

DEMOLITION/DISPOSITION

REMOVING PROPERTY FROM
INVENTORY

SPECIAL APPLICATIONS CENTER

- LOCATED IN CHICAGO
- CAN FILE ON LINE
- DEMOLISH, DISPOSE, DEMOLISH THEN DISPOSE

DIMINIMIS RULE

- IN ANY FIVE YEAR PERIOD, HA MAY DEMOLISH 5% OF HOUSING STOCK OR FIVE UNITS, WHICHEVER IS LESS, WITHOUT HUD APPROVAL

IMPORTANT CITES

- 24 CFR 970
- HUD NOTICE 2005-32
- HUD FORM 52860
- WWW.HUD.GOV/OFFICES/PIH/CENTERS/SAC/

THE TEST

- OBSOLETE AS TO PHYSICAL CONDITION, LOCATION OR OTHER FACTORS MAKING IT UNSUITABLE FOR HOUSING PURPOSES
- NO REASONABLE PROGRAM OF MODIFICATIONS IS COST EFFECTIVE TO RETURN THE PROJECT OR PORTION OF THE PROJECT TO USEFUL LIFE

DENSITY REDUCTION

- REMOVING UNITS WILL HELP TO ENSURE THE VIABILITY OF THE REMAINING PORTION OF THE PROJECT.
- MAY NOT BE USED FOR SCATTERED SITES OR TOTAL DEMOLITION

REMOVAL FOR MIXED FINANCE

- THE PHA HAS DETERMINED THE DISPOSITION TO BE APPROPRIATE FOR REASONS THAT ARE
 - IN THE BEST INTEREST OF THE RESIDENTS AND THE PHA
 - CONSISTENT WITH THE GOALS OF THE PHA AND THE PHA PLAN
 - OTHERWISE CONSISTENT WITH REGS

PHA PLAN

- HAS TO BE INCLUDED IN THE PHA PLAN
- PLAN APPROVED BY HUD

RESIDENT CONSULTATION

- IN ADDITION TO PHA PLAN
 - RESIDENTS INVOLVED
 - GROUP OF RESIDENTS REPRESENTING ALL RESIDENTS
 - RESIDENT ADVISORY BOARD

OTHER ISSUES

- LOCAL GOVERNMENT CONSULTATION
- ENVIRONMENTAL REVIEW
- OFFER TO SELL TO THE GROUP REPRESENTING RESIDENTS

SUBMISSION AND PROCESSING

- ELECTRONICALLY THROUGH THE PIC DEMO/DISPO MODULE
- LOCAL FIELD OFFICE CONSULTED
- PROCESSING TIME: 100 BUSINESS DAYS
- PROCESSED IN ORDER

ONCE OFF LINE

- FUNDING CAN STOP
- TIMING IS KEY