

Proposal for a Public Housing Project

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

OMB Approval No. 2577-0157 (Exp. 1/31/2017)

See Public Reporting Burden Statement on Page 3.

| | | | | | | | | | | | | |
|---------|-------------|---|--|--|--|--|--|--|--|---|------------------|--|
| Project | Num ber: | P | | | | | | | | If an ACC for Front-End Funds was executed: | Allocation Area: | PHA inside Central City Allocation Area |
| | | | | | | | | | | Loan Authority= | Metro Area | Allocation Area |
| | | | | | | | | | | Contract Authority= \$ | Non-Metro Area | PHA outside Central City Allocation Area |
| | | | | | | | | | | Date: | | |

Part I—PHA Data

| | |
|-----------------|--------------------|
| 1. Name of PHA: | 2. Address of PHA: |
|-----------------|--------------------|

3. PHA area of jurisdiction includes the community for which public housing development assistance is being requested.
4. The required Cooperation Agreements are executed for the proposed project.
5. A current General Certificate: (a) is attached (b) was submitted, dated , and is still valid.
6. The required PHA resolution authorizing submission of this PHA Proposal, etc., (a) is attached (b) was submitted, dated

Part II—Proposal Project Summary and Development Schedule

Section A. Project Location

1. Community: 2. County or Other Similar Area: 3. Congressional District(s) 4. Census Tracts/Enumeration District(s)

Section B. Housing Type and Development Method

| | | |
|---|--|--|
| 1. Housing Type and Development Method | 9. If Turnkey: | 3. Congregate or other special-use housing |
| (1) Conventional (2) Turnkey (a) New Construction (b) Rehabilitation (c) Existing | (a) RFP and Developer's Packet is attached. (b) PHA selected Turnkey Proposal is attached. (c) PHA certifies that Turnkey Proposal was selected based on an objective rating system using such factors as site location, project design, price and developer experience. | (a) is (b) is not proposed. If "Yes" specify use(s) and number of units: |

Section C. Dwelling Units by Household Type and Structure Type

As appropriate, enter the number of dwelling units (DUs), proposed for this project by number of bedrooms, structure and household type.

| | Column 1 Structure Type 1 | Column 2 No. of Buildings | Column 3 Total DUs | | | Column 4 Number of Family and Large Family DUs | | | | | | Column 5 Number of Elderly DUs | | |
|---|------------------------------|------------------------------|-----------------------|---------------|----------------|---|-------------|-------------|-------------|-------------|-------------|-----------------------------------|-------------|-------------|
| | | | (a) Total | (b) Family | (c) Elderly | (a) 1-BR | (b) 2-BR | (c) 3-BR | (d) 4-BR | (e) 5-BR | (f) 6-BR | (a) Efficiency | (b) 1-BR | (c) 2-BR |
| 1 | D | | | | | | | | | | | | | |
| 2 | SD | | | | | | | | | | | | | |
| 3 | E | | | | | | | | | | | | | |
| 4 | W | | | | | | | | | | | | | |
| 5 | E2 | | | | | | | | | | | | | |
| 6 | Totals | | | | | | | | | | | | | |
| 7 | Number in Line 6 for Hdcp. | | | | | | | | | | | | | |

- 1 Structure Types are: D=Detached; SD=Semi-Detached; R=Row or Townhouse, W=Walkup; and E=Elevator
2 Justification required; See Part III, Item A.4, Density

Section D. Proposed Project Development Schedule

| | | | | |
|---|--------------------|-------------------------|-------------|--|
| Schedule each processing step for the proposed project in the "PHA Estimate" column by entering the estimated number of calendar days required. | Processing Steps | Number of Calendar Days | | 8. Date by which complete proposal will be submitted: |
| | | (1) PHA Estimate | (2) HUD Use | |
| 1. Site Documents | (a) PHA Submission | | | 9. State the earliest option expiration date and identify the applicable site: |
| | (b) HUD Decision | 25 | 25 | |
| 2. Design Documents | (a) PHA Submission | | | |
| | (b) HUD Decision | 45 | 45 | |
| 3. Construction Documents | (a) PHA Submission | | | |
| | (b) HUD Decision | 45 | 45 | |
| 4. Contract Documents | (a) PHA Submission | | | |
| | (b) HUD Decision | 15 | 15 | |
| 5. Construction Start | | | | |
| 6. Completion or Acquisition | | | | |
| 7. | Total | | | |

Part III—Proposal Content

Section A. Proposed Site, Project Description and Construction Cost

- 1. One to Four Family Properties:** A scattered site housing project involving one to four family properties is proposed: (a) _____ Yes, (b) No. If Yes, the following are attached: (1) _____ a neighborhood map identifying specific boundaries within which the PHA proposed to acquire sites or properties; (2) _____ a description of the structural types, unit sizes, and conditions of typical housing in each of the specified neighborhoods; (3) _____ evidence that vacant sites or existing houses, as applicable to the proposal, are regularly offered for sale within cost limitations; and (4) _____ for projects involving 1-to-4-family properties, the attached schedule demonstrates that all properties will be acquired by the PHA within one year of ACC execution and identifies the number of units and dates by which property specific site acquisition documents will be submitted.
- 2. Site Design and Cost Reports:** (1) Number of sites in proposed project _____; (b) Number of Forms HUD-52651-A attached _____; (c) A Form HUD-52651-A with required exhibits is attached for: (1) _____ each proposed site and/or (2) _____ a site comprising several contiguous parcels having common exhibits and information; (d) _____ a separate Form HUD-52651-A is attached summarizing the proposed project as a whole.
- 3. Proposed Construction Cost/Price:** The total construction cost/price proposed is \$ _____, with a per unit cost/price proposed of \$ _____.
- 4. Density:** (a) _____ the PHA proposes a project density which meets HUD requirements including those of compatibility for the number and ages of the intended residents; (b) the proposed project: (1) _____ is (2) _____ is not a scattered-site project; (c) justification for the use of high-rise structures: (1) is not applicable, (2) _____ is attached, or (3) _____ was previously submitted to the Field Office on _____ (date).
- 5. Schools:** A letter from the school board (a) _____ is attached (b) _____ is not required.
- 6. PHA:** The PHA selected the proposed site(s) to comply with the locations for assisted housing identified in the HUD-approved PHA: (a) _____ Yes or (b) Not Applicable.
- 7. Facilities and Services:** For the intended residents, the PHA proposes a project for which: (a) _____ the facilities and services as currently exist, meet or exceed HUD requirements; or (b) _____ with the addition of the following, the facilities will meet or exceed HUD requirements:

| Proposed Facility/Service | Source of Funding | Completion Date | Remarks |
|---------------------------|-------------------|-----------------|---------|
| | | | |
| | | | |

- 8. Nondwelling Space:** (a) _____ the project nondwelling space proposed complements the facilities and services referred to in Item 7 above. If nondwelling space is **not** exclusively for the proposed project, an attachment state the extent that (b) _____ nondwelling space is also for other public housing projects and the applicable amounts and cost of such space and/or (c) _____ nondwelling space is also for projects under other assisted housing programs.
- 9. Utility Combination:** The attached Comparative Analysis of Utility Costs (Form HUD-51994) (a) _____ is the one prepared by the Field Office or (b) _____ is a revised one prepared pursuant to requirements.
- 10. Housing Opportunities:** (a) _____ the PHA selected the proposed project site to comply with or exceed HUD housing opportunity requirements and (b) _____ the following information has been added to the locality map required by the Form HUD-52651-A: (1) the percentage of minority residents for each of the locality's areas of minority concentration and racially mixed areas; and (2) existing and proposed HUD and other assisted housing.
- 11. Environmental:** _____ the PHA proposes a project which complies with or exceeds HUD environmental requirements.
- 12. Relocation:** Displacement (a) _____ is not involved. If displacement is involved, (c) an attachment, in addition to that required by the Form HUD-52651-A, identifies: (1) _____ the type of notice (Notice of Displacement, Notice of Right to Continue in Occupancy, or other notice) proposed to be issued to each occupant; (2) _____ the estimated cost of any required relocation benefits; and (d) the following summarizes potential displacement:

| (1) Type of Occupant | a. Total Number | b. Eligible for Assisted Housing | c. Estimated Relocation Cost | (2) Sources of Relocation Cost Funds | |
|---------------------------|-----------------|----------------------------------|------------------------------|--------------------------------------|-----------|
| | | | | a. Source | b. Amount |
| 1. Families | | | | 1. CDBG | |
| 2. Individuals | | | | 2. Public Housing | |
| 3. Business Concerns | | xxxxxxxxxxxxxxxxxxxx | | 3. | |
| 4. Nonprofit Institutions | | xxxxxxxxxxxxxxxxxxxx | | 4. | |
| 5. Total | | | | 5. Total | |

Section B. Demonstration of Financial Feasibility

This PHA has demonstrated financial feasibility: (1) _____ with the aid of operating subsidy or (2) _____ without the need for operating subsidy, and a

Demonstration of Financial Feasibility (Form HUD-52485) or other demonstration pursuant to HUD instructions is attached.

form **HUD-52483-A** (01/2014)



Section C. Professional Assistant to PHA

The following _____ (enter the number) professional service contracts are attached:

| 1. Service | 2. Name and Address of Firm or Individual |
|------------|---|
| a | a. |
| b | b. |
| c | c. |
| d | d. |

Section D. Annual Contributions Contract

Three original, signature copies of the following are attached:

- Form HUD-53010.** Part One of the ACC (Form HUD-53010) signed and dated by the authorized PHA official. (Part Two should not be returned.)
- Forms HUD-274 and HUD-51999.** The Designation of Depository for Direct Deposit of Loan or Grant Funds (Form HUD-274) and the General Depository Agreement (Form HUD-51999) signed and dated by the authorized PHA official and bank representative.
- Forms HUD-9204, HUD-52250 and HUD-5412.** The Project Loan Note (Form HUD-9204), the Permanent Note (Form HUD-52250), and the Note Signature Certificate (Form HUD-5412) signed and dated by the authorized PHA official.

Section E. Request for Advances

- APHA request for advances (a) _____ is attached (b) _____ is not attached.
- Funds required are for: (a) planning expenses required for the first calendar quarter following Field Office execution of the ACC (\$ _____) and/or (b) site acquisition and related costs (\$ _____).
- A detailed explanation of the nature and the amount of each obligation or proposed obligation and the extent that the obligation is necessary for the proposed project is attached.
- The PHA certifies that required blanket fidelity bond and any other required insurance coverage is in force.

Section F. Signature

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)

| | | |
|--|------------|-------|
| Typed Name and Title of Authorized PHA Official: | Signature: | Date: |
|--|------------|-------|

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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 collection of information is required for developing a public housing project pursuant to HUD regulations 24 CFR 94I. The information will be used to provide HUD with sufficient information to enable a determination that funds should or should not be reserved or a contractual commitment made. This information collection is mandated pursuant to the U.S. Housing Act of 1937. The information requested does not lend itself to confidentiality.