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Ann O'Rourke (MWK785)

PIC Main

Development

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List Form HUD-52860 Supporting Documents Quality Checklist Submission

Field Office HA: **WA004 Peninsula HA**
 Application: **DDA0007385**
Application Status
 Application Type: **Demolition/Disposition** Processor: **SAC-Chicago**
 Application Status: **Submitted** Status: **04/05/2016**
 Date:

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.

1. Housing Authority: **WA004 Peninsula HA** 2. Date of Application: **05/05/2016**

3. Address: **2603 S FRANCIS Street**
 City/Locality: **PORT ANGELES**
 State: **Washington** Zip Code: **98362-6710**
 4. Phone No: **(360) 452 - 7631** Ext. **0** Fax No: **(360) 457 - 7001**
 Email Address: **kkassinger@peninsulapha.org**

5. Executive Director's Name: **Kay Kassinger**
 Phone No: **(360) 452 - 7631** Ext. **21** Fax No: **(360) 457 - 7001**
 Email Address: **kkassinger@peninsulapha.org**

6. Primary Contact's Name: **Annie O'Rourke**
 Phone No: **(360) 452 - 7631** Ext. **41** Fax No: **(360) 457 - 7001**
 Email Address: **aorourke@peninsulapha.org**

* Designates a required field.

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Date:

Section 2: Long-Term Possible Impact of Proposed Action

Enter the total number of units proposed for removal **27**

1. Performance Funding Subsidy (PFS)

In FY **2015** , this HA received \$ **2372.01** per unit in PFS funds.

The HA realizes that after this activity takes place, PFS will decrease by \$ **64044.3** / year.

2. Capital Fund Program

In FY **2015** , this HA received \$ **1955.68** per unit in Capital funds.

The HA realizes that after this activity takes place, Capital funding will decrease by \$ **52803.36** / year.

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Application Status: **Submitted**

Status Date: **04/05/2016**

Section 3: Board Resolution, Environmental Review, and Local Government Consultation

1. Board Resolution Number
PHA2016-08

2. Date of Board Resolution
04/20/2016

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 Port Angeles

4. Jurisdictions covered by the HA (list all cities, counties, etc.):

Forks Sequim Pt Angeles & Townsend Clallam & Jefferson

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

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Field Office HA: **WA004 Peninsula HA**
 Application: **DDA0007385**
 Development: **WA004000001 MOUNT ANGELES VIEW**
Application Status
 Application Type: **Demolition/Disposition Processor: SAC-Chicago**
 Application Status: **Submitted** Status Date: **04/05/2016**

Section 4: Description of Property

- MOUNT ANGELES VIEW** 2. Development Number: **WA004000001**
 1. Development Name: **MOUNT ANGELES VIEW**
 3. Date of Full Availability: **1/26/1954** 4. No. of Residential Buildings: **49**
 5. No. of Non-Residential Buildings: **0** 6. Date Constructed:
 7. Scattered Site: **N**
 8. Single Family Houses: Duplexes:
 3-Plexes: 4-Plexes:
 Other:
 9. Row House: **8** Walk-Up: **34**
 High Rise: **0**
 10. Total Acres of the Development: **16.35**

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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 | 6 | 0 | 0 | 0 | 6 | 0 | 6 |
| 2 Bdrms | 38 | 0 | 0 | 0 | 38 | 5 | 33 |
| 3 Bdrms | 40 | 0 | 8 | 0 | 48 | 1 | 47 |
| 4 or more Bdrms | 8 | 0 | 0 | 0 | 8 | 0 | 8 |
| Total | 92 | 0 | 8 | 0 | 100 | 6 | 94 |

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Section 5: Description of Proposed Removal Action

1. Proposed Action By Building Type

Available Buildings for Demo/Dispo : (Building Number\Building Number Entrance\Address Line1 Text)

- 12\1\2319 SOUTH FRANCIS
- 13\1\2401 South Francis Street
- 15\1\2407 South Francis Street
- 17\1\2413 South Francis Street
- 19\1\2419 South Francis Street
- 20\1\2501 South Francis Street
- 21\1\712 Whidby Avenue
- 23\1\708 East Whidby Ave
- 23\2\710 Whidby Avenue
- 25\1\704 E Whidby Ave
- 25\2\706 Whidby Avenue
- B_0002\1\2602 South Francis Street

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

- 1 \1 \2315 South Eunice Street / 2016
- 10 \1 \2307 South Francis Street / 2016
- 11 \1 \2313 South Francis Street / 2016
- 14 \1 \2402 South Francis / 2016

Proposed Buildings for Disposition : Building Number\Building Number Entrance\Address Line1 Text

Empty text box for proposed buildings for disposition.

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): 12\1\2319 SOUTH FRANCIS [Select]

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

Available Units for Demo/Dispo : (Unit Number\Unit Designation\Bedroom Count)

- 16\Non-Dwelling\Bedroom3

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

Empty text box for proposed units for demolition.

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

Empty text box for proposed units for disposition.

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: 2016

Number of Acres : 5.74

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
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:

\$

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 \$ - Debt \$ - Cost & Fees \$ = 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) \$ **295,181.00**

(b) Indicate the source of funds:

- Operating Funds for FY
 CFP Funds for FY **2015**
 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) **150**
-

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Section 6: Relocation

1. Occupied units:

a. Of the **27** units proposed for removal, **26** 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 **92** total units in the development, **65** units will remain after removal.

c. Of the **65** units that will remain after removal, **62** 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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Application Status: **Submitted**

Status
Date: **04/05/2016**

Section 7: Resident Consultation

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

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

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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Section 8: Offer of Sale

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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Section 9: Certification of Compliance

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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PENINSULA HOUSING AUTHORITY

Serving Clallam and Jefferson Counties

AMENDED RESOLUTION #PHA-2016-08

at the Regular Meeting of the Authority on
April 20, 2016

The following resolution was introduced by Commissioner Weed, read in full and considered:

Be it resolved by the Peninsula Housing Authority, in Regular Session assembled this 20th day of April 2016 that the Board of Commissioners of the Peninsula Housing Authority hereby expresses its support of the request to demolish twenty seven (27) and dispose of thirty three (33) public housing units in Mt. Angeles View with its accompanying relocation and development proposal; and

Be it further resolved, that Executive Director Kassinger is authorized to execute documents and provide certifications and submit to HUD for approval a development proposal and request to demolish and dispose:

| Building | Unit | Building | Unit | Building | Unit | Building | Unit |
|----------|------|----------|------|----------|------|----------|------|
| 1 | 1 | 6 | 8 | 16 | 22 | 27 | 37 |
| 2 | 2 | 6 | 10 | 16 | 24 | 28 | 38 |
| 3 D | 3 | 7 D | 11 | 18 | 27 | 28 | 39 |
| 3 D | 5 | 8 D | 12 | 22 | 29 | 29 | 40 |
| 4 | 4 | 9 | 13 | 22 | 31 | B_0001 | 57 |
| 4 | 6 | 10 | 14 | 24 | 33 | B_0001 | 58 |
| 5 D | 7 | 11 | 15 | 24 | 35 | B_0006 | 59 |
| 5 D | 9 | 14 | 18 | 26 | 36 | B_0006 | 60 |
| | | 14 | 20 | | | | |

in HUD project WA004000001

D – Dispose only. Demolition approved via DDA5539

Remaining buildings - Demolish and Dispose

Commissioner Flodstrom moved that the foregoing Resolution be adopted as introduced, read and amended, which motion was seconded by Commissioner Tinker and upon roll call vote the "Yeas" and "Nays" were as follows:

YEAS

- Dave Flodstrom
- Norma Turner
- Kay Koelsch
- Terry Weed
- David Rymph
- Pat Teal

NAYS

ABSENT/EXCUSED

- Sam Shusterman

Be it further resolved that this resolution be made a part of the minutes of the Regular Meeting of the Commissioners of the Authority held on April 20, 2016.

The Chair thereupon declared the said motion carried and the said resolution adopted.

ATTEST

Secretary

SEAL

Board Chair



AMENDED RESOLUTION #PHA-2016-08
DATE: April 20, 2016



RECEIVED MAR 04 2014



U.S. Department of Housing and Urban Development

Seattle Regional Office
Seattle Federal Office Building
Office of Public Housing
909 First Avenue, Suite 360
Seattle, WA 98104-1000

March 3, 2014

Kay Kassinger, Acting Executive Director
Housing Authority of Peninsula
2603 South Francis Street
Port Angeles, WA 98362

Dear Ms. Kassinger:

Subject: Authority to Use Grant Funds (Mt. Angeles View Revitalization)

Our office has completed a review of Form HUD-7015.15, Request for Release of Funds (RROF) and Certification submitted to this office on February 14, 2014 in relation to the demolition and revitalization of the Mt. Angeles View public housing development located in the city of Port Angeles, Washington.

The RROF was submitted in conjunction with a Finding of No Significant Impact (FONSI) determination by the City of Port Angeles, Community and Economic Development as the Responsible Entity for the United States Department of Housing and Urban Development (HUD). The review meets all criteria as referenced in Title 24 Code of Federal Regulations, Subpart H, Parts 58.71 and 58.72.

Please note that a copy of the RROF and a signed copy of the Form HUD-7015.16, Authority to Use Grant Funds, are provided as enclosures. Please retain both forms in your environmental review record.

The Housing Authority of Peninsula must adhere to all current and future monitoring and mitigation requirements set forth by the Responsible Entity and contained within the Environmental Review Record.

Should you have any further questions please contact Ryan Mielcarek, Facilities Management Specialist, at (206) 220-6205, or by email at Ryan.E.Mielcarek@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Harlan L. Stewart".

Harlan L. Stewart
Director
Office of Public Housing

RECEIVED MAR 04 2014

2

CC:

Nathan A. West, Director
Community and Economic Development
City of Port Angeles
P.O. Box 1150
Port Angeles, WA 98362

Enclosures:

Form HUD-7015.15

Form HUD-7015.16