

Exhibit A



OFFICE OF PUBLIC HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

January 20, 2017

Ms. Adrienne Todman
Executive Director
District of Columbia Housing Authority
1133 North Capital Street N.E.
Washington DC 20002

Dear Ms. Todman:

The U.S. Department of Housing and Urban Development's (Department) Special Applications Center (SAC) has reviewed the District of Columbia Housing Authority's (DCHA) application for the demolition of 67 dwelling buildings containing 454 dwelling units and disposition of 26.58 acres of land at Barry Farms Dwellings, DC001003090. The SAC received the original application DDA0006740 on September 2, 2015, via the Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) system. The SAC, via a conference call and electronic mail on April 7, 2016, and through electronic mail on April 15, 2016, requested that DCHA forward additional information to the SAC or pertinent parties, to complete the application review. The DCHA resubmitted their revised application on November 7, 2016. Supplemental information was received through January 19, 2017.

Office of Public Housing and Fair Housing and Equal Opportunity Certification

The Department of Housing and Community Development certified their Environmental Review (ER) assessment was in accordance with 24 CFR part 58 on June 2, 2015. The recipient submitted a Request for Release of Funds (RROF), HUD form 7015.15 on June 15, 2015. The RROF was authorized by the HUD Washington D.C. Program Center Office of Public Housing (OPH) on June 15, 2015. On December 29, 2015, the District of Columbia Fair Housing and Equal Opportunity (FHEO), Program and Compliance Branch, recommended the demolition and disposition approval. The FHEO indicated in a memo dated December 8, 2016, that it was satisfied with the supplemental information the DCHA provided.

Under 24 CFR 970.7(a)(1), in order for a demolition or disposition application to be approved after November 24, 2006, the effective date of this regulation, a Public Housing Agency (PHA) must provide a certification that the PHA has described the demolition or disposition in the PHA Annual Plan and timetable under 24 CFR part 903, and that the description in the PHA Annual Plan is identical to the application submitted pursuant to this part and otherwise complies with Section 18 of the Act (42 U.S.C. 1437p) and this part. The HUD Moving to Work (MTW) office approved the MTW Plan on July 23, 2014, which includes a description of the proposed disposition action at the development.

Development History and Description and Proposed Removal Action

The DCHA has received the following Inventory Removal approvals at the development:

PIC Application	Removal Type	Number of Units Approved	Number of Acres Approved	Date of Approval
DDA0005191	Disposition	-	0.50	September 30, 2013

The DCHA is proposing the demolition of 67 dwelling buildings containing 454 dwelling units and disposition of 26.58 acres of land at Barry Farms Dwellings, DC001003090. Details of the proposed disposition are as follows:

Barry Farms Dwellings, DC001003090							
DOFA: 6/23/1943							
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4-BR	6-BR	Total
Existing Units	10*	4	212	179	39	10	454
Proposed Units	10*	4	212	179	39	10	454
Number of Dwelling Buildings Existing							67
Number of Dwelling Buildings Proposed							67
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments							8,616
Existing Land				34 Acres			
Proposed Land				26.58 Acres			
Buildings per PIC:							
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 68							

* Includes 10 merged units. Therefore, total final units will be (454-10) = 444.

Demolition and Disposition Justification, Valuation, Method of Sale and Use of Proceeds

The DCHA proposed the demolition based on 24 CFR 970.15 and the disposition based on 24 CFR 970.17(c), and has certified that the buildings proposed for demolition are obsolete as to physical condition, location, or other factors, making them unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return them to useful life. The DCHA proposed the demolition of 67 dwelling buildings containing 454 dwelling units and disposition of 26.58 acres of land at Barry Farms Dwellings, DC001003090.

The Barry Farm Dwellings are part of an aging and substantially deteriorating housing stock. A Physical Needs Assessment (PNA) performed in 2015 found that key building systems of the residential buildings, including exterior walls and roofs, window, doors, mechanical and electrical systems, plumbing and gas furnaces are in extremely poor condition and require immediate replacement. Moreover, there is no central fire alarm system, sprinkler system, or emergency lighting. Erosion and storm water issues plague the site, and cause unstable sidewalks and flooding of basements. Additionally, the PNA concluded that most of the communities' windows would require replacement immediately, and several interior stairs and flooring were found to be structurally unsound. In 2013, Barry Farm generated 3,829 work

orders, far greater amount as compared to the PHA's other sites. The Total Development Cost (TDC) limit for the units proposed for disposition is calculated below. The Department used the TDC applicable at the time of submission of this disposition application.

TDC per Notice PIH-2011-38; Year: 2016			
Type of Structure: Walk-up/Row Area: Washington D.C.			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
0-BR	*10	\$143,984	0
1-BR	4	\$188,949	755,796
2-BR	200	\$229,996	45,999,200
2-BR	12	\$208,928	2,507,136
3-BR	179	\$283,061	50,667,919
4-BR	39	\$336,252	13,113,828
6-BR	10	\$402,612	\$4,026,120
TOTAL	444		\$117,069,999

* Includes 10 merged units. Therefore, total final units will be (454-10) 444.

The DCHA provided an estimate of itemized rehabilitation costs, based upon the existing conditions of the units, which is included in Exhibit - B at the end of this document. SAC made some adjustments to the items and amounts included and corrected the Total Development Cost limits from \$112,906,101 to \$117,069,999 which are also shown on Exhibit - A. The DCHA estimated a total of \$86,762,855 in rehabilitation costs. After the SAC adjustments, rehabilitation is estimated to cost \$67,210,294.36, which is 57.41% of the TDC limit.

The proposed demolition is estimated to cost \$6 million. The District of Columbia government has committed to providing funds to cover the cost of demolition of the site. No PHA funds will be used for demolition related activities.

Once the property is demolished, the DCHA proposes disposition via a 99-year ground lease to Barry Farms Redevelopment Associates, LLC for \$16,685,000. The DCHA submitted an appraisal with the application. The Morris E. James, A.S.A, an independent appraiser, determined the Fair Market Value (FMV) to be \$16,685,000, as of June 21, 2015. The DCHA will finance the acquiring entity with a \$16,685,000 note. The note will be repaid from project net cash flow, so, once each phase of the project is up and operating, DCHA will receive 50% of the net available cash flow. The Department considers this transaction a below fair market value transaction. The Department allows disposition of property for less than FMV (where permitted by law), if the activity provides commensurate public benefits to the community, the PHA or the federal government. The disposition will allow the DCHA and its development team to construct up to 1,400 residential units. Of the 1,400 units, 344 will be replacement public housing units. The remaining units will be mixed tenure (rental and homeownership) and mixed income at pricing points targeted to households earning 60% of the Area Median Income (AMI) and below, and market rate households. The plan not only rebuilds the existing Barry Farm Dwellings community, but seeks to inject economic diversity into the community by delivering a mix of incomes. The redevelopment is part of the District of Columbia's New Communities Initiative (NCI), a public - private partnership to revitalize neighborhoods with severely distressed subsidized housing and deconcentrate poverty. DCHA successfully obtained a \$300,000 from HUD (Choice Planning Grant FY 2012) and an additional \$300,000 from Deputy Mayor for

Planning and Economic Development (DMPED) in planning grant funding. The primary financing for the project will be debt, 4% tax credit equity and gap financing from the District of Columbia. The DCHA proposes to use the disposition proceeds from the repayment of the seller note for DCHA Section 8 and Section 9 purposes. The Department concurs with the DCHA's determination that the buildings are obsolete in accordance with 24 CFR 970.15 and the disposition is pursuant to 24 CFR 970.17(c). The HUD Office of Public Housing Investments (OPHI) concurred with the disposition request.

Relocation

When the application was developed and transmitted to the Department, 205 units proposed for disposition were occupied. The DCHA has submitted a certification regarding relocation as required by 24 CFR 970.21(e)(f). The DCHA estimated the relocation cost for the remaining residents to be \$2,048,449.00, which includes moving expenses and counseling and advisory services. The District of Columbia has committed to providing funding for relocation activities. The housing resources offered will be housing choice vouchers and other public housing units.

Resident Consultation

1. Project Specific Resident Organization: Barry Farm Resident Council (BFRC)
2. PHA-wide Resident Organization: Citywide Advisory Board (CAB)
3. Resident Advisory Board (RAB) in accordance with 24 CFR 903.13: RAB

24 CFR 970.9(a) requires that an application for disposition be developed in consultation with residents who will be affected by the proposed action, any resident organizations for the development, PHA-wide resident organizations that will be affected by the disposition, and the Resident Advisory Board (RAB). The PHA must also submit copies of any written comments submitted to the PHA and any evaluation that the PHA has made of the comments.

The DCHA met with the BFRC, CAB and RAB on September 10, 2014 and June 24, 2015, to discuss plans to demolish and dispose of Barry Farm Dwellings. The residents were advised that the buildings and units are obsolete. The residents were also told that the relocation of the residents of Barry Farm will be completed over a period of 18 months. The DCHA provided sign-in sheets from the September 10, 2014 and June 24, 2015 meetings.

Offer for Sale to the Resident Organization

24 CFR 970.9(b) (1) of the regulation requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR part 964, or to a nonprofit organization acting on behalf of the residents, if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. The DCHA has chosen not to provide an opportunity based on the exception found in 24 CFR 970.9(b) (3)(ii) "A 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 under 24 CFR part 905 subpart F, or other types of low-income housing).” The Department concurs with the DCHA’s determination that it has complied with the requirements of 24 CFR 970.9.

Mayor/Local Government Consultation and Board Resolution

As required by 24 CFR 970.7(a) (14), the application package includes a letter of support from the Honorable Muriel Bowser, Mayor of the District of Columbia, dated July 7, 2015. As required by 24 CFR 970.7(a) (13), the DCHA’s Board of Commissioners approved the submission of the demolition and disposition application for the proposed property on July 8, 2015, via Resolution Number 15-21. The last resident consultation was on June 24, 2015.

Approval

The Department has reviewed the application and finds it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR part 970, including requirements related to resident consultation, relocation and opportunity to purchase the property by the resident organization. Based upon the review, the Department finds that the requirements of 24 CFR part 970 and Section 18 of the Act have been met, the proposed disposition, as described in the application and identified below, is hereby approved.

Barry Farms Dwellings, DC001003090				
Approved for Disposition: Buildings: 67, Units: 454, Acres: 26.58				
Total Units to be Redeveloped 1400	Less than 80% of Area Median Income			
	ACC	Non-ACC	PBV	Market Rate
Rental	344	380	0	266
For Sale	-	160	0	250
Acquiring Entity (Rental/Sale Units)	Barry Farms Redevelopment Associates LLC			
Disposition Method	Negotiated lease at less than Fair Market Value			
Lease Price	99-Year Ground Lease for \$16,685,000 (Seller Note to be repaid out of 50 Percent of available cash flow)			
Sale Price	Negotiated Land Note base on \$16,685 million appraised value.			
Purpose	Development of Mixed-Income Housing			

Conditions

The HUD Washington DC PC OPH, with concurrence from the HUD Office of the General Counsel (OGC) and Office of Public Housing Investments (OPHI) or their designees, if required, must approve all acquiring entities, terms and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DOT), disposition approval and release of the DOT does not circumvent or supersede those obligations.

Notwithstanding this approval, the DCHA shall not enter into any long-term ground lease

or deed of sale for this disposition without the Department's prior written approval of the evidentiary submission for a mixed-finance transaction as set forth in 24 CFR part 905, Subpart F. All of the evidentiary documents required to be submitted to HUD pursuant to 24 CFR part 905, Subpart F must be reviewed and approved by HUD prior to any formal disposition action (deed or ground lease execution). The DCHA should work with the Department's Office of Public Housing Investments (OPHI) and the HUD Washington DC PC OPH to facilitate the completion of this process.

Pursuant to the Mixed Finance Annual Contributions Contract (ACC) Amendment, Declaration of Restrictive Covenants (DORC), ground lease/transfer deed, and/or other mixed finance documents, the new mixed finance project shall be subject to a use restriction ensuring the property is developed and used as 344 public housing, 380 units affordable at incomes at or below 60 percent of AMI and for a period required by those documents, but in no event shall such a period be less than 30 years as stipulated below. The transfer deed/ground lease (or memorandum of ground lease) and DORC shall be recorded in the order approved by the Department pursuant to the mixed finance process.

The approval requires that the disposition documents include a clause stipulating that if Barry Farms Redevelopment Associates, LLC fails to develop and operate the property as approved, the lease will terminate. The termination clause in the lease is subject to the review and approval of the HUD Washington DC PC OPH.

These use restrictions requiring that Barry Farms Redevelopment Associates, LLC develop and operate the properties as 344 public housing units for 40 years, and 380 units affordable at incomes at or below 80 percent of AMI for 30 years, must be enforced by use agreements, or other legal mechanisms as determined by the HUD Washington DC PC OPH. Such use restriction documents must be recorded in a first priority position against the properties, prior to any financing documents or other encumbrances, and remain in effect even in the event of default or foreclosure on the properties.

- The property shall be maintained for the approved use ("Use Restrictions") for a period of not less than 40 years for the ACC units and 30 years for the non-ACC units (or longer as required by the HUD Washington DC PC OPH ("Use Period") from the date the use first commences;
- Use Restrictions shall be in a first priority position against the property (e.g. prior to any financing documents or other encumbrances) during the Use Period;
- The Barry Farms Redevelopment Associates, LLC shall maintain ownership and operation of the property during the Use Period. Barry Farms Redevelopment Associates, LLC shall not convey, sublease or transfer the property approved for this disposition without prior approval from the DCHA and the Department at any point during the period of Use Period;
- If Barry Farms Redevelopment Associates, LLC fails to develop and use the property as outlined in the Department's Approval Documents at any point during the Use Period, the ground lease shall terminate and all interests in the property shall automatically be vested in the DCHA. Accordingly, at all times during the Use Period, the DCHA retains a legal ownership interest in the property ("Possibility of Termination of Lease");

- If all property interests return to the DCHA during the Use Period, the DCHA shall immediately contact the Department to determine the future use of the property and any necessary legal documentation (e.g. a Declaration of Trust) that must be recorded against the property;
- The use restrictions shall be covenants that run with the land, and shall bind and inure to the benefit of the parties, their successors and assigns, and every party now or hereafter acquiring any right, title, or interest therein or in any part thereof;
- Certain involuntary transfers of the property, such as to a secured lender upon default under the security documents, or pursuant to foreclosure, may occur, with the use restrictions surviving the transfer. Any subsequent transfers shall require prior written approval from the DCHA and HUD; and
- The DCHA is responsible for monitoring and enforcing these use restrictions during the period they are in effect.

The DCHA may realize project net cash flow proceeds and may only expend the funds on authorized uses under Section 18 of the U.S. Housing Act of 1937. The agency states that the disposition proceeds derived from the repayment of the seller note will be used for DCHA Section 8 and Section 9 purposes. Please note, the DCHA must first repay the CFFP proceeds used on the project from the net proceeds of the disposition, if any. However, the use of disposition proceeds from the seller note repayment is not approved at this time. Prior to obligation and/or use of disposition proceeds (gross or net); DCHA must obtain written approval from the HUD Washington DC PC OPH, with concurrence from the Office of the General Counsel (OGC). The proceeds must be held by DCHA in an account subject to an escrow agreement and/or HUD depository agreement, if required by the HUD Washington DC PC OPH.

FHEO recommends that DCHA update its Needs Assessment, or conduct a new Needs Assessment, to determine the needs for accessible housing. FHEO also recommends that the Needs Assessment include the need for units with a larger number of bedrooms. FHEO strongly emphasizes the need to include the number of bedroom size because the District's 2012 Analysis of Impediments identifies the lack of rental units with more than 3 bedrooms as an impediment for larger families, which tend to be a greater percentage of minority families.

Other Requirements

The Department reminds the DCHA that pursuant to 24 CFR 970.21(c)(2), if any of the following types of federal financial assistance is used in connection with the disposition of public housing, the project is subject to section 104(d) of the Housing and Community Development Act of 1974, 42 U.S.C. 5304(d) (as amended), including the relocation payment provisions and the anti-displacement provisions, which require that comparable replacement dwellings be provided within the community for the same number of occupants as could have been housed in the occupied and vacant, occupiable low- and moderate-income units converted to another use:

- Community Development Block Grant (CDBG) program, 42 U.S.C. 5301 et seq. (including loan guarantees under section 108 of the Housing and Community Development Act of 1974, 42 U.S.C. 5308 et seq.); or

- HOME program, 42 U.S.C. 12701 et seq.

Please contact the HUD Washington DC PC OPH for additional guidance, if applicable.

Operating Subsidy

Please be aware that in accordance with 24 CFR 990.114, the demolition of these units will affect the DCHA's operating subsidy eligibility. Please contact your financial analyst at the HUD Washington DC PC OPH for additional guidance.

Tenant Protection Vouchers

In accordance with PIH Notice 2016-04, the DCHA may be eligible to receive Section 8 Housing Choice Voucher assistance in the form of Tenant Protection Voucher (TPVs) for this disposition approval. When the DCHA submitted the removal application, 257 of the units proposed for removal were occupied. The Department determined that the DCHA is eligible to receive a maximum of 257 TPVs for the occupied units in connection with this disposition.

Notice 2016-04 separates TPVs into two classes, Replacement Vouchers and Relocation Vouchers. In connection with this disposition, the DCHA intends to redevelop 344 public housing units, and 110 units would not be replaced as public housing units. Based on this, the DCHA may be eligible for maximum TPVs as follows:

Type of TPVs	Relocation TPVs	Replacement TPVs
Maximum TPV Award	257	-

Based on limited funding, during the fiscal year, the total number of TPVs that may be awarded in connection with applications under Section 18 is capped at the number of units that are occupied at the time the PHA submits a TPV application (HUD-52515) to HUD, after the date of the signed disposition approval. If the DCHA's plans change, and HUD approves a future amendment to this approval which allows for a different unit configuration, the DCHA's type of TPV award may be impacted.

Capital Fund Financing Program

As of December 12, 2016, the DCHA did have HUD approval of a Capital Fund Financing Program (CFFP) proposal. With this letter, the DCHA is receiving approval to demo/dispose 454 dwelling units at Barry Farms Dwellings DC001003900. By correspondence dated October 5, 2005, HUD approved a CFFP Proposal from DCHA that entailed financing totaling \$77,815,000. HUD and the DCHA entered into a Financing Amendment to the ACC as part of the above transaction. As part of this approval, DCHA has agreed to pay down their debt by redeeming outstanding bonds totaling approximately \$1.9 million. The DCHA is advised to continue to monitor its unit count and debt service level, and any impact that future approvals of applications to remove units from inventory might have. In addition, the DCHA must repay the CFFP proceeds used on the project from the net proceeds of the demolition/disposition, if

any. Finally, the DCHA is also advised to review its financing documents and seek confirmation from counsel that the demolition/disposition activity being approved by this letter is permitted pursuant to the legal documents for the above noted transaction.”

PIC and Monitoring - PHA

In accordance with 24 CFR 970.7(a)(4), the DCHA provided the following general timetable based on the number of days’ major actions will occur following approval of the application:

	Milestone	Number of Days after Approval
A	Begin relocation of residents	90
B	Complete relocation of residents	540
C	Execution of contract for removal (e.g. sales contract or demolition contract)	541
D	Actual Removal Action (e.g. demolition or sale closing)	542

Any modifications to or deviations for any reason from the general timetable must be reported in writing to the HUD Washington DC PC OPH within five business days and accompanied by an updated timetable.

In accordance with 24 CFR 970.35 of the regulation, your agency is required to inform the HUD Washington DC PC OPH of the status of the project (i.e., delays, actual disposition, modification requests or other problems). Within seven days of disposition completion, the DCHA must enter the “actual” dates of disposition, directly into the IMS/PIC data system, Inventory Removals sub-module for the HUD Washington DC PC OPH approval, using the following procedure:

- On the screen, select the appropriate "Development Number", then select "Add Transaction". On the next screen, select the appropriate "Application Number" from the drop-down menu. In the "Action/Closing Date" box, enter the removal date. If the properties in an application were removed on multiple dates, a separate transaction is needed for each action date. The remaining steps are as applicable.
- If removal is by buildings, use “Remove Residential Inventory By Building” section, select the appropriate buildings available in the "Complete Buildings Available" box and transfer them to the "Proposed Buildings" box.
- For removal of some units in a building, use “Remove Residential Inventory By Unit” section. In order to select the appropriate units available, use the drop-down "Select the building number" box which populates the "Units Available" box. Transfer the appropriate units to the "Proposed Units" box.
- For removal of land and non-dwelling buildings without PIC building numbers, use “Remove Non Residential Inventory” section. Fill in the number of acres and non-dwelling buildings without PIC building numbers.
- Save the information using the "Save" button. The status of this information is then displayed as "Draft."
 - DCHA supervisory staff submits the information to the DCHA Executive

Director, or the designated final reviewer at the DCHA, using the Submission sub tab. The status becomes "Submitted for Review".

- The DCHA Executive Director or designee uses the Review sub tab to reject the transaction, which places it in a "Rejected" status, or approves, which places it in a "Submitted for Approval" status.
- If the submission is rejected by HUD, the DCHA may modify the information by repeating the previous procedure. If the transaction is rejected, the status becomes "Rejected." If the HUD Washington DC PC OPH approves the transaction, the status in IMS/PIC permanently changes to "Removed from Inventory (RMI)".

When the disposition is completed in its entirety, please submit a report to the HUD Washington DC PC OPH confirming the action and certifying compliance with all applicable requirements. Auditable financial statements, expenditures and files for each transaction relative to the action must be maintained, available upon request and forwarded with the final report.

PIC and Monitoring – OPH

It is the Washington D.C. Program Center OPH's responsibility to monitor this activity based on its latest risk assessment. The Washington D.C. Program Center OPH must verify that the actual data is entered in IMS/PIC by the DCHA within seven days of disposition to ensure the Department is not overpaying operating subsidy and the Capital Fund formula data is correct. Since this action expects to realize project net cash flow proceeds, it is the HUD Washington D.C. Program Center OPH's responsibility to verify the funds were used as approved, and the DCHA's records are adequately documented to support this assertion.

When the PHA submits an Inventory Removal action in IMS/PIC, your Office will be notified seeking inventory removal approval via a PIC system generated email to your designated PIC coach or other person. Below is a sample notification email:

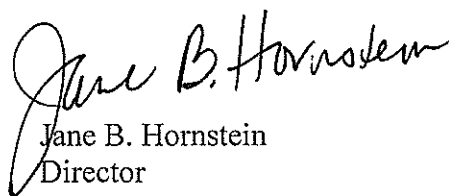
“Subject: Inventory Removal Submittal Notification (HA code)
Inventory removals have been submitted for approval by your office on [submission date] by [HA Code].”

When the above email is received, your Office is responsible for the review and approval or rejection of the PHA's Inventory Removal submission within seven days.

The HUD Washington D.C. Program Center OPH has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the disposition.

As the DCHA start the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, please contact the SAC at SACTA@hud.gov. As always my staff and I are available to assist you in any way possible.

Sincerely,



Jane B. Hornstein
Director

cc: Washington D.C. Program Center OPH
Enclosure

Exhibit A: Cost Analysis

CAY Group International, Inc.

District of Columbia Housing Authority - Barry Farm and Wade Apartments
 1292 Eaton Road, SE, Washington, DC 20020
 Summary of Construction Cost Estimate

Description of Item	No. of Units	Unit Cost	Cost Amount	SAC Revised and Applicable Cost	Comments
Division 1 General Requirements			\$2,550,028.60	\$2,167,524.31	* SAC prorated 85% based on the total cost without Site work items.
Division 2 Site Work			\$11,483,511.66	\$0.00	Site work items n/a
Exterior of Buildings			\$9,005,558.76	\$8,661,988.59	
2 Bedrooms, 1 Bathroom, Unit Types 2A, 2B, 2C, 2D	204	\$110,462.95	\$22,534,441.78	\$21,012,748.56	
3 Bedrooms, 1 Bathroom, Unit Types 3A, 3B, 3C	180	\$115,242.48	\$20,743,646.27	\$19,399,448.41	
4 Bedrooms, 1 Bathroom, Units Type 4C	38	\$117,971.79	\$4,482,927.89	\$3,492,663.57	
6 Bedrooms, 2 - 1/2 Bathrooms, Units Type 6A	10	\$150,347.33	\$1,503,473.27	\$1,322,438.83	
Wade Apartments	12	\$107,960.63	\$1,295,527.53	\$1,202,730.79	
		Subtotal	\$73,599,115.76	\$57,259,543.07	
General Contractor's Contingency - 1%			\$735,991.16	\$1,145,190.86	Allowed 2%
DC Ballpark Tax - 0.14%			\$103,038.76	\$80,163.36	
Socio-economic Goals (Section 3) - 1.5%			\$1,103,986.74		n/a
Escalation - 3.0%			\$2,207,973.47	\$1,717,786.29	
Cost Certification			\$30,000.00		n/a
Payment and Performance Bond - 1.2%			\$883,189.39	\$687,114.52	
		Subtotal	\$78,663,295.27	\$60,889,798.10	
General Contractor's Overhead - 2%			\$1,573,265.91	\$1,217,795.96	
		Subtotal	\$80,236,561.18	\$62,107,594.06	
General Contractor's Fee / Profit - 5%			\$4,011,828.06	\$3,105,379.70	
		Subtotal	\$84,248,389.24	\$65,212,973.76	
Project Design Contingency - 1%			\$842,483.89	\$652,129.74	
Builders' Risk Insurance			\$200,000.00	\$200,000.00	
DCHA's Administration cost @2%				\$1,145,190.86	SAC allows admin cost
		Grand Total	\$85,290,873.13	\$67,210,294.36	
TDC			\$112,606,670.00	\$117,069,999.00	Corrected TDC values
% (Rehabilitation/ TDC)			75.74%	57.41%	

Revised TDC Calculations

Total Development Cost (TDC) Addendum

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Form No. 2577-0075 (exp. 10/31/2010)

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. HUD 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 be a supplement to the HUD-52860 for all inventory removal actions that involve a demolition action or a disposition action justified by obsolescence based on requirements of Section 18 of the United States housing Act of 1937 as amended ("Act") and 24 CFR Part 970. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing development, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. Please refer to the instructions for each section for additional guidance on how to complete this application. HUD approval of the proposed removal from inventory action in this application does not constitute HUD approval for funding of the proposed action. All capitalized terms not defined in this form have the meanings as defined in the Act and the HUD Regulations. The information requested does not lend itself to confidentiality.

1. Inventory Removal Application Number DDA 6740
 Development Name & Number Barry Farm, DC001003090

2. Total Development cost calculation

Based on HUD Notice PIH-2011-3B(2016) For Locality Washington DC

If Justification is based upon obsolescence of the units/buildings, complete the applicable calculation below for the unit proposed for demolition for each project

Size - Type	PHA Calculation				SAC Corrected TDC calculation			
	Number of units	Times	TDC Per Unit	= TDC	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached								
0 - Bdr Row Dwelling					0	X	\$ 143,984	\$ -
0 - Bdr Walk-Up								
0 - Bdr elevator								
1 - Bdr Detached and Semi detached								
1 - Bdr Row Dwelling	3		\$ 185,334	\$ 556,002	4	X	\$ 188,949	\$ 755,796
1 - Bdr Walk-Up								
1 - Bdr elevator								
2 - Bdr Detached and Semi detached								
2 - Bdr Row Dwelling	201	X	\$ 222,961	\$ 44,815,161	200	X	\$ 229,996	\$ 45,999,200
2 - Bdr Walk-Up	12	X	\$ 199,548	\$ 2,394,576	12	X	\$ 208,928	\$ 2,507,136
2 - Bdr elevator								
3 - Bdr Detached and Semi detached								
3 - Bdr Row Dwelling	179	X	\$ 270,459	\$ 48,412,161	179	X	\$ 263,061	\$ 50,667,919
3 - Bdr Walk-Up								
3 - Bdr Elevator								
4 - Bdr Detached and Semi detached								
4 - Bdr Row Dwelling	39	X	\$ 322,110	\$ 12,562,290	39	X	\$ 336,252	\$ 13,113,828
4 - Bdr Walk-Up								
4 - Bdr Elevator								
5 - Bdr Detached and Semi detached								
5 - Bdr Row Dwelling								
5 - Bdr Walk-Up								
5 - Bdr Elevator								
6 - Bdr Detached and Semi detached								
6 - Bdr Row Dwelling	10	X	\$ 386,648	\$ 3,866,480	10	X	\$ 402,612	\$ 4,026,120
6 - Bdr Walk-Up								
6 - Bdr Elevator								
TOTAL	444			\$ 112,606,670	444			\$ 117,069,999

* There were 10 0-BR units are now merged units for 10 6-BR units.

3. Estimated Cost of Rehabilitation \$ 86,762,856 \$ 67,210,284.36

Provide an attachment showing cost breakdown and reference it as Addendum to 52860-B - Rehabilitation Cost Breakdown

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 = 77.05% 57.41%

Provide attachments as needed.
 All attachments must reference the Section and line number to which they apply. Previous versions obsolete.

form HUD-52860-