

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

TRANSMITTAL
NOTICE

4815.1
December 11, 1972

1. This Notice Transmits the Following:
HUD Handbook 4815.1, "Land Planning Analysis" for Title X Land Development Projects.
2. Explanation of Materials Transmitted:
This Handbook provides HUD staff with basic instructions and procedures regarding land planning analysis for a land development project proposed for mortgage insurance under Title X of the National Housing Act.
3. Applicability:
The basic contents of this Handbook are the policies and procedures that were in effect as of October 31, 1972. All issuances released subsequent to October 31, 1972, take precedence over the contents of this Handbook wherever applicable.
4. Cancellations:
The following issuances are cancelled:

Handbook - FHA 3560, Addenda 1 and 2

Circulars - FHA 4460.1 - Review Responsibility Title X, Land Development Proposals
dated May 6, 1970

FHA 4460.2 - Procedures for Release of 10% Retention Fund
dated May 30, 1972

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LAND PLANNING ANALYSIS

FOR TITLE X

LAND DEVELOPMENT PROJECTS

DECEMBER 1972

A HUD HANDBOOK

HOUSING PRODUCTION AND MORTGAGE CREDIT-FEDERAL HOUSING ADMINISTRATION

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

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FOREWORD

Land planning is an important feature of overall development and scheduling to assure the use of the property for the purpose intended within the shortest reasonable period of time consistent with the objectives of sound and economic community growth.

The material in this Handbook covers general land planning analysis. The design, coordination and appropriateness of streets, lots, open spaces and community facilities together with such matters as topography, drainage, traffic zoning and conservation measures are evaluated as relates to the planned proposed subdivision as well as the planning for the surrounding neighborhood. Also set forth is the use of technical consultation and the matters incident to the comprehensive planning which the law requires of all land development proposed for Title X mortgage insurance.

References:

- (1) 4460.1* - Architectural Analysis and Inspections Handbook for Project Mortgage Insurance - Sections 207
- (2) (4140.1)* - Land Planning Principles Handbook for Insurance for Home Mortgage Programs
- (3) 4455.1* - Land Planning Analysis, Principles and Procedures for Project Mortgage Insurance - Section 207
- (4) (4135.1)* - Subdivision Analysis and Procedures Handbook

*The information in parenthesis indicates the location of the referenced material in the new classification system.

Cancellations: This Handbook cancels Handbook, FHA 3560, Addenda 1 and 2, Circulars FHA 4460.1 and FHA 4460.2.

CHAPTER 1. LAND PLANNING ANALYSIS

- 1-1. GENERAL. Land planning analysis is required for each land development project proposed for mortgage insurance.
- a. Since the land is the only security under an insured land development mortgage, the quality of environmental and land improvement planning is of the utmost importance.
 - b. The financing assistance available to a developer, under mortgage insurance for land development, is adequate to provide for design objectives and land improvement standards which are equal to or higher than the quality of existing or prospective residential developments that are competitive.
- 1-2. LAND DEVELOPMENT DESIGN.
- a. The design for the land development project must coordinate the streets, residential lots, open space, sites for shopping, recreation and other community uses into a unified plan.
 - b. The land development design must be appropriate for the proposed building program, the topography, existing soils and drainage conditions, climate, and the needs of the prospective residence. It must provide adequate protection from undesirable traffic patterns and other unharmonious or value destroying influences and hazards. In addition to suitable design, the development must provide continuing protection by adequate zoning, protective covenants, and other conservation measures.
- 1-3. GENERAL NEIGHBORHOOD PLAN.
- a. Insured land subdivisions should enlarge or fill in areas of existing urbanization. The locations and growth of subdivisions determine the physical shapes of the urbanized areas.
 - b. In order that each land development insured under this Title contributes to the orderly growth and urbanized area, it must be all, or a part of, a self-contained neighborhood unit.
 - c. A very large insured subdivision development may be of a size sufficient to comprise one, or more than one, self-contained neighborhood units. In many cases, however, the insured land development is only the initial part of the
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sectional development of a neighborhood unit, or only an element for filling out an existing neighborhood.

- d. As a guide, the area of the self-contained neighborhood unit is usually the entire service area of an existing or proposed elementary school. Ideally, the school is centrally located within easy walking distance of every living unit in the neighborhood. Normally, the area has or will have a playground at or near the school. It may also provide other common services for community life such as a convenient shopping center.
- e. Ordinarily, neighborhood boundaries are well defined, such as arterial streets, expressways, rivers, railroads, parks, or other topographical and planning elements that tend to establish natural boundaries.
- f. The land development design and development improvements for each insured land development must be consistent with a General Neighborhood Plan covering the neighborhood unit in which the proposal is located. The General Neighborhood Plan provides the framework for site planning and engineering in the area.
- g. Neighborhood Planning is sometimes undertaken by the local public authority responsible for comprehensive planning for the larger community or metropolitan area. However, if neighborhood planning is not being carried forward by a local planning authority, the General Neighborhood Plan may be prepared by the land developer's planning consultants in collaboration with the local planning agency. In this event, the General Neighborhood Plan will reflect planning data and any elements of area-wide or community plans available from public planning agencies.

1-4. SERVICES OF TECHNICAL CONSULTANTS.

- a. With regard to larger land development projects proposed for mortgage insurance, those in excess of 100 acres, and for projects involving planned unit development (PUD), the

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services of a professional land planner and other engineering specialists are required. The same applies for smaller proposals involving unusual site problems or complex design and engineering problems.

- b. These specialists will function in much the same way as the architect does in his relationship to the insuring office design representative and technical specialist where a major

residential building complex is involved. These roles and responsibilities should follow the guidelines set forth in some detail in Reference (1) of the Foreword, adapted to a land development project.

1-5. TECHNICAL REFERENCES BY INCORPORATION. Discussion of details of land planning such as Planned Unit Development (PUD), the Land Use Intensity Rating (LUI), subdivision design, utilities, and street improvements as set forth in Reference (2) and (3) of the Foreword. Reference (4) of the Foreword deals with subdivision analysis and procedures from the valuation viewpoint. By cross reference, these are to be incorporated into mortgage insurance for land development.

1-6. COMPREHENSIVE PLANNING. The National Housing Act provides that a land development insured under this Title must be consistent with a comprehensive plan which covers, or with comprehensive planning being carried on for, the area in which the land is situated and which meets criteria established by the Secretary for such plans or planning.

a. Determination of Eligibility

- (1) Land planning personnel will analyze the exhibits on comprehensive planning and determine whether statutory requirements have been met or can be met. If necessary, land planning personnel consult with the land developer and local public agencies to clarify the eligibility requirements and offer assistance for meeting such requirements during subsequent processing stages prior to issuance of the commitment.
- (2) Reference (2) of the Foreword sets forth the principals of comprehensive planning. These offer a helpful guide relative to evaluating the status of comprehensive planning in the locality in which the proposal for land development mortgage insurance has been received.

(1-6) b. Initial Exhibits.

- (1) Initial exhibits normally include a copy of the ordinance or other certification by the local governing body of the political jurisdiction in which the land development is located, covering the existence of an officially established body responsible for comprehensive planning.
- (2) Information on metropolitan or regional planning bodies should be included, also. The certification should contain the date of creation, powers, duties, and area

of jurisdiction of the officially established body.

- (3) Comprehensive planning reports, maps and other published material of the established body or bodies carrying on comprehensive planning for the area should likewise be included with the exhibits.
 - (4) Whenever a body responsible for comprehensive planning is in the process of being officially established, comprehensive planning exhibits may not be available initially. Under these circumstances, a determination of eligibility may be deferred to a later stage of analysis but prior to issuance of a commitment.
- c. Certification. Upon determination that the area in which the land development proposed for mortgage insurance is located is covered by comprehensive planning in compliance with statutory and HUD-FHA criteria, the site planner or community planner will prepare a statement for the signature of the Director, Operation Division (Area Office) or the Chief Underwriter (Field Office), certifying comprehensive planning eligibility. The project case binder should also be documented by including a list of the planning documents submitted to HUD-FHA.

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- (1-6) d. Prior Certification. If the field office has previously certified comprehensive planning for an area in which a proposal for an insured land development is located, the land developer need not submit exhibits. For proposals located in areas previously certified, the site planner or community planner will document the case binder with a statement as follows:

Comprehensive Planning eligibility for the area
is as certified for Project No. _____, dated ____.

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