



# Helpful Resources & Document Library

Find the information you need related to the repositioning of public housing with the Special Applications Center



## SAC REPOSITIONING OPTIONS



[Demolition/Disposition \(Section 18\)](#)



[De Minimis Demolition \(Section 18\)](#)



[Required Conversion \(Section 33\)](#)



[Blends RAD / Section 18 Blends](#)



[Eminent Domain \(Section 18\)](#)



[Voluntary Conversion \(Section 22\)](#)



[Homeownership \(Section 32\)](#)













[Retentions \(Part 200\)](#)



[Streamlined Voluntary Conversion \(Section 22\)](#)



# CHECKLISTS & ORDER OF OPERATIONS

 De Minimis Checklist	 De Minimis Order of Operations	 Eminent Domain Checklist
 Homeownership Checklist	 Retentions Part 200 Checklist	 Required Conversion Checklist
 Voluntary Conversion Checklist	 <a href="#">Section 18 Application Checklist</a>	 <a href="#">SVC Order of Operations</a>
 RAD/Section 18 Blend Checklist		

# REQUIRED FORMS

Proposed Removal Action	<u>All Required HUD Forms &amp; Addendums</u> >	Requirement Notes
Inventory Removal Application	HUD-52860 ( <a href="#">.pdf</a> ) ( <a href="#">.doc</a> )	Required for all SAC applications
Section 18 Demolition and/or Disposition Application	HUD-52860-A ( <a href="#">.pdf</a> ) ( <a href="#">.doc</a> )	Required for all disposition and/or demolition applications
Section 18 Demolition and/or Disposition application based on Physical Obsolescence*	HUD-52860-B ( <a href="#">.pdf</a> ) ( <a href="#">.xls</a> )	This form includes Section 18 Total Development Cost (TDC) and Rehab Cost Estimate Addendum, required for all removals under physical obsolscence
Section 32 Homeownership Application	HUD-52860-C ( <a href="#">.pdf</a> ) ( <a href="#">.doc</a> )	Required for all Homeownership applications
Section 33 Required Conversion Application	HUD-52860-D ( <a href="#">.pdf</a> ) ( <a href="#">.doc</a> )	Required for all Conversion applications
Section 22 Voluntary Conversion Application	HUD-52860-E ( <a href="#">.pdf</a> ) ( <a href="#">.doc</a> )	Required for all Voluntary Conversion
Eminent Domain Application	HUD-52860-F ( <a href="#">.pdf</a> ) ( <a href="#">.doc</a> )	Required for Eminent Domain** applications
Part 200 Retention Application	HUD-52860-G ( <a href="#">.pdf</a> ) ( <a href="#">.doc</a> )	Required for all Retentions under 2 CFR 200.311
Notification of Future ACC Development / Public Housing Closeout	HUD-5837 ( <a href="#">.pdf</a> )	Required for the removal of all remaining public housing units and future ACC unit development

# REQUIRED TOOLS

Proposed Removal Action	HUD Tool	Notes
Section 33 Conversion or Section 22 Conversion*	<a href="#">Cost Comparison Spreadsheet (MS-Excel) (conversions)</a>	Spreadsheet to assist in the cost comparison of Public Housing vs. HCV for all Conversion applications (not SVC).
Section 18 Disposition and/or Demolition application based on Physical Obsolescence	Total Development Cost (TDC) Limits ( <a href="#">2021</a> ) ( <a href="#">2020</a> ) ( <a href="#">2019</a> ) ( <a href="#">2018</a> ) ( <a href="#">2017</a> ) ( <a href="#">2016</a> ) ( <a href="#">2015</a> )	The 0-3 Year Rehab Cost Estimate year must match the same year of the TDC used. HUD TDC charts are for dwelling units with 0-6 bedrooms and TDC varies by locality (i.e., nearest City) and structure type (i.e., detached/semi-detached, row house, walkup, elevator).
Section 32 Homeownership Helpful Tools	<ul style="list-style-type: none"><li>• <a href="#">Section 32 Desk Guide</a></li><li>• <a href="#">Sample Homeownership Term Sheet</a></li><li>• <a href="#">Appendix 1: Completeness Review Checklist</a></li><li>• <a href="#">Appendix 2: Definitions of Terms</a></li><li>• <a href="#">Appendix 3: Sources and Uses Budget Instructions and Definitions</a></li><li>• <a href="#">Appendix 4: Sources and Uses Budget Tool</a></li><li>• <a href="#">Appendix 5: Feasibility Tool Instructions</a></li><li>• <a href="#">Appendix 6: Feasibility Tool</a></li><li>• <a href="#">Appendix 7: Attorney's Certification</a></li><li>• <a href="#">Monitoring Review Checklist</a></li></ul>	Tools to put together a Homeownership Plan and Section 32 application

# REPOSITIONING RESOURCES

## Guides to Repositioning

[Guide for Medium/Large PHAs](#) (251+ public housing units)

[Guide for Small PHAs](#) (51 - 250 public housing units)

[Guide for Very Small PHAs](#) (50 or fewer public housing units)

## Handouts

[Guidance for Housing Finance Agencies \(HFA's\) and PHA's Ground Leases and Purchase Options to establish LIHTC Site Control](#)

[Public Housing Closeout FAQs \(March 2022\)](#)

[Repositioning Options: Summary of Key Characteristics](#) This chart compares the key program characteristics of each main repositioning option, from eligibility for TPVs to impact on Faircloth

[Choice Neighborhoods: Repositioning & Beyond](#) This document provides information about developing mixed-income housing through Choice Neighborhoods grants

[Common Repositioning Financing Sources](#) This document provides a list of common financing sources that PHAs may want to consider when conducting rehabilitation or new development

<a href="#">Community Supportive Services (CSS) Programs and Repositioning</a>	This chart provides information about the impact various repositioning strategies have on CSS programs and participants
<a href="#">DDTF and ARF Summary</a>	This chart explains some of the key elements of Demolition Disposition Transition Fees (DDTF) and Asset Repositioning Fees (ARF)
<a href="#">Energy Performance Contracts (EPC) and SAC Application</a>	This document provides information about requirements related to EPC debt when PHAs propose to remove units from the public housing inventory through SAC applications (i.e., demolition, disposition, voluntary conversion)
<a href="#">Determining Capital Needs</a>	This document is intended to help PHA understand the differences between a RAD Capital Needs Assessment and a Section 18 Physical Needs Assessment
<a href="#">Environmental Reviews for Non-RAD Repositioning</a>	An introduction to the environmental review requirements for non-RAD repositioning
<a href="#">Establishing an Owner Entity</a>	This document provides information on establishing a separate legal entity (owner entity) to further a PHA’s repositioning goals
<a href="#">Faircloth FAQs</a>	This document provides answers to frequently asked questions regarding PHA’s Faircloth Limit
<a href="#">How PHAs Can Leverage Partnerships with Housing Finance Agencies</a>	This memo encourages PHAs to engage with their state HFAs
<a href="#">Pensions and Administrative Considerations</a>	This document provides tips for PHAs to consider when analyzing their pension and administrative costs as part of their repositioning strategy
<a href="#">Repositioning and Public Housing Funds</a>	This document provides answers to frequently asked questions regarding the use of Public Housing Funds for repositioning
<a href="#">Repositioning for Residents</a>	This document provides answers to frequently asked questions that Public Housing residents may have regarding repositioning

# QUICKLY FIND

## What’s New

- Information for Public Housing Residents
- Repositioning Public Housing
  - Repositioning Options Chart
- SAC Repositioning Options
  - Conversions
  - Casualty Loss / Natural Disaster
  - De Minimis
  - Demolition/Disposition
  - Eminent Domain
  - Homeownership
  - RAD/Section 18 Blends
  - Retentions
- HUD Notices

## Required Forms & Tools

- 52860 Forms
- Cost Comparison Spreadsheet for Conversions
- TDC Limits Chart (Obsolescence)
- Helpful Resources & Document Library
  - Acronyms and Key Terms
  - Environmental Reviews
  - Frequently Asked Questions
  - Section 18 Application Checklist
  - Webinars & Trainings
- IMS/PIC Inventory Removals
  - IMS/PIC Inventory Removal User Manuals

## About SAC

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