

second language. Too often these individuals and families are shut out of the housing market through no fault of their own. HUD encourages applicants to work aggressively to open up the realm of homeownership.

(1) Your application will receive 4 Points if you propose and describe a feasible, well-defined plan for homeownership. In your application, you will describe all of the following:

(a) The purpose of your homeownership program;

(b) The number of units planned and their location(s);

(c) A description and justification of the families that will be targeted for the program;

(d) The proposed source of your construction and permanent financing of the units; and

(e) A description of the homeownership counseling you will provide to prospective families, including such subjects as the homeownership process, housing in non-impacted areas, credit repair, budgeting, and home maintenance.

(2) You will receive 2 Points for this factor if you address in your description some but not all of the items listed under (1).

(3) You will receive 0 Points for this factor if you do not propose to include homeownership units in your Revitalization Plan, your proposed program is not feasible and/or well defined, or there is inadequate information in your application to rate this factor.

#### (E) Threshold: Zoning Approval

If you are proposing to use off-site parcels of land for housing development or other uses that are currently zoned for a purpose different than the one proposed in your revitalization plan, your application must include a certification from the appropriate local official documenting that all required zoning approvals have been secured for such parcels, and/or the actual zoning approval document for the parcel(s). For example, if you propose to develop housing on land that is currently zoned as parkland or industrial land, you must provide evidence in the application that the zoning change has been secured to permit housing development.

### XII. Soundness of Approach

#### (A) Threshold: Appropriateness of Proposal

In accordance with section 24(e)(1) of the 1937 Act, each application must demonstrate the appropriateness of the proposal in the context of the local housing market relative to other

alternatives. You must briefly discuss other possible alternatives to your proposal and explain why your plan is more appropriate. This is a statutory requirement and an application threshold. Any deficiencies in your narrative may not be corrected after the application is submitted. Examples of alternative proposals may include:

(1) Rebuilding or rehabilitating an existing project or units at an off-site location that is in an isolated, non-residential, or otherwise inappropriate area;

(2) Proposing a range of incomes, housing types (rental, homeownership, market rate, public housing, townhouse, detached house, etc.), or costs which cannot be supported by a market analysis; and/or

(3) Proposing to use the land in a manner that is contrary to the goals of your agency.

#### (B) Rating factor: Overall Quality of Plan—19 Points Total

##### (1) Quality and Consistency of the Application—2 Points.

Your application may receive between 0 and 2 points for its demonstration of quality and consistency. The information and strategies described in your application must be well organized, coherent, and internally consistent. Numbers and statistics in your narratives must be consistent with the information provided in the attachments. Also, the physical and CSS aspects of the application must be compatible and coordinated with each other. Pay particular attention to the data provided for:

—Types and numbers of units;

—Budgets;

—Other financial estimates, including sources and uses; and

—Numbers of residents affected.

(a) You will receive 2 points if your application demonstrates a high level of quality and consistency;

(b) You will receive 1 point if your application demonstrates a moderate level of quality and consistency;

(c) You will receive 0 points if your application fails to demonstrate an acceptable level of quality and consistency;

##### (2) Appropriateness and Feasibility of the Plan—2 Points. (a) You will receive 2 points if your Revitalization Plan demonstrates:

(i) Appropriateness and suitability, in the context of the community, market conditions, and other revitalization options, in accordance with XII(A);

(ii) Marketability, in the context of local conditions;

(iii) Financial feasibility, as demonstrated in the financial structure(s) proposed in the application.

(b) You will receive 1 Point if your application only moderately demonstrates the criteria of (2)(a)(i)–(iii) above.

(c) You will receive 0 Points if your application does not demonstrate the criteria of (2)(a)(i)–(iii) above.

(3) *Neighborhood Impact and Sustainability of the Plan—2 Points.* (a) You will receive 2 Points if your Revitalization Plan, including plans for retail, office, other economic development activities, as appropriate, will:

(i) Result in a revitalized site that will enhance the neighborhood in which the project is located;

(ii) Spur outside investment into the surrounding community;

(iii) Enhance economic opportunities for residents; and

(iv) Remove an impediment to continued redevelopment or start a community-wide revitalization process.

(b) You will receive 1 Point if your application demonstrates that your Revitalization Plan will have only a moderate effect on activities in the surrounding community, as described in (a)(i)–(iv) above.

(c) You will receive 0 Points if your application does not demonstrate that your Revitalization Plan will have an effect on the surrounding community, as described in (a)(i)–(iv) above, or if there is inadequate information in your application to rate this factor.

(4) *Project Readiness—7 Points.* HUD places top priority on projects that will be able to commence immediately after grant award. You will receive the following points for each applicable subfactor certified in your application.

(a) You will receive 2 Points if the targeted severely distressed public housing project is completely vacant.

(b) You will receive 2 Points if the targeted severely distressed public housing site is cleared.

(c) You will receive 1 Point if a Master Development Agreement has been developed and is ready to submit to HUD.

(d) You will receive 1 Point if your preliminary site design is complete.

(e) You will receive 1 Point if you have held 5 or more public planning sessions leading to resident acceptance of the Plan.

(5) *Design—3 Points.* HUD is seeking excellence in design. We urge you to carefully select your architects and/or planners, and to enlist local affiliates of national architectural and planning organizations such as the American Institute of Architects, the American