



**Roseland Townhomes & Roseland Estates
Public Housing Development
(AMP TX009000001)**

**Request for
Partial Disposition Approval
DDA0012806**

DRAFT

January 2024

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



Debbie Quitugua (MBLQ56)
PIC Main

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[Development](#)

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

Field Office HA: **TX009 Dallas**
 Application: **DDA0012806**
Demolition / Disposition Application
 Application Type: **Dispo Subpart F** Processor: **SAC-Chicago**
 Application Status: **Draft** Status Date: **01/23/2024**

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Section	Section Type	Status	Status Date
Section 1: General Information	Required	Not Started	01/23/2024
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	01/22/2024
Section 4: Description of Property TX009000001 ROSELAND TOWNHOMES, PHASE I	Required	Modified	01/22/2024
Section 5: Description of Proposed Removal Action TX009000001 ROSELAND TOWNHOMES, PHASE I	Required	Modified	01/22/2024
Section 6: Relocation TX009000001 ROSELAND TOWNHOMES, PHASE I	Required	Modified	01/22/2024
Section 7: Resident Consultation TX009000001 ROSELAND TOWNHOMES, PHASE I	Required	Modified	01/22/2024
Section 8: Offer of Sale TX009000001 ROSELAND TOWNHOMES, PHASE I	Required	Modified	01/22/2024
Section 9: Certification of Compliance TX009000001 ROSELAND TOWNHOMES, PHASE I	Required	Not Started	01/22/2024

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**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
Section 1
General Information**



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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
Roseland Townhomes Public Housing Development**

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



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Section 2: Long-Term Possible Impact of Proposed Action

[Modify Section 2](#)

Enter the total number of units proposed for removal **217**

Logoff

1. Performance Funding Subsidy (PFS)
 In FY **2018** , this HA received \$ **4752** per unit in PFS funds.
 The HA realizes that after this activity takes place, PFS will decrease by \$ **1031184** / year.

2. Capital Fund Program
 In FY **2018** , this HA received \$ **1692** per unit in Capital funds.
 The HA realizes that after this activity takes place, Capital funding will decrease by \$ **367164** / year.

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



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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 Disposition Approval
Roseland Townhomes 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 PARTIAL DISPOSITION OF THE
ROSELAND TOWNHOMES ASSET MANAGEMENT PROJECT**

WHEREAS, the DHA *Housing Solutions for North Texas* (DHA) owns and operates over 3,200 units of public housing at multiple sites throughout the City of Dallas, including the Roseland Townhomes Asset Management Project (AMP); and

WHEREAS, the Roseland Townhomes AMP includes Roseland Townhomes (152 public housing and market rental units constructed in 2001); Roseland Estates (138 public housing and market rental units constructed in 2003); and 64 scattered site units constructed in 2005; and

WHEREAS, the Roseland Townhomes and Roseland Estate communities are adjacent to one another on the Roseland site, are both more than 20 years old and need repairs and renovations including foundation repair and complete interior remodeling; and

WHEREAS, DHA proposes to finance this work with a mix of private debt and Capital Fund Program funds; and

WHEREAS, such financing will require the disposition of the land via long-term ground lease; and

WHEREAS, DHA has consulted with the residents of Roseland Townhomes and Roseland Estates 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 disposition and has received a letter of support from the Mayor of the City of Dallas;

WHEREAS, the proposed disposition is included in the most recently approved PHA Plan; and

WHEREAS, DHA staff has prepared a Request for Partial 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 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 partial disposition approval of the Roseland Townhomes AMP via long-term ground lease to facilitate the financing of the renovation and repairs at Roseland Townhomes and Roseland Estates;

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

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 Disposition Approval
Roseland Townhomes Public Housing Development**

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

DHA staff members have discussed the proposed disposition and renovation of the Roseland Townhomes and Roseland Estates properties 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 or the application.

**Request for Partial Disposition Approval
Roseland Townhomes 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 Disposition Approval
Roseland Townhomes Public Housing Development
Section 4
Description of Property**



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

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PIC Main

Housing Agency

Development

Inventory Removals

Field Office HA: TX009 Dallas
 Application: DDA0012806
 Development: TX009000001 ROSELAND TOWNHOMES, PHASE I

Application Status
 Application Type: Dispo Subpart F Processor: SAC-Chicago
 Application Status: Draft Status Date: 01/23/2024

Section 4: Description of Property

[Modify Section 4](#)

- 1. Development Name: **ROSELAND TOWNHOMES, PHASE I**
- 2. Development Number: **TX009000001**
- 3. Date of Full Availability: **7/31/2023**
- 4. No. of Residential Buildings: **94**
- 5. No. of Non-Residential Buildings: **2**
- 6. Date Constructed:
- 7. Scattered Site: **N**
- 8. Single Family Houses: Duplexes:
- 3-Plexes: 4-Plexes:
- Other:
- 9. Row House: **482** Walk-Up: **24**
- High Rise: **0**
- 10. Total Acres of the Development: **27.97**

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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	0	0	0	0	0	0	0
1 Bdrm	55	0	9	0	64	0	64
2 Bdrms	235	0	11	0	246	0	246
3 Bdrms	174	0	4	0	178	0	178
4 or more Bdrms	26	0	0	0	26	0	26
Total	490	0	24	0	514	0	514

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
Section 5
Description of Proposed Removal Action**



- Application
- Application Review
- Remove from Inventory
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List Form HUD-52860 Supporting Documents Quality Checklist Submission

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Development

Inventory Removals

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Field Office HA: TX009 Dallas
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 Development: TX009000001 ROSELAND TOWNHOMES, PHASE I

Application Status

Application Type: Dispo Subpart F Processor: SAC-Chicago
 Application Status: Draft Status Date: 01/23/2024

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)

69\1\2021 N. Washington Ave. #
 B_0001\1\1935 CALIFORNIA DR
 B_0002\1\2008
 B_0003\1\2207 Carroll C

indicates Non Dwelling Building Structures

Proposed Buildings :

(Building Number\Building Number Entrance\Address Line1 Text)

1\1\3535 MUNGER AVE / 2024
 1-I\1\3335 Munger Ave. / 2024
 10\1\3535 MUNGER AVE / 2024
 10-A\1\3335 Munger Ave. / 2024

2. Proposed Action By Unit Designation

Select the building number(s): B_0001\1\1935 CALIFORNIA DR Select

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

@ - indicates the building is proposed in this application.

Available Units :

(Unit Number\Unit Designation\Bedroom Count)

102101\General Occupancy\Bedroom2
 102102\General Occupancy\Bedroom2
 102103\General Occupancy\Bedroom2
 102104\General Occupancy\Bedroom1

Proposed Units :

(Unit Number\Unit Designation\Bedroom Count)

[Empty box for Proposed Units]

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: 2024 Number of Acres : 19.39

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:

\$ 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 **\$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) \$ **0.00**

(b) Indicate the source of funds:

Operating Funds for FY

CFP Funds for FY

CDBG Funds

Other

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

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

A. Begin relocation of residents	90	B. Complete relocation of residents	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 Partial Disposition Approval
Roseland Townhomes Public Housing Development
Section 5, Line 7
Justification for Disposition at Less than Fair Market Value**

The Roseland Townhomes and Roseland Estates sites 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 of the renovations at the properties. Upon renovation, the sites will continue to hold a mixed-income housing community, providing affordable housing to families with a range of incomes.

**Request for Partial Disposition Approval
Roseland Townhomes 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 Partial Disposition Approval
Roseland Townhomes 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 Partial Disposition Approval
Roseland Townhomes 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 (Execution of Ground Lease)	130
Actual Removal Action (Execution of Ground Lease)	130

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
Section 6
Relocation**



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

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

1. Occupied units:
 a. Of the **294** units proposed for removal, **209** 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 **490** total units in the development, **196** units will remain after removal.
 c. Of the **196** units that will remain after removal, **186** 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	290	\$14,500.00
6. Estimated cost of moving expenses	\$800.00	290	\$232,000.00
		\$246,500.00	

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 Partial Disposition Approval
Roseland Townhomes Public Housing Development
Section 6, Line 1
Vacant Units**

There are currently 85 vacant units at Roseland Townhomes and Roseland Estates. The units are vacant due to move-outs and evictions. DHA is continuing to lease the units.

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
Section 6, Line 3
Relocation Counseling and Advisory Services**

DHA staff members will meet with the residents of Roseland Townhomes and Roseland Estates, both jointly and individually to explain their relocation options to them. DHA anticipates relocating residents within the development as the buildings are renovated. If another unit in Roseland is not available, residents will be given the opportunity to move to another public housing site of their preference or provided a Housing Choice Voucher with assistance 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. Residents will be permitted to return to the Roseland properties upon completion of the renovation.

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
Section 6, Line 4
Relocation Housing Resources**

DHA anticipates transferring current Roseland Townhomes and Roseland Estates residents to another units in the Roseland properties as the construction will be completed in phases. If another unit in Roseland is not available, the residents will be offered a unit in another public housing properties or provided a Housing Choice Voucher to relocate. Residents will be given an opportunity to return upon completion of the renovation.

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



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Section 7: Resident Consultation

[Modify Section 7](#)

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

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

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

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development 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 Disposition Approval
Roseland Townhomes Public Housing Development
Section 7, Line 1
Roseland Townhomes Resident Consultation**

DHA staff met with the residents of the Roseland Townhomes AMP on January 24, 2024 specifically to discuss the proposed renovation and disposition of the property. In addition to the manager, Tim Lott, DHA's Vice President of Capital Programs, attended the meeting to explain DHA's renovation plans. In addition to discussing the proposed renovation 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 renovation and disposition would be ongoing as plans for the site progressed.

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 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 Disposition Approval
Roseland Townhomes Public Housing Development
Section 7, Line 2
Resident Council Consultation**

There is currently no resident council at Roseland Townhomes.

**Request for Partial Disposition Approval
Roseland Townhomes 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 Disposition Approval
Roseland Townhomes 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 renovation and disposition of Roseland Townhomes and Roseland Estates. The proposed renovation and disposition 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 Disposition Approval
Roseland Townhomes 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. All comments must be received by February 16, 2024.

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
Section 8
Offer of Sale**



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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 Disposition Approval
Roseland Townhomes 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 dispose of the property through a long-term ground lease at a nominal amount to facilitate the financing of the renovation of the units through HUD's mixed-finance program.

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development**

**Section 9
Certificate of Compliance**



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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 Partial Disposition Approval
Roseland Townhomes 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.

**Request for Partial Disposition Approval
Roseland Townhomes 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 Disposition Approval
Roseland Townhomes 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	
<p>1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p><input type="checkbox"/> All units at a development site</p> <p><input type="checkbox"/> A portion of units at a development site</p> <p><input type="checkbox"/> Non-dwelling property at a development site</p> <p><input type="checkbox"/> Non-dwelling property not at a development site (e.g. central PHA administrative building)</p>
<p><i>If yes, complete questions 2-6 of this section. If no, move on to section 2.</i></p>	
<p>2. What is the estimated demolition cost?</p>	<p>\$ _____</p>
<p>3. What is the anticipated source of funds for the demolition cost?</p>	<p><input type="checkbox"/> Capital Funds <input type="checkbox"/> CDBG</p> <p><input type="checkbox"/> Operating Funds</p> <p><input type="checkbox"/> Fiscal Year: _____</p> <p><input type="checkbox"/> Non-Public Housing Funds (describe: _____)</p>
<p>4. What is the justification for the demolition?</p>	<p><input type="checkbox"/> Obsolete - Physical Condition</p> <p><input type="checkbox"/> Obsolete - Location</p> <p><input type="checkbox"/> Obsolete - Other Factors</p> <p><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)</p>
<p><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></p>	
<p>5. Cost-test:</p>	<p>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.</p>
<p><i>Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions</i></p>	

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

Section 3. Proceeds	
1. Will the PHA realize proceeds from this disposition?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	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 Disposition Approval
Roseland Townhomes Public Housing Development
HUD 52860-A
Section 2.1
Justification for Disposition**

DHA proposes to renovate the units and buildings at Roseland Townhomes and Roseland Estates utilizing HUD's mixed-finance program with Capital Fund Program funds and a commercial loan to be paid by the income of the non-ACC units. 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.

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
HUD 52860-A
Section 2.2
Method of Disposition**

DHA proposes to dispose of Roseland Townhomes and Roseland Estates 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 renovation of the structures through HUD's mixed-finance program. Upon renovation, the site will hold a mixed-income housing community, providing affordable housing to families with a range of incomes.

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
HUD 52860-A
Section 2.4
Commensurate Public Benefit**

DHA proposes to renovate the Roseland Townhomes and Roseland Estates sites to continue providing affordable housing in a mixed-income community utilizing HUD's Mixed-Finance Program. Funding sources for the renovation will include Capital Fund Program funds as well as a commercial loan. To facilitate this financing, it is necessary to dispose of the property through a long-term ground lease to a related entity.

**Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
Disposition Application (Subpart F)
HUD Table**

Roseland Townhomes AMP				
Buildings: 62, Units: 217 ACC; 73 Market Rental, Acres: 19.39				
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	217			73
For Sale				
Name of Acquiring Entity (Rental units)	NTHP Roseland Homes, Inc.			
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)	Renovation of mixed finance, mixed-income housing pursuant to 24 CFR 941 Subpart F			

Request for Partial Disposition Approval
Roseland Townhomes Public Housing Development
HUD 52860-A
Section 4.1
Exception to Offer of Sale Requirement

DHA proposes to renovate the existing buildings and plans to dispose of the property through a long-term ground lease at a nominal amount to facilitate the financing of the renovation 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.