does not meet health or safety standards. (25 points)

The building to be replaced by the proposed building is not able to provide the space or amenities for the services or functions so that current needs cannot be entirely met. (20 points)

The building to be replaced is able to provide adequate space and current needs are being met but it cannot provide space for acknowledged future

needs. (10 points)

The proposed building is not necessary since current needs and acknowledged future needs can be met through the use of existing facilities. (0

points)

(If the proposed building is intended to replace an existing building which does not meet health or safety standards, the application must include documentation consisting of a signed letter from a qualified independent authority which specifically identifies the standard or standards which are not being met by the existing building.)

(iv) Provides multiple uses or multiple benefits, or has services available 24 hours a day. The application must show that the proposed building will house more than one broad category of activity. "Broad category" means a single activity or group of activities which serves a particular group of beneficiaries (e.g., senior citizens) or meets a particular need (e.g., literacy). No one category of activity will occupy more than 75 percent of the available space for more than 75 percent of the time. A written commitment for the use of the space must be included in the application. Multipurpose buildings do not automatically meet these criteria, nor do buildings that provide a variety of activities for one client group

The proposed building will provide multiple uses or benefits or will have services available 24 hours/day and a commitment for the use of the space is included in the application. (5 points)

The proposed building will not provide multiple benefits or services or will not have services available 24 hours a day or the application does not include a commitment for the use of the space. (0 points)

b. Planning and Implementation. (30

points)

(i) A viable plan for maintenance and operation. If the applicant is to assume responsibility for the maintenance and operation of the proposed building, the applicant must adopt a maintenance and operation plan which addresses maintenance, repair and replacement of items not covered by insurance, and operating responsibilities and resources. This plan and the adopting resolution

must be included in the application. The plan must identify a funding source to ensure that the building will be properly maintained and operated. The resolution adopting the plan must identify the total annual dollar amount the applicant will commit.

If an entity other than the Tribal Council commits to pay for maintenance and operation, a letter of commitment which identifies the responsibilities the entity will assume must be included in the application; submission of a maintenance and operation plan is not required. Points will only be awarded if the field office is able to determine that the entity is financially able to assume the costs of maintenance and operation.

An acceptable maintenance and operation plan and adopting resolution (or letter of commitment) are included in the application. (15 points)

The plan, resolution or the commitment letter have not been included in the application, or if included, they are not acceptable. (0 points)

(ii) An appropriate and effective design, scale and cost. The application includes information which demonstrates that the proposed building is the most appropriate and cost effective approach to address the identified need(s). This information demonstrates that the use of existing facilities and resources and alternatives including method of implementation and cost have been considered. If only one approach is feasible (there are no alternatives to the proposed building), the application must include an explanation.

The required information is included in the application. (15 points)

The required information is not included in the application or, if included, it is unacceptable. (0 points)

c. Leveraging. (10 points).

Points under this component will be awarded based on the definition of "Leverage" included in this NOFA and the following breakdown:

Non-ICDBG percent of project cost	Points
25 or more	10 8 6 4 2
0–4.9	C

- 3. Economic Development.
- A. Thresholds.
- (1) Economic development assistance may be provided only when a financial analysis is done which shows public benefit commensurate with the

assistance to the business can reasonably be expected to result from the assisted project, and the project has a reasonable chance of success. The applicant shall demonstrate the need for grant assistance by providing documentation to support a determination that the assistance is appropriate to implement an economic development project.

(2) All economic development projects must meet one of the national objectives. A general claim of cash flow or benefit to the tribe as a whole does not demonstrate benefit to low and moderate income persons.

B. Selection Criteria.

(1) Organization (8 points)
The application contains all of the following three elements:

- —The applicant has an established organization system for operation of a business, (e.g., adopted tribal ordinances, articles of incorporation, Board of Directors in place, tribal department).
- Formal provisions exist for separation of government functions from business operating decisions. An operating plan has been established and is submitted.
- —The Board of Directors consists of persons who have prior business experience. A staffing plan has been developed and is submitted. (8 points)

The application contains all of the first element listed above, and some of the items in the second and third elements. The business should be able to operate effectively; *OR*, the application contains all of the elements listed above, but in insufficient detail. (5 points)

The application does not contain any of the elements listed above. (0 points) (2) Project Success (45 points)

The project will be rated on the adequacy and quality of the following subparts: ANY PROJECT NOT RECEIVING AT LEAST MODERATE POINTS IN EACH OF THE FOLLOWING THREE RATING FACTORS WILL NOT BE CONSIDERED FOR FUNDING.

a. Market analysis.

A feasibility/market analysis, generally not older than two years, which identifies the market and demonstrates that the proposed activities are highly likely to capture a fair share of the market. The analysis must be submitted with the application.

MAXIMUM 15 points

Feasibility/Market Analysis which identifies the market and demonstrates that the proposed activities are reasonably likely to capture a fair share of the market. *The analysis must be submitted with the application.*