evaluate the IHA's performance in these areas and will award points based upon but not limited to:

- (1) Submittal of approvable Development Programs within the time frames prescribed in the IHA's planning schedules;
- (2) Construction start within 30 months of Program Reservation, not including time under statutory exclusion:
- (3) Submittal of Actual Development Cost Certificates within 24 months after the Date of Full Availability;
- (4) Compliance with CompGrant/modernization implementation schedules:
- (5) Effectiveness of maintenance policies and procedures in protecting physical assets of the IHA;
- (6) Effectiveness of the IHA's development and physical improvements contract administration.

The FONAP will prepare written support for the number of points awarded which will be available to the IHA upon request. The FONAP shall take into consideration any unforeseen events such as natural disasters or other factors that may have precluded the IHA from meeting the criteria for this factor. The maximum points available for this category are listed in the table under g. below. A newly created IHA for a tribe which previously received housing units under an Umbrella IHA shall be awarded a score based on the IHA's plan for developing and maintaining the units.

e. A bonus of up to 5 points will be awarded to any application where the applicant clearly demonstrates:

(1) Pre-planning of site selection and coordination with other funding agencies, utility companies, and tribal departments, or

(2) That the applicant has identified and selected sites for the development which result in savings of not less than 5 percent of the proposed development cost from using existing utility systems, pre-developed subdivision sites, or other items documented by the applicant.

- (3) Innovative approaches to development or financing which will significantly reduce the delivery time of housing or expand the number of houses developed without reducing quality.
- f. Computation. Scores for ranking shall be carried out to two decimal places (xx.xx).
- g. Points available for each rating category. The following table reflects the maximum points available for each category for each of the FONAP jurisdictional areas:

## POINTS AWARDED FOR RATING FACTORS

	(a) Need	(b) Occu- pancy	(c) Time	(d) Work- load
Eastern/Woodlands	30	30	20	20
Southern Plains	35	10	25	30
Northern Plains	30	20	20	30
Southwest	40	20	20	20
Northwest	10	10	20	60
Alaska	40	20	20	20

- 2. Selection Criteria.
- a. The ranking process will produce an ordered list of IHA applications by FONAP jurisdiction that may receive funding. The order is established by the total number of points the application received in the rating process. If any funds remain after the initial funding cycle within the FONAP jurisdiction,

the funds will be provided to more fully fund applications that were reduced due to the Maximum Units Award table shown in paragraph b below.

b. The number of units awarded shall be based upon the following table to ensure a more equitable distribution and meaningful competition based on need. Exceptions to the maximum number of units awarded based on the table shall be made and approved by the FONAP Administrator upon proper justification. Examples of justifications for varying from the table include equalization of units awarded to IHAs with similar scores or adjustments to assure the award of reasonably sized projects to all IHAs above a minimum score determined by the FONAP.

Total of all units IHA requested in application(s) by program type	Eastern/ Wood- lands	Southern Plains	Northern Plains	Southwest	Northwest	Alaska
1,000 and above	300	300	100	240	300	300
750 to 999	200	200	90	160	200	200
500 to 749	150	150	80	120	100	150
400 to 499	100	100	70	80	80	100
300 to 399	80	80	60	64	60	80
200 to 299	60	60	50	48	40	60
199 and fewer	40	40	40	32	20	40

If an IHA that serves more than one tribal government, or in the case of Alaska, more than one village, submits applications for housing units in several of the communities, each application will be treated separately, for purposes of the number of units awarded.

c. Tie breaker. In the case of ties, priority will be given to the application

that has the highest ratio of units to: (1) Pre-approved sites, and, if there is still a tie: (2) BIA approved leases for the proposed project site(s).

3. Replacement Housing. IHA applications for demolition or disposition may require a commitment for replacement housing units on a one for one replacement to comply with

requirements of Section 18 of the U.S. Housing Act, as amended. IHAs are to process requests for demolition or disposition in accordance with 24 CFR part 905, subpart M.