

TECHNICAL REVIEW CHECKLIST

SECTION 8 MODERATE REHABILITATION PROGRAM

SECTION A - HOUSING MANAGEMENT

1. The PHA's capability to administer the Moderate Rehabilitation Program is considered acceptable.

Yes

No (Explain)

2. Based on an assessment of how quickly the PHA will begin implementation of the program after ACC execution, is the proposed schedule of rehabilitation and leasing realistic and acceptable?

Yes

No (Explain)

3. If the PHA is proposing to provide rehabilitation technical assistance to owners rather than subcontracting for this service, it has adequate administrative and technical capability, in terms of present or anticipated staff, to undertake this responsibility.

Yes

No (Explain)

Not Applicable

4. If the application indicates that the PHA will allow permanent displacement of tenants, and the PHA is proposing to provide the relocation services, it is considered capable of undertaking such responsibilities.

Yes

No (Explain)

Not Applicable

5.If the application indicates that permanent displacement of tenants will be allowed, the PHA has submitted an acceptable certification that it will provide a selection preference to any Family displaced by the Moderate Rehabilitation Program in any assisted housing program it owns or operates, including the Moderate Rehabilitation and Existing Housing Programs. If the applicant does not administer the Existing Housing Program, the applicable PHA has submitted a letter indicating that it will provide a preference for Section 8 Certificates to Families who are permanently displaced as a result of the Program. If the PHA is proposing to fund assistance and payments associated with permanent displacement, the PHA has funds available for this purpose from sources other than HUD-assisted housing programs. (See Section 882.503(a)(11).)

- Yes
- No (Explain)
- Not Applicable

6.Based on a review of all of the factors contained in this Checklist, the overall feasibility of this application is considered:

- Excellent
- Good
- Fair
- Poor (Explain)

The following items are to be addressed if the attachments are submitted with the application:

7.The Administrative Plan is feasible in view of present or anticipated staffing arrangements; consistent with the EOHP, the Regulations and program policies; and is approvable.

- Yes
- No (Explain)

8.The PHA's Existing Housing and Moderate Rehabilitation Administrative Plans and EOHP provide that when a family is required to move from a Moderate Rehabilitation unit due to a change in family size, the family will be given a selection preference for vacant Moderate Rehabilitation units and will be offered an Existing Housing Certificate, if available. The PHA has also revised appropriate

occupancy policies to provide a selection preference for such Families in housing it owns or manages (e.g., public housing.) (See Section 882.517(e).)

Yes

No (Explain)

9.If the PHA is proposing to target its units to a neighborhood(s) and has established a selection preference for neighborhood residents, the preference is only applicable to those residents displaced by HUD programs.

Yes

No (Explain)

Not Applicable

10.The Estimates of Required Annual Contributions reflect reasonable and justifiable projections of funds needed to administer the proposed program and are otherwise approvable.

Yes

No (Explain)

11.The schedule of utility allowances and other services is approvable.

Yes

No (Explain)

*

12. The schedule of management and maintenance fees is approvable.

Yes

No (Explain)

*

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Recommendation: Application or attachments are:

Approvable

Not Approvable

Conditionally Approvable (Specify conditions which must be met for approval)

(Date)

(Chief, AHMB)

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TECHNICAL REVIEW CHECKLIST

SECTION 8 MODERATE REHABILITATION PROGRAM

SECTION B - FH & EO

1.The PHA's administrative capability in terms of compliance with, and furthering of, equal opportunity objectives is considered adequate.

Yes

No (Explain)

2.In the event the PHA is proposing to target assistance to a specific neighborhood(s), the proposed neighborhood(s) will be in conformity with the Site and Neighborhood Standards applicable to the Moderate Rehabilitation Program (882.405(b)(2)).

Yes

No (Explain)

Not Applicable

3.If the PHA is proposing to utilize the program to accomplish spatial deconcentration, this objective is feasible based on the PHA's past performance in achieving deconcentration.

Yes

No (Explain)

Not Applicable

4.Based on a review of all of the factors contained in this Checklist, the overall feasibility of this application is considered:

Excellent

Good

Fair

Poor (Explain)

The following item is to be addressed if the EOHP and Administrative Plan are submitted with the application:

5.The EOHP, Certifications (Form HUD-920) and relevant sections of the Administrative Plan are acceptable:

- Yes
- No (Explain)

Recommendation: Application or attachments are:

- Approvable
- Not Approvable
- Conditionally Approvable (Specify conditions which must be met for approval)

(Date)

(Director, FH & EO)

TECHNICAL REVIEW CHECKLIST

SECTION 8 MODERATE REHABILITATION PROGRAM

SECTION C - CPD

1.If the PHA's application proposes CDBG-funded rehabilitation financing, the prospects for such financing actually being available and the willingness of the CDA or other City agency to provide such financing is considered likely.

- Yes
- No (Explain)

Not Applicable

2.If targeting is proposed for the purpose of neighborhood preservation and revitalization, the neighborhood(s) involved are adequately described (including deficiencies and how such targeting will assist in neighborhood improvement) and are appropriate areas to concentrate the program.

Yes

No (Explain)

Not Applicable

3.If targeting is proposed for the purpose of neighborhood preservation and revitalization, the application and the letter from the local government indicate that the nature and extent of local commitments are adequate to address the identified deficiencies and are sufficient to complement the Moderate Rehabilitation Program.

Yes

No (Explain)

Not Applicable

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4.If targeting is proposed for the purpose of preventing displacement of Lower-Income families in a neighborhood(s) undergoing private reinvestment, the need for assisted housing and the number of units proposed as well as household types are appropriate in view of the anticipated displacement.

Yes

No (Explain)

Not Applicable

5.If a City rehabilitation agency is proposed to be the subcontractor for the provision of rehabilitation technical assistance to owners, it is considered administratively and technically capable of performing those functions (Section 882.503(b)(4)(ii)).

Yes

No (Explain)

Not Applicable

6.If a City rehabilitation agency is proposed to be the subcontractor for the provision of rehabilitation technical assistance to owners, the leasing and rehabilitation schedules are realistic.

Yes

No (Explain)

Not Applicable

7.If the PHA is proposing to allow permanent displacement of tenants, the agency which will provide relocation assistance is considered capable of competently performing this function.

Yes

No (Explain)

Not Applicable

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8.Based on a review of all of the factors contained in this Checklist, the overall feasibility of this application is considered:

Excellent

Good

Fair

Poor (Explain)

The following items are to be additionally addressed if the Administrative Plan is submitted with the application:

9.The administrative policies and procedures for temporary relocation or, if applicable, permanent displacement, contained in the Administrative Plan are approvable.

Yes

No (Explain)

10.If the CDA or other City agency is providing rehabilitation technical

assistance to owners, the procedures and coordination plans contained in the Administrative Plan are approvable.

- Yes
- No (Explain)
- Not Applicable

Recommendation: Application or attachments are:

- Approvable
- Not Approvable
- Conditionally Approvable (Specify conditions which must be met for approval)

(Date

(Director, CD)

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TECHNICAL REVIEW CHECKLIST

SECTION 8 MODERATE REHABILITATION PROGRAM

SECTION D - EMAD

1.If the application indicates that the PHA is proposing to target assistance to a specific neighborhood(s), the site(s) will be in conformance with the requirements of 882.405(b)(3) with respect to undue concentration of assisted persons in areas containing a high proportion of low-income persons.

- Yes
- No (Explain)
- Not Applicable

2.If the PHA is proposing to target assistance in a neighborhood to accomplish neighborhood preservation and revitalization, the demographic characteristics indicate that the neighborhood evidences reasonable prospects for revitalization.

- Yes

No (Explain)

Not Applicable

3.If the PHA is proposing to target assistance either to prevent displacement or accomplish neighborhood preservation and revitalization, the number of assisted units, distributions by size, and the household mix in the specific location(s) represent a marketable program, and the prospects for feasible rehabilitation in view of the current average rent levels in the neighborhood(s) appear favorable.

Yes

No (Explain)

Not Applicable

4.If the PHA is proposing to utilize the program to accomplish spatial deconcentration, this objective

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is approvable based on the feasibility of rehabilitating units within the FMR limitations in areas outside of low income or minority concentrations.

Yes

No (Explain)

Not Applicable

5.Based on a review of all of the factors contained in this Checklist, the overall feasibility of this application is considered:

Excellent

Good

Fair

Poor (Explain)

Recommendation: Application is

Approvable

Not Approvable

Conditionally Approvable (Specify conditions which must be met for approval)

(Date)

(Economist)

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TECHNICAL REVIEW CHECKLIST

SECTION 8 MODERATE REHABILITATION PROGRAM

SECTION E - VALUATION

1.If the PHA proposes to target its units in a specific neighborhood(s), the neighborhood(s) involved is in conformance with the Site and Neighborhood standards contained in Sections 882.405(b)(1), (4) and (5) and 882.109(k).

Yes

No (Explain)

Not Applicable

2.If targeting is proposed, based on a site visit (or, in lieu thereof, from other knowledge concerning the neighborhood(s)), it is likely that the housing to be moderately rehabilitated will be economically feasible to upgrade to the Housing Quality Standards or other proposed standards (such as local codes) within the FMR limitations of the program based both on the condition of housing and the rents. The availability of assisted financing should be considered in making this determination.

Yes

No (Explain)

Not Applicable

3.If the application indicates that HUD mortgage insurance is likely to be requested, and targeting is proposed, the specific neighborhood(s) are considered reasonably acceptable for meeting the requirements of the mortgage insurance program(s).

Yes

- No (Explain)
- Not Applicable

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4. Based on a review of all of the factors contained in this Checklist, the overall feasibility of this application is considered:

- Excellent
- Good
- Fair
- Poor (Explain)

Recommendation: Application is

- Approvable
- Not Approvable
- Conditionally Approvable (Specify conditions which must be met for approval)

(Date)

(Chief, Valuation Branch)

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TECHNICAL REVIEW CHECKLIST

SECTION 8 MODERATE REHABILITATION PROGRAM

SECTION F - A&E

1. If the PHA is proposing variations to the acceptability criteria which are either less restrictive than those contained in Sections 882.109 and 882.405, or more restrictive than local code, the supporting

justification is considered adequate.

Yes

No (Explain)

Not Applicable

2.If the PHA is proposing to subcontract to a private entity to provide the rehabilitation technical assistance, the firm is considered to have adequate experience and expertise to provide the necessary assistance.

Yes

No (Explain)

Not Applicable

3.Based on a review of all the factors contained in this checklist, the overall feasibility of this application is considered:

Excellent

Good

Fair

Poor (Explain)

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Recommendation: Application is:

Approvable

Not Approvable

Conditionally Approvable (Specify conditions which must be met for approval)

(Date)

(Chief, Architectural and
Engineering Branch)

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TECHNICAL REVIEW CHECKLIST

SECTION 8 MODERATE REHABILITATION PROGRAM

SECTION G - FIELD OFFICE COUNSEL

1.The applicant is legally qualified as a PHA and is eligible to participate in the program.

[] Yes

[] No (Explain)

(Date)

(Field Office Counsel)

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SECTION 8 MODERATE REHABILITATION PROGRAM

SECTION H - MHR

Part I:

1.The application is consistent with Section 8 Moderate Rehabilitation policies, and contains all necessary documents and attachments including, if applicable, Relocation Certifications and funding commitments, Certifications pursuant to Section 882.503(a)(9)(i), and the signature of the chief executive officer in localities with approved Housing Assistance Plans.

[] Yes

[] No (Explain)

2It is considered likely that the proposed sources of financing will be adequate to support the rehabilitation and the statements for financing (if submitted) provide reasonable evidence that such financing will be forthcoming.

Yes

No (Explain)

3.The application indicates the following type(s) of financing

Conventional

Title I

HUD Mortgage Insurance

Other (Specify)

CDBG-funded

Not Indicated

4.The overall ability of the PHA (or subcontractor, if applicable) to provide the necessary rehabilitation technical assistance to owners is considered acceptable.

NOTE:If the PHA does not have the necessary rehabilitation expertise, it must subcontract with a qualified and willing local public rehabilitation agency. In the absence of such an agency, it must subcontract with a qualified entity, or if unavailable, hire appropriate staff.

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Yes

No (Explain)

5.If the PHA is proposing to target assistance to a specific neighborhood(s), a site visit has been conducted and the neighborhood(s) is approvable.

Yes

No (Explain)

Not Applicable

6.The proposed schedule of rehabilitation and leasing is realistic and approvable.

Yes

No (Explain)

7.Based on a review of all of the factors contained in this Checklist, the overall feasibility of this application is considered:

Excellent

- Good
- Fair
- Poor (Explain)

Part II: Determination of HAP Consistency or Adequacy of Public Services and Facilities.

NOTE: See Regulations concerning this review in Sections 891.205(c) and 891.305(b) of 24 CFR Part 891, Review of Applications for Housing Assistance.

8. The proposed number of dwelling units does not exceed the 3-year HAP goal by housing type or household type, or the necessary statements from the chief executive officer have been received.

- Yes
- No (Explain)

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9. If targeting is proposed, the location of the housing is within the general locations specified in the applicable HAP or is not but is acceptable to the local government.

- Yes
- No (Explain)

10. The proposed housing assistance is consistent with any other limiting factors sets forth in the HAP, and other requirements of Part 891, Subpart B, have been met (see 891.205(c)(3)(ii)).

- Yes
- No (Explain)

11. If the application is for an area(s) without an approved HAP(s), there is a need for housing assistance, and public services and facilities to serve the proposed housing are adequate.

- Yes
- No (Explain)

Not Applicable

Part III. To be addressed if the Administrative Plan is submitted with the application.

12.The PHA's plans for providing rehabilitation technical assistance to owners are approvable.

Yes

No (Explain)

Recommendation: Application or attachments are:

Approvable

Not Approvable

Conditionally Approvable (Specify conditions which must be met for approval)

(Date)

(MHR)

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SUMMARY OF REVIEW COMMENTS AFTER RECONCILIATION

SECTION 8 MODERATE REHABILITATION PROGRAM

MHR

1.The application is consistent with Section 8 Moderate Rehabilitation policies, and contains all necessary information and documents.

Yes

No (Explain)

2.The application indicates that proposed sources of financing will be adequate to support the rehabilitation, and the statements for financing provide reasonable evidence that such financing will be forthcoming.

Yes

No (Explain)

3.The rehabilitation and leasing schedules are realistic in view of the

size of the requested program, the administrative capability of the PHA (or subcontractor), and other pertinent factors.

Yes

No (Explain)

4.The rehabilitation experience of the PHA (or subcontractor) is considered adequate to provide the necessary technical assistance to owners.

Yes

No (Explain)

5.Based on comments from other reviewing offices, and as a result of the site visit (if conducted), the neighborhood(s) in which the PHA is proposing to target assistance is appropriate, and the local government commitments, if any, are considered sufficient to complement the Moderate Rehabilitation Program.

Yes

No (Explain)

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Not Applicable

6.If the PHA is proposing to utilize the program to accomplish spatial deconcentration, this objective is feasible and approvable.

Yes

No (Explain)

Not Applicable

7.Based on comments from HM, the administrative capability of the PHA is considered adequate.

Yes

No (Explain)

8.Variations to the Housing Quality Standards, as proposed by the PHA, are acceptable.

Yes

No (Explain)

Not Applicable

9.The applicant legally qualifies as a PHA.

Yes

No (Explain)

10.The application is consistent with the HAP, or where is is no HAP, the application is responsive to a need for housing assistance and the public facilities and services are considered adequate.

Yes

No (Explain)

11.If the application indicates that permanent displacement of tenants will be allowed, the required certification and commitments are attached and are approvable.

Yes

No (Explain)

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Not Applicable

12.Based on a review of all of the factors contained in the Review Checklists, the overall feasibility of this application is considered:

Excellent

Good

Fair

Poor (Explain)

The following items are to be addressed in the event the attachments are submitted with the application:

13.The EOHP is acceptable.

Yes

No (Explain)

14.The Estimates of Required Annual Contributions (Forms HUD-52671, HUD-52672, and HUD-52673) are acceptable.

Yes

No (Explain)

15.The Administrative Plan, including the description of the relocation policies and procedures, is approvable.

Yes

No (Explain)

16.The proposed schedule of allowances for utilities and other services is acceptable.

Yes

No (Explain)

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Recommendation: Application or attachments are:

Approvable

Not Approvable

Conditionally Approvable (Specify conditions which must be met for approval)

(Date)

(MHR)

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