



**Cedar Springs Place  
Public Housing Development  
(AMP TX009000003)**

**Request for  
Partial Demolition Approval  
DDA0012827**

**DRAFT**

**January 2024**

**Please provide comments by February 16, 2024.  
Forward comments to [DHANTXComments@dhantx.com](mailto:DHANTXComments@dhantx.com)**



**Debbie Quitugua (MBLQ56)**  
**PIC Main**

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- Application
- Application Review
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- Reports

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

Field Office HA: **TX009 Dallas**

Application: **DDA0012827**

**Demolition / Disposition Application**

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

Application Status: **Draft**      Status Date: **01/30/2024**

[Add/Remove Development](#)

Section	Section Type	Status	Status Date
<a href="#">Section 1: General Information</a>	Required	Not Started	01/30/2024
<a href="#">Section 2: Long-Term Possible Impact of Proposed Action</a>	Required	Modified	01/30/2024
<a href="#">Section 3: Board Resolution, Environmental Review, and Local Government Consultation</a>	Required	Modified	01/30/2024
Section 4: Description of Property <a href="#">TX009000003 Cedar Springs Place</a>	Required	Modified	01/30/2024
Section 5: Description of Proposed Removal Action <a href="#">TX009000003 Cedar Springs Place</a>	Required	Modified	01/30/2024
Section 6: Relocation <a href="#">TX009000003 Cedar Springs Place</a>	Required	Not Started	01/30/2024
Section 7: Resident Consultation <a href="#">TX009000003 Cedar Springs Place</a>	Required	Modified	01/30/2024
Section 8: Offer of Sale <a href="#">TX009000003 Cedar Springs Place</a>	Not Required	Modified	01/30/2024
Section 9: Certification of Compliance <a href="#">TX009000003 Cedar Springs Place</a>	Required	Not Started	01/30/2024

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**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 1  
General Information**



- Application
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**Debbie Quitugua (MBLQ56)**  
**PIC Main**

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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: **DDA0012827**

**Application Status**

Application Type: **Demolition**      Processor: **SAC-Chicago**  
 Application Status: **Draft**      Status Date: **01/30/2024**

**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**

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

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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 Demolition Approval  
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**Section 2  
Long-Term Possible Impact of Proposed Action**



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**Debbie Quitugua (MBLQ56)**  
**PIC Main**

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Housing Agency

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Inventory Removals

Field Office HA: **TX009 Dallas**

Application: **DDA0012827**

**Application Status**

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

Application Status: **Draft**      Status Date: **01/30/2024**

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

[Modify Section 2](#)

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

**Logoff**

1. Performance Funding Subsidy (PFS)  
 In FY **2018** , this HA received \$ **4992** per unit in PFS funds.  
 The HA realizes that after this activity takes place, PFS will decrease by \$ **0** / year.
  
2. Capital Fund Program  
 In FY **2018** , this HA received \$ **2052** per unit in Capital funds.  
 The HA realizes that after this activity takes place, Capital funding will decrease by \$ **0** / year.

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**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 3  
Board Resolution, Environmental Review, and  
Local Government Consultation**



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

**Debbie Quitugua (MBLQ56)**  
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Housing Agency

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Development

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Inventory Removals

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Field Office HA: **TX009 Dallas**  
 Application: **DDA0012827**

**Application Status**

Application Type: **Demolition**      Processor: **SAC-Chicago**  
 Application Status: **Draft**      Status Date: **01/30/2024**

**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, Dallas County**

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

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**Request for Partial Demolition Approval  
Cedar Springs Place 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 OF THE NON-RESIDENTIAL BUILDINGS AT  
CEDAR SPRINGS PLACE**

**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 Cedar Springs Place located at 2533 Lucas Drive; and

**WHEREAS**, in addition to the residential buildings at Cedar Springs Place which are listed on the National Register of Historic Places, there are four non-residential buildings on the site which are not listed on the Register; and

**WHEREAS**, the non-residential buildings are severely deteriorated and incidental to the operation of the housing at Cedar Springs Place; and

**WHEREAS**, DHA proposes to demolish the four non-residential structures at the Cedar Springs Place; and

**WHEREAS**, DHA has consulted with the residents of Cedar Springs Place 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 demolition and has received a letter of support from the Mayor of the City of Dallas;

**WHEREAS**, the proposed demolition of the non-residential buildings is included in the most recently approved PHA Plan; and

**WHEREAS**, DHA staff has prepared a Request for Demolition 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 DHA *Housing Solutions for North Texas* hereby approves the submission to the U.S. Department of Housing and Urban Development (HUD) of a request for demolition approval of the four non-residential buildings at Cedar Springs Place;

**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.

This Resolution shall be in full force and effect from and upon their adoption.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Betty Culbreath, Chairman

ATTEST:

\_\_\_\_\_  
Troy Broussard, Secretary

**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development**

**Section 3, Line 4  
Local Government Consultation**

*DHA staff members have discussed the proposed demolition of the four non-dwelling buildings at Cedar Springs Place with local government officials. 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 Partial Demolition Approval  
Cedar Springs Place 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 Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 4  
Description of Property**



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

**Debbie Quitugua (MBLQ56)**  
**PIC Main**

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Housing Agency

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Development

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Inventory Removals

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**Logoff**

Field Office HA: **TX009 Dallas**  
 Application: **DDA0012827**  
 Development: **TX009000003 Cedar Springs Place**

**Application Status**

Application Type: **Demolition**      Processor: **SAC-Chicago**  
 Application Status: **Draft**      Status Date: **01/30/2024**

**Section 4: Description of Property**

[Modify Section 4](#)

- |  |  |
|--|--|
| 1. Development Name: <b>Cedar Springs Place</b>  | 2. Development Number: <b>TX009000003</b>  |
| 3. Date of Full Availability: <b>8/14/1940</b>   | 4. No. of Residential Buildings: <b>29</b> |
| 5. No. of Non-Residential Buildings: <b>4</b>    | 6. Date Constructed:                       |
| 7. Scattered Site: <b>N</b>                      |  |
| 8. Single Family Houses:                         | Duplexes:                                  |
| 3-Plexes:  | 4-Plexes: <b>4</b>                         |
| Other: <b>25</b>                                 |  |
| 9. Row House: <b>0</b>                           | Walk-Up: <b>182</b>                        |
| High Rise: <b>0</b>                              |  |
| 10. Total Acres of the Development: <b>28.06</b> |  |

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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
<b>0 Bdrm</b>	0	0	0	0	0	0	0
<b>1 Bdrm</b>	71	0	1	0	72	0	72
<b>2 Bdrms</b>	88	0	0	0	88	0	88
<b>3 Bdrms</b>	17	0	1	0	18	0	18
<b>4 or more Bdrms</b>	4	0	0	0	4	0	4
<b>Total</b>	180	0	2	0	182	0	182

**Request for Partial Demolition Approval  
Cedar Springs Place 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: **DDA0012827**  
 Development: **TX009000003 Cedar Springs Place**  
**Application Status**  
 Application Type: **Demolition**      Processor: **SAC-Chicago**  
 Application Status: **Draft**      Status Date: **01/30/2024**

**Section 5: Description of Proposed Removal Action**

[Modify Section 5](#)

**1. Proposed Action By Building Type**

Calendar Year:

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

24\1\Balfour Street #  
 A-E\1\2533  
 A-N\1\2533  
 A-S\1\2533

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

30 \1 \2531 Lucas Drive / 2024 #  
 33 \1 \2525 Lucas Drive / 2024 #  
 34 \1 \2525 Lucas Drive / 2024 #

# 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 :  
(Unit Number\Unit Designation\Bedroom Count)

30036\General Occupancy\Bedroom2  
 30037\General Occupancy\Bedroom2  
 30038\General Occupancy\Bedroom2  
 30039\General Occupancy\Bedroom2

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

**3. Proposed Action for Non Residential Inventory**

A. Acres included in Proposed Disposition

Calendar Year:      Number of Acres :

B. Buildings included in Proposed Disposition

Calendar Year : **2024**      Number of Non-Dwelling Buildings without PIC building numbers : **1**

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

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

**\$ 0.00**

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

*Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10*

11. How will the Net Proceeds be used?

*Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11*

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) \$ **1,000,000.00**

(b) Indicate the source of funds:

Operating Funds for FY

CFP Funds for FY **2024**

CDBG Funds

Other

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

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

A. Begin relocation of residents **0**

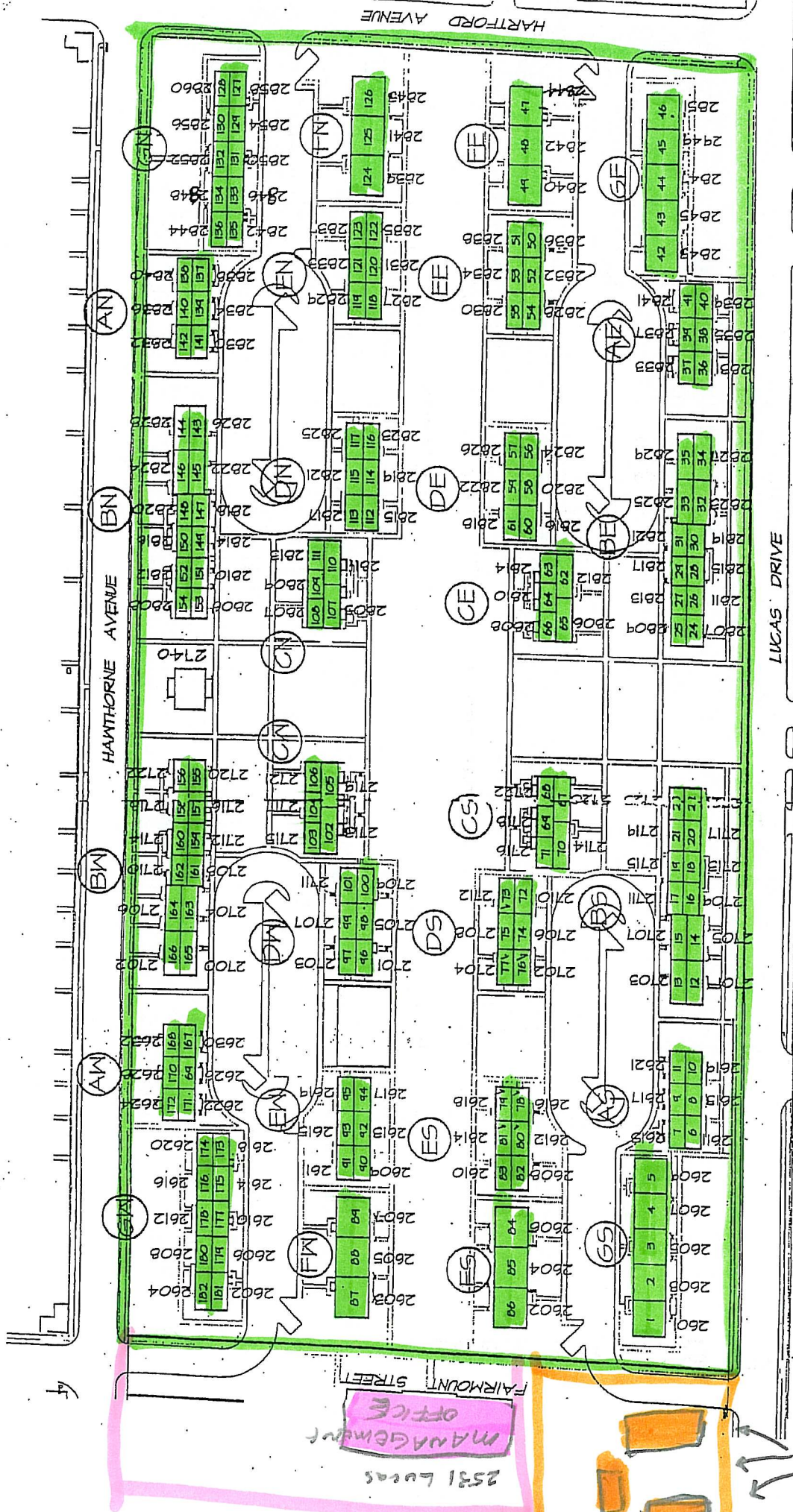
B. Complete relocation of residents **0**

C. Execution of contract for removal (e.g. sales contract or demolition contract) **10**

D. Actual Removal Action (e.g. demolition or sale closing) **190**

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**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 5, Line 5  
Site Map**



ADDRESSING FOR: CEDAR SPRINGS PLACE  
 DALLAS HOUSING AUTHORITY  
 DALLAS, TX

9-12

Lucas  
 2531  
 2532  
 2533

**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 5, Line 6  
Description of Partial Removal**

**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 5, Line 13  
General Timetable**

<b>Activity</b>	<b># of Days after HUD Approval</b>
Begin Relocation of Residents	NA
Complete Relocation of Residents	NA
Execution of Contract for Removal (Execution of Ground Lease)	10
Actual Removal Action (Execution of Ground Lease)	190

**Request for Partial Demolition Approval  
Cedar Springs Place 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:      **DDA0012827**

Development:      **TX009000003 Cedar Springs Place**

**Application Status**

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

Application Status:      **Draft**      Status Date:      **01/30/2024**

**Section 6: Relocation**

[Modify Section 6](#)

1. Occupied units:

a. Of the **0** units proposed for removal, **0** are occupied as of the date of this application.  
*Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).*

b. Of the **180** total units in the development, **180** units will remain after removal.

c. Of the **180** units that will remain after removal, **176** are occupied as of the date of this Application.

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

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

---

3. How will counseling and advisory services be provided?  
*Attach a narrative explaining and reference it as Section 6, line 3.*

---

4. What housing resources are expected to be used for relocation?  
 Other Public Housing     Section 8     Other  
*Attach a narrative explaining and reference it as Section 6, line 4.*

---

7. Total cost of relocation expenses

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

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

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**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 7  
Resident Consultation**



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Field Office HA: TX009 Dallas  
 Application: DDA0012827  
 Development: TX009000003 Cedar Springs Place

**Application Status**  
 Application Type: Demolition Processor: SAC-Chicago  
 Application Status: Draft Status Date: 01/30/2024

**Section 7: Resident Consultation**

[Modify Section 7](#)

**Logoff**

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 Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 7, Line 1  
Resident Consultation**

*DHA staff met with the residents of the Cedar Springs Place on January 31, 2024 specifically to discuss the proposed demolition of the four non-residential buildings. In addition to the manager, Tim Lott, DHA's Vice President of Capital Programs, attended the meeting to explain the plans for demolition of the buildings.*

*Copies of the notice, agenda, sign-in sheets and minutes from the resident meeting 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 Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 7, Line 2  
Resident Council Consultation**

*There is currently no resident council at Cedar Springs Place.*

**Request for Partial Demolition Approval  
Cedar Springs Place 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 Partial Demolition Approval  
Cedar Springs Place 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 demolition of the four non-residential buildings at Cedar Springs Place. The proposed demolition 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 Partial Demolition Approval  
Cedar Springs Place 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 [DHANTXComments@dhantx.com](mailto:DHANTXComments@dhantx.com) . All comments must be received by  
February 16, 2024.*

**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
Section 8  
Offer of Sale**





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

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**Application Status**  
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 Application Status: **Draft**      Status Date: **01/30/2024**

**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.

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**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development**

**Section 9  
Certificate of Compliance**



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Inventory Removals

**Logoff**

Field Office HA: **TX009 Dallas**  
 Application: **DDA0012827**  
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**Application Status**

Application Type: **Demolition**      Processor: **SAC-Chicago**  
 Application Status: **Draft**      Status Date: **01/30/2024**

**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](#)

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**Request for Partial Demolition Approval  
Cedar Springs Place 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 # DDA0012827, 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**

**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**

**X 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 Partial Demolition Approval  
Cedar Springs Place 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 Partial Demolition Approval  
Cedar Springs Place 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.

<b>Section 1. Demolition</b>	
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)
Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions	

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

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

**Section 4. Offer of Sale to Resident Organization (Disposition Only)**

1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?

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

*If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.*

2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.

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

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

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

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

Yes    No

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

5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?

Yes    No

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

6. Did the PHA accept the proposal to purchase?

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

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

**Section 5. PHA Certification**

**For SAC applications submitted under 24 CFR part 970:**

- 1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
- 2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
- 3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
- 4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
- 5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

**For De Minimis Demolitions:**

- 1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
- 2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	
Title	
Signature	
Date	

**Request for Partial Demolition Approval  
Cedar Springs Place Public Housing Development  
HUD 52860-A  
Section 1.4  
Justification for Demolition**

*DHA requests approval to demolish the non-residential buildings at Cedar Springs Place as they are incidental to the operation of the property, outdated, and no longer needed. Demolition of the buildings will provide space for new development opportunities.*