

## EXHIBIT 24

### NEW CONSTRUCTION SITE AND NEIGHBORHOOD STANDARDS FOR RENTAL PROJECTS [set forth in 24 CFR §983.57(e)]

*(To Be Completed as Part of the Grant Application Process, Part D., Project Planning and Need – Market Study)*

GRANT APPLICANT: \_\_\_\_\_

NAME & ORGANIZATION OF PERSON COMPLETING FORM: \_\_\_\_\_

**NOTE:** For each answer please attach and/or reference all sources and maps used to make your determination. It is imperative that the HOME Program has sufficient evidence that a thorough evaluation was completed, in compliance with federal regulations.

Y	N	
		1. Is the site located in an area of Minority Concentration? If “Yes”, <b>answer a &amp; b</b> below.
		<p>a. Are there <b>sufficient</b>, comparable existing opportunities for housing for minority families, in the income range to be served by the proposed project outside areas of minority concentration?</p> <p><i><b>NOTES: “Sufficient” does not require that in every locality there be an equal number of assisted units within and outside of areas of minority concentration. Rather, application of this standard should produce a reasonable distribution of assisted units each year, that, over a period of several years, will approach an appropriate balance of housing choices within and outside areas of minority concentration. An appropriate balance in any jurisdiction must be determined in light of local conditions affecting the range of housing choices available for low-income minority families and in relation to the racial mix of the locality's population.</b></i></p> <p><i>Units may be considered “comparable opportunities” if they have the same household type (elderly, disabled, family, large family) and tenure type (owner/renter); require approximately the same tenant contribution towards rent; serve the same income group; are located in the same housing market; and are in standard condition.</i></p> <p>Application of this sufficient, comparable opportunities standard involves assessing the overall impact of HUD-assisted housing on the availability of housing choices for low-income minority families in and outside areas of minority concentration, and must take into account the extent to which the following factors are present, along with other factors relevant to housing choice:</p>
		<ul style="list-style-type: none"> <li>• Are a significant number of assisted housing units available outside areas of minority concentration?</li> </ul>
		<ul style="list-style-type: none"> <li>• Is there significant integration of assisted housing projects constructed or rehabilitated in the past 10 years, relative to the racial mix of the eligible population?</li> </ul>
		<ul style="list-style-type: none"> <li>• Are there racially integrated neighborhoods in the locality?</li> </ul>
		<ul style="list-style-type: none"> <li>• Are programs operated by the locality to assist minority families that wish to find housing outside areas of minority concentration?</li> </ul>

Y	N	
		<ul style="list-style-type: none"> <li>Have minority families benefited from local activities (e.g., acquisition and write-down of sites, tax relief programs for homeowners, acquisitions of units for use as assisted housing units) undertaken to expand choice for minority families outside of areas of minority concentration?</li> </ul>
		<ul style="list-style-type: none"> <li>Has a significant proportion of minority households been successful in finding units in non-minority areas under the tenant-based assistance programs?</li> </ul>
		<ul style="list-style-type: none"> <li>Have comparable housing opportunities been made available outside areas of minority concentration through other programs?</li> </ul>
		<p>b. Is the project necessary to meet <b>overriding housing needs</b> that cannot be met in that housing market area?</p> <p><i><b>NOTE:</b> Application of the <b>overriding housing needs</b> criterion, for example, permits approval of sites that are an integral part of an overall local strategy for the preservation or restoration of the immediate neighborhood and of sites in a neighborhood experiencing significant private investment that is demonstrably changing the economic character of the area (a “revitalizing area”). An <b>overriding housing need</b>, however, may not serve as the basis for determining that a site is acceptable if the only reason the need cannot otherwise be feasibly met is that discrimination on the basis of race, color, religion, sex, national origin, age, familial status or disability renders sites outside areas of minority concentration unavailable or if the use of this standard in recent years has had the effect of circumventing the obligation to provide housing choice.</i></p>
		2. Will this project cause a significant increase in the proportion of minority to non-minority residents in the area?
		3. Does the site promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons?
		4. Is the site located in a neighborhood that may be seriously detrimental to family life or one in which substandard dwellings or other undesirable conditions predominate? If “Yes”, answer a below.
		a. Is there active progress or a concerted program to remedy the undesirable conditions?
		5. Is the housing accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents?
		6. Except for new construction housing designed for elderly persons, is the travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers excessive?

FOR HOME USE ONLY		
Are all required questions answered?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is there documentation or reference support for each response?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Based on this evaluation, does the proposed location meet the Site and Neighborhood Standards found in 24 CFR §983.57(e)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Name of HOME Program Specialist Reviewer(s):		
Comments:		