building Code (IBC)
- 2015 International Energy Conservation Code (IECC)
- 2021 International Existing Building Code (IEBC)
- 2015 International Fire Code
- 2015 International Fuel Gas Code (IFGC)
- 2015 International Mechanical Code (IMC)



- 2015 International Green Construction Code
- 2021 International Pool and Spa Code
- 2020 NFPA 70
- 2015 International Plumbing Code (IPC)
- 2015 NFPA 101
- 2016 ASME A17.1
- 2012 Texas accessibility standards
- 2013 ANSI A117.1
- 2013 NFPA 13
- 2013 NFPA 72
- 2014 ACI 2014

3.1.2.2 Physical / Original Design Obsolescence

The existing poured concrete, steel, and masonry construction presents significant issues with rehabilitation. The following conditions were observed relative to design obsolescence:

1. The property does not feature any fully handicapped accessible dwelling units. Reconfiguration of 5% or ten (10) of the dwelling units to be fully UFAS compliant is required. Additional details are provided in Section 4.1.2.3 of this report.
2. The building exterior walls are composed of unit masonry with brick veneer, which does not provide a thermal envelope with integrity. Retrofitting a thermal break is necessary to prevent thermal bridging between the outdoor, ambient temperature and the building interior.
3. Rehabilitation of the structures would include environmental remediation requirements relative to suspected hazardous building materials (lead and asbestos containing materials).
4. Systemic problems with the primary building systems were observed at the time of inspection, and all plumbing piping (sewer and water) reportedly have a history of failure. Complete replacement of all domestic water and waste piping is required.
5. Electrical distribution systems were observed to be aged, worn and without the safety features required by modern standards.

3.1.2.3 Cost Obsolescence

D3G concluded that the residential structure is in generally poor physical condition and requires significant rehabilitation and retrofit to render the structure viable for on-going healthy, safe, and sanitary housing. In accordance with 24 CFR 970.1 5(b)(2), this PNA concludes that the total cost of repairs needed at the property exceeds the minimum cost threshold requirement of 62.50% of the Total Development Cost (TDC). A comparison of the TDC to the estimated 3-year physical needs resulted in a ratio of **70.50%**. The level of needs and physical obsolescence observed at the property warrants consideration for demolition and redevelopment. A detailed 3-year physical needs estimate is included in Appendix B.



3.2 Site Improvements

3.2.1 Topography

The topography of the property is primarily flat. The site has been graded to provide as much positive drainage away from the structure as possible. Storm water drainage is conveyed to the municipal storm sewers by means of swales, gradient, culverts, gutters, and impervious surfaces.

3.2.2 Storm Water Drainage

The building features flat roofs with internal drains that direct the storm water to municipal stormwater systems. All piping observed on site was noted to be in good physical condition.

3.2.3 Ingress, Egress and Community Connectivity

The property features asphalt driveways with designated parking spaces provided. Pedestrian ingress and egress to the site is provided via sidewalks along Fort Worth Avenue, West Colorado Boulevard, and Walter Drive. Vehicular entrances are also provided along Fort Worth Avenue, West Colorado Boulevard, and Walter Drive. There are accessible routes into and throughout the building, though some handicap accessibility deficiencies are identified elsewhere in this report. There is a public transit shelter serving the subject property near the entrance on Fort Worth Avenue, which is served by a handicap accessible route. Based on observations at the time of inspection, ingress, egress, and community connectivity at the subject property appears to be sufficient.

3.2.4 Paving, Curbing and Parking

The property features asphalt driveways with designated tenant parking spaces. All bituminous and cementitious flatwork on site was noted to be in poor physical condition. In accordance with HUD section 18 standards, only the concrete surfaces that occur within 5' of the building periphery are permitted to be included within the 3-year physical needs estimate.

No outdoor handicap accessibility deficiencies were noted on the accessible route throughout the property at the time of inspection; however, the parking pavement markings were worn to the point of illegibility. Resurfacing and marking of the asphalt surfaces are recommended; however, in accordance with section 18 standards, such measures were not included within the 3-year physical needs estimate.



3.2.5 Flatwork

All concrete walkways were noted to be in poor physical condition. Replacement of the cementitious walkways, while maintaining an accessible route in accordance with UFAS section 4, is recommended; however, in accordance with section 18 standards, bituminous and impervious surfaces that occur beyond the 5' periphery of the buildings are not included in the 3-year physical needs estimate. In accordance with HUD section 18 standards, only the concrete surfaces that occur within 5' of the building periphery are permitted to be included within the 3-year physical needs estimate.

3.2.6 Landscaping and Appurtenances

3.2.6.1 Signage

The property features a building mounted sign above the main entrance identifying the building as Cliff Manor. The dwelling units feature numerical plaques next to the entry doors, numerically identifying each unit. Dwelling unit identification plaques were observed in poor physical condition. The replacement of all unit identification plaques is recommended and included in the 3-year physical needs estimate.

Numerous signage features throughout the subject property were identified as not having appropriate fonts, raised letters, or elevations consistent with UFAS standards. Replacement of all handicapped accessible signage is recommended; however, precise signage replacement line items could not be located within RS Means database, therefore, no such replacement measures have been included within the 3-year physical needs estimate.

3.2.6.2 Fencing

The subject property features steel ornamental fencing around the property periphery and outdoor mechanical equipment areas. Mechanical gate access is provided at the three (3) vehicular entries, all of which were reported and observed in good condition. The ornamental fencing exhibited isolated disrepair in some areas at the time of inspection; however, all instances of disrepair occur beyond 5' of the building periphery, therefore no repair measures for this aspect are included within the 3-year physical needs estimate.

3.2.6.3 Retaining Walls

No retaining walls were observed at the subject property.

3.2.6.4 Refuse Collection

The subject property features a trash chute, accessible from each floor that directs waste to an industrial trash compactor on the 1st floor of the building. The trash collection system and compactor were observed in poor to fair physical condition with inoperable doors and



damage to the chute. The replacement of the trash chute and doors is recommended and is included in the 3-year physical needs estimate.

3.2.6.5 Site Lighting

Exterior lighting at the property is provided via pole-mounted, as well as building-mounted lighting fixtures. The building-mounted lighting fixtures were observed in generally poor physical condition and the number of fixtures is limited. Replacement of the existing light fixtures, where such fixtures occur within 5’ of the building periphery, is recommended to improve site safety, security, and energy efficiency. Where permitted by section 18 standards, lighting replacements have been included within the 3-year physical needs estimate.

3.2.6.6 Landscaping, Lawn, and Irrigation

Landscaping consists of grass, trees, and shrubs throughout the building exterior. The existing landscaping was observed in generally good condition.

3.2.7 Recreational Facilities

The subject property features outdoor seating areas that were observed to be in good physical condition. The building interior features a community kitchen, arts and crafts room, library, and meeting rooms, all of which are addressed elsewhere within this report.

3.2.8 Utilities

3.2.8.1 Water

Service	Utility Provider	Responsible Party
Water Provider	Dallas Water Utilities	Dwelling Unit: Owner
		Common Area: Owner

3.2.8.2 Electricity

Service	Utility Provider	Responsible Party
Electricity Provider	Cirro	Dwelling Unit: Owner
		Common Area: Owner



3.2.8.3 Natural Gas

Service	Utility Provider	Responsible Party
Natural Gas Provider	Not reported	Dwelling Unit: Not reported
		Common Area: Not reported

3.2.8.4 Sanitary Sewer

Service	Utility Provider	Responsible Party
Sanitary Sewer Provider	Dallas Water Utilities	Dwelling Unit: Owner
		Common Area: Owner

3.2.8.5 Special Utility Systems

3.2.8.5.1 Site Security Systems

The building features an automated, sliding entrance access, video surveillance system, security fencing, and automated vehicular access gates. All security systems were observed in good physical condition.

3.2.8.5.2 Other Utility Systems

No other utility systems exist at the property.

3.3 Structural Frame and Building Envelope

3.3.1 Foundation

Based on the original construction drawings provided by the client, reinforced, concrete stem walls and grade beams bear on soil, with reinforced concrete piers supporting at varying spatial intervals. The building foundations were observed in overall good condition with isolated spalling noted on the exterior concrete elements. Repair of a select portion of concrete is recommended and included within the 3-year needs estimate.

3.3.2 Building Frame

According to the original construction drawings, the vertical structure is composed of a network of reinforced, concrete columns, shear walls, and bearing walls, all of which vary in size and reinforcement composition. Some wall assemblies are composed of masonry infill.



The floors and roof structure are composed of reinforced, cast, concrete interconnected to vertical elements with bar reinforcement and keyways. The building frame appeared to be in good physical condition at the time of inspection, with little evidence of settlement or other structural failures.

3.3.3 Building Envelope and Façade

3.3.3.1 Sidewall Systems (Exterior Walls, Fascia, Soffit and Trim)

The exterior wall assemblies are constructed of bearing, reinforced, cast concrete walls with integrated concrete beams spanning over openings. Some wall assemblies are composed of CMU infill on the interior wythe. The exterior walls are clad with brick masonry veneer that bears on haunches and steel lintels. Haunches are reinforced and cast into the structural wall composition. Little evidence of water intrusion was noted at the time of construction and the flashing details denoted within the construction drawings appear to be consistent with the applicable 1973 Standard Building Code.

Some isolated brick and mortar deficiencies, in the form of mortar erosion, spalling brick, and impact damage, were noted at the time of inspection. Selective replacement of masonry veneer is included within the 3-year needs estimate.

Biologic staining was observed on the masonry throughout the development. Chemical cleaning and sealing of the masonry are recommended and included in the 3-year needs estimate to prevent future biologic staining and masonry moisture wicking caused by capillary action.

3.3.3.2 Fenestration System – Windows

The building features double-pane single-hung window wall assemblies that were observed in poor physical, operable condition. Additionally, all the caulking around the exterior openings was noted to be in poor physical condition. Removal and replacement of all aluminum storefront, and double-pane single-hung window wall assemblies is recommended and included within the 3-year physical needs estimate.

The aluminum storefront windows were also noted to be in generally poor physical condition with broken seals allowing moisture infiltration in between the panes. Replacement of all storefront assemblies is recommended and included within the 3-year physical needs estimate.

3.3.3.3 Fenestration System – Doors

The exterior doors at the property consist of a mix of aluminum storefront and hollow metal door assemblies. The living unit entry doors and the doors serving the common areas are solid core, pine veneered door slabs with metal frames. Unit interior doors were noted to be metal framed with pine veneer door slabs. The replacement of all building storefront, unit entry,

Physical Condition Assessment

Cliff Manor

Dallas, Texas

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select unit interior, and common area interior doors is recommended and has been included in the 3-year physical needs estimate. Removal and replacement of all joint sealants at the building exterior is recommended and included within the 3-year physical needs estimate.

All fire rated door assemblies scheduled for replacement within the 3-year physical needs estimate will include appropriate ratings and hardware as prescribed by the International Building Code chapters 7, 9, and 10.

3.3.3.4 Insulation

The exterior wall system does not include an air barrier in accordance with modern code standards. Establishing an air barrier in accordance with IECC section C402.5.1 is recommended and included in the 3-year physical needs assessment.

Establishing a thermal envelope in accordance with IECC 402.1.3 requires the creation of wall cavities to accommodate opaque insulation. Furring of interior walls to contain insulation is recommended and included in the 3-year physical needs estimate. Note that fully framed 2x4 cavity walls may be required to accommodate IECC, regionally prescribed, R-13+ framed walls (See IECC table 402.1.3).

3.3.4 Roofing

The building features flat roofs with thermoplastic polyolefin (TPO) roofing, presumed to be installed over rigid insulation. The roofs were observed in generally poor physical condition with reported active leaks. The complete replacement of all roof insulation and TPO is recommended and is included in the 3-year physical needs estimate.

3.4 Mechanical and Electrical Systems

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

The supply and distribution piping that could be observed was primarily copper, which exhibited some corrosion and pitting. Some of the piping was retrofitted after the original date of construction. Hose bibs did not include vacuum breaks to protect potable water supply from contamination. Many of the valves appeared to be original to the date of construction. Replacement of water supply and distribution piping is recommended and included in the 3-year physical needs estimate.

The drain, waste, and vent (DWV) piping were noted to be cast iron, with numerous repairs and retrofitted elastomeric fittings. Evidence of plumbing leaks was observed and reported throughout the building. Replacement of DWV piping is recommended and included within the 3-year physical needs estimate.



Another noteworthy consideration is the use of lead solder, which was in use at the original date of construction. Building codes have gradually restricted allowable lead content in solder used in potable water piping, as the use of such material is detrimental to human health. Currently the IPC limits lead content to .25 percent or less, while acid core solder, which was in use during the original date of construction, has contents approaching 50%.

3.4.1.2 Domestic Hot Water (DHW) System

Potable hot water is supplied via two (2) gas-fired, direct vent, 100,000 BTU output, water heaters and two (2) 120-gallon hot water storage tanks. DHW equipment is located in an enclosure at the rear of the building, which is afforded combustion air by means of two door grilles. The domestic hot water heaters and storage tanks were observed to be in generally good, operable condition.

3.4.1.3 Fixtures

Kitchen fixtures include stainless steel sinks and chrome faucets. The bathrooms feature wall mounted sinks, floor-mounted water closets, fiber reinforced plastic (FRP) shower units, stainless steel sinks, and chrome faucets. While the fixtures observed at the time of inspection exhibited good condition, the replacement of kitchen cabinets (see section 3.7.1.3) and a select proportion of bathroom tile (see section 3.7.1.1), necessitates the replacement of fixtures in impacted areas. Replacement of all fixtures, where kitchen and bath repairs are needed, is recommended, and included within the 3-year physical needs estimate.

Accessibility repairs, required by section 4.1.2 of this report, are needed in the community kitchen and three (3) common restrooms. The accessibility repairs make the replacement of all plumbing fixtures necessary in order to ensure UFAS compliance.

3.4.2 Heating Systems

Dwelling unit heating is supplied by means of through wall packaged terminal air conditioners (PTAC) that were observed in poor physical condition with damaged controls, or completely inoperable. The replacement of all the PTAC units is recommended and included within the 3-year physical needs estimate.

Common area heating is provided by means of an outdoor condenser, an indoor air handler, and electric duct heaters. All components of the common area HVAC system were in poor physical condition. Replacement of all common area HVAC equipment, and duct heaters, is recommended and included within the 3-year physical needs estimate.

While comparably sized component replacements have been included within the 3-year physical needs estimate, refitting the system with a more energy efficient system would be advantageous as it may reduce energy consumption.



3.4.3 Air Conditioning and Ventilation

3.4.3.1 Cooling Systems

Dwelling unit cooling is supplied by means of through wall packaged terminal air conditioners (PTAC) that were observed in poor physical condition with damaged controls, or completely inoperable. The replacement of all the PTAC units is recommended and included within the 3-year physical needs estimate.

Common area cooling is provided by means of an outdoor condenser and an indoor air handler. All components of the common area HVAC system are in poor physical condition. Replacement of all common area HVAC equipment is recommended and included within the 3-year physical needs estimate.

While comparably sized component replacements have been included within the 3-year physical needs estimate, refitting the system with a more energy efficient system would be advantageous as it may reduce energy consumption.

3.4.3.2 Ventilation Systems

The dwelling unit bathrooms feature vents that are connected to roof mounted exhaust fans. The dwelling unit kitchens are not equipped with ventilation. The roof-mounted exhaust fans were observed in generally good physical condition. The bath exhaust air intake grilles exhibited significant particulate and biologic staining at the time of inspection. Replacement of the bath exhaust registers, and system duct cleaning is recommended and included within the 3-year physical needs estimate.

3.4.4 Electrical Systems

3.4.4.1 Electrical Service and Metering

The building receives electrical power from two (2) outdoor, pad mounted, current transformers. Two (2) main 120/ 208 volt, 3-phase, 4000-amp, main lug switchboards, each serving three (3) separate circuits, are located within the lower level of the building. The circuits within the switchboards range in amperage from 400 to 3000 amperes. The switchboards and primary electrical distribution equipment were in poor physical condition at the time of inspection. The replacement of the primary electrical service distribution equipment is recommended and included within the 3-year physical needs estimate.

3.4.4.2 Electrical Distribution

Each unit is served by a 100-ampere, main breaker, 120/ 208 volt, single-phase, 3-wire, panelboard, manufactured by Zinsco. All electrical panels were noted to be in poor physical condition and Zinsco equipment has a long-standing record of being hazardous.



The electrical distribution system lacks many of the modern safety features identified within the applicable NFPA 70, including tamper resistant receptacles, arc fault current interrupters, wet location receptacles and fixtures, and Ground Fault Current Interrupters. The power and lighting distribution within the units is not installed in a manner consistent with NFPA 70 article 210.

Replacement of all unit electrical panels, overcurrent protection devices, switches, and receptacles, in accordance with the applicable NFPA 70, is recommended and included within the 3-year physical needs estimate.

3.4.4.3 Lighting Systems

Interior lighting throughout the building is provided via incandescent and fluorescent lighting fixtures. Most of the interior light fixtures were noted to be in good condition, with some minor exceptions that were in disrepair. The replacement of a select proportion of dwelling unit lighting fixtures is recommended and has been included in the 3-year physical needs estimate.

3.4.4.4 Emergency Power Provisions

The subject property is served by a 40.2-Kilowatt gas generator, located at the rear exterior of the property. The generator and all associated power transfer equipment were noted to be in good physical and operable condition.

3.5 Vertical Transportation

3.5.1 Conveyance Systems

The building features two (2) 2500-lb traction-controlled elevators which were observed to be in poor condition. The motors featured busted seals with leaking oil. The elevators frequently get stuck between floors and call buttons repeatedly fail, and the cab door jumps off track and causes complete shutdown of the elevator. The replacement of both elevator cabs and equipment is recommended and is included in the 3-year physical needs estimate.

3.5.2 Stairways

Stairway enclosures are composed of concrete masonry units that extend between the concrete slab of the first floor to the underside of the roof deck. The fire rating of the shaft enclosure is consistent with the legacy model code in force at the time of construction.

Stairs are constructed of reinforced, monolithic, cast concrete flights that bear between the landings above and below. While the stair geometry is not consistent with modern era proportioning prescribed by the International Building Code, the assemblies are compliant with the model code in force during the original date of construction. The stairs appeared to



be structurally sound without defect. Painting of the stairwells is recommended to restore the finish and ensure a slip resistant surface.

The steel grab and guardrail geometry are not consistent with modern International Building Code standards; however, the rail assemblies appear to be consistent with the model codes in force at the time of construction. Painting of the hand/ guardrails is recommended, to restore the finish, and has been included within the 3-year physical needs estimate.

3.6 NFPA – Life Safety Systems

3.6.1 Sprinklers and Standpipes

The building has sprinkler coverage throughout the building common areas, accessory areas, and dwelling units. The system appears to be installed in a manner consistent with the 1973 NFPA 13 standard, which was in force during the original date of construction. Sprinkler system inspection tags, provided by the municipality, were observed at the time of inspection. Sprinkler piping, fittings, heads, pumps, and all other support appurtenances were observed to be in good condition at the time of inspection.

Each corridor is equipped with a Class II wet pipe, hose cabinet with fire extinguishers tagged by the municipality. The Class II connection outlets and cabinets appear to be in good physical condition and are installed in a manner consistent with the applicable 1973 NFPA 14.

3.6.2 Alarm Systems

3.6.3 Other Life Safety/Emergency Systems

The subject property has a multiple station fire alarm system, which includes pull stations, supervising station panel, annunciators, and strobes. All the equipment was observed to be in good physical condition at the time of inspection.

Although the original construction drawings depict and denote an emergency call system, such a system was not observed to be in place at the time of inspection. The property is low-income elderly housing; therefore, emergency call system provisions are required in accordance with HUD Minimum Property Standards for Housing. The forementioned standard requires that projects containing 20 or more living units, each bathroom and one bed location in each living unit shall be furnished with one of the following emergency call systems:

- An emergency call system which registers a call (annunciator and alarm) at one or more central supervised locations,
- An intercommunicating telephone system connected to a switchboard which is monitored 24 hours a day.
- An emergency call system which sounds an alarm (not the fire alarm) in the immediate corridor and automatically actuates a visual signal in the corridor at the living unit entrance.



Installation of an emergency call system, in accordance with the standard above, is recommended and included within the 3-year physical needs estimate.

3.7 Interior Elements

3.7.1 Interior Dwelling Units

3.7.1.1 Interior Finishes (Walls, Floors, and Soft Surfaces)

Where walls are not composed of CMU, wall assemblies are clad with gypsum wallboard, which was in good condition with minor exceptions in disrepair. As discussed in other sections of this report, the building envelope is performing poorly and, without significant improvement, the poor energy efficiency will continue to be a financial burden to the occupants and housing authority. Adding furring strips and drywall to exterior masonry walls of the units, in order to accommodate the addition of insulation, is recommended and included within the 3-year physical needs estimate. A select portion of drywall repair is also recommended and included within the 3-year physical needs estimate.

Most of the building's first floor is fitted with acoustical tile ceilings, which has some areas of disrepair. Replacement of select portions of the acoustic ceilings is recommended and included within the 3-year physical needs estimate.

Floor coverings within the dwelling units consist of vinyl composite tile (VCT) flooring throughout, with small exceptions within the bathrooms, which have ceramic tile walls and floors. The VCT Flooring within the building was observed to be in poor physical condition with multiple areas of cracked or missing tiles. Replacement of all VCT flooring is recommended and has been included in the 3-year physical needs estimate.

The bathrooms of the living units are finished with wall and floor tile, a small portion of which is in poor condition. Replacement of a select portion of ceramic is recommended and included within the 3-year physical needs estimate.

3.7.1.2 Appliances

The dwelling unit kitchens feature electric cooking ranges and refrigerators. The appliances were observed in poor physical condition; however, in accordance with section 18 guidelines, appliances are not included within the 3-year physical needs estimate.

3.7.1.3 Casework and Cabinets

Kitchen cabinetry consists of wood-framed base cabinets and suspended wall cabinets which were observed in poor physical condition. The countertops are composed of laminate which was also in poor condition. Replacement of all of the kitchen cabinets and countertops is recommended and has been included in the 3-year physical needs estimate.



Each unit is fitted with multiple floor and wall mounted wardrobe cabinets, which are veneered with premium grade maple. All of the wardrobe cabinets were in poor physical condition. Replacement of the wardrobe cabinets is recommended and included within the 3-year physical needs estimate.

3.7.1.4 Other Interior Elements

No other noteworthy elements were noted at the time of inspection.

3.7.2 Common Areas

3.7.2.1 Hallways

The halls and corridors have VCT flooring, and GWB walls. Replacement of VCT flooring and select drywall repair are recommended and included within the 3-year physical needs estimate.

3.7.2.2 Common Amenity Space

The subject property features a community kitchen, multiple laundry rooms, dining area, community kitchen, office spaces, arts and crafts rooms, meeting rooms, and doctor's office. The common areas of the facility were finished with VCT flooring; GWB, and acoustic tile ceilings. Replacement of a portion of acoustic tile ceilings; repair of a select portion GWB; and replacement of the VCT flooring is recommended and included within the 3-year physical needs estimate.

3.7.2.3 Storage Areas

The property does not feature storage areas for tenants outside of the dwelling units. The property does feature maintenance storage areas located within the building. No repair needs were noted for these aspects at the time of inspection.

3.7.2.4 Office / Management Areas

The office areas of the facility were finished with VCT flooring, GWB walls, and acoustic tile ceilings. Replacement of a portion of acoustic tile ceilings; repair of a select portion of GWB; and replacement of the VCT flooring is recommended and included within the 3-year physical needs estimate.



4.0 ADDITIONAL CONSIDERATIONS

4.1 Code and Regulatory Compliance

4.1.1 Building Codes

The state of Texas incorporates by reference the 2015 International Existing Building Code (IEBC), with specific state amendments. To the extent required by the Texas Existing Building Code, items repaired will be done in a manner consistent with chapters 4 and 8 of the IEBC. The applicability of the IEBC, as well as all other standards referenced therein, is detailed in all respective sections of this report.

As Texas is a “Dillon’s Rule State”, the State adoption of the enumerate code references below, where adopted by the City of Dallas, are subordinate to those adopted by the State of Texas.

The state of Texas incorporates by reference the following model codes:

- 2015 International Building Code (IBC)
- 2015 International Energy Conservation Code (IECC)
- 2015 International Existing Building Code (IEBC)
- 2015 NFPA 1
- 2015 International Fuel Gas Code (IFGC)
- 2015 International Mechanical Code (IMC)
- NFPA 13
- 2020 NFPA 70
- 2015 International Plumbing Code (IPC)
- 2015 NFPA 101
- 2016 ASME A17.1
- Texas accessibility standards
- 2014 ACI 318

The City of Dallas incorporates by reference the following model codes, all of which are subordinate to the State Adoptions listed above:

- 2015 International Building Code (IBC)
- 2015 International Energy Conservation Code (IECC)
- 2021 International Existing Building Code (IEBC)
- 2015 International Fire Code
- 2015 International Fuel Gas Code (IFGC)
- 2015 International Mechanical Code (IMC)
- 2015 International Green Construction Code
- 2021 International Pool and Spa Code
- 2020 NFPA 70
- 2015 International Plumbing Code (IPC)
- 2015 NFPA 101



- 2016 ASME A17.1
- 2012 Texas accessibility standards
- 2013 ANSI A117.1
- 2013 NFPA 13
- 2013 NFPA 72
- 2014 ACI 2014

4.1.1.1 NFPA – Life Safety Codes

The building features a fire sprinkler system and standpipes compliant with NFPA 101, NFPA 13 and NFPA 13R and IBC 903.2.8 that was observed in good condition, and well maintained.

4.1.2 Accessibility Regulations

4.1.2.1 Americans with Disabilities Act (ADA)

The public areas at the property were screened for compliance with the ADA Code of 1990, Title II and III. The provisions of Title III, applicable to the extent feasible after January 26, 1993, provides that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. ADA Title II is applicable, to the extent feasible, to all buildings constructed after January 2, 1992.

The residential buildings included within this report were constructed circa 1974 and consist of one-hundred eighty (180) residential apartment units, which do not contain public spaces or accommodations in accordance with 28 CFR 36.104. Given the date of construction and the common amenities serving the development, the above referenced standards are not applicable to the subject property.

4.1.2.2 Fair Housing Act (FHA)

The residential buildings at the property were constructed circa 1974 and are therefore not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed, and constructed in compliance with the Act.

4.1.2.3 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections 8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.



The buildings were constructed circa 1974 and features project-based assistance. Therefore, the property is subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or nine (9) of the dwelling units must be handicapped accessible and that 2% or four (4) of the dwelling units are required to have audio/visual smoke alarms. Although some units exhibit accessible features, the property does not feature any fully compliant handicapped accessible units. Some lacking unit and site deficiencies include:

- Doorknobs that do not require tight grasping in accordance with UFAS 4.27.4.
- Outlets, switches, and controls located within the prescribed reach ranges of 4.27.3.
- Door openings in compliance with 4.2.1.
- Plumbing fixture clearances in accordance with 4.25.2.
- Knee and toe clearances at sinks in accordance with 4.24.
- Exposed piping protection in accordance with 4.19.4.
- Countertop work surfaces in accordance with UFAS 4.32.
- Maneuvering clearances between countertops in accordance with UFAS 4.34.6.1.
- Bath mirrors installed in accordance with UFAS 4.19.6.
- Grab bar locations in accordance with 4.20.4.
- Bathroom maneuvering clearances in accordance with UFAS 4.34.5.2.
- Shower proportions in accordance with UFAS 4.34.5.5.
- Accessible parking proportioned in accordance with UFAS 4.6.
- Existing accessible parking identification and marking is not consistent with UFAS 4.6.4.
- An accessible route connecting all accessible features in accordance with UFAS 4.1.6.

Reconfiguration of 5% or nine (9) of the dwelling units to be fully UFAS compliant is required and has been included in the 3-year physical needs estimate; however, exterior site features that occur beyond the 5' periphery of the buildings are not included in the 3-year physical needs estimate in accordance with Section 18 guidelines.

A handicap accessibility report was conducted by Architecture by Design in May 2010. The report includes an assessment, architectural design solutions, and cost estimates for the accessibility solutions. All the common area accessibility needs have been incorporated within the 3-year physical needs estimate. The residential unit accessibility needs estimates within the forementioned report are included within the 3-year physical needs estimate, although it should be noted that the estimates are significantly out of date.

4.1.3 Seismic Design Considerations

According to available information, the subject property is situated within a designated Seismic Zone 0, an area of negligible seismic activity. Consistent with the seismic requirements outlined in Standard and Poor's "Property Condition Assessment Criteria for Multifamily Buildings," additional evaluation is only necessary for structures, which are within a Zone 3 or 4. Therefore, no additional evaluation is required regarding seismic activity at the subject property.



4.2 Environmental Considerations

4.2.1 Fuel Storage Tanks

The subject property currently utilizes a mix of electricity and natural gas. No above or below-ground storage tanks were observed or reported.

4.2.2 Lead Based Paint (LBP)

The residential apartment building was constructed circa 1974, prior to the 1978 ban on lead-based paint (LBP). Therefore, LBP is suspected to be present on interior and exterior painted components. At the time of D3G's site inspection select painted components were observed to be in poor condition with areas of deteriorated, peeling, and flaking paint. Removal and disposal of all LBP at the time of significant rehabilitation is required as has been included in the 3-year physical needs estimate.

4.2.3 Asbestos-Containing Material (ACM)

The subject property was constructed in 1971, prior to the 1978 ban on Asbestos Containing Materials (ACMs); therefore, presumed ACMs are suspected to be present at the subject property. Complete removal of all ACMs is recommended and has been included in the 3-year physical needs estimate. Removal activities should be conducted by a licensed asbestos abatement contractor in accordance with applicable local, state, and federal guidelines.

4.2.4 Mold and Mildew

Little evidence of mold was found at the subject property.

4.2.5 FEMA Flood Plains and Hazards

According to Flood Insurance Rate Maps (FIRM) # 48113C0340J, effective August 23, 2001, published by the Federal Emergency Management Agency (FEMA), the property is located within flood zone X, which is an area of minimal flood hazard.

4.2.6 Other Environmental Conditions

No other environmental concerns were observed during the time of inspection.



5.0 DOCUMENT REVIEWS AND INTERVIEWS

5.1 Document Review

The investigation of the subject property required that select documents be reviewed to obtain site specific information. As part of the audit desk review, the following documentation was obtained and reviewed:

- a. Site specific information provided for review:
 - i. Tax Maps
 - ii. Occupancy Data
 - iii. Site Plan
 - iv. Construction Drawings
 - v. Capital Expenditures

5.2 Site Interviews and Questionnaires

The scope of a Physical Condition Assessment requires that persons familiar with the property be interviewed, including a minimum of one of the following: property manager, maintenance director/staff, owner/owner representative, and other designated stakeholders as determined by the project team. In addition, D3G has standardized a Property Questionnaire and Utility Data form and is required to be completed by the owner or owner representative.

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.



6.0 QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 125 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-FHA, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is a premier provider of Green Capital Needs Assessments (GPCA and GRPCA) to the Office of Affordable Housing Preservation (OAHP) at HUD, under both the M2M program and the ARRA stimulus bill. A staff resume of the Needs Assessor performing this evaluation has been provided in Appendix H. D3G's senior staff are trained, accredited, and licensed in the following fields of building science investigations:

- Engineering (Professional Engineer)
- Architectural (Licensed Architect, ICC Plans Examiner)
- Sustainability (LEED-AP, RESNET, BPI-Multifamily)
- Environmental (CSP, EP, CHMM, CEI)



7.0 LIMITING CONDITIONS

This report has been prepared for and can be relied upon by the Client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, as detailed in Section 2.2 Scope. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from the preparer.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas at the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.



8.0 CERTIFICATION


The Needs Assessor certifies that the data presented in this report is representative of site conditions observed during our inspection. We understand that this report will be used by The Client to document to the U.S. Department of Housing and Urban Development the current physical condition and needs of the property. The Needs Assessor certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that we have no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer, or seller of the proposed property or engage in any business that might present a conflict of interest.

Steve Grubb
Property Needs Assessor




Signature

Shawn Hughes
Special Application Center Specialist



Signature

Mike Ferguson, P.E.
President



Signature

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department of agency of the United States, shall be fined not more than \$ 10,000 or imprisoned for not more than five years or both.



9.0

APPENDICIES

Appendix A: HUD Form 52860-B, Total Development Cost Addendum

Appendix B: 3-Year Physical Needs Estimate

Appendix C: Color Site Photographs

Appendix D: Site Maps

Appendix E: Site Specific Information

Appendix F: Staff Resumes and Certifications



Appendix A

HUD Form 52860-B, Total Cost Development Addendum

Total Development Cost (TDC) Addendum

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

OMB Approval No. 2577-0075
(exp. 10/31/2010)

Public reporting burden for this collection of information is estimated to average 2 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. HUD 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 as a supplement to the HUD-52860 for all inventory removal actions that involve a demolition action or a disposition action justified by obsolescence based on requirements of Section 18 of the United States housing Act of 1937 as amended ("Act") and 24 CFR Part 970. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing development, 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. Please refer to the instructions for each section for additional guidance on how to complete this application. HUD approval of the proposed removal from inventory action in this application does not constitute HUD approval for funding of the proposed action. All capitalized terms not defined in this form have the meanings as defined in the Act and the HUD Regulations. The information requested does not lend itself to confidentiality.

1. Inventory Removal Application Number DDA _____
Development Name & Number Cliff Manor

2. Total Development Cost Calculation

Based on HUD Notice PIH-2011-38 (HA) For Locality Dallas, Texas

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

Size - Type	Number of units	Times	TDC Per Unit		= TDC
0 - Bdr Detached and Semi detached		X	\$	-	\$ -
0 - Bdr Row Dwelling		X	\$	-	\$ -
0 - Bdr Walk-Up		X	\$	-	\$ -
0 - Bdr elevator	95	X	\$	152,632.00	\$ 14,500,040.00
1 - Bdr Detached and Semi detached		X	\$	-	\$ -
1 - Bdr Row Dwelling		X	\$	-	\$ -
1 - Bdr Walk-Up		X	\$	-	\$ -
1 - Bdr elevator	76	X	\$	213,685.00	\$ 16,240,060.00
2 - Bdr Detached and Semi detached		X	\$	-	\$ -
2 - Bdr Row Dwelling		X	\$	-	\$ -
2 - Bdr Walk-Up		X	\$	-	\$ -
2 - Bdr elevator	8	X	\$	274,737.00	\$ 2,197,896.00
3 - Bdr Detached and Semi detached		X	\$	-	\$ -
3 - Bdr Row Dwelling		X	\$	-	\$ -
3 - Bdr Walk-Up		X	\$	-	\$ -
3 - Bdr Elevator	1	X	\$	366,316.00	\$ 366,316.00
4 - Bdr Detached and Semi detached		X	\$	-	\$ -
4 - Bdr Row Dwelling		X	\$	-	\$ -
4 - Bdr Walk-Up		X	\$	-	\$ -
4 - Bdr Elevator		X	\$	-	\$ -
5 - Bdr Detached and Semi detached		X	\$	-	\$ -
5 - Bdr Row Dwelling		X	\$	-	\$ -
5 - Bdr Walk-Up		X	\$	-	\$ -
5 - Bdr Elevator		X	\$	-	\$ -
6 - Bdr Detached and Semi detached		X	\$	-	\$ -
6 - Bdr Row Dwelling		X	\$	-	\$ -
6 - Bdr Walk-Up		X	\$	-	\$ -
6 - Bdr Elevator		X	\$	-	\$ -
TOTAL					\$ 33,304,312.00

3. Estimated Cost of Rehabilitation

Provide an attachment showing cost breakdown and reference it as Addendum to 52860-B – Rehabilitation Cost Breakdown

\$ 23,480,329.80

4. Rehabilitation Cost % (Estimated Cost of Rehabilitation/Total TDC) x 100 =

70.50%

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

form HUD-52860-B (10/2007)

Appendix B

3-Year Physical Needs Estimate

3-Year Physical Needs Estimate

2023 HUD TDC Limits - RS Means 2023 4th Quarter Costs - Dallas, Texas

Date: 11/30/2023
 Project: Cliff Manor
 Address: 2423 Fort Worth Avenue
 City, State, Zip: Dallas, Texas 75211

Gross Square Feet: 123,379
 Net Square Feet: 115,976
 Number of Units: 180

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost	Quantity	Total Cost
1	3	Concrete					\$ 49,853.24
			Concrete Repair/ Replacement (Ground Floor Walkways)				
	030505100150	Demolition	Selective concrete demolition, up to 2 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping	EA	\$102.12	58	\$ 5,922.96
	031113651000	Concrete	Concrete forming, slab on grade, bulkhead forms	LF	\$6.26	629	\$ 3,937.54
	033053404650	Concrete	Concrete slab on grade, (3500 psi), not inc. finish, 4" thick	CY	\$295.90	58	\$ 17,162.20
	033053404710	Concrete	Thickened slab edge, 8" x 8" reinforced	LF	\$13.64	629	\$ 8,579.56
	033113704300	Concrete	Placing concrete, slab on grade direct chute	CY	\$24.88	58	\$ 1,443.04
	033513300150	Concrete	Finishing floors, float, broom finish	SF	\$0.76	3,145	\$ 2,390.20
	321123230100	Concrete	Base course, drainage layer, crushed 3/4" stone, 6" deep	SY	\$9.75	350	\$ 3,412.50
	320610102165	Concrete	Load, dump, and spread stone w/skid steer, 200' haul	CY	\$120.78	58	\$ 7,005.24
2	4	Masonry					\$ 628,911.36
	040505105020	Demolition	Selective demolition, masonry, veneers, brick (20% replacement)	SF	\$ 3.25	12,672	\$ 41,184.00
	042113132000	Masonry	Brick veneer masonry, standard sel. Common, 4"x2-2/3"x8" (20% replacement)	SF	\$ 21.93	12,672	\$ 277,896.96
	040120200620	Masonry	Pointing masonry, tuck, cut and re-point, soft old mortar, common bond (50%)	SF	\$ 5.50	31,680	\$ 174,240.00
	040120520310	Masonry	Cleaning masonry, heavy restoration, average soil, biological staining, by chemical, high pressure wash, brush and rinse, excludes scaffolding	SF	\$ 2.14	63,360	\$ 135,590.40
3	5	Metals					\$ 158,856.68
	055213502050	Metals	2-line pipe rail with 1/2" pickets @4 1/2" OC, 42" height, steel, primed straight (common stairways)	LF	\$ 184.50	240	\$ 44,280.00
	055213502050	Metals	2-line pipe rail with 1/2" pickets @4 1/2" OC, 42" height, steel, primed straight (exterior balcony handrails)	LF	\$ 185.50	150	\$ 27,825.00
	055213502050	Metals	For sloped steel rail rails add 30%	LF	\$ 55.35	240	\$ 13,284.00
	102616163010	Metals	Protective corridor handrails, bracket mounted, flat rail, 5-1/2"	LF	\$ 27.17	2,704	\$ 73,467.68
4	6	Rough Carpentry					\$ 113,541.12
	092213131200	Rough Carpentry	Furring, walls, on steel, galvanized, 7/8" channels, 16" OC	LF	\$ 2.24	50,688	\$ 113,541.12
5	6	Finish Carpentry					\$ -
			<i>None Included</i>				
6	7	Waterproofing					\$ 154,003.20
	070505100020	Demolition	Caulking, sealant removal, to 1"	LF	\$ 0.68	14,560	\$ 9,900.80
	079213203900	Moisture Protection	Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1" x 1/2"	LF	\$ 3.89	14,560	\$ 56,638.40
	071919100300	Moisture Protection	Silicone water repellants, sprayed on masonry, 2 coats	SF	\$ 1.45	60,320	\$ 87,464.00
7	7	Insulation					\$ 134,799.46
	070505102520	Demolition	Selective demolition, thermal & moisture protection, roof insulation board, up to 2" thick	SF	\$ 0.53	14,201	\$ 7,526.53
	072216101920	Insulation	Roof deck, Extruded polystyrene 2" thick, R-10 per layer. (Multiply roof SF X 3 for roof deck)	SF	\$ 1.51	42,603	\$ 64,330.53
	072113101940	Insulation	Furred walls above grade, rigid, expanded polystyrene insulation, rigid, for walls, 2" thick, R10	SF	\$ 2.70	23,312	\$ 62,942.40
8	7	Roofing					\$ 200,000.00
			Flat Roofing				
	Contractor Estimate	Roofing	Remove single-ply roofing membrane and insulation to concrete roof deck, Spot repair roof deck as needed, install insulation board to meet code required R-25 value, install new single-ply membrane roofing system	LS	\$ 200,000.00	1	\$ 200,000.00
9	7	Roof Accessories					\$ 2,021.76
	075113500100	Roof Walkways	Walkways for built-up roofs, 100% recycled rubber, 3' x 3' x 3/4"	SF	\$ 7.02	288	\$ 2,021.76
10	7	Sheet Metal					\$ -
			<i>None Included</i>				
11	8	Doors					\$ 714,639.32
	080505100200	Demolition	Door slab demolition, exterior door, single, 3' - 6" x 7' high, 1-3/4" thick, remove	EA	\$ 23.10	5	\$ 115.50
	080505100220	Demolition	Door slab demolition, exterior door, double, 6' x 7' high, 1-3/4" thick, remove	EA	\$ 30.80	3	\$ 92.40
	080505100500	Demolition	Door slab demolition, interior door, single, 3' - 6" x 7' high, 1-3/4" thick, remove	EA	\$ 18.48	457	\$ 8,445.36
	080505102000	Demolition	Door frame demolition, metal, includes trim	EA	\$ 57.29	180	\$ 10,312.20



3-Year Physical Needs Estimate

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	C10201166000	Door assembly	Hollow, metal door 90 minute rated, drywall K.D frame, 3'-0"x 7'-0" (stairwells, corridors, unit	EA	\$ 1,400.03	5	\$ 7,000.15
	C10201166360	Door assembly	Hollow, metal door 90 minute rated, drywall K.D frame, 6'-0"x 7'-0" (stairwells, corridors and exteriors)	EA	\$ 3,284.46	3	\$ 9,853.38
	081416200080	Doors	Wood B-label 1-hour, 1-3/4" x 3-0 x 6-8, particle core, birch face (dwelling unit entry, or exterior)	EA	\$ 596.62	457	\$ 272,655.34
	081213130025	Doors	Standard hollow metal frame, 3-0 x 6-8 single, 5-3/4" jamb	EA	\$ 324.28	180	\$ 58,370.40
	081213130040	Doors	Standard hollow metal frame, 6-0 x 6-8 double, 5-3/4" jamb	EA	\$ 339.37	3	\$ 1,018.11
	087120900950	Door Accessories	Door Hinge, full mortise, high frequency, steel base, 3.5"x3.5"	EA	\$ 29.77	930	\$ 27,686.10
	087120400400	Door Accessories	Entry Door hardware, lockset, keyed, single cylinder function (dwelling unit entries)	EA	\$ 237.73	180	\$ 42,791.40
	087120410100	Door Accessories	Door hardware, deadlock, tubular, medium duty, outside key	EA	\$ 199.93	180	\$ 35,987.40
	087120452020	Door Accessories	Peepholes, wide view	EA	\$ 26.62	180	\$ 4,791.60
	087120650800	Door Accessories	Thresholds, rubber, 2-3/4" x 1/2"	EA	\$ 84.69	180	\$ 15,244.20
	087125102300	Door Accessories	Weatherstripping doors, metal frame, bronze spring, 3x7 door	EA	\$ 209.47	188	\$ 39,380.36
	087120400100	Door Accessories	Interior Door hardware, lockset, non-keyed passage, privacy	EA	\$ 195.06	286	\$ 55,787.16
	087120501300	Door Accessories	Door stops, holder and bumper, floor or wall	EA	\$ 21.66	466	\$ 10,093.56
	087120650011	Door Accessories	Thresholds / Saddles, aluminum (3' each) For bath transitions	LF	\$ 24.43	540	\$ 13,192.20
	087120300020	Door Accessories	Door closure, adjustable backcheck, standard regular arm.	EA	\$ 260.66	228	\$ 59,430.48
	087120950040	Door Accessories	Kickplate, stainless, 34", 16 ga.	EA	\$ 90.97	466	\$ 42,392.02
12	8	Windows					\$ -
			<i>None Included</i>				
13	8	Glass					\$ 3,056,382.00
	F20102201320	Demolition	Demolition, storefront systems, includes glass	SF	\$ 12.27	12,600	\$ 154,602.00
	084126100100	Window Wall	Window walls aluminum, stock, including glazing	SF	\$ 230.30	12,600	\$ 2,901,780.00
14	9	Lath and Plaster					\$ 8,488.80
	092813100180	Lath and Plaster	Cementitious backerboard, on wall, 3' x 4' x 5/8" sheet - kitchen and bath wet walls	SF	\$ 3.93	2,160	\$ 8,488.80
15	9	Drywall					\$ 175,060.54
	090505301000	Demolition	Selective demolition, walls, gypsum wallboard, nailed or screwed (dwelling units)	SF	\$ 0.38	27,905	\$ 10,603.90
	092910302050	Drywall	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick (dwelling units)	SF	\$ 1.36	120,924	\$ 164,456.64
16	9	Ceramic Tile					\$ 172,853.50
	090505303760	Demolition	Demolition of ceramic wall tile, thin set (10% dwelling unit bathrooms and backspashes)	SF	\$ 1.28	3,600	\$ 4,608.00
	090505202000	Demolition	Demolition of ceramic floor tile, thin set (3 reconfigured common restrooms)	SF	\$ 1.14	340	\$ 387.60
	093113109390	Ceramic Tile	Ceramic tile, walls, interior, thin set, 6" x 6" (dwelling unit bathrooms and backspashes)	SF	\$ 43.32	3,600	\$ 155,952.00
	093133103255	Ceramic Tile	Ceramic tile, floors, glazed, color group 1, 6"x6" (3 reconfigured common restrooms)	SF	\$ 8.47	340	\$ 2,879.80
	093413100140	Ceramic Tile	Waterproofing membrane ceramic tiling, EPS, sloped shower floor, including thinset (handicapped units)	SF	\$ 21.62	225	\$ 4,864.50
	093413100130	Ceramic Tile	Waterproofing membrane ceramic tiling, 2" flanged drain with 6" stainless grid, including thinset (handicapped units)	EA	\$ 462.40	9	\$ 4,161.60
17	9	Acoustical					\$ 12,434.07
	090505101250	Demolition	Demolition, suspended ceiling system 2x2' or 2x4'	SF	\$ 0.64	1,353	\$ 865.92
	095323300050	Acoustical	Acoustical ceiling Class A suspension system, 15/16" T bar, 2' x 4' grid -	SF	\$ 1.71	1,353	\$ 2,313.63
	095123105010	Acoustical	Suspended acoustical ceiling tiles, 2'x4' 3/4" thick	SF	\$ 6.84	1,353	\$ 9,254.52
19	9	Resilient Flooring					\$ 510,202.27
	090505200900	Demolition	Demo VCT tile	SF	\$ 0.77	91,332	\$ 70,325.64
	090505200850	Demolition	Demo Vinyl cove base	LF	\$ 0.38	48,833	\$ 18,556.54
	096519197150	Resilient Flooring	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16" (dwelling units)	SF	\$ 3.07	84,567	\$ 259,620.69
	096513130700	Resilient Flooring	Wall base, vinyl, straight or cove, standard colors, 4" high (dwelling units)	LF	\$ 2.89	46,510	\$ 134,413.90
	096519197150	Resilient Flooring	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16" (50%common areas)	SF	\$ 3.07	6,765	\$ 20,768.55
	096513130700	Resilient Flooring	Wall base, vinyl, straight or cove, standard colors, 4" high (50%common areas)	LF	\$ 2.89	2,255	\$ 6,516.95
20	9	Painting					\$ 957,128.98
	090190940730	Painting	Surface preparation, interior, walls & ceilings, wash, gypsum board and plaster	SF	\$ 0.13	495,446	\$ 64,407.98
	099123721670	Painting & Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats, walls	SF	\$ 1.53	372,067	\$ 569,262.51



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 Number of Units: 180

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost	Quantity	Total Cost
	099123721800	Painting & Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats ceilings	SF	\$ 1.91	123,379	\$ 235,653.89
	099113700370	Painting and Decorating	Exterior painting, doors, panel both sides, incl. frame and trim, primer & 2 finish coats	EA	\$ 167.80	457	\$ 76,684.60
	099123723200	Painting and Decorating	Paints & coatings, walls & ceilings, interior, masonry or concrete block, latex paint, primer plus 2 finish coats, smooth, brush (stairwell)	SF	\$ 1.39	8,000	\$ 11,120.00
21	10	Specialties					\$ 128,291.24
	100505104320	Demolition	Door signs, remove	EA	\$ 24.99	180	\$ 4,498.20
	100505101105	Demolition	Selective demolition, wall mounted mirror	EA	\$ 16.66	4	\$ 66.64
	102813130200	Specialties	Toilet accessories, curtain rod, stainless steel, 1" diameter x 5' long	EA	\$ 101.31	180	\$ 18,235.80
	102813136500	Specialties	Toilet accessories, towel bar, stainless steel, 30" long	EA	\$ 72.29	180	\$ 13,012.20
	102813134300	Specialties	Toilet accessories, robe hook, regular, single	EA	\$ 34.13	180	\$ 6,143.40
	102816200020	Specialties	Bath accessories, medicine cabinet, with mirror, stainless steel frame, unlighted, 16" x 22"	EA	\$ 340.31	180	\$ 61,255.80
	101423131050	Specialties	Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 6" x 6"	EA	\$ 93.79	180	\$ 16,882.20
			Accessible Features/ Common Restroom Features				\$ -
	102813130900	Metals	Grab bar, straight, 1-1/4" diameter, stainless, 24"	EA	\$ 52.80	1	\$ 52.80
	102813131100	Metals	Grab bar, straight, 1-1/4" diameter, stainless, 36"	EA	\$ 59.46	2	\$ 118.92
	102813131105	Metals	Grab bar, straight, 1-1/4" diameter, stainless, 42"	EA	\$ 85.20	3	\$ 255.60
	100505101910	Demolition	Toilet cubicles, remove	EA	\$ 124.95	3	\$ 374.85
	102113163400	Specialties	Plastic-laminate-clad toilet compartment floor mounted, headrail spaced, HC space	EA	\$ 917.60	1	\$ 917.60
	102113162600	Specialties	Plastic-laminate-clad toilet compartment floor mounted, headrail spaced, NON-HC space	EA	\$ 1,274.68	2	\$ 2,549.36
	100505101930	Demolition	Urinal Screen, remove	EA	\$ 41.65	2	\$ 83.30
	102113164800	Specialties	Urinal Screen, 18" w, ceiling braced, plastic laminate	EA	\$ 465.66	2	\$ 931.32
	102813130610	Specialties	Combination towel dispenser and waste receptacle	EA	\$ 489.30	3	\$ 1,467.90
	102813133100	Specialties	Mirror with 3/4" stainless frame, 36"x24"	EA	\$ 126.68	4	\$ 506.72
	102813134300	Specialties	Robe hook	EA	\$ 34.13	4	\$ 136.52
	102813134600	Specialties	Soap dispenser, chrome, surface mounted, liquid	EA	\$ 86.65	3	\$ 259.95
	102813136200	Specialties	Toilet tissue dispenser, surface mounted, ss, double	EA	\$ 135.54	4	\$ 542.16
22	10	Special Equipment					\$ 200,160.83
			Emergency Call System				
	275119102800	Emergency Call System	Emergency call system, annunciator, 12 zone, excl rough-in wires, cables & conduits	EA	\$ 1,505.42	1	\$ 1,505.42
	275119103000	Emergency Call System	Emergency call system, bell, excl rough-in wires, cables & conduits	EA	\$ 208.49	180	\$ 37,528.20
	275119103200	Emergency Call System	Emergency call system, light or relay, excl rough-in wires, cables & conduits	EA	\$ 218.89	180	\$ 39,400.20
	275119103400	Emergency Call System	Emergency call system, transformer, excl rough-in wires, cables & conduits	EA	\$ 445.07	1	\$ 445.07
			Waste Handling				\$ -
	149182103000	Waste Handling Equip.	Trash Chute Replacement (Includes Replacement of Chute Doors)	Floor	\$ 9,329.38	13	\$ 121,281.94
23	11	Cabinets					\$ 3,852,879.75
	120505101100	Demolition	Selective demolition, base cabinets	LF	\$ 41.65	2,195	\$ 91,421.75
	120505103130	Demolition	Selective demolition, wall cabinets, up to 84" height (includes kitchens and wardrobes)	LF	\$ 33.32	3,445	\$ 114,787.40
	120505101200	Demolition	Selective demolition, countertops	LF	\$ 10.41	2,195	\$ 22,849.95
	123223109600	Cabinets	Kitchen cabinets, excl. counters and appliances (dwelling units)	LF	\$ 569.05	4,320	\$ 2,458,296.00
	123223109600	Cabinets	Kitchen cabinets, excl. counters and appliances (community kitchen)	LF	\$ 569.05	70	\$ 39,833.50
	123623130100	Cabinets	Countertops, stock, plastic laminate, 24" wide, include backsplash Dwelling units)	LF	\$ 72.57	2,160	\$ 156,751.20
	123623130100	Cabinets	Countertops, stock, plastic laminate, 24" wide, include backsplash (community kitchen)	LF	\$ 72.57	35	\$ 2,539.95
	105713102500	Cabinets	Wardrobe cabinet, hospital type, with door, hardwood, 24"x24"x76"	EA	\$ 1,546.24	625	\$ 966,400.00
27	13	Special Construction					\$ 185,076.60
	024119210580	Demolition	Selective demolition, gutting, building interior (dwelling unit bathrooms)	SF	\$ 9.28	9,000	\$ 83,520.00
	D3G Estimate	Accessibility Compliance	Conversion of existing units to be fully UFAS compliant handicapped accessible units. Cost includes carpentry, cabinetry, finishes, mechanical, electrical, and plumbing	EA	\$ 10,000.00	9	\$ 90,000.00
	019313150850	Fire Protection	Ductwork cleaning exhaust risers, 12" rectangular	LF	\$ 6.18	1,870	\$ 11,556.60
28	14	Elevators					\$ 615,200.78
	140505200010	Demolition	Elevator removal, cab, track and equipment	Stop	\$ 978.78	24	\$ 23,490.72
	142123101625	Elevators	Electric traction passenger elevator, base unit, 2000 lb., 4 stop, std. fin.	EA	\$ 167,087.40	2	\$ 334,174.80
	142123101650	Elevators	Electric traction passenger elevator, for 2500 lb. capacity, add	EA	\$ 5,437.60	2	\$ 10,875.20



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	142123102025	Elevators	Electric traction passenger elevator, for number of stops over 4, add	Stop	\$ 11,318.40	16	\$ 181,094.40
	142810103275	Elevators	Elevator options, passenger, automatic emergency power switching	EA	\$ 4,531.58	2	\$ 9,063.16
	142810103625	Elevators	Elevator options, passenger, cab finishes, hall finishes, stainless steel doors (2 per floor)	EA	\$ 1,796.35	24	\$ 43,112.40
	142713103375	Elevators	Elevator cab finishes, aluminum eggcrate ceiling	EA	\$ 864.19	2	\$ 1,728.38
	142713103550	Elevators	Elevator cab finishes, stainless steel walls,	EA	\$ 5,024.93	2	\$ 10,049.86
	142713103525	Elevators	Elevator cab finishes, textured rubber flooring	EA	\$ 805.93	2	\$ 1,611.86
29	15	Plumbing and Hot Water					\$ 4,636,138.00
			Plumbing Fixtures				
	D20109612100	Plumbing	Three fixture bathroom - Lavatory, bathtub & water closet - System includes rough-in (supply, waste and vent) to connect to supply branches and waste mains	EA	\$ 7,097.40	171	\$ 1,213,655.40
	D20109612200	Plumbing	Three fixture bathroom, 1 water closet, 36" corner angle shower, 1 lavatory, on 2 walls with all necessary service piping (handicap units)	EA	\$ 8,357.40	9	\$ 75,216.60
	D20104101960	Plumbing	Kitchen sink system - Kitchen sink w/trim, countertop, 32"x21" double bowl - systems are complete w/trim and rough-in (supply, waste, and vent) to connect to supply branches and waste mains	EA	\$ 2,654.10	180	\$ 477,738.00
	224139101320	Plumbing	Faucets/fittings, kitchen sink, single control lever handle, polished chrome, with pull out spray	EA	\$ 322.47	180	\$ 58,044.60
	224139102160	Plumbing	Faucets/fittings, lavatory faucet, concealed with pop-up drain, 12" centers, with pop-up drain	EA	\$ 208.86	180	\$ 37,594.80
	224139104240	Plumbing	Faucets/fittings, shower pressure balancing mixing valve, chrome, with shower head, arm, flange and diverter tub spout	EA	\$ 588.87	180	\$ 105,996.60
	224239305400	Plumbing	Carriers/supports, sink, wall mounted	EA	\$ 1,485.62	180	\$ 267,411.60
	224116134240	Plumbing	Lavatory, wall hung, porcelain enamel on cast iron, white, single bowl	EA	\$ 1,073.10	180	\$ 193,158.00
			Sanitary Waste Piping Replacement within the Units/Buildings				
	221316204160	Sanitary Waste	Pipe, cast iron soil, no hub, 4" diameter, includes couplings 10' OC, clevis hanger assemblies 5' OC	LF	\$ 41.72	4,950	\$ 206,514.00
	221113450400	Sanitary Waste	Elbow, 45 Deg., steel, cast iron, black, straight, threaded, standard weight, 4"	EA	\$ 637.75	360	\$ 229,590.00
	221113450180	Sanitary Waste	Elbow, 90 Deg., steel, cast iron, black, straight, threaded, standard weight, 4"	EA	\$ 492.46	360	\$ 177,285.60
	221113454140	Sanitary Waste	Coupling, steel, cast iron, black, straight, merchants, threaded, standard weight, 4"	EA	\$ 199.16	900	\$ 179,244.00
	221113450620	Sanitary Waste	Tee, steel, cast iron, black, straight, threaded, standard weight, 4"	EA	\$ 738.39	540	\$ 398,730.60
	221316204100	Sanitary Waste	Pipe, cast iron soil, no hub, 1-1/2" diameter, includes couplings 10' OC, clevis hanger assemblies 5' OC	LF	\$ 27.17	4,500	\$ 122,265.00
	221113763020	Sanitary Waste	Elbow, 45 Deg., steel, cast iron, black, straight, threaded, standard weight, 1-1/2"	EA	\$ 32.83	360	\$ 11,818.80
	221113450340	Sanitary Waste	Elbow, 90 Deg., steel, cast iron, black, straight, threaded, standard weight, 1-1/2"	EA	\$ 96.58	360	\$ 34,768.80
	221113454090	Sanitary Waste	Coupling, steel, cast iron, black, straight, merchants, threaded, standard weight, 1-1/2"	EA	\$ 49.67	720	\$ 35,762.40
	221113450570	Sanitary Waste	Tee, steel, cast iron, black, straight, threaded, standard weight, 1-1/2"	EA	\$ 120.13	540	\$ 64,870.20
			Copper Supply and Distribution Piping				
	221113232140	Domestic Water	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' OC	LF	\$ 12.05	10,800	\$ 130,140.00
	221113232180	Domestic Water	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	LF	\$ 14.15	10,800	\$ 152,820.00
	221113250100	Domestic Water	Elbow, 90 Deg., copper, wrought, copper x copper, 1/2"	EA	\$ 30.23	900	\$ 27,207.00
	221113250120	Domestic Water	Elbow, 90 Deg., copper, wrought, copper x copper, 3/4"	EA	\$ 35.64	900	\$ 32,076.00
	221113250280	Domestic Water	Elbow, 45 Deg., copper, wrought, copper x copper, 1/2"	EA	\$ 29.20	360	\$ 10,512.00
	221113250300	Domestic Water	Elbow, 45 Deg., copper, wrought, copper x copper, 3/4"	EA	\$ 38.45	360	\$ 13,842.00
	221113250480	Domestic Water	Tee, copper, wrought, copper x copper, 1/2"	EA	\$ 43.59	360	\$ 15,692.40
	221113250500	Domestic Water	Tee, copper, wrought, copper x copper, 3/4"	EA	\$ 58.02	360	\$ 20,887.20
	221113250680	Domestic Water	Coupling, copper, wrought, copper x copper, 1/2"	EA	\$ 28.44	1,800	\$ 51,192.00
	221113250700	Domestic Water	Coupling, copper, wrought, copper x copper, 3/4"	EA	\$ 33.63	1,800	\$ 60,534.00
	221119424140	Domestic Water	Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 1" pipe size, includes valves and four test cocks	EA	\$ 474.35	180	\$ 85,383.00



3-Year Physical Needs Estimate

2023 HUD TDC Limits - RS Means 2023 4th Quarter Costs - Dallas, Texas

Date: 11/30/2023
 Project: Cliff Manor
 Address: 2423 Fort Worth Avenue
 City, State, Zip: Dallas, Texas 75211

Gross Square Feet: 123,379
 Net Square Feet: 115,976
 Number of Units: 180

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost	Quantity	Total Cost
			Individual fixtures				
		220505101300	Demolition Kitchen sink demolition, double bowl	EA	\$ 67.93	1,811	\$ 123,021.23
		220505101200	Demolition Selective demolition of lavatory	EA	\$ 54.47	5	\$ 272.35
		220505101520	Demolition Selective demolition of wall mounted urinal	EA	\$ 77.72	1	\$ 77.72
		220505101400	Demolition Selective demolition of water closet	EA	\$ 67.93	5	\$ 339.65
		224213165000	Plumbing Fixtures Urinal, vitreous china, stall type, includes valve	EA	\$ 1,490.04	1	\$ 1,490.04
		224213166980	Plumbing Fixtures Urinal rough-in, supply, waste and vent	EA	\$ 1,454.76	1	\$ 1,454.76
		224116134060	Plumbing Fixtures Wall hung lavatory, porcelain enamel on cast iron, 18"x15"	EA	\$ 527.01	5	\$ 2,635.05
		224116136960	Plumbing Fixtures Lavatory, rough-in, supply, waste and vent	EA	\$ 1,276.17	5	\$ 6,380.85
		224113131020	Plumbing Fixtures Water closet, one piece, tank type, vitreous clay, floor mounted, includes seat, supply pipe	EA	\$ 1,163.76	5	\$ 5,818.80
		224113131980	Plumbing Fixtures Water closet, rough-in, supply, waste, and vent	EA	\$ 939.39	5	\$ 4,696.95
30	15	Heat and Ventilation					\$ 1,332,498.35
			Heating & Cooling				
		230505100610	Demolition Condenser select demolition, up to 50 ton	EA	\$ 1,698.30	1	\$ 1,698.30
		230505104010	Demolition Packaged terminal air conditioner, up thru 18,000 BTUH, selective demolition	EA	\$ 351.90	180	\$ 63,342.00
		238113100280	Heating and Cooling Packaged terminal air conditioner, cabinet, wall sleeve, louver, electric heat, manual changeover, 208 V, 18,000 BTUH cooling, 10 KW heat, includes thermostat	EA	\$ 5,570.30	180	\$ 1,002,654.00
		235424104180	Heating and Cooling Air handler, with heater, 30KW, 102 MBH	EA	\$ 3,186.72	1	\$ 3,186.72
		Contractor Estimate	Heating and Cooling Replacement of 30/40 ton first floor split system, includes controls, outside condenser, and piping from air handler	LS	\$ 93,930.77	1	\$ 93,930.77
		238216200120	Heating and Cooling Duct heater, electric, 480 V, 3 Phase, 8 KW, 12" H	EA	\$ 1,777.88	1	\$ 1,777.88
		238216200320	Heating and Cooling Duct heater, electric, 480 V, 3 Phase, 13.3 KW, 12" H	EA	\$ 1,858.78	3	\$ 5,576.34
		238216200700	Heating and Cooling Duct heater, electric, 480 V, 3 Phase, 17.8 KW, 12" H	EA	\$ 1,415.27	2	\$ 2,830.54
			Ventilation				
		233423106670	Ventilation Bathroom exhaust, grille, back draft damper, 110 cfm	EA	\$ 175.40	180	\$ 31,572.00
		233423106946	Ventilation Exhaust vent wall cap, 3" & 4" round duct (bath & kitchen exhaust)	EA	\$ 74.41	360	\$ 26,787.60
		233346101500	Ventilation Exhaust vent duct - flexible, non-insulated, 3" diameter (assume 20' per unit)	LF	\$ 4.89	3,600	\$ 17,604.00
		113013194300	Ventilation Range hood, residential appliances, vented, 2 speed, 30" wide	EA	\$ 452.99	180	\$ 81,538.20
31	15	Air Conditioning					\$ -
			<i>Included in Heat & Ventilation above</i>				
32	16	Electrical					\$ 936,799.90
			Electrical Distribution				
		260505353500	Demolition Switchboard demolition, 400 A, 3 PH	EA	\$ 271.90	2	\$ 543.80
		260505353530	Demolition Switchboard demolition, 1200 A, 3 PH	EA	\$ 421.59	2	\$ 843.18
		260505353560	Demolition Switchboard demolition, 3000 A, 3 PH	EA	\$ 531.57	2	\$ 1,063.14
		260505101230	Demolition Panelboards, 3 wire, 120/240 V, 100 amp, to 20 circuits, electrical demolition, remove, including removal of all breakers, conduit terminations & wire connections	EA	\$ 195.52	180	\$ 35,193.60
		262413101000	Electrical Switchboards, no main disconnect, 4 wire, 120/208 V, 3000 amp, incl CT compartment, excl CT's or PT's	EA	\$ 10,836.95	2	\$ 21,673.90
		262413300500	Electrical Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1,200 amp, excl breakers		\$ 4,567.38	2	\$ 9,134.76
		262413400490	Electrical Circuit breaker, 3 pole, 600 V, 1,200 amp, PA frame, for feeder section		\$ 17,839.38	2	\$ 35,678.76
		262413300195	Electrical Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 400 amp, excl breakers		\$ 2,675.85	2	\$ 5,351.70
		262413400430	Electrical Circuit breaker, 3 pole, 480 V, 125 to 400 amp, LA frame, for feeder section		\$ 4,784.76	2	\$ 9,569.52
		262416300150	Electrical Panelboard, 3-wire 120/240, 100 AMP main lugs	EA	\$ 1,790.98	180	\$ 322,376.40
		262416202082	Electrical Service Circuit breakers, arc fault circuit interrupter, 120/240 V, 1-15 A & 1-20 A, 1 pole	EA	\$ 104.32	225	\$ 23,472.00
		262416202110	Electrical Circuit breakers, plug-in high interrupting capacity, 2 pole, 120/240 V, 60 amp	EA	\$ 110.42	720	\$ 79,502.40
			Power				
		Contractor Estimate	Branch Wiring Install code required GFCI outlets in dwelling unit bathrooms	LS	\$ 282,490.00	1	\$ 282,490.00
		Contractor Estimate	Branch Wiring Install code required GFCI outlets in dwelling unit kitchens	LS	\$ 37,600.00	1	\$ 37,600.00



3-Year Physical Needs Estimate

2023 HUD TDC Limits - RS Means 2023 4th Quarter Costs - Dallas, Texas

Date: 11/30/2023
 Project: Cliff Manor
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 City, State, Zip: Dallas, Texas 75211

Gross Square Feet: 123,379
 Net Square Feet: 115,976
 Number of Units: 180

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost	Quantity	Total Cost
	Contractor Estimate	Branch Wiring	Install code required GFCI outlets in common area kitchens	LS	\$ 18,600.00	1	\$ 18,600.00
	Contractor Estimate	Branch Wiring	Install code required GFCI outlets in common area laundry rooms	LS	\$ 12,850.00	1	\$ 12,850.00
	260590107070	Electrical	Smoke detectors, box, #14/3, NM	EA	\$ 90.87	360	\$ 32,713.20
			Lighting				
	260505505340	Demolition	Light fixture, electrical demoliton, remove	EA	\$ 16.80	90	\$ 1,512.00
	260505102620	Demolition	Exterior light fixture removal, incandescent, wall mount, 100 W	EA	\$ 20.16	11	\$ 221.76
	260590106210	Electrical	Light fixtures, residential, canopy style, economy grade (dwelling units)	EA	\$ 38.21	90	\$ 3,438.90
	265623550440	Lighting	Exterior LED fixture, wall pack, replacement, 60 watt, incl lamps	EA	\$ 270.08	11	\$ 2,970.88
40		Lawns and Plantings					\$ 4,000.00
	D3G Estimate	Lawns and Plantings	Tree Trimming	EA	\$ 500.00	3	\$ 1,500.00
	D3G Estimate	Lawns and Plantings	Landscape repair and replacement within 5' of building	BLDG	\$ 2,500.00	1	\$ 2,500.00
42		Total Land Repairs					\$ 4,000.00
43		Combined Structure and Land Repair Cost					\$ 18,940,221.75
44		Contingency (7.5%)					\$ 1,420,516.63
45		Soft Costs and Fees					\$ 3,119,591.42
			General Conditions		5.00%		\$ 947,011.09
			Builder's Profit (Elevator, Mechanical, Electrical, & Plumbing ONLY)		10.00%		\$ 752,063.70
			Architectural Design Fees		5.50%		\$ 1,041,712.20
			PHA Administration Fee		2.00%		\$ 378,804.44
		Total 3-Year Physical Needs:					\$ 23,480,329.80
		TOTAL DEVELOPMENT COST					\$ 33,304,312.00
		Rehabilitation Cost % (Estimated Cost of Rehabilitation/Total TDC) x 100 =					70.50%
		Rehabilitation Cost Per Unit (Estimated Cost of Rehabilitation/Number of Units)					\$ 130,446.28



Appendix C
Color Site Photographs

Cliff Manor

Dallas, Texas

PHOTO #1



PHOTO #2



TYPICAL EXTERIOR

Cliff Manor

Dallas, Texas

PHOTO #3



TYPICAL EXTERIOR

PHOTO #4



TYPICAL EXTERIOR

Cliff Manor

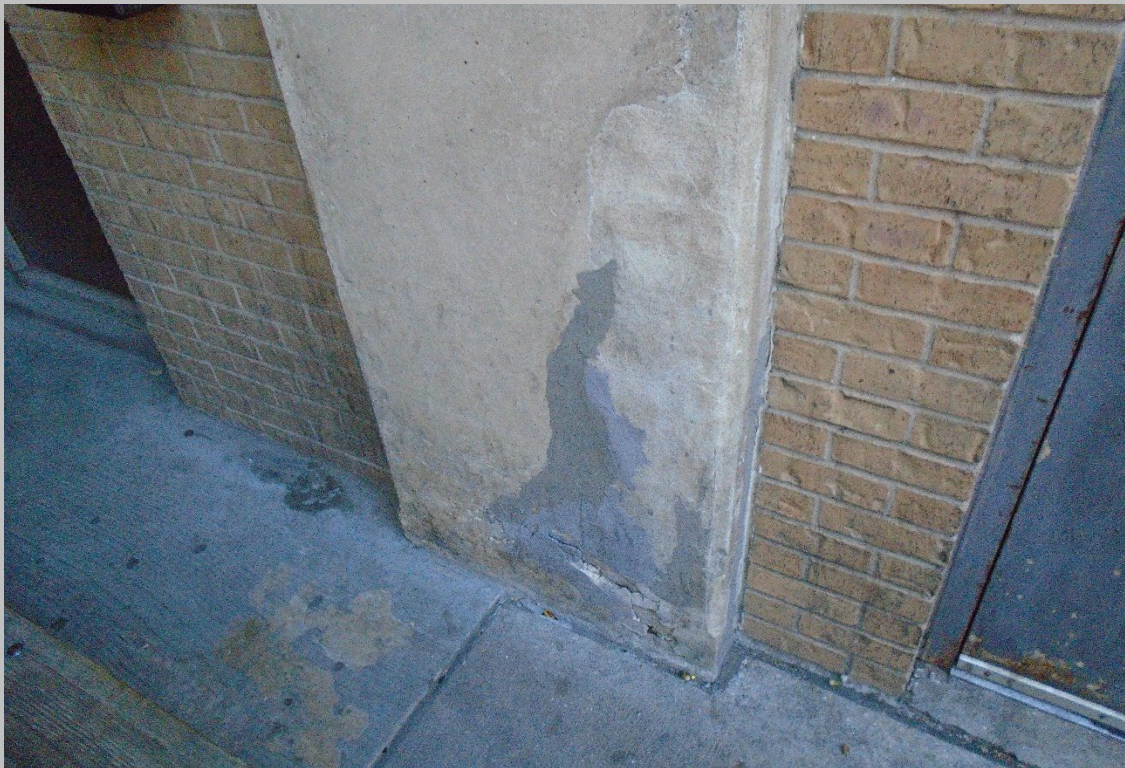
Dallas, Texas

PHOTO #5



TYPICAL EXTERIOR

PHOTO #6



ISOLATED CONCRETE SPALLING

Cliff Manor

Dallas, Texas

PHOTO #7



CONCRETE REPAIR NEEDS

PHOTO #8



FLATWORK REPAIR NEEDS

Cliff Manor

Dallas, Texas

PHOTO #9



BIOLOGIC STAINING ON MASONRY

PHOTO #10



BIOLOGIC STAINING ON MASONRY

Cliff Manor

Dallas, Texas

PHOTO #11



BUILDING MAIN ENTRY

PHOTO #12



EXTERIOR LIGHTING REPAIR NEEDS

Cliff Manor

Dallas, Texas

PHOTO #13



VEHICULAR ACCESS

PHOTO #14



DHW TANKS

Cliff Manor

Dallas, Texas

PHOTO #15



DHW HEATER

PHOTO #16



OUTDOOR CONDENSER

Cliff Manor

Dallas, Texas

PHOTO #17



AIR HANDLER

PHOTO #18



SWITCHBOARDS

Cliff Manor

Dallas, Texas

PHOTO #19



SWITCHBOARD

PHOTO #20



GENERATOR

PHOTO #21



REFUSE COMPACTOR

PHOTO #22



REFUSE CHUTE/ COMPACTOR

Cliff Manor

Dallas, Texas

PHOTO #23



EXTERIOR DOOR CONDITION

PHOTO #24



EXTERIOR DOOR CONDITION

Cliff Manor

Dallas, Texas

PHOTO #25



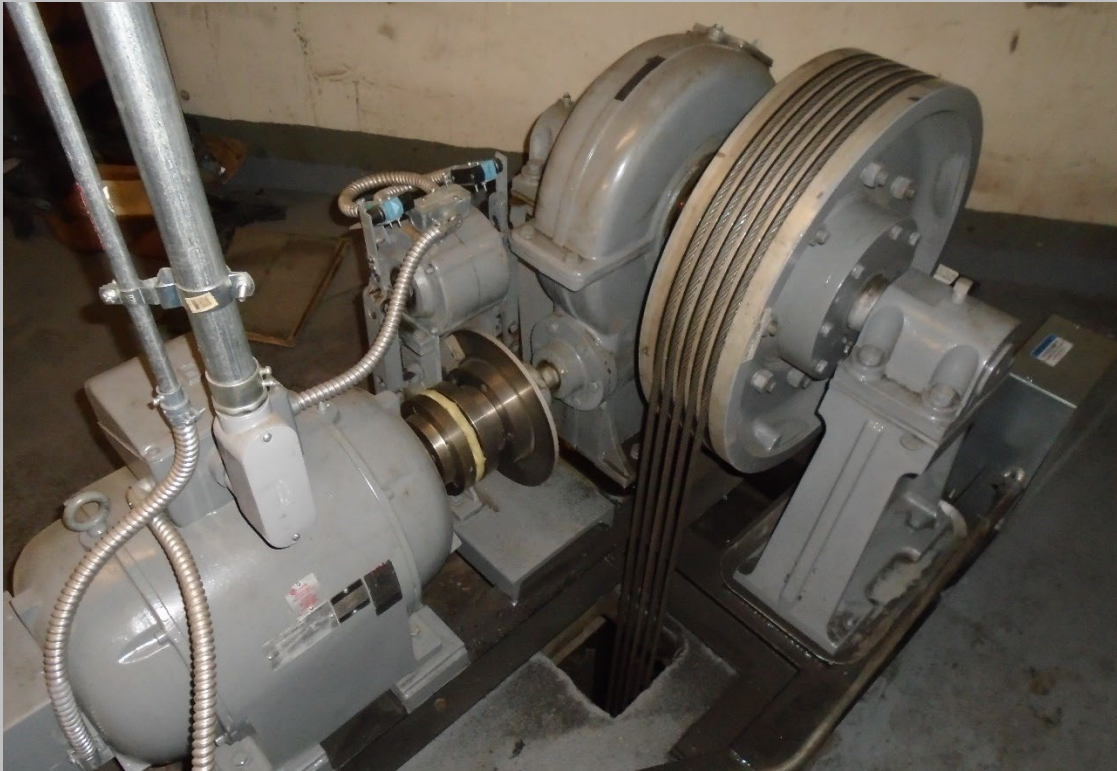
ROOFING

PHOTO #26



EXHAUST EQUIPMENT

PHOTO #27



ELEVATOR EQUIPMENT

PHOTO #28

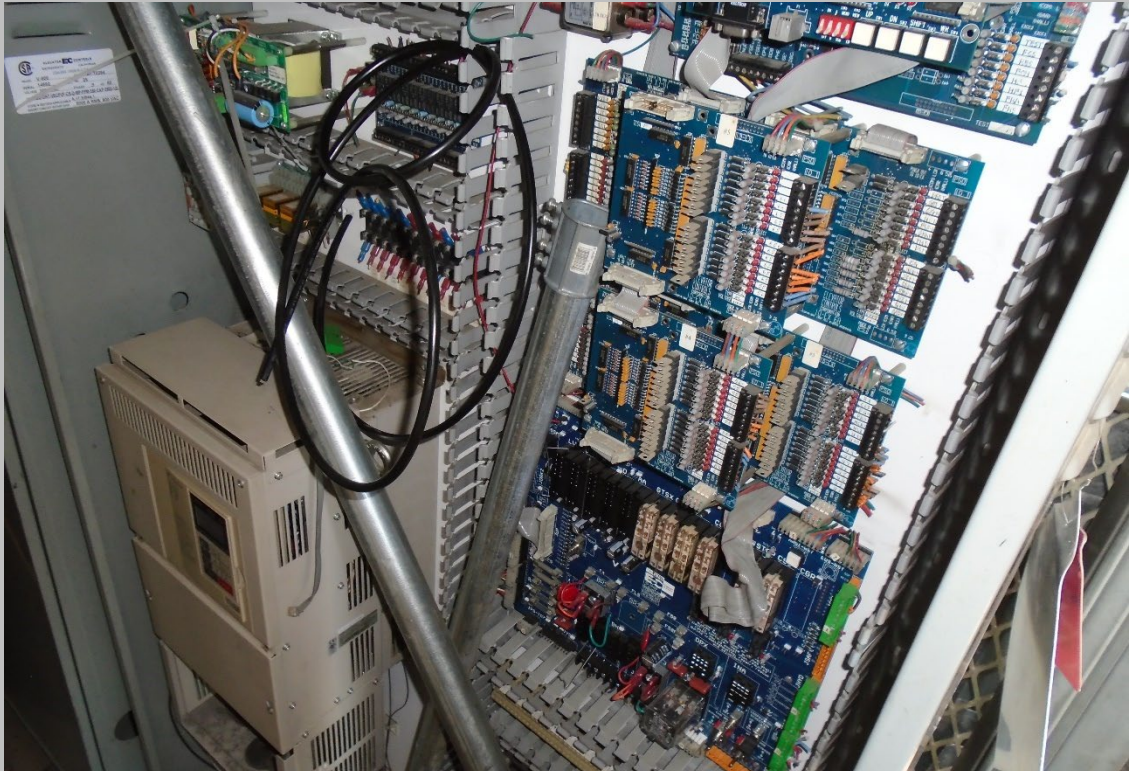


ELEVATOR EQUIPMENT

Cliff Manor

Dallas, Texas

PHOTO #29



ELEVATOR EQUIPMENT

PHOTO #30



ELEVATOR CARS

PHOTO #31



ELEVATOR CARS

PHOTO #32



ELEVATOR CARS

Cliff Manor

Dallas, Texas

PHOTO #33



ELEVATOR CARS

PHOTO #34



STAIRWELL

Cliff Manor

Dallas, Texas

PHOTO #35



STAIRWELL

PHOTO #36



STOREFRONT

Cliff Manor

Dallas, Texas

PHOTO #37



STOREFRONT WINDOWS

PHOTO #38



MAIL BANK

Cliff Manor

Dallas, Texas

PHOTO #39



CEILING TILE REPAIR NEEDS

PHOTO #40



CEILING TILES

Cliff Manor

Dallas, Texas

PHOTO #41



CORRIDOR TYPICAL

PHOTO #42



UPPER CORRIDOR TYPICAL

Cliff Manor

Dallas, Texas

PHOTO #43



COMMON SPACE

PHOTO #44



COMMON RESTROOM

Cliff Manor

Dallas, Texas

PHOTO #45



HOSE CABINET AND STANDPIPE OUTLET

PHOTO #46



INTERIOR DOOR CONDITION

Cliff Manor

Dallas, Texas

PHOTO #47



INTERIOR DOOR CONDITION

PHOTO #48



INTERIOR DOOR CONDITION

Cliff Manor

Dallas, Texas

PHOTO #49



UNIT DOOR SIGNAGE

PHOTO #50



UNIT DOOR CONDITION

Cliff Manor

Dallas, Texas

PHOTO #51



UNIT DOOR CONDITION

PHOTO #52



UNIT DOOR CONDITION

Cliff Manor

Dallas, Texas

PHOTO #53



UNIT FLOOR CONDITION

PHOTO #54



UNIT FLOOR CONDITION

Cliff Manor

Dallas, Texas

PHOTO #55



CASEWORK CONDITION

PHOTO #56



CASEWORK CONDITION

Cliff Manor

Dallas, Texas

PHOTO #57



CASEWORK CONDITION

PHOTO #58



CASEWORK CONDITION

Cliff Manor

Dallas, Texas

PHOTO #59



SMOKE DETECTION EQUIPMENT

PHOTO #60



TYPICAL PTAC CONDITION

Cliff Manor

Dallas, Texas

PHOTO #61



ZINSCO UNIT PANELS

PHOTO #62



ISOLATED DRYWALL NEEDS

Cliff Manor

Dallas, Texas

PHOTO #63



NO GFCI IN KITCHEN

PHOTO #64



UNIT DOOR REPAIR NEEDS

Cliff Manor

Dallas, Texas

PHOTO #65



UNIT DOOR REPAIR NEEDS

PHOTO #66



UNIT DOOR REPAIR NEEDS

Cliff Manor

Dallas, Texas

PHOTO #67



UNIT DOOR REPAIR NEEDS

PHOTO #68



ISOLATED DRYWALL REPAIR NEEDS

Cliff Manor

Dallas, Texas

PHOTO #69



BIOLOGIC STAINING ON BATH EXHAUST

PHOTO #70

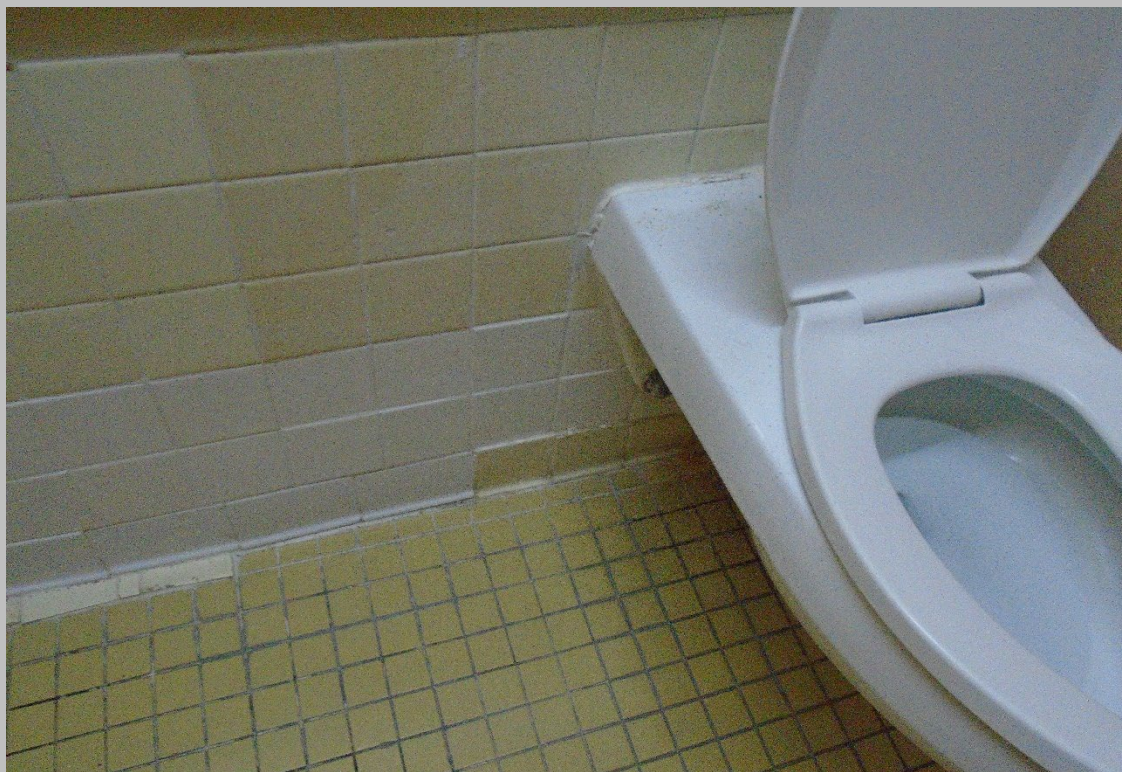


TILE REPAIR NEEDS

Cliff Manor

Dallas, Texas

PHOTO #71



TILE REPAIR NEEDS

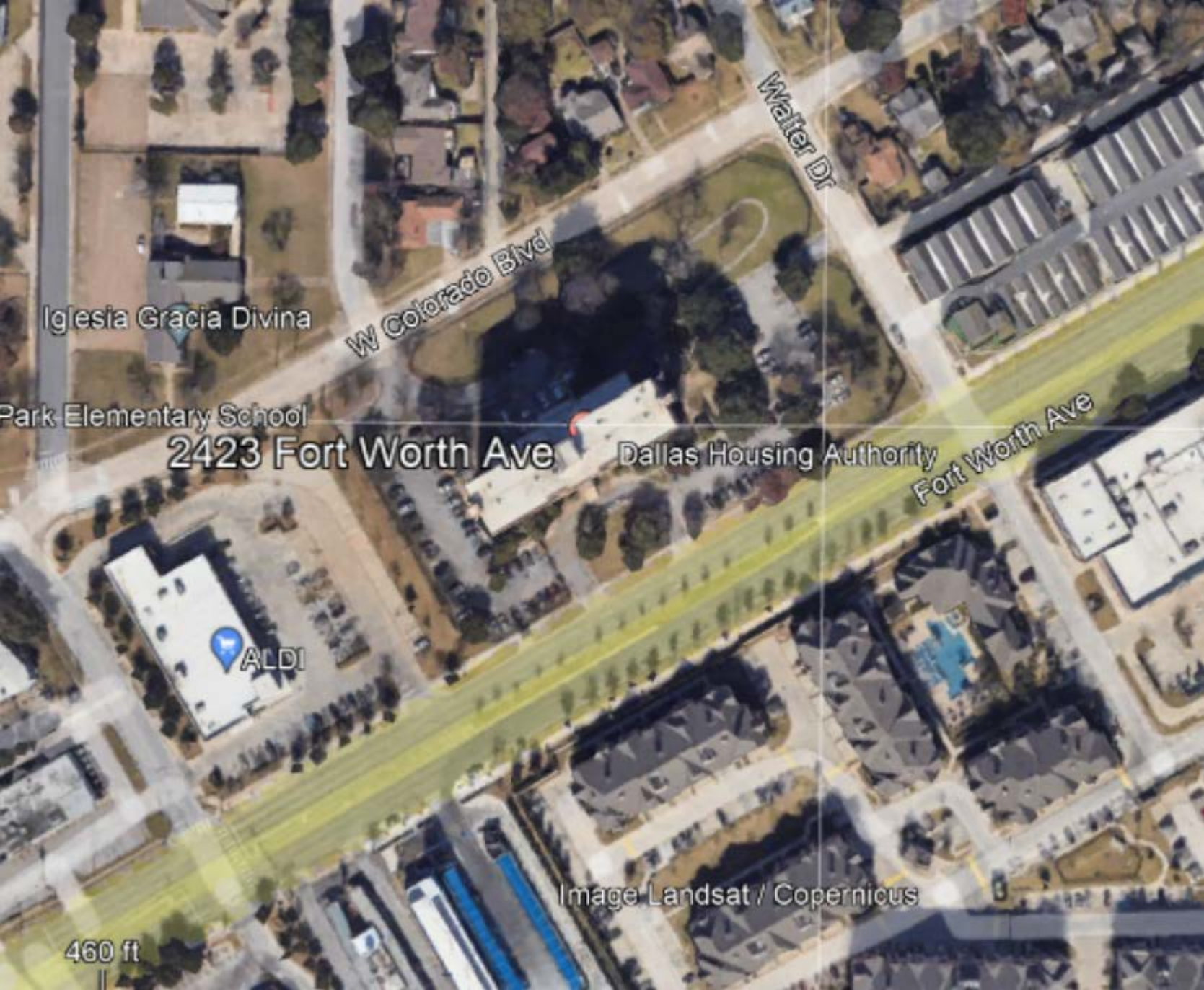
PHOTO #72



ISOLATED LIGHTING REPAIR NEEDS

Appendix D

Site Maps



Iglesia Gracia Divina

W Colorado Blvd

Walter Dr

Park Elementary School

2423 Fort Worth Ave

Dallas Housing Authority

Fort Worth Ave

ALDI

Image Landsat / Copernicus

460 ft



2/6166

12

A/6167

1
JACQUELINE
ALDI

A/6168

5130

6167

2

43-Y
43-Z

6/4726

6/4726

6/4726

6/4726

6/4726

6/4726

6/4726

6/4726

FORT WORTH AVE

ROCK CREST ST

FORT WORTH AVE

PARKCREST DR

ANNIES DR

JACQUELINE DR

FULLERTON DR

STEEVE

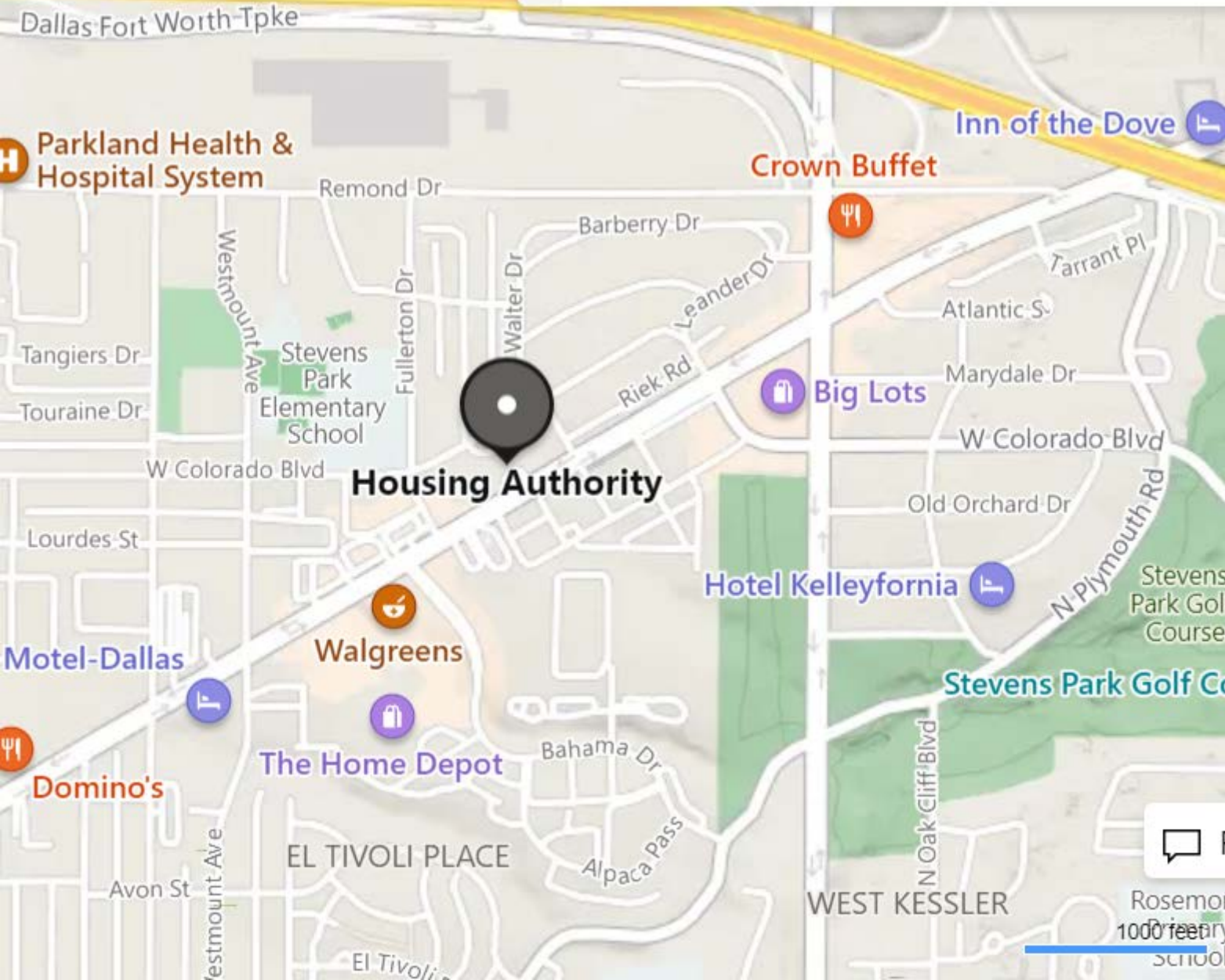
W COLORADO BLVD

WALTER DR

WALTER DR

CREATIVE PL

MILNER



Dallas Fort Worth Tpk

Parkland Health & Hospital System

Inn of the Dove

Crown Buffet

Remond Dr

Barberry Dr

Westmount Ave

Fullerton Dr

Walter Dr

Leander Dr

Tarrant Pl

Atlantic St

Stevens Park Elementary School

Tangiers Dr

Touraine Dr

Riek Rd

Big Lots

Marydale Dr

W Colorado Blvd

Housing Authority

W Colorado Blvd

Lourdes St

Old Orchard Dr

Motel-Dallas

Walgreens

Hotel Kelleyfornia

Stevens Park Golf Course

Stevens Park Golf Course

The Home Depot

Bahama Dr

Domino's

EL TIVOLI PLACE

Alpaca Pass

N Oak Cliff Blvd

Avon St

WEST KESSLER

Westmount Ave

El Tivoli

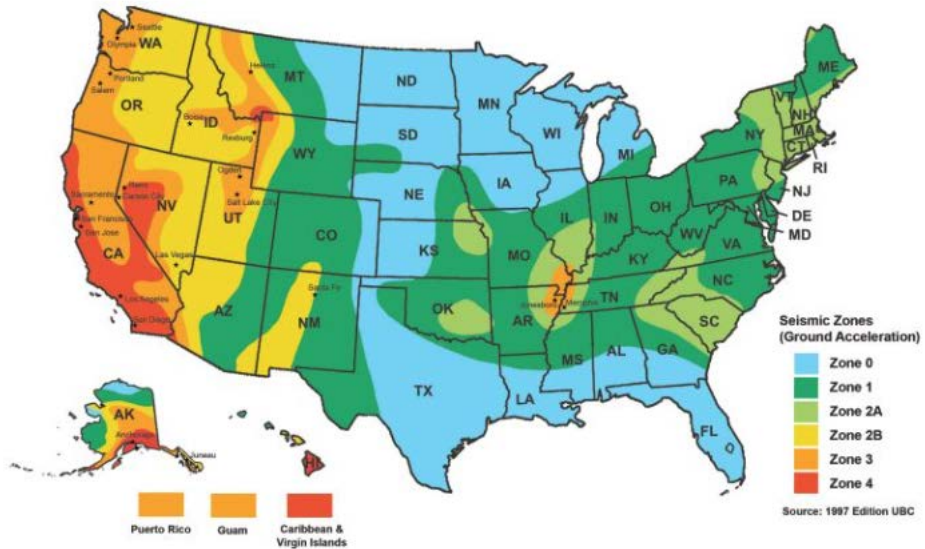
Rosemont
1000 feet
SCHOOL

Appendix E
Site Specific Information

US UBC 1997 SEISMIC ZONE MAP

PARTNER
Engineering and Science, Inc.

UBC 1997 Seismic Zone Map



(800) 419-4923 www.PARTNEResi.com

Appendix F

Staff Resumes and Certifications



SHAWN HUGHES

Special Applications Center Specialist
s.hughes@d3g.com / 804-665-2901

EDUCATION

Spotsylvania Technical Education Center
ECPI of Richmond – Computer Electronics
Germanna Community College – Business and Economics
Virginia Army National Guard

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Principles of Environmental Site Assessments – ASTM E 1527
- Fair Housing Act Accessibility Training (D3G Internal Training)
- OSHA 10 and 30-hour Construction Safety
- HUD Multi-Family Accelerated Processing (MAP) Training
- Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
- Thermography Training for Energy Applications (Monroe Infrared Technologies)
- Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional (expired)
- Basics of Elevator Inspections by Sanjay Kamani, QEI, KP Property Advisors LLC
- VHDA Universal Design Course
- Master Electrician License (VA License # 2710016117)

SUMMARY OF EXPERIENCE

Mr. Hughes is the Special Applications Center Specialist for Dominion Due Diligence Group with over ten years of experience in the property due diligence industry. He is directly responsible for oversight of D3G's SAC programs including conducting and preparing Physical Needs Assessments for submission to HUD's SAC department. Mr. Hughes started with D3G as a Construction Inspection conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. Mr. Hughes has extensive experience with commercial and residential construction and design, as well as state and federal contracts. Mr. Hughes has over 25 years of experience in the construction and electrical fields. Prior to joining Dominion Due Diligence Group, he was a General Superintendent for Gilbane Building Company. During his former employment he was responsible for design and planning, managing, training, inspecting, ordering materials, organizing, and completing multiple projects throughout the State of Virginia. Mr. Hughes has attended specialized building and electrical code classes and has in depth understanding regarding building construction and electrical systems.

SAMPLE PROJECTS

SAC PHYSICAL NEEDS ASSESSMENTS

- Jefferson Terrace (Seattle, WA)
- Griffin Park Apartments (Orlando, FL)
- Haley Sofge Towers (Miami, FL)
- Williamsburg Houses (New York, NY)
- Gilpin Court (Richmond, VA)
- Sussman House (Brookline, MA)
- South First Street (Charlottesville, VA)
- 141 Union Avenue (Irvington, NJ)
- Beacon Homes (Laurel, MS)

RAD CAPITAL NEEDS ASSESSMENTS

- Texarkana HA (Texarkana, AR)
- Pine Bluff HA (Pine Bluff, AR)
- Robinson Towers (Asbury Park, NJ)
- Riverside Park Home (Cleveland, OH)
- Hampton Homes (Greensboro, NC)
- San Francisco HA (San Francisco, CA)
- Tennessee Valley Regional Housing Authority (Baldwyn, MS)

HUD MAP 223(f)/ HUD MAP 202/223(f)/ INTRUSIVE

- Buffalo Bill Manor (North Platte, NE)
- Catawba Pines (Newton, NC)
- Princess Anne Townhomes (Princess Anne, MD)
- Golden Spike Apartments (Denver, CO)
- Newton Court Apartments (Pontiac, MI)
- Hartford East (East Hartford, CT)



STEVE GRUBB

Property Needs Assessor

s.grubb@d3g.com / 804-432-6614

EDUCATION

Penn Foster University – Associates Degree, Engineering Technology

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Class A contractor license
- Fair Housing Act Accessibility Training (D3G Internal Training)
- Uniform Federal Accessibility Standards Training (D3G Internal Training)
- Environmental Site Assessment (D3G Internal Training)
- Americans with Disabilities Act Training (D3G Internal Training)
- OSHA 10-hour certification

SUMMARY OF EXPERIENCE

Steve Grubb is a Property Needs Assessor for Dominion Due Diligence Group. He is directly responsible for conducting and preparing Property Condition Reports and Capital Needs Assessments. From hands on experience in many phases of construction and the oil and gas industry, Steve has over twenty years of experience in the construction industry. Prior to joining Dominion Due Diligence Group, Steve previously worked as a project manager for a world leading erosion and corrosion prevention company while also running his own home improvement business in the Richmond, Virginia area. Steve has an in depth understanding of all phases of construction and environmental needs, from planning and design, structural requirements, and cost estimating.

SAMPLE PROJECTS

HUD SAC

- Samuel Madden Homes
(Alexandria, VA)
- Meeting Street Manor
(Charleston, SC)
- Fultondale Village
(Fultondale, AL)
- Dogwood Terrace
(Augusta, GA)
- Cooper River Courts
(Charleston, SC)
- Ingleside
(Ingleside, TX)



MIKE FERGUSON, PE, PMP

President

m.ferguson@d3g.com / 804-237-1879

EDUCATION

Averett University – Master of Business Administration (M.B.A.)

University of Toronto – M. Eng. in Civil Engineering

Ryerson University – B. Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Licensed Professional Engineer, VA, MA, & IN
- PMI – Project Manager Professional (PMP)
- Building Performance Institute Certified Multifamily Building Analyst (BPI-MFBA)
- Multifamily Property Inspection Training – Mortgage Bankers Association (Campus MBA)
- Fair Housing Act Training – Design and Construction Requirements
- AHERA Asbestos Accreditation

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial construction and design issues. Prior to joining Dominion Due Diligence Group, Mike worked as a structural engineer with Tectonic Engineering Consultants, and as a commercial roof inspector for Davroc and Associates. Mike also has experience working with various independent contractors prior to joining Dominion Due Diligence Group. In his former employment he was responsible for managing construction projects, structural design and analysis, specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal, and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design to structural requirements and site development.

SAMPLE PROJECTS

HUD MAP 223(f)

- Commerce Apts.
(Roxbury, MA)
- Terrell Senior Terrace
(Terrell, TX)
- St. Augustine Apts.
(Miami, FL)
- Cooper Square Apts.
(New York, NY)
- Scheuer House of Coney Island
(Brooklyn, NY)
- Evelyn & Louis Green
Residence (Far Rockaway, NY)
- Julianna Apts.
(Buffalo, NY)
- Pendleton Place Apts.
(Indianapolis, IN)

HUD MAP 223(f) – Cost not Attributable (CNA-SNA)

- Head of the Harbor
(Norwalk, CT)
- Jack will Flats
(San Diego, CA)
- Santa Barbara Luxury Apts.
(Rialto, CA)
- 716-717 Indiana Court
(El Segundo, CA)
- Bayberry Apts.
(New Bedford, MA)

LIHTC

- Christian Towers
(KHC – Lexington, KY)



MIKE FERGUSON, PE, PMP

President

m.ferguson@d3g.com / 804-237-1879

SUMMARY OF EXPERIENCE (cont'd)

Mike is currently the President of Dominion Due Diligence Group and is responsible for day-to-day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. Mike is a subject matter expert for D3G and has extensive knowledge and expertise with handicapped design and construction issues.

SAMPLE PROJECTS

Accessibility Corrective Plans

- Martin House at Adamsville Place Apts. (Atlanta, GA)
- Smith's Landing (Blacksburg, VA)
- Brooklyn Place Apts. (Evansville, IN)
- The Vineyard at Castlewoods (Brandon, MS)

HUD LEAN 232/223(f)

- United Helpers Nursing Home (Ogdensburg, NY)
- Susquehanna Nursing Home (Johnson City, NY)
- Worcester Skilled Nursing Center (Worcester, MA)
- Beechwood Continuing Care (Getzville, NY)
- Livingston Convalescent Center (Livingston, TX)
- Zionsville Meadows (Zionsville, IN)

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
HUD 52860-A
Section 2.1
Justification for Disposition**

DHA proposes to redevelop the Cliff Manor site as a mixed-income property utilizing HUD's Mixed-Finance Program. Funding sources for the redevelopment will include Low-Income Housing Tax Credits ("LIHTC"). To facilitate this financing, it is necessary to dispose of the property through a long-term ground lease to a limited partnership. A DHA entity will serve as the general partner of the partnership. In addition to better utilization of the site, the new units will be more energy efficient and better suited to today's needs, eliminating the small 0-bedroom units that currently comprise more than half of the units at the site, as well as providing wiring for broad-band internet access.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
HUD 52860-A
Section 2.2
Method of Disposition**

DHA proposes to dispose of Cliff Manor to a limited partnership created by the Dallas Housing Authority. The proposed disposition via a long-term ground lease for less than fair market value will facilitate the financing for the redevelopment of the site. Upon redevelopment, the site will hold a mixed-income housing community, providing affordable housing to families with a range of incomes.

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
HUD 52860-A
Section 2.4
Commensurate Public Benefit**

DHA proposes to redevelop the Cliff Manor site as a mixed-income property utilizing HUD's Mixed-Finance Program. Funding sources for the redevelopment will include Low-Income Housing Tax Credits ("LIHTC"). To facilitate this financing, it is necessary to dispose of the property through a long-term ground lease to a limited partnership. A DHA entity will serve as the general partner of the partnership. As shown on the attached table, following redevelopment 90% of the units will be affordable to families at or below 80% AMI. The remaining 10% will be lease at market rental rates.

**Cliff Manor
Disposition Application (Subpart F)
HUD Table**

Cliff Manor				
Buildings: 1, Units: 180, Acres: 3.67				
Total Units to be Developed (or preserved) on property: 201	Less than 80% of Area Median Income			
Total number of non-dwelling buildings to be developed (or preserved) on property: 0	ACC	Non-ACC	PBV	Market Rate
Rental	20	80	80	20
For Sale	0	0	0	0
Name of Acquiring Entity (Rental units)	NTHP Cliff, LP			
Name of Acquiring Entity (initial developer) (For Sale units)	Not Applicable			
Method of Disposition	99-year ground lease at a nominal amount			
Lease Price	\$1.00 Annually			
Sale Price	Not Applicable			
Purpose and/or Summary of Commensurate Public Benefit (short description of units and non-selling property to be developed/preserved)	Development of mixed finance, mixed-income housing pursuant to 24 CFR 941 Subpart F			

**Request for Demolition and Disposition Approval
Cliff Manor Public Housing Development
HUD 52860-A
Section 4.1
Exception to Offer of Sale Requirement**

DHA proposes to demolish the existing building and dispose of the property through a long-term ground lease at a nominal amount to facilitate the financing of the redevelopment of the site through HUD's mixed-finance program. Per 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), this proposed disposition is an exception to the offer of sale requirement.