

conducted by a qualified entity independent of the applicant. Based on this investigation (*which must be submitted with the application*), the land appears to meet all applicable requirements:

- Soil conditions appear to be suitable for individual and/or community septic systems or other acceptable methods for waste water collection and treatment have been identified.
- The land has adequate:
- Availability of drinking water;
- Access to utilities;
- Vehicular access;
- Drainage.
- The land appears to comply with environmental requirements.
- Future development costs are expected to be consistent with other subdivision development costs in the area (subdivision development costs include the costs of the land, housing construction, water and sewer, electrical service, roads, and drainage facilities if required).

YES 20 points

NO 0 points

(ii) Housing resources. Evidence of a conditional commitment for the housing units to be built on the land proposed for acquisition or evidence that an approvable application for these units has been submitted has been included in the application. (10 points)

The evidence required for the award of 10 points has not been included in the application. (0 points)

(iii) Availability/accessibility of supportive services and employment opportunities. Documentation is provided in the application to indicate that upon completion of construction of the housing to be built on the land to be acquired, fire and police protection will be available to the site and medical and social services, schools, shopping, and employment opportunities will be accessible from the site according to the community's established norms.

YES 5 points

NO 0 points

(iv) Commitment that households will move into the new housing.

Documented commitment from households that they will move into the new housing to be built on the land to be acquired is included in the application.

YES 5 points

NO 0 points

(v) Land can be taken into trust and provisions have been made for taxes and fees. There must be a written assurance from the BIA that the land will be taken into trust. The applicant must demonstrate the financial capability and commitment to pay the property taxes

and fees on the land for any period of time during which it anticipates it will own the property in fee. This commitment must be in the form of a resolution by the governing body of the applicant which indicates that the applicant will pay or guarantee that all taxes and fees on the land will be paid.

Documentation from the BIA that land can be taken into trust and the required governing body resolution are included in the application. (5 points)

Either the assurance or the resolution (or both) are missing from the application or they are inadequate. (0 points)

(vi) A plan or commitment for any infrastructure needed to support the housing to be built on the land to be acquired. The plan or commitment must address water, waste water collection and treatment, electricity, roads, and drainage facilities necessary to support the housing to be developed.

Financial commitments for all necessary infrastructure have been included in the application or documentation is included which demonstrates that all necessary infrastructure is in place. (10 points)

A plan for the provision of all necessary infrastructure is included in the application but all financial commitments required to implement the plan have not been submitted. (5 points)

Neither a financial commitment or plan are included in the application. (0 points)

(vii) The extent to which the site proposed for acquisition meets the housing needs of the applicant and is reasonably priced. The application includes documentation which indicates that the applicant has examined and assessed the appropriateness of alternative sites and which demonstrates that the site proposed for acquisition best meets the documented housing needs of tribal households. The applicant must submit comparable sales data which shows that the cost of the land proposed for acquisition is reasonable.

Yes 5 points

No 0 points

D. New Housing Construction/Direct Home Ownership Assistance.

Unless otherwise indicated, the following thresholds and selection criteria apply to new housing construction to be implemented through a subrecipient as provided for under 24 CFR 570.204 and direct homeownership assistance activities authorized under Section 105(a)(20) of Title I of the Housing and Community Development Act of 1974 as amended by the National Affordable Housing Act (P.L. 101-625).

*Please note that all households to be assisted under a new housing construction project or direct homeownership assistance activities must be of low or moderate income status.*

(1) Thresholds.

a. New housing construction can only be implemented through a nonprofit organization that is eligible under 24 CFR 953.202 or a nonprofit organization serving the development needs of the communities of nonentitlement areas or as otherwise eligible under 24 CFR 570.207(b)(3). (*This threshold does not apply to Direct Homeownership Activities*).

b. Documentation which supports the following determinations must be included in the application:

- No other housing is available in the immediate reservation area that is suitable for the households to be assisted;
- No other funding sources can meet the needs of the household(s) to be served.
- The unit occupied by the household to be assisted is not in standard condition and rehabilitation of the unit is not economically feasible, or the household is currently in an overcrowded unit [sharing unit with other household(s)], or the household to be assisted has no current residence.

c. All applicants for new housing construction projects shall adopt construction standards and construction policies, prior to submitting an application. Applicants must identify the building code they will comply with when constructing the units. The building code may be a locally adopted tribal building code or a nationally recognized model code. If the code is a locally adopted code, it must regulate all of the areas and sub-areas identified in 24 CFR 200.925(b), and it must be reviewed and approved by the field office. If the code is recognized nationally, it must be the latest edition of one of the codes incorporated by reference in 24 CFR 200.925(c). (*This threshold does not apply to Direct Homeownership Activities*).

d. Any unit to be constructed must be the permanent non-seasonal residence of the household to be assisted. This household must live in the unit at least nine months per year.

(2) Selection Criteria.

a. Project Need and Design. (45 points)

(i) The applicant either is not served by an IHA, or if it is a member of an umbrella IHA, this IHA has not provided assistance to the applicant in