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This information is required as a supplement to the HUD-52860 for all SAC applications that propose a demolition based on physical obsolescence under 24 CFR 970.15 or a disposition under 24 CFR 970.17 based on physical obsolescence. HUD will use this information to determine whether, and under what circumstances, to approve SAC applications as well as to track removals for other record keeping requirements. Please refer to the instructions for guidance on completing this form. The information requested does not lend itself to confidentiality. 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, the information collected will not be held confidential.

1. SAC Application Number in IMS/PIC DDA _____
Project (AMP) Name & Number in IMS/PIC _____

2. Total Development Cost (TDC) Calculation

Based on HUD Notice PIH-2011-38 or subsequent notices Year: 20 _____ For Locality _____

Complete the calculations below for the units (dwelling buildings) proposed for demolition and/or disposition based on physical obsolescence:

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached	0	X	\$ -	-
0 - Bdr Row Dwelling		X	\$	-
0 - Bdr Walk-Up		X	\$	-
0 - Bdr elevator		X	\$	-
1 - Bdr Detached and Semi detached		X	\$	-
1 - Bdr Row Dwelling		X	\$	-
1 - Bdr Walk-Up		X	\$	-
1 - Bdr elevator		X	\$	-
2 - Bdr Detached and Semi detached		X	\$	-
2 - Bdr Row Dwelling		X	\$	-
2 - Bdr Walk-Up		X	\$	-
2 - Bdr elevator		X	\$	-
3 - Bdr Detached and Semi detached		X	\$	-
3 - Bdr Row Dwelling		X	\$	-
3 - Bdr Walk-Up		X	\$	-
3 - Bdr Elevator		X	\$	-
4 - Bdr Detached and Semi detached		X	\$	-
4 - Bdr Row Dwelling		X	\$	-
4 - Bdr Walk-Up		X	\$	-
4 - Bdr Elevator		X	\$	-
5 - Bdr Detached and Semi detached		X	\$	-
5 - Bdr Row Dwelling		X	\$	-
5 - Bdr Walk-Up		X	\$	-
5 - Bdr Elevator		X	\$	-
6 - Bdr Detached and Semi detached		X	\$	-
6 - Bdr Row Dwelling		X	\$	-
6 - Bdr Walk-Up		X	\$	-
6 - Bdr Elevator		X	\$	-
Total Units	0			\$ -

3. Estimated Cost of Rehabilitation

Attach a document showing rehabilitation needs by line item and dollar amount

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

#DIV/0!

Instructions Form HUD-52860-B

Refer to SAC website at www.hud.gov/sac for more information

PHAs proposing to demolish or dispose of public housing developments based on physical obsolescence under 24 CFR part 970 must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification is cost-effective to return the development to their useful life.

Item 1: Insert the number of the PIH Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the PIH Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the SAC application submission date. Insert the name of the nearest locality to the proposed developments.

Item 2: TDC Calculation: Complete the TDC calculation for the proposed developments.

Item 3: Rehabilitation Calculation: Attach an excel document showing rehabilitation needs by line item and dollar amount for the proposed developments in accordance with 24 CFR 970.15 and PIH Notice 2021-07 (or any replacement notice). Soft costs associated with the rehabilitation (e.g. construction contingency, architectural/engineer's design and construction monitoring fees; profit & overhead fees for specialty sub-contractor; general condition fees; and PHA administrative costs) should all be listed as separate line items. Certain costs may require additional third-party documentation.

In accordance with 24 CFR 905.314(g), PHAs are permitted to rehabilitate and address the capital needs of projects provided the rehabilitation costs do not exceed 90% of total development cost TDC. Accordingly, per 24 CFR 970.15(b)(2), if a project's rehabilitation costs are **between 57.14% (or 62.5% if elevator)** and 90% of TDC, the PHA may either voluntarily pursue a demolition or disposition action for the project or may rehabilitate the project with Capital Funds. However, if rehabilitation costs for a project exceed 90% of TDC, the PHA's only choice is to pursue a demolition or disposition or use funds other than Capital Funds to address the project's capital needs.

Region 1

Region 2

Region 3

Region 4

Region 5

Region 6

Connecticut	Bridgeport
	Hartford
	Meriden
	New Britain
	New Haven
	New London
	Stamford
	Waterbury
	Augusta
	Bangor
Maine	Lewiston
	Portland
	Waterville
...	

Region 7 Region 8 Region 9 Region 10