



OFFER OF SALE

Scattered Sites Portfolio

24 CFR S970.11(d)

Posted: May 26, 2020

*Aaron Darden
President/CEO*

*Rick Neal
Chair*

*Debra Morrow
Vice Chair*

Sheila Brown

James Sanchez

The Housing Authority of the City of Tulsa (THA), under the requirements of 24 CFR §970.11, Resident Organization Opportunity to Purchase, hereby informs the general public of its intention to submit an application for disposition of the PHAs Scattered Sites Portfolio of single family homes. These units are in scattered locations across the City of Tulsa (see Exhibit A: Scattered Sites Portfolio for list of addresses). THA plans to dispose of these units through sale at fair market value.

As stated in 24 CFR §970.11, Housing Authorities- as part of the Section 18 application process- must make a written offer of sale to established eligible organizations, as defined by 24 CFR §970.9(c). THA has determined that there are no known qualifying established eligible organizations for the Scattered Sites public housing portfolio. In the event that an established eligible organization has been overlooked, THA is informing the general public that an established eligible organization (as defined by the aforementioned regulatory reference) may make an offer to purchase Scattered Sites at fair market value (FMV).

i. Description of Site – Scattered Sites Portfolio

Site: Scattered Sites

Development Number(s):

OK073000019

Unit Type: Single family homes

Average Fair Market Value (unit): \$39,575*

(*Estimated average based on Tulsa County Assessor's public data)

Disposition Justification and Planned Use of Proceeds : In accordance with 24 CFR §970.179(c) and PIH 2018-04 Section 3(A)(3), THA has determined that it is in the best interest of its residents to dispose of these units in order to meet organizational goals and the goals of the Act. All



realized proceeds from disposition and sale of the assets will be used for activities that comply with the Act. THA is engaged in numerous efforts to preserve and expand affordable housing. These include but are not limited to (1) modernizing residential buildings through RAD conversions, and (2) partnering with private entities for the purpose of developing mixed finance public housing under 24 CFR §905.604.

Occupancy Status: 95% of the units in the Scattered Sites Portfolio are currently occupied

ii. **Offer of Technical Assistance:**

THA will provide technical assistance to an established eligible organization with regard to the purchase and use of the property offered for sale. Resident groups may also contact the U.S. Department of Housing and Urban Development (HUD) Field Office in Tulsa, for additional assistance. This office is located at:

*110 West 7th Street, Suite 1110
Tulsa, OK 74119*

iii. **Purchase Price and Sale Terms:**

The purchaser must use the subject property for low-income housing. The set purchase price for the purposes of this Offer of Sale to established eligible organizations is at fair market value (FMV). Payment arrangements must be made within sixty (60) days of the acceptance of the offer by THA. Please refer to Section (v) below. The offer must be made in writing and presented either in person or via certified mail to:

*Aaron Darden
President/CEO
The Housing Authority of the City of Tulsa
415 Independence St., Tulsa, OK 74106*

iv. **Deadlines:**

The date by which the established eligible organization must respond with its intent to purchase is June 25, 2020 by close of business (5 PM local

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time). The established eligible organization may, in its sole discretion, respond earlier than the aforementioned deadline.

The established eligible organization will be given sixty (60) days from notification of interest to THA to develop and submit a proposal to purchase the property and obtain a firm commitment of financing. THA shall approve of the sale if all terms of the sale are met. However, THA can consider accepting an offer for less than the terms of the sale if the established eligible organization can demonstrate commensurate public benefit. If THA receives more than one proposal from an established eligible organization, it shall select the proposal that meets the terms of sale. In the event that two proposals meet these terms, THA shall determine, in its sole discretion, which of the proposals is in the best interest of THA.

v. **Proposal Requirements:**

The proposal must contain the following at a minimum:

1. Length of time the established eligible organization has been in existence.
2. A description of current or past activities that demonstrate the organizational and management capability or the planned acquisition of such capability through a partner or other outside entities.
3. A statement of financial capability.
4. A plan for financing the purchase of the property and a firm commitment for the funding resources necessary to purchase the property.
5. A plan for the use of the property.
6. The proposed purchase price in relation to the sales price.
7. Justification for purchase at less than fair market value, in accordance with 24 CFR §970.9, if applicable.
8. Estimated time schedule for completing the transaction.
9. A resolution from the established eligible organization's Board approving the proposal.
10. A proposed date of settlement not to exceed 6 months from the date of THA's approval of the proposal, or such period as THA may deem reasonable.

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vi. **Appeals:**

Established eligible organizations have the right to appeal a housing authority's decision to the Assistant Secretary for Public and Indian Housing, or his/her designee, in accordance with 24 CFR §970.11(h).

Additional information may be requested by contacting (918).698.3610. All offers must be received in writing and delivered by certified mail or in person to:

*Aaron Darden
President/CEO
The Housing Authority of the City of Tulsa
415 E Independence St., Tulsa, OK 74106*

Sincerely,

Aaron Darden
President/CEO
The Housing Authority of the City of Tulsa

*Aaron Darden
President/CEO*

*Rick Neal
Chair*

*Debra Morrow
Vice Chair*

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Address	City	State	ZIP	NumBeds	UnitSquareFoot
102 W 65TH PL N	Tulsa	OK	74126	3	1200
1030 E 51ST PL N	Tulsa	OK	74126	3	1176
1038 N 78TH E AVE	Tulsa	OK	74115	3	1128
106 W 63RD ST N	Tulsa	OK	74126	2	1152
11035 E 38TH ST	Tulsa	OK	74146	3	1705
1107 N CANTON AVE	Tulsa	OK	74115	2	1006
11122 E 36TH ST S	Tulsa	OK	74146	3	1506
11580 E 8TH ST S	Tulsa	OK	74128	3	1530
116 W 63RD ST N	Tulsa	OK	74126	3	1152
11635 E 28TH ST	Tulsa	OK	74129	3	1524
119 W 49TH ST N	Tulsa	OK	74126	3	1461
12 W 65TH PL N	Tulsa	OK	74126	4	1200
120 W 63RD ST N	Tulsa	OK	74126	3	1128
12307 E 26TH ST	Tulsa	OK	74129	3	1414
125 S 169TH E AVE	Tulsa	OK	74108	3	1442
12946 E 32ND ST	Tulsa	OK	74134	3	1534
130 W 63RD ST N	Tulsa	OK	74126	3	1152
135 S 168TH E AVE	Tulsa	OK	74108	3	1344
138 W 50TH CT N	Tulsa	OK	74126	3	1176
1403 E READING ST	Tulsa	OK	74106	3	1200
1408 E SEMINOLE ST	Tulsa	OK	74106	4	1254
1417 E READING ST	Tulsa	OK	74106	3	1269
15 S 185TH E AVE	Tulsa	OK	74112	3	1273
1510 E SEMINOLE ST	Tulsa	OK	74106	3	1192
1514 E 49TH ST	Tulsa	OK	74105	3	1253
1522 E SEMINOLE ST	Tulsa	OK	74106	3	1269
1524 E 51ST PL N	Tulsa	OK	74126	3	1272
1524 E 51ST ST N	Tulsa	OK	74126	3	1128
154 W 50TH PL N	Tulsa	OK	74126	3	1128
1541 S 137TH E AVE	Tulsa	OK	74108	3	1750
1550 E SEMINOLE ST	Tulsa	OK	74106	3	1208
1555 S 139TH E AVE	Tulsa	OK	74108	3	1676
1578 N NEW HAVEN AVE	Tulsa	OK	74112	3	1230
1613 N TROOST AVE	Tulsa	OK	74106	3	1269
1620 E SEMINOLE ST	Tulsa	OK	74106	3	1208
17 E 62ND PL N	Tulsa	OK	74126	3	1152
1801 N TRENTON AVE	Tulsa	OK	74106	3	1269
1801 N TROOST AVE	Tulsa	OK	74106	3	1208
1802 N TRENTON AVE	Tulsa	OK	74106	3	1208
1803 N TROOST AVE	Tulsa	OK	74106	3	1269
1805 N UTICA AVE	Tulsa	OK	74110	3	1269
1807 N PEORIA AVE	Tulsa	OK	74106	3	1269
1808 N TRENTON AVE	Tulsa	OK	74106	3	1269
1810 N SAINT LOUIS AVE	Tulsa	OK	74106	3	1208
1810 N UTICA AVE	Tulsa	OK	74110	3	1208
1813 N UTICA AVE	Tulsa	OK	74110	3	1208

1815 N QUAKER AVE	Tulsa	OK	74106	3	1269
1815 N UTICA AVE	Tulsa	OK	74110	3	1269
1818 N UTICA AVE	Tulsa	OK	74110	3	1208
1819 N PEORIA AVE	Tulsa	OK	74106	3	1269
1819 N QUAKER AVE	Tulsa	OK	74106	4	1338
1821 N QUAKER AVE	Tulsa	OK	74106	3	1192
1821 N TRENTON AVE	Tulsa	OK	74106	3	1192
1822 N TRENTON AVE	Tulsa	OK	74106	3	1208
1823 N PEORIA AVE	Tulsa	OK	74106	3	1269
1825 N ROCKFORD AVE	Tulsa	OK	74106	3	1277
1826 N QUAKER AVE	Tulsa	OK	74106	4	1338
1827 N TRENTON AVE	Tulsa	OK	74106	3	1208
1829 N TROOST AVE	Tulsa	OK	74106	3	1208
1831 N ROCKFORD AVE	Tulsa	OK	74106	3	1188
1833 N TRENTON AVE	Tulsa	OK	74106	4	1254
1834 N QUAKER AVE	Tulsa	OK	74106	3	1192
1834 N SAINT LOUIS AVE	Tulsa	OK	74106	3	1269
1838 N TRENTON AVE	Tulsa	OK	74106	3	1208
1839 N TRENTON AVE	Tulsa	OK	74106	3	1269
1841 N ROCKFORD AVE	Tulsa	OK	74106	3	1277
1841 N UTICA AVE	Tulsa	OK	74110	3	1269
1843 N QUAKER AVE	Tulsa	OK	74106	3	1192
1844 N QUAKER AVE	Tulsa	OK	74106	3	1269
1845 N ROCKFORD AVE	Tulsa	OK	74106	3	1192
1845 N TROOST AVE	Tulsa	OK	74106	4	1254
1845 N UTICA AVE	Tulsa	OK	74110	3	1208
18535 E 3RD PL	Tulsa	OK	74108	3	1228
1907 N CHEYENNE AVE	Tulsa	OK	74106	3	1152
2002 N ROCKFORD AVE	Tulsa	OK	74106	3	1277
2003 N SAINT LOUIS AVE	Tulsa	OK	74106	3	1192
2005 N UTICA AVE	Tulsa	OK	74110	3	1269
2006 N ROCKFORD AVE	Tulsa	OK	74106	3	1192
2007 N QUAKER AVE	Tulsa	OK	74106	3	1242
2007 N QUINCY AVE	Tulsa	OK	74106	3	1277
2008 N QUAKER AVE	Tulsa	OK	74106	3	1231
2010 N QUAKER AVE	Tulsa	OK	74106	3	1269
2011 N QUINCY AVE	Tulsa	OK	74106	3	1192
2012 N SAINT LOUIS AVE	Tulsa	OK	74106	3	1192
2013 N QUAKER AVE	Tulsa	OK	74106	3	1188
2015 N UTICA AVE	Tulsa	OK	74110	3	1269
2016 N ROCKFORD AVE	Tulsa	OK	74106	3	1192
2016 N SAINT LOUIS AVE	Tulsa	OK	74106	3	1269
2018 N ROCKFORD AVE	Tulsa	OK	74106	3	1277
2024 N TRENTON AVE	Tulsa	OK	74106	3	1269
2029 N QUINCY AVE	Tulsa	OK	74106	3	1192
2030 N SAINT LOUIS AVE	Tulsa	OK	74106	3	1192
2032 N QUAKER AVE	Tulsa	OK	74106	3	1277

2034 N TRENTON AVE	Tulsa	OK	74106	3	1269
2036 N QUAKER AVE	Tulsa	OK	74106	3	1231
207 W 65TH PL N	Tulsa	OK	74126	3	1176
209 W 61ST PL N	Tulsa	OK	74126	3	1176
2222 N OSWEGO AVE	Tulsa	OK	74115	3	1216
23 E 62ND PL N	Tulsa	OK	74126	3	1128
2408 S NOGALES AVE	Tulsa	OK	74107	3	1384
2437 N VANDALIA AVE	Tulsa	OK	74115	3	1128
254 E 52ND PL N	Tulsa	OK	74126	3	1152
266 E 52ND ST N	Tulsa	OK	74126	3	1200
27 E 62ND PL N	Tulsa	OK	74126	3	1176
2907 S 124TH E AVE	Tulsa	OK	74129	3	1902
2911 S 121ST E AVE	Tulsa	OK	74129	3	1567
305 W 63RD CT N	Tulsa	OK	74126	3	1176
310 W 63RD CT N	Tulsa	OK	74126	3	1176
3124 E XYLER ST	Tulsa	OK	74115	3	1224
314 E 58TH ST N	Tulsa	OK	74126	3	1104
314 W 49TH ST N	Tulsa	OK	74126	3	720
3212 E XYLER ST	Tulsa	OK	74110	2	1059
3336 N GARRISON AVE	Tulsa	OK	74106	3	1200
3347 S 142ND E AVE	Tulsa	OK	74134	3	1906
335 W 61ST PL N	Tulsa	OK	74126	3	1176
338 E 57TH PL N	Tulsa	OK	74126	3	1176
34 E 63RD ST N	Tulsa	OK	74126	3	1176
3447 S 151 ST E AVE	Tulsa	OK	74134	3	1557
3508 E VIRGIN ST	Tulsa	OK	74115	3	1225
3514 E WOODROW PL	Tulsa	OK	74115	3	1176
3539 E XYLER ST	Tulsa	OK	74115	3	1026
3617 S INDIANAPOLIS AVE	Tulsa	OK	74129	3	1044
3812 E YOUNG ST	Tulsa	OK	74115	3	912
4 E 50TH PL N	Tulsa	OK	74126	3	1408
403 E 59TH ST N	Tulsa	OK	74126	3	1185
4108 N FRANKFORT PL	Tulsa	OK	74106	3	1181
4122 E XYLER ST	Tulsa	OK	74115	3	1316
421 W 65TH PL N	Tulsa	OK	74126	3	1176
4230 E YOUNG ST	Tulsa	OK	74115	3	1152
424 W 65TH PL N	Tulsa	OK	74126	3	1176
4276 E YOUNG PL	Tulsa	OK	74115	3	1152
4313 N FRANKFORT	Tulsa	OK	74126	4	1578
4317 N FRANKFORT PL	Tulsa	OK	74126	3	1392
4317 N GARRISON AVE	Tulsa	OK	74106	3	1175
4324 N KENOSHA AVE	Tulsa	OK	74126	3	1128
4365 N FRANKFORT PL	Tulsa	OK	74106	3	1200
4448 N DETROIT PL	Tulsa	OK	74106	3	1200
447 E 59TH PL N	Tulsa	OK	74126	3	1200
4509 E XYLER ST	Tulsa	OK	74115	3	1368
4610 N BOSTON PL	Tulsa	OK	74126	3	1175

4620 N TROOST AVE	Tulsa	OK	74126	3	1152
4622 N MAIN ST	Tulsa	OK	74126	3	1248
4695 N CHEYENNE AVE	Tulsa	OK	74126	3	1128
4698 N BOULDER AVE	Tulsa	OK	74126	3	1176
4824 N IROQUOIS AVE	Tulsa	OK	74126	3	1262
5014 S 92ND E AVE	Tulsa	OK	74145	3	1556
5021 S 85TH E AVE	Tulsa	OK	74145	3	2020
5030 N DENVER PL	Tulsa	OK	74126	3	1128
510 E 51ST PL N	Tulsa	OK	74126	3	1172
513 E 57TH ST N	Tulsa	OK	74126	3	912
516 E 58TH ST N	Tulsa	OK	74126	3	1168
517 E 43RD ST N	Tulsa	OK	74106	3	1200
519 E 59TH ST N	Tulsa	OK	74126	2	912
520 E 51ST PL N	Tulsa	OK	74126	3	1320
522 EAST 40TH ST N	Tulsa	OK	74126	3	1318
524 E 49TH CT N	Tulsa	OK	74126	3	1152
532 E 57TH PL N	Tulsa	OK	74126	3	1200
537 E 55TH ST N	Tulsa	OK	74126	3	1250
544 E 54TH PL N	Tulsa	OK	74126	3	1280
5440 N IROQUOIS AVE	Tulsa	OK	74126	3	1170
546 E 57TH PL N	Tulsa	OK	74126	3	912
558 E 49TH ST N	Tulsa	OK	74126	3	1152
5618 N FRANKFORT AVE	Tulsa	OK	74126	2	1162
562 E 57TH PL N	Tulsa	OK	74126	3	1168
5658 N ELGIN AVE	Tulsa	OK	74126	3	1176
573 E 59TH ST N	Tulsa	OK	74126	3	1132
574 E 59TH ST N	Tulsa	OK	74126	3	1272
5920 N ELGIN AVE	Tulsa	OK	74126	3	912
5948 N GARRISON AVE	Tulsa	OK	74126	3	1176
6018 N GARRISON PL	Tulsa	OK	74126	4	1104
6102 N MAIN ST	Tulsa	OK	74126	3	1200
6103 N BOULDER AVE	Tulsa	OK	74126	3	1152
613 E 51ST PL N	Tulsa	OK	74126	3	1178
618 E 54TH ST N	Tulsa	OK	74126	3	1423
6218 N MAIN ST	Tulsa	OK	74126	3	1104
6228 N MAIN ST	Tulsa	OK	74126	3	1176
6229 N CHEYENNE AVE	Tulsa	OK	74126	3	1176
6236 E LATIMER PL	Tulsa	OK	74129	3	1200
624 E 54TH ST N	Tulsa	OK	74126	3	1274
626 E 47TH PL N	Tulsa	OK	74126	3	1200
628 E 52ND PL N	Tulsa	OK	74126	3	1289
6314 N CHEYENNE AVE	Tulsa	OK	74126	3	1176
6317 N CHEYENNE AVE	Tulsa	OK	74126	3	1176
6328 N BOULDER ST	Tulsa	OK	74126	3	1176
6332 N MAIN ST	Tulsa	OK	74126	3	1200
6337 N MAIN ST	Tulsa	OK	74126	3	1200
6338 N MAIN ST	Tulsa	OK	74126	3	1152

6341 N BOULDER AVE	Tulsa	OK	74126	3	1176
6342 N MAIN ST	Tulsa	OK	74126	3	1176
6352 N MAIN ST	Tulsa	OK	74126	3	1176
6359 N DENVER AVE	Tulsa	OK	74126	3	1176
6378 N DENVER AVE	Tulsa	OK	74126	3	1176
6389 N BOULDER AVE	Tulsa	OK	74126	3	1176
6390 N BOULDER AVE	Tulsa	OK	74126	3	1200
6393 N BOULDER AVE	Tulsa	OK	74126	3	1176
6394 N BOULDER AVE	Tulsa	OK	74126	3	1200
6396 N CHEYENNE AVE	Tulsa	OK	74126	3	1200
6397 N BOULDER AVE	Tulsa	OK	74126	3	1176
6415 N MAIN ST	Tulsa	OK	74126	3	912
6418 N MAIN ST	Tulsa	OK	74126	3	1716
6425 N MAIN ST	Tulsa	OK	74126	3	912
644 E 52ND ST N	Tulsa	OK	74126	3	1278
6719 E 28TH ST	Tulsa	OK	74129	3	1326
6728 E JASPER ST	Tulsa	OK	74115	3	1141
6732 E 30TH ST	Tulsa	OK	74129	3	1673
6753 E JASPER ST	Tulsa	OK	74115	3	1216
720 E 51ST PL N	Tulsa	OK	74106	3	1161
7713 E 30TH PL	Tulsa	OK	74129	3	1339
7815 E NEWTON ST	Tulsa	OK	74115	3	1571
7846 E MARSHALL ST	Tulsa	OK	74115	3	1308
810 E 52ND PL N	Tulsa	OK	74126	3	1280
8914 E OKLAHOMA PL	Tulsa	OK	74115	3	1284
8917 E 47TH PL	Tulsa	OK	74145	3	1494
9114 E NEWTON ST	Tulsa	OK	74115	3	1237
915 W 24TH PL	Tulsa	OK	74107	3	1110
9153 E LATIMER PL	Tulsa	OK	74115	2	1325
920 W 24TH PL	Tulsa	OK	74107	3	1166