



No. 2020-02
September 9, 2020

PROGRAM GUIDANCE

PROGRAM: Indian Housing Block Grant (IHBG)

FOR: Tribal Government Leaders and Tribally Designated Housing Entities

FROM: Heidi Frechette, Deputy Assistant Secretary for Native American Programs, PN

TOPIC: Useful Life and Binding Commitments

Purpose: The intent of this guidance is to give IHBG recipients information about maintaining IHBG-assisted housing and non-housing projects for the useful life of the property. It will clarify (1) what will be considered “satisfactory to the Secretary”; and (2) what constitutes an acceptable binding commitment. This Program Guidance has been updated to include a [FHA Loan Rider to NAHASDA](#) and replaces Program Guidance 2014-09.

Background: Section 205(a)(2) of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA), requires that housing units remain affordable for either (1) the remaining useful life of the property (as determined by the Secretary) or (2) for such other period that the Secretary determines is the longest feasible period of time consistent with sound economics and the purpose of NAHASDA. Useful life is the time period during which an assisted property must remain affordable.

NAHASDA gives the Secretary the authority to determine the housing units’ useful life or other period of time during which the units must remain affordable. The IHBG regulation at 24 CFR § 1000.142, states that to the extent required in the Indian Housing Plan (IHP), each IHBG recipient shall describe its determination of the useful life of the assisted housing units in its developments in accordance with the local conditions of the Indian area of the recipient. By finding the IHP to be in compliance with the statute, the Department would be determining the useful life to be in accordance with NAHASDA.

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The NAHASDA statute and regulations also require that this affordability period be secured through binding commitments satisfactory to the Secretary. The purpose and intent of requiring binding commitments is to guarantee that the housing will remain affordable for its useful life (affordability period). The binding commitment requirement under NAHASDA not only applies to the parties, but it also applies to the property. The purpose and intent of requiring binding commitments is to guarantee that the housing will remain affordable for its useful life regardless of who may have entered into a contractual agreement or who may be in possession. The binding commitment required cannot be satisfied solely with a contract between the parties. Pursuant to 24 CFR § 1000.144, in order for it to be satisfactory to HUD, a written use restriction that is placed on the assisted property and must run with the land; hence, binding commitments must be recorded.

Affordability Period: The first primary objective of NAHASDA, as stated in Section 201(a)(1), is: "...to develop, maintain, and operate affordable housing...for occupancy by low-income Indian families." Every time IHBG funds are spent on a property, an investment is made in low-income families in the community. The return on that investment is the period of continued future use during which the property will be available for use by low-income families. That period of future use is the affordability period or useful life for that property.

Housing units that are constructed, developed, and/or rehabilitated using IHBG funds must establish a useful life to ensure the property will remain available to low-income families.

Determination of Affordability Period: Generally, the affordability period is the period of time during which the property will be available for use by low-income families. It should be the remaining useful life of the property, as approved by HUD, or the longest feasible period of time consistent with sound economics and the purposes of NAHASDA, as approved by HUD.

In determining a property's affordability period or useful life, a recipient could use a tiered schedule similar to that used in the Department's HOME program to determine the affordability period. This would specify a number of years during which the housing must remain affordable, dependent upon the amount of IHBG funds being invested in the property per occurrence. For example:

IHBG Funds Invested	Affordability Period*
Under \$5,000	6 months
\$5,000 to \$15,000	5 years
\$15,001 to \$40,000	10 years
Over \$40,000	15 years
New construction or acquisition of newly constructed housing.....	20 years

* NOTE: For relatively minor investments, the designated affordability period can be some nominal period of time, but NAHASDA requires that some period be designated, and that it be secured with a binding commitment. Additionally, if the reasonable affordability period is less

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than one year, a binding commitment is required; however, it is not necessary to record the written use restriction for purposes of complying with NAHASDA. It is good business practice, however, to record the written use restriction for purposes of giving notice to subsequent purchasers. The dollar ranges and/or the corresponding number of years may differ from those shown above depending upon local conditions. The recipient may choose to assign a longer affordability period in order to ensure the availability of a larger continuing affordable housing supply for low-income families.

If the recipient chooses to use some other method of assigning the affordability period, the IHP should describe how the method provides for an affordability period with appropriate consideration given to any unique local conditions. In setting a useful life, a specific number of years should be given for the affordability period, not a range of years (e.g., 30 to 40 years) or a general statement. The number of years should also be without ambiguous qualification (e.g. “about,” “approximate,” “if properly maintained,” “planned,” “expected,” “estimated,” etc.). Similarly, the designated affordability period should in no way be contingent upon the continuation of IHBG funding.

Reporting Useful Life: A description of the recipient’s plan or system for determining the useful life of the housing it assists with IHBG funds must be provided in the IHP. A record of the current, specific useful life for housing units assisted with IHBG funds should be maintained in the recipient’s files and be available for review.

Types of Properties and Assistance Covered: The useful life provisions apply to all housing units and non-housing units assisted with IHBG funds except for Mutual Help homes developed under the U.S. Housing Act of 1937 (see 24 CFR § 1000.145).

1. **Housing Units:** The initial homebuyer, and any subsequent owners that purchase the property during the period of its useful life, need only qualify as low-income at the time of their purchase. In other words, if the initial owner seeks to sell the property while it still has a remaining useful life or affordability period assigned to it, the new buyer must qualify as an eligible family at the time of his or her purchase; however, the transfer of a homeownership unit to a family member or household member is not subject to a binding commitment for the remaining useful life of the property. Thus, if a homeownership unit has been transferred to a family member or household member, then the written use restriction will not terminate, even though it will not apply. However, any subsequent transfer by the family member or household member to a third party (not a family member or household member) is subject to any remaining useful life or affordability period under a recorded binding commitment. Should the home be sold during its useful life period to a new purchaser that does not qualify as a family member, household member, or an eligible family and funds are not repaid to the recipient’s IHBG program in accordance with its useful life plan, the Secretary will take appropriate action against the IHBG recipient in accordance with section 401(a) of NAHASDA.

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Similarly, low-income owner/occupants of privately owned housing that receive IHBG funded assistance, whether in the form of a loan or a grant, for moderate or substantial rehabilitation, need only be low-income at the time the assistance is provided. However, there should be a binding commitment accompanying the assistance that guarantees an appropriate useful life or affordability period and provides for remedies for the breach of such useful life provision upon transfer of ownership during the assigned useful life. The useful life and binding commitment requirements apply to all housing units assisted with IHBG funds, including units developed through NAHASDA's Title VI Loan Guarantee program.

2. [Model Activities/Non-housing](#): The useful life provisions apply to all model activities and non-housing projects constructed, developed, or acquired with IHBG funds to ensure the remaining useful life of the property will be maintained for affordable housing activities. Non-housing projects include community centers and model activities established to provide affordable housing activities.

[Record of Use Restrictions](#): Records must be kept for all use restrictions. Attached is a sample Record of Use Restrictions form that can be used by recipients to record both NAHASDA and other affordability or use restrictions. Restrictions can vary both in how they are imposed and model reporting form is designed to be the registry of all of the various use restrictions that are placed on recipient properties.

Acceptable Binding Commitments: As mentioned above, NAHASDA requires that there be binding commitments satisfactory to the Secretary in place to ensure that a housing unit will remain affordable for its useful life. When IHBG funds are used, either in the form of a grant or a loan, to purchase, construct, or rehabilitate a residence, there must be a written agreement in place between the IHBG recipient and the individual who is being assisted with the IHBG funds. These written use agreements must include provisions for the IHBG recipient's useful life or affordability period restrictions as specified in its IHP. The provisions must be imposed by recorded deed restrictions, covenants running with the land, or other mechanisms approved by HUD, except that the useful life restrictions may terminate upon foreclosure by a lender (or transfer in lieu of foreclosure), as long as the action is not for the purpose of avoiding low-income affordability restrictions. The written use agreement may contain a schedule outlining a payback of a decreasing balance of assistance or percentage equity over the useful life or affordability period that would have to be reimbursed to the recipient's program if a subsequent occupant does not meet the IHBG eligibility requirements.

Types of Binding Commitments: There are a number of different ways to place both NAHASDA and other affordability or use restrictions on assisted properties. The six attached samples of Useful Life/Use Restriction Agreements (two for fee land, two for trust land, one for model activities/non-housing projects and one for FHA insured loans) can be used for this purpose. Any form used must be properly recorded with the appropriate land records offices. Additional use restrictions may be imposed on such properties as long as they do not contradict the NAHASDA useful life restrictions.

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Useful Life/Use Restriction Agreements for Use on Fee Land: When a restriction is placed on fee land, a covenant running with the land is imposed on the property to enforce the restriction:

- NATIVE AMERICAN HOUSING ASSISTANCE AND SELF-DETERMINATION USEFUL LIFE/USE RESTRICTION ([Indian Housing on Fee Land with Single Recovery Amount](#)). This covenant requires that the full amount of NAHASDA funds invested in the property be refunded in all cases of default.
- NATIVE AMERICAN HOUSING ASSISTANCE AND SELF-DETERMINATION USEFUL LIFE/USE RESTRICTION ([Indian Housing on Fee Land with Prorated Recovery Amount](#)). This covenant requires that the amount of NAHASDA funds invested in the property be prorated over the life of the restriction. In the event of a default, only the current prorated amount must be refunded.

Useful Life/Use Restriction Agreements for Use on Trust Land: When restrictions are placed on trust land, a lease amendment or addendum to the lease is used to enforce the restriction:

- NATIVE AMERICAN HOUSING ASSISTANCE AND SELF-DETERMINATION USEFUL LIFE/USE RESTRICTION LEASE ADDENDUM/AMENDMENT ([Trust Land with Single Recovery Amount](#)). This lease document requires in all cases of default that the full amount of NAHASDA funds invested in the property be refunded.
- NATIVE AMERICAN HOUSING ASSISTANCE AND SELF-DETERMINATION USEFUL LIFE/USE RESTRICTION LEASE ADDENDUM/AMENDMENT ([Trust Land with Prorated Recovery Amount](#)). This lease document requires that the amount of NAHASDA funds invested in the property be prorated over the life of the restriction. In the event of a default, only the current prorated amount must be refunded.

[FHA Loan Rider to NAHASDA Useful Life/Use Restriction](#)

Some grantees use their IHBG funds to provide down payment assistance to low-income Native American borrowers who receive a loan insured by FHA. Because of FHA requirements under 24 CFR 203.41 the sample useful life restrictions contain language that limits transfer of the property in the event of foreclosure. The FHA Loan Rider addresses the FHA requirements and should be used when NAHASDA funds are invested in the property.

If you have any questions, please contact your Area Office of Native American Programs.

Attachments



OFFICE OF PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

SPECIAL ATTENTION OF:

Administrators, Office of Native American
Programs; Tribes; Tribally Designated
Housing Entities

Notice: PIH-2024-28

Issued: August 9, 2024

Expires: This Notice remains in
effect until amended, superseded, or
rescinded

Cross Reference: 24 CFR
§1000.156-162; Notice PIH-2022-16

**Subject: Total Development Cost (TDC) for Affordable Housing Under the Native
American Housing Assistance and Self-Determination Act of 1996 (NAHASDA)**

1. Purpose

This Notice transmits the updated schedule for the maximum amount of funds that may be used for affordable housing under NAHASDA based on Marshall Valuation Service, Marshall & Swift/Boeckh, LLC (M&S/B) and RSMeans Residential Cost Data (RSMeans) for 2024. The requirement for the development and implementation of these limits is found at 24 CFR §§1000.156 through 1000.162 of the Indian Housing Block Grant (IHBG) regulations.

This Notice also preserves previously provided regulatory relief with respect to TDC limits for the IHBG-CARES and IHBG-ARP programs.

This Notice supersedes Notice PIH 2010-47, same subject, dated November 19, 2010, and all the Notices extending that Notice, up to and including PIH-Notice 2022-16, dated June 9, 2022.

2. Background

Pursuant to the IHBG regulations at 24 CFR 1000.156, affordable housing developed, acquired, or assisted under the IHBG program must be of moderate design and is subject to limitations on cost or design standards.

TDC limits are published periodically by the U.S. Department of Housing and Urban Development (HUD) and establish the maximum amount of funds (from all sources) that an IHBG recipient may use to develop or acquire/rehabilitate affordable housing. The recipient must complete a comparison of the cost of developing or acquiring/rehabilitating the affordable housing with the limits provided by the TDC and may not, without prior HUD approval, exceed the TDC maximum cost for the project.

This Notice transmits the latest TDC limits applicable to the IHBG program, and outlines procedures governing the circumstances when Tribes and TDHES may exceed the TDC limits.

3. Applicability

TDCs apply to:

- a. All affordable housing assisted with IHBG funds after October 29, 2001, the effective date of the regulations cited above.
- b. Funds initially provided under the 1937 Act that were not obligated as of October 29, 2001.

4. Responsibility

The Tribe/TDHE is responsible for ensuring that the amount of funds from all sources used to construct each unit does not exceed TDC limits. The Tribe/TDHE must maintain records showing that housing was developed in accordance with these limits and in compliance with other applicable NAHASDA requirements. Units that improperly exceed TDC limits without appropriate HUD approval will not be deemed to be “affordable housing” and all IHBG funds expended on such units will be disallowed.

5. Determining TDC

A TDC is published for each Tribe and covers the Tribal area. It specifies five dwelling sizes, ranging from one to five bedrooms, and can be applied to a multifamily building up to a fourplex. The construction of each dwelling unit in a duplex or fourplex must meet TDC limits.

TDC amounts are based on moderately designed housing. HUD uses two nationally recognized residential construction cost indices (M&S/B and RSMeans) for cost estimating construction of good and sound quality structure as follows:

Step 1: Determine Base Construction Cost for Each National Cost Indices by Bedroom Size and Climate Condition. HUD first determines a per dwelling unit Base Construction Cost for each of the national cost indices (M&S/B and RSMeans) for each of the bedroom sizes (one through five bedrooms) and adjusts for climate conditions (Standard, Severe, and Hostile). The Base Construction Cost includes the dwelling unit construction costs and associated site grading and utilities within five feet from the structure. Climate conditions reflect local cost differences in labor, shipping, and material costs.

Step 2: Apply Geographic Specific Multiplier to Determine Tribe’s “Local Construction Base Cost Indices.” HUD then applies the zip code for the Tribe or Tribal area based Local Cost Multiplier for each of the national cost indices to their respective Base Construction Cost for each of the national cost indices described in Step 1 above. These multipliers account for cost variations across geographies.

- The M&S/B index publishes a Regional Multiplier (Eastern, Central, and West) that HUD also applies.

- RSMeans does not publish a similar regional multiplier. Therefore, a regional multiplier is not applied to the RSMeans side of the calculation.

Step 3: Determine Average of Tribe's Local Construction Base Cost Indices. HUD computes the average of the Tribe's two "Local Construction Base Cost Indices" by bedroom size and climate condition adjusted for geographic specific conditions as described in Step 2 above.

Step 4: Apply Special Tribal Multiplier. HUD then applies a multiplier to the amount described in Step 3 above to account for special Tribal conditions (Standard, Remote, Very Remote, Special Cases).

Step 5: Apply Overhead Multiplier. HUD then applies a multiplier of 1.75 to the amount described in Step 4 above for all Tribes to account for costs necessary for administration, planning, site acquisition, financing (including payment of carrying charges), and on-site demolition, construction, or equipment, and for otherwise carrying out the development of the project. The TDC multiplier includes site and infrastructure costs that are five feet from the structure to the boundaries of a housing site.

The above formula provides the maximum TDC for a multi-family project with one to four units, by summing the results from Step 5 for each unit in the project. The 2024 TDC limits are attached to this Notice.

In accordance with 24 CFR part 1000, the cost of infrastructure outside the boundaries of a housing site, and off-site costs such as water, sewer, roads, etc., are excluded from TDC limits.

Since the published TDCs only cover the tribally recognized land base, Tribes that are constructing or renovating affordable housing outside of their tribally recognized land base but within their Indian Area, as defined in their Indian Housing Plan, must request TDCs from the Area Office of Native American Programs (AONAP) on a project-by-project basis for those locations. Indian Area is defined in 24 CFR §1000.10 as the area within which a Tribe or TDHE operates affordable housing programs or the area in which a TDHE is authorized by one or more Tribes to operate affordable housing programs.

6. Affordable housing/moderate design

As specified in 24 CFR §1000.156, affordable housing must be of moderate design. For these purposes, moderate design is defined as "housing that is of a size and with amenities consistent with unassisted housing offered for sale in the Tribe's general geographic area to buyers who are at or below the area median income."

The local determination of moderate design applies to all housing assisted under an affordable housing activity, including development activities (e.g., acquisition, new construction, reconstruction, moderate or substantial rehabilitation of affordable housing, and homebuyer assistance) and model activities. Acquisition includes assistance to a family to purchase housing, such as down payment, closing costs, or loan assistance. Units with the same number of bedrooms within a project must be comparable with respect to size, cost, and amenities.

7. Recipient development of standards for housing of moderate design

A recipient must either use the TDC limits published by HUD or adopt written standards for its affordable housing programs that reflect the requirement specified in 24 CFR §1000.156. The standards must describe the type of housing, explain the basis for the standards, and use similar housing in the Tribe's general geographic area. (See 24 CFR §1000.158(b) for more detail on the required subject matter of the written policies that define moderate design as described in 24 CFR §1000.156.)

For each affordable housing project, the recipient must maintain documentation substantiating compliance with the adopted housing standards. For the purposes of this requirement, a project is one or more housing units of comparable size and design, developed with assistance provided by IHBG funds.

NOTE: 24 CFR §1000.158 specifies that a recipient that develops standards for its affordable housing programs may not exceed 10 percent of the published TDC limits without prior HUD approval.

8. Variances

- a. **Variance to Published TDC:** If a Tribe/TDHE determines that the published TDC amounts are not representative of construction costs in its area, it may provide the AONAP with a justification and request a variance. Variances may be requested for an individual project or for adjustments to current cost limits. The AONAP will review the request and justification to ensure it meets the requirements of this Notice, and then forward its recommendations to ONAP Headquarters for final review.
- b. **Request to Exceed TDC by more than 10 Percent:** In accordance with 24 CFR §1000.158(b), a recipient that has adopted written standards for its affordable housing programs must request HUD approval to exceed by more than 10 percent the TDC maximum cost for the project by providing the AONAP with a justification and requesting a variance. The AONAP will review the request and justification to ensure it meets the requirements of this notice, and then forward its recommendations to ONAP Headquarters for final review.
- c. **Request to Exceed TDC by 10 Percent or Less:** In accordance with 24 CFR §1000.158 (c), a recipient that has not adopted housing standards for its affordable housing programs may not exceed the TDC maximum cost for the project without prior HUD approval. The AONAP Administrator has authority to approve these variance requests. A recipient must submit a request and justification to the AONAP.

9. Variance submission requirements

A request for a variance must be submitted to the AONAP and must identify the variance requested and include a justification. Relevant information to include in the justification to support a variance can include, but is not limited to, documentation demonstrating:

- a. Material costs have significantly increased since the last publication of TDCs.

- b. Site acquisition costs are unusual.
- c. Transportation costs of materials have increased since the last publication of TDCs.
- d. Natural disasters occurring after the last TDC publication date have caused an increase in material, shipping, labor, and other construction costs.
- e. Special local conditions exist that result in higher construction costs as verified by historical cost data for building affordable housing in their community.
- f. Significant additional costs for incorporating green building, energy efficiency or other innovative practices, such as Indian Energy Resource regulation compliance.
- g. Evidence the Tribe/TDHE has worked with the AONAP to lower the costs of the project, etc.

NOTE: Construction bids for projects that exceed the published TDC limits cannot be the sole justification for a variance.

10. Special requests

- a. **Special Request 1:** If a Tribe/TDHE chooses to fund the development of housing outside of its Tribally recognized land-base, thereby rendering the published TDCs for that Tribe inapplicable for that specific housing, it must request TDCs that are appropriate for that location and housing. The AONAP will receive the request and then forward it to ONAP Headquarters for determination.
- b. **Special Request 2:** If a Tribe/TDHE decides to fund the development of housing of a construction type that is not covered by these TDCs, including multi-family buildings of more than four units, it must request HUD to provide TDC costs specific to the type of housing it is developing. The AONAP will receive the request and then forward it to ONAP Headquarters for determination.

11. TDCs for Alaska

TDCs for remote areas of Alaska reflect revised limits to adjust the general construction cost data of the nationally recognized residential construction cost indices. This means that TDC amounts accommodate increased construction and transportation costs of building materials previously recognized in published TDC cost limits. Additionally, this Notice constitutes HUD approval for a two-percent increase above the attached TDCs for construction projects in Alaska to meet Building Energy Efficiency Standards (BEES) requirements. BEES are only required when funds provided by the State of Alaska are used in conjunction with HUD funds. A Tribe/TDHE can contact the Alaska AONAP for information on applicability of BEES requirements.

12. Time adjustments

Data used for the calculation of the TDCs have been adjusted for time to coincide with the publication. No additional adjustments to the published TDCs are authorized. A Tribe/TDHE can use these new limits for current construction contracts if needed to accommodate change orders to cover increased housing costs since the last TDCs were published.

13. IHBG-CARES and IHBG-ARP TDC Limits

To facilitate and expedite the use of both IHBG-CARES and IHBG-ARP funds, HUD previously issued waivers and alternative requirements that authorized Tribes and TDHEs to exceed the 2019 TDC limits outlined in PIH Notice 2019-19 by up to 20 percent, without prior HUD approval, provided the purpose of the development, acquisition or assistance being funded using IHBG-CARES and IHBG-ARP funds was to prevent, prepare for, and respond to COVID-19.

The IHBG-CARES TDC waiver/alternative requirement was included in the list of PIH waivers last issued in [PIH Notice 2021-14](#). The IHBG-ARP TDC waiver/alternative requirement was included in the IHBG-ARP Implementation Notice [PIH Notice 2021-11](#). The period of availability of both waivers/alternative requirements provided they would be available “only so long as the Total Development Costs specified in Notice PIH 2019-19 remain in effect.” Accordingly, Notice PIH 2019-19 is superseded, and these two IHBG-CARES and IHBG-ARP waivers are no longer in effect.

To ensure that Tribes and TDHEs implementing their IHBG-CARES and IHBG-ARP programs do not experience disruption to their applicable TDC limits, to preserve any previously provided regulatory relief under these two COVID-relief programs, and to continue to facilitate or expedite the use of these funds, HUD is exercising its waiver authority pursuant to the CARES and ARP Acts to provide for the following alternative requirements:

Tribes and TDHEs carrying out their IHBG-CARES grants; FY 2020 IHBG formula grants to prevent, prepare for, and respond to coronavirus; and IHBG-ARP grants are authorized to use the higher of the new FY 2024 TDC limit issued pursuant to this Notice, or up to 20 percent of the TDC limit that was previously issued in PIH 2019-19, without prior HUD approval. This waiver will remain in effect until all such funds are expended.

14. Additional information

Please contact your AONAP for additional information regarding TDC requirements.



Richard J. Monocchio
Principal Deputy Assistant Secretary
Public and Indian Housing

2024 Total Development Costs

ONAP	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Afognak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Ahtna Native Regional Corporation	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Akhiok	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Akiachak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Akiak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Akutan	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Alakanuk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Alatna	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Aleknagik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Aleutian Regional Corp.	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Algaaciq (St. Mary's)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Allakaket	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Ambler	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Anaktuvuk Pass	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Andreafski	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Angoon	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Aniak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Annette Island (Metlakatla)	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Anvik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Arctic Village	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Arctic Slope Native Regional Corp.	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Atka	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Atmautluak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Atkasuk (Atkasook)	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Barrow	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Beaver	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Belkofski	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Bering Straits Regional Corp. (BSRHA)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Bill Moore's Slough	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Birch Creek	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Brevig Mission	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Bristol Bay Native Regional Corp.	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Buckland	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Calista Native Regional Corporation	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Cantwell	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Chalkyitsik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chanega	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Chefornak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chevak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chickaloon	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Chignik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chignik Lagoon	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chignik Lake	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chilkat	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Chilkoot	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Chistochina	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chitina	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chuathbaluk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Chugach Native Regional Corporation	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Chuloonawick	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Circle	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Clark's Point	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Cook Inlet Native Regional Corporation	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Council	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Craig	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Crooked Creek	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Curyung (aka Dillingham)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Deering	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Dot Lake	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Douglas	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Doyon Native Regional Corporation	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Eagle	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Eek	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Egegik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Eklutna	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Ekuk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Ekwok	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Elim	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Emmonak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Evansville (Bettles Field)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Eyak	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	False Pass	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Fort Yukon	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Gakona	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Galena	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Gambell	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Georgetown	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Golovin (Chinik)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Goodnews Bay	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Grayling	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Gulkana	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Hamilton	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Healy Lake	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Holy Cross	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Hoonah	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Hooper Bay	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Hughes	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Huslia	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Hydaburg	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Igiugig	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Iliamna	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Inalik (Diomedes)	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Inupiat Community	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Ivanoff Bay	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kaguyak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kake	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Kaktovik (Barter Island)	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Kalskag	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kaltag	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kanatak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Karluk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kasaan	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Kasigluk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kenaitze	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Ketchikan	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Kiana	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	King Cove	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	King Island	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	King Salmon	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kipnuk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kivalina	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Klawock	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Kluti Kaah (Copper Center)	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Knik	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Kobuk	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Kokhanok	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Koliganek	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Kongiganak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Koniag Native Regional Corporation	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kotlik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Kotzebue	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Koyuk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Koyukuk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kwethluk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kwigillingok	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Kwinhagak (Quinhagak)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Larsen Bay	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Levelock	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Lime	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Lower.Kalskag	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Manley Hot Springs	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Manokotak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Marshall	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Mary's Igloo	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	McGrath	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Mekoryuk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Mentasta	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Minto	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Mountain Village	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Naknek	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	NANA Native Regional Corporation	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Nanwalek (English Bay)	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Napaimute	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Napakiak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Napaskiak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Nelson Lagoon	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Nenana	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	New Stuyahok	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Newhalen	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Newtok	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Nightmute	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Nikolai	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Nikolski	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Ninilchik	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Noatak	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Nome	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Nondalton	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Noorvik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Northway	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Nuiqsut	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Nulato	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Nunapitchuk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Ohogamiut	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Old Harbor	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Orutsararmuit (Bethel)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Oscarville	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Ouzinkie	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Paimiut	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Pauloff Village	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Pedro Bay	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Perryville	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Petersburg	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Pilot Point	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Pilot Station	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Pitka's Point	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Platinum	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Point Hope	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Point Lay	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Port Graham	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Port Heiden	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Port Lions	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Portage Creek	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Qagan Tayagungin (Sand Point)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Qawalangin (Unalaska)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Rampart	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Red Devil	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Ruby	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Russian Mission (Yukon)	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Saint George	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Saint Michael	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Saint Paul	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Salamatoff	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Savoonga	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Saxman	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Scammon Bay	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Selawik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Seldovia	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Shageluk	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Shaktolik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Sheldon's Point	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Shishmaref	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Sun'aq Tribe of Kodiak	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Shungnak	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Sitka (Baranof Island HA)	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Skagway	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Sleetmute	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Solomon	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	South Naknek	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Stebbins	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Stevens	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Stoney River	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Takotna	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Tanacross	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Tanana	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Tangirnaq Native Village	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Tatitlek	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Tazlina	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Telida	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Teller	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Tetlin	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Tlingit and Haida	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Togiak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Toksook Bay	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Tuluksak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Tuntutuliak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Tununak	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Twin Hills	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Tyonek	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Ugashik	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Umkumiute	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Unalakleet	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Unga	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Venetie	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Wainwright	\$662,065	\$733,364	\$826,427	\$896,727	\$969,715
Alaska	AK	Wales	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	White Mountain	\$623,579	\$690,368	\$777,590	\$843,446	\$912,039
Alaska	AK	Wrangell	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Alaska	AK	Yakutat	\$533,273	\$590,475	\$665,167	\$721,569	\$780,263
Eastern/Woodlands	AL	MOWA Band of Choctaw Indians	\$339,706	\$376,693	\$425,156	\$459,530	\$496,164
Eastern/Woodlands	AL	Poarch Band of Creek Indians	\$339,706	\$376,693	\$425,156	\$459,530	\$496,164

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Eastern/Woodland	CT	Mashantucket Pequot Tribe	\$424,026	\$469,530	\$530,034	\$574,183	\$620,048
Eastern/Woodland	CT	Mohegan Tribe of Connecticut	\$424,026	\$469,530	\$530,034	\$574,183	\$620,048
Eastern/Woodland	FL	Miccosukee Tribe (Miami Dade)	\$349,018	\$387,205	\$437,212	\$472,701	\$510,399
Eastern/Woodland	FL	Seminole Tribe - Hollywood (Broward Co.)	\$341,283	\$378,710	\$427,708	\$462,491	\$499,381
Eastern/Woodland	FL	Seminole Tribe - Tampa (Hillsborough Co.)	\$345,103	\$382,943	\$432,483	\$467,651	\$504,952
Eastern/Woodland	FL	Brighton Reservation (Glades Co.)	\$335,695	\$372,402	\$420,474	\$454,588	\$490,840
Eastern/Woodland	FL	Immokalee Reservation (Collier Co.)	\$335,695	\$372,402	\$420,474	\$454,588	\$490,840
Eastern/Woodland	FL	Big Cypress Reservation (Broward/Hendry/BCo)	\$341,283	\$378,710	\$427,708	\$462,491	\$499,381
Eastern/Woodland	FL	Fort Pierce (St. Lucie Co.)	\$345,103	\$382,943	\$432,483	\$467,651	\$504,952
Eastern/Woodland	IA	Sac & Fox Tribe	\$382,158	\$423,520	\$478,455	\$518,569	\$560,016
Eastern/Woodland	IN	Pokagon Band of Potawatomi	\$442,363	\$490,756	\$554,936	\$601,847	\$649,985
Eastern/Woodland	MA	Wampanoag Tribe - Aquinnah	\$546,609	\$605,797	\$684,402	\$741,804	\$801,094
Eastern/Woodland	MA	Wampanoag Tribe - Mashpee	\$433,442	\$480,303	\$542,549	\$587,999	\$634,991
Eastern/Woodland	ME	Aroostook Band of Micmac	\$360,809	\$399,611	\$451,191	\$488,834	\$527,887
Eastern/Woodland	ME	Houlton Band of Maliseets	\$360,809	\$399,611	\$451,191	\$488,834	\$527,887
Eastern/Woodland	ME	Indian Township Passamaquody	\$372,544	\$412,682	\$466,024	\$504,960	\$545,306
Eastern/Woodland	ME	Penobscot Tribe	\$372,544	\$412,682	\$466,024	\$504,960	\$545,306
Eastern/Woodland	ME	Pleasant Point Passamaquody	\$372,544	\$412,682	\$466,024	\$504,960	\$545,306
Eastern/Woodland	MI	Bay Mills Indian Community	\$366,002	\$405,862	\$458,758	\$497,405	\$537,177
Eastern/Woodland	MI	Grand Traverse Band	\$376,050	\$417,031	\$471,409	\$511,141	\$552,014
Eastern/Woodland	MI	Hannahville Community	\$368,024	\$408,063	\$461,202	\$500,023	\$540,002
Eastern/Woodland	MI	Huron Band of Potawatomi	\$376,092	\$416,920	\$471,122	\$510,713	\$551,540
Eastern/Woodland	MI	Keweenaw Bay Indian Community	\$370,026	\$410,319	\$463,789	\$502,856	\$543,064
Eastern/Woodland	MI	Lac Vieux Desert Band	\$370,026	\$410,319	\$463,789	\$502,856	\$543,064
Eastern/Woodland	MI	Little River Band of Ottawa	\$376,050	\$417,031	\$471,409	\$511,141	\$552,014
Eastern/Woodland	MI	Little Traverse Bay Band	\$372,006	\$412,631	\$466,521	\$505,904	\$546,363
Eastern/Woodland	MI	Match-E-Be-NASH-She-Wish Band	\$378,155	\$419,008	\$473,279	\$512,903	\$553,892
Eastern/Woodland	MI	Pokagon Band of Potawatomi	\$390,101	\$432,712	\$489,236	\$530,544	\$572,975
Eastern/Woodland	MI	Saginaw Chippewa	\$384,097	\$425,944	\$481,473	\$522,045	\$563,789
Eastern/Woodland	MI	Sault Ste. Marie Tribe	\$366,002	\$405,862	\$458,758	\$497,405	\$537,177
Eastern/Woodland	MI	Sault Ste. Marie Tribe - Marquette	\$370,026	\$410,319	\$463,789	\$502,856	\$543,064
Eastern/Woodland	MI	Sault Ste. Marie Tribe - Escanaba	\$368,024	\$408,063	\$461,202	\$500,023	\$540,002
Eastern/Woodland	MN	Bois Forte Band of Minnesota Chippewa	\$410,342	\$454,659	\$513,534	\$556,518	\$600,991
Eastern/Woodland	MN	Fond Du Lac Band of Minn. Chippewa	\$422,350	\$468,195	\$529,060	\$573,516	\$619,364
Eastern/Woodland	MN	Grand Portage Band of Minn. Chippewa	\$422,350	\$468,195	\$529,060	\$573,516	\$619,364
Eastern/Woodland	MN	Leech Lake Band of Minnesota Chippewa	\$394,166	\$437,057	\$493,980	\$535,568	\$578,389
Eastern/Woodland	MN	Lower Sioux	\$408,237	\$452,682	\$511,664	\$554,756	\$599,113
Eastern/Woodland	MN	Mille Lacs Band of Minnesota Chippewa	\$424,393	\$470,340	\$531,361	\$575,921	\$621,952
Eastern/Woodland	MN	Prairie Island Sioux	\$446,491	\$494,934	\$559,251	\$606,227	\$654,688
Eastern/Woodland	MN	Red Lake Band of Chippewa	\$394,166	\$437,057	\$493,980	\$535,568	\$578,389
Eastern/Woodland	MN	Shakopee Sioux	\$450,555	\$499,278	\$563,996	\$611,251	\$660,102
Eastern/Woodland	MN	Upper Sioux Indian Community	\$438,548	\$485,742	\$548,470	\$594,253	\$641,729
Eastern/Woodland	MN	White Earth Band of Minnesota Chippewa	\$390,060	\$432,824	\$489,522	\$530,973	\$573,449
Eastern/Woodland	MS	Mississippi Choctaw Tribe	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Eastern/Woodland	NC	Coharie State Tribe	\$357,421	\$395,900	\$446,387	\$482,148	\$520,554
Eastern/Woodland	NC	Eastern Cherokee	\$363,008	\$402,207	\$453,621	\$490,051	\$529,095
Eastern/Woodland	NC	Haliwa-Saponi State Tribe	\$363,008	\$402,207	\$453,621	\$490,051	\$529,095
Eastern/Woodland	NC	Lumbee State Tribe	\$357,421	\$395,900	\$446,387	\$482,148	\$520,554
Eastern/Woodland	NC	Meherrin State Tribe	\$357,421	\$395,900	\$446,387	\$482,148	\$520,554
Eastern/Woodland	NC	Waccamaw Siouan State Tribe	\$357,421	\$395,900	\$446,387	\$482,148	\$520,554
Eastern/Woodland	NY	Cayuga Nation	\$429,695	\$476,000	\$537,535	\$582,452	\$628,990
Eastern/Woodland	NY	Oneida Nation of New York	\$407,750	\$451,895	\$510,523	\$553,336	\$597,562
Eastern/Woodland	NY	Onondaga Nation	\$407,750	\$451,895	\$510,523	\$553,336	\$597,562
Eastern/Woodland	NY	Seneca Nation of New York	\$429,695	\$476,000	\$537,535	\$582,452	\$628,990
Eastern/Woodland	NY	Shinnecock	\$519,634	\$576,200	\$651,269	\$706,115	\$762,573
Eastern/Woodland	NY	St. Regis Mohawk Tribe	\$388,125	\$430,088	\$485,829	\$526,529	\$568,609
Eastern/Woodland	NY	Tonawanda Band of Senecas	\$429,695	\$476,000	\$537,535	\$582,452	\$628,990
Eastern/Woodland	NY	Tuscarora Nation	\$417,761	\$462,864	\$522,786	\$566,533	\$611,805
Eastern/Woodland	RI	Narragansett Tribe	\$419,883	\$465,097	\$525,188	\$569,049	\$614,514
Eastern/Woodland	SC	Catawba Indian Tribe	\$353,506	\$391,638	\$441,659	\$477,097	\$515,107

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Eastern/Woodland	VA	Nansemond Indian Tribe	\$362,913	\$402,179	\$453,668	\$490,160	\$529,219
Eastern/Woodland	VA	Monacan Indian Tribe	\$357,612	\$395,956	\$446,293	\$481,930	\$520,308
Eastern/Woodland	VA	Chickahominy Tribe	\$380,437	\$421,329	\$474,993	\$512,996	\$553,855
Eastern/Woodland	VA	Eastern Chickahominy Tribe	\$380,437	\$421,329	\$474,993	\$512,996	\$553,855
Eastern/Woodland	VA	Upper Mattaponi Tribe	\$380,437	\$421,329	\$474,993	\$512,996	\$553,855
Eastern/Woodland	VA	Pamunkey	\$380,437	\$421,329	\$474,993	\$512,996	\$553,855
Eastern/Woodland	VA	Rappahonock Tribe	\$380,437	\$421,329	\$474,993	\$512,996	\$553,855
Eastern/Woodland	WI	Bad River Band	\$410,301	\$454,771	\$513,821	\$556,947	\$601,465
Eastern/Woodland	WI	Forest County Potawatami	\$388,121	\$430,400	\$486,504	\$527,497	\$569,676
Eastern/Woodland	WI	Ho-Chunk Nation	\$398,127	\$441,681	\$499,443	\$541,662	\$584,987
Eastern/Woodland	WI	Lac Courte Oreilles	\$410,301	\$454,771	\$513,821	\$556,947	\$601,465
Eastern/Woodland	WI	Lac Du Flambeau Band	\$388,121	\$430,400	\$486,504	\$527,497	\$569,676
Eastern/Woodland	WI	Menominee Indian Tribe	\$412,385	\$456,803	\$515,835	\$558,923	\$603,579
Eastern/Woodland	WI	Oneida Tribe	\$414,387	\$459,059	\$518,422	\$561,756	\$606,642
Eastern/Woodland	WI	Red Cliff Band of Lake Superior Chippewa	\$410,301	\$454,771	\$513,821	\$556,947	\$601,465
Eastern/Woodland	WI	Saint Croix Chippewa	\$410,301	\$454,771	\$513,821	\$556,947	\$601,465
Eastern/Woodland	WI	Sokagoan Chippewa Tribe	\$388,121	\$430,400	\$486,504	\$527,497	\$569,676
Eastern/Woodland	WI	Stockbridge-Munsee Tribe	\$394,187	\$437,001	\$493,837	\$535,353	\$578,152
Northern Plains	CO	Southern Ute Tribe	\$350,424	\$388,300	\$438,615	\$475,351	\$513,340
Northern Plains	CO	Ute Mountain Tribe	\$354,468	\$392,701	\$443,503	\$480,589	\$518,991
Northern Plains	MT	Blackfeet Tribe	\$366,240	\$405,972	\$458,724	\$497,254	\$537,003
Northern Plains	MT	Crow Tribe	\$368,262	\$408,172	\$461,169	\$499,873	\$539,829
Northern Plains	MT	Fort Belknap Indian Community	\$354,108	\$392,770	\$444,059	\$481,541	\$520,052
Northern Plains	MT	Fort Peck Assiniboine and Sioux	\$360,174	\$399,371	\$451,392	\$489,397	\$528,527
Northern Plains	MT	Little Shell Chippewa	\$279,622	\$309,048	\$350,283	\$379,340	\$408,819
Northern Plains	MT	Northern Cheyenne	\$368,262	\$408,172	\$461,169	\$499,873	\$539,829
Northern Plains	MT	Rocky Boy Chippewa-Cree	\$354,108	\$392,770	\$444,059	\$481,541	\$520,052
Northern Plains	MT	Salish and Kootenai Tribes	\$360,174	\$399,371	\$451,392	\$489,397	\$528,527
Northern Plains	ND	Devils Lake Sioux	\$376,050	\$417,031	\$471,409	\$511,141	\$552,014
Northern Plains	ND	Ft. Berthold Affiliated Tribes	\$369,963	\$410,486	\$464,220	\$503,499	\$543,775
Northern Plains	ND	Standing Rock Sioux	\$382,117	\$423,632	\$478,741	\$518,998	\$560,490
Northern Plains	ND	Trenton Band of Chippewa	\$414,055	\$459,953	\$520,718	\$565,183	\$610,431
Northern Plains	ND	Turtle Mountain Band of Chippewa	\$378,052	\$419,287	\$473,997	\$513,974	\$555,076
Northern Plains	NE	Northern Ponca Tribe of Nebraska	\$368,107	\$407,839	\$460,628	\$499,166	\$539,055
Northern Plains	NE	Omaha Tribe	\$368,107	\$407,839	\$460,628	\$499,166	\$539,055
Northern Plains	NE	Santee Sioux Tribe	\$355,975	\$394,638	\$445,963	\$483,454	\$522,103
Northern Plains	NE	Winnebago Tribe	\$368,107	\$407,839	\$460,628	\$499,166	\$539,055
Northern Plains	SD	Cheyenne River Sioux	\$347,825	\$386,004	\$436,616	\$473,621	\$511,512
Northern Plains	SD	Crow Creek Sioux	\$343,843	\$381,436	\$431,298	\$467,741	\$505,151
Northern Plains	SD	Flandreau Santee Sioux	\$386,161	\$428,033	\$483,630	\$524,235	\$566,140
Northern Plains	SD	Lower Brule Sioux	\$370,129	\$410,040	\$463,072	\$501,785	\$541,880
Northern Plains	SD	Oglala Sioux of Pine Ridge Reservation	\$365,982	\$405,918	\$458,901	\$497,619	\$537,414
Northern Plains	SD	Rosebud Sioux	\$370,129	\$410,040	\$463,072	\$501,785	\$541,880
Northern Plains	SD	Sisseton-Wahpeton Sioux	\$355,934	\$394,749	\$446,250	\$483,882	\$522,577
Northern Plains	SD	Yankton Sioux	\$357,852	\$397,229	\$449,411	\$487,572	\$526,586
Northern Plains	UT	Goshute Reservation	\$369,984	\$410,430	\$464,076	\$503,285	\$543,538
Northern Plains	UT	NW Band of Shoshoni Nation	\$373,788	\$414,877	\$469,336	\$509,157	\$549,896
Northern Plains	UT	Skull Valley Band of Goshute	\$371,946	\$412,642	\$466,613	\$506,062	\$546,540
Northern Plains	UT	Uintah & Ouray Ute Indian Tribe	\$371,946	\$412,642	\$466,613	\$506,062	\$546,540
Northern Plains	UT	Utah Paiute Tribe	\$358,152	\$397,171	\$448,948	\$486,779	\$525,702
Northern Plains	WY	Northern Arapahoe	\$352,146	\$390,559	\$441,522	\$478,763	\$517,049
Northern Plains	WY	Shoshone Tribe of the Wind River Res.	\$352,146	\$390,559	\$441,522	\$478,763	\$517,049
Northwest	ID	Coeur D'Alene Tribe	\$400,315	\$443,434	\$500,739	\$542,567	\$585,917
Northwest	ID	Fort Hall Shoshone-Bannock	\$372,186	\$412,596	\$466,242	\$505,428	\$545,833
Northwest	ID	Kootenai Tribe	\$400,315	\$443,434	\$500,739	\$542,567	\$585,917
Northwest	ID	Nez Perce Tribe	\$400,315	\$443,434	\$500,739	\$542,567	\$585,917
Northwest	OR	Burns-Paiute Tribe	\$410,185	\$454,482	\$513,331	\$556,296	\$600,751
Northwest	OR	Coos Bay Confederated Tribes	\$423,860	\$469,977	\$531,182	\$575,897	\$621,942
Northwest	OR	Coquille Indian Tribe	\$423,860	\$469,977	\$531,182	\$575,897	\$621,942
Northwest	OR	Cow Creek Tribes	\$423,860	\$469,977	\$531,182	\$575,897	\$621,942

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Northwest	OR	Grand Ronde Confederated Tribes	\$423,920	\$469,965	\$531,089	\$575,738	\$621,766
Northwest	OR	Klamath Indian Tribe	\$408,163	\$452,282	\$510,887	\$553,677	\$597,926
Northwest	OR	Siletz Confederated Tribes	\$423,920	\$469,965	\$531,089	\$575,738	\$621,766
Northwest	OR	Umatilla Confederated Tribes	\$410,006	\$454,517	\$513,609	\$556,772	\$601,281
Northwest	OR	Warm Springs Confederated Tribes	\$416,072	\$461,118	\$520,942	\$564,628	\$609,757
Northwest	WA	Chehalis Confederated Tribes	\$435,752	\$483,224	\$546,218	\$592,245	\$639,601
Northwest	WA	Colville Confederated Tribes	\$411,608	\$456,798	\$516,702	\$560,502	\$605,344
Northwest	WA	Cowlitz	\$413,930	\$458,940	\$518,683	\$562,327	\$607,285
Northwest	WA	Hoh Indian Tribe	\$445,623	\$494,272	\$558,810	\$605,973	\$654,435
Northwest	WA	Jamestown S'Kallam Tribe	\$433,850	\$481,001	\$543,588	\$589,308	\$636,422
Northwest	WA	Kalispel Indian Community	\$415,652	\$461,199	\$521,591	\$565,739	\$610,995
Northwest	WA	Lower Elwha Tribal Community	\$433,850	\$481,001	\$543,588	\$589,308	\$636,422
Northwest	WA	Lummi Tribe	\$437,894	\$485,402	\$548,477	\$594,546	\$642,073
Northwest	WA	Makah Indian Tribe	\$445,623	\$494,272	\$558,810	\$605,973	\$654,435
Northwest	WA	Muckleshoot Indian Tribe	\$451,689	\$500,873	\$566,142	\$613,830	\$662,911
Northwest	WA	Nisqually Indian Community	\$447,585	\$496,484	\$561,347	\$608,751	\$657,437
Northwest	WA	Nooksack Tribe	\$437,894	\$485,402	\$548,477	\$594,546	\$642,073
Northwest	WA	Port Gamble S'Kallam Tribe	\$433,850	\$481,001	\$543,588	\$589,308	\$636,422
Northwest	WA	Puyallup Tribe	\$451,689	\$500,873	\$566,142	\$613,830	\$662,911
Northwest	WA	Quileute Tribe	\$445,623	\$494,272	\$558,810	\$605,973	\$654,435
Northwest	WA	Quinault Tribe	\$443,601	\$492,072	\$556,366	\$603,355	\$651,610
Northwest	WA	Samish Nation	\$437,894	\$485,402	\$548,477	\$594,546	\$642,073
Northwest	WA	Sauk-Suiattle Indian Tribe	\$439,916	\$487,602	\$550,921	\$597,165	\$644,898
Northwest	WA	Shoalwater Bay Tribe	\$443,601	\$492,072	\$556,366	\$603,355	\$651,610
Northwest	WA	Skokomish Indian Tribe	\$445,563	\$494,284	\$558,903	\$606,132	\$654,612
Northwest	WA	Snoqualmie	\$437,894	\$485,402	\$548,477	\$594,546	\$642,073
Northwest	WA	Spokane Tribe	\$415,652	\$461,199	\$521,591	\$565,739	\$610,995
Northwest	WA	Squaxin Island Tribe	\$445,563	\$494,284	\$558,903	\$606,132	\$654,612
Northwest	WA	Stillaguamish Tribe	\$437,894	\$485,402	\$548,477	\$594,546	\$642,073
Northwest	WA	Suquamish Tribal Council	\$445,623	\$494,272	\$558,810	\$605,973	\$654,435
Northwest	WA	Swinomish Indians	\$437,894	\$485,402	\$548,477	\$594,546	\$642,073
Northwest	WA	Tulalip Tribes	\$451,629	\$500,884	\$566,235	\$613,989	\$663,088
Northwest	WA	Upper Skagit Tribe	\$437,894	\$485,402	\$548,477	\$594,546	\$642,073
Northwest	WA	Yakama Indian Nation	\$409,826	\$454,552	\$513,887	\$557,248	\$601,812
Southern Plains	KS	Iowa Tribe of Kansas and Nebraska	\$362,227	\$402,037	\$454,142	\$491,140	\$530,321
Southern Plains	KS	Kickapoo Tribe	\$362,227	\$402,037	\$454,142	\$491,140	\$530,321
Southern Plains	KS	Prairie Band of Potawatomi	\$362,227	\$402,037	\$454,142	\$491,140	\$530,321
Southern Plains	KS	Sac and Fox of Missouri	\$362,227	\$402,037	\$454,142	\$491,140	\$530,321
Southern Plains	LA	Chitimacha Tribe	\$348,658	\$386,719	\$436,574	\$471,947	\$509,579
Southern Plains	LA	Coushatta Tribe	\$346,719	\$384,530	\$434,065	\$469,205	\$506,615
Southern Plains	LA	Jena Band of Choctaw	\$338,888	\$376,007	\$424,608	\$459,104	\$495,720
Southern Plains	LA	Tunica-Biloxi Tribe	\$338,888	\$376,007	\$424,608	\$459,104	\$495,720
Southern Plains	OK	Absentee-Shawnee	\$336,853	\$374,105	\$422,825	\$457,446	\$493,955
Southern Plains	OK	Alabama-Quassarte Tribal Town	\$331,096	\$367,368	\$414,860	\$448,570	\$484,347
Southern Plains	OK	Apache Tribe	\$329,215	\$365,008	\$411,914	\$445,178	\$480,665
Southern Plains	OK	Caddo Tribe	\$329,215	\$365,008	\$411,914	\$445,178	\$480,665
Southern Plains	OK	Cherokee Nation	\$331,096	\$367,368	\$414,860	\$448,570	\$484,347
Southern Plains	OK	Cheyenne-Arapaho Tribes	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	OK	Chickasaw	\$317,469	\$352,222	\$397,729	\$430,027	\$464,323
Southern Plains	OK	Choctaw Nation	\$327,180	\$363,106	\$410,132	\$443,520	\$478,899
Southern Plains	OK	Citizen Band Potawatomi Tribe	\$336,853	\$374,105	\$422,825	\$457,446	\$493,955
Southern Plains	OK	Comanche Tribe	\$329,215	\$365,008	\$411,914	\$445,178	\$480,665
Southern Plains	OK	Delaware Tribe	\$329,215	\$365,008	\$411,914	\$445,178	\$480,665
Southern Plains	OK	Delaware Tribe of Indians (Eastern)	\$331,096	\$367,368	\$414,860	\$448,570	\$484,347
Southern Plains	OK	Eastern Shawnee Tribe	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	OK	Fort Sill Apache Tribe	\$329,215	\$365,008	\$411,914	\$445,178	\$480,665
Southern Plains	OK	Iowa Tribe of Oklahoma	\$344,684	\$382,629	\$432,282	\$467,547	\$504,849
Southern Plains	OK	Kaw Tribe	\$329,119	\$365,294	\$412,641	\$446,262	\$481,862
Southern Plains	OK	Kialegee Tribal Town	\$325,223	\$360,975	\$407,767	\$440,994	\$476,175
Southern Plains	OK	Kickapoo Tribe of Oklahoma	\$327,161	\$363,164	\$410,277	\$443,736	\$479,139

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southern Plains	OK	Kiowa Tribe	\$329,215	\$365,008	\$411,914	\$445,178	\$480,665
Southern Plains	OK	Loyal Shawnee of OK	\$331,096	\$367,368	\$414,860	\$448,570	\$484,347
Southern Plains	OK	Miami Tribe	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	OK	Modoc Tribe	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	OK	Muskogee (Creek) Nation	\$331,096	\$367,368	\$414,860	\$448,570	\$484,347
Southern Plains	OK	Osage Tribe	\$327,238	\$362,934	\$409,696	\$442,870	\$478,181
Southern Plains	OK	Otoe-Missouria Tribe	\$329,119	\$365,294	\$412,641	\$446,262	\$481,862
Southern Plains	OK	Ottawa Tribe	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	OK	Pawnee Tribe	\$334,992	\$371,687	\$419,734	\$453,837	\$490,033
Southern Plains	OK	Peoria Tribe	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	OK	Ponca Tribe	\$329,119	\$365,294	\$412,641	\$446,262	\$481,862
Southern Plains	OK	Quapaw Tribe	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	OK	Sac and Fox Tribe	\$336,853	\$374,105	\$422,825	\$457,446	\$493,955
Southern Plains	OK	Seminole Nation	\$327,161	\$363,164	\$410,277	\$443,736	\$479,139
Southern Plains	OK	Seneca-Cayuga	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	OK	Thlopthlocco Tribal Town	\$325,223	\$360,975	\$407,767	\$440,994	\$476,175
Southern Plains	OK	Tonkawa Tribe	\$329,119	\$365,294	\$412,641	\$446,262	\$481,862
Southern Plains	OK	United Keetoowah	\$331,096	\$367,368	\$414,860	\$448,570	\$484,347
Southern Plains	OK	Wichita Tribe	\$329,215	\$365,008	\$411,914	\$445,178	\$480,665
Southern Plains	OK	Wyandotte	\$333,034	\$369,556	\$417,370	\$451,312	\$487,310
Southern Plains	TX	Alabama-Coushatta	\$323,246	\$358,902	\$405,548	\$438,686	\$473,691
Southern Plains	TX	Texas Band of Kickapoo Indians	\$315,550	\$349,976	\$395,074	\$427,068	\$461,120
Southwest	AZ	Ak-Chin Papago	\$360,174	\$399,371	\$451,392	\$489,397	\$528,527
Southwest	AZ	Cocopah Tribe	\$370,284	\$410,372	\$463,613	\$502,491	\$542,654
Southwest	AZ	Fort McDowell Mohave Apache	\$360,174	\$399,371	\$451,392	\$489,397	\$528,527
Southwest	AZ	Fort Mojave Tribe	\$391,447	\$434,784	\$492,168	\$534,155	\$576,914
Southwest	AZ	Gila River	\$370,284	\$410,372	\$463,613	\$502,491	\$542,654
Southwest	AZ	Havasupai	\$632,615	\$701,433	\$792,770	\$859,497	\$928,216
Southwest	AZ	Hopi	\$372,126	\$412,608	\$466,335	\$505,586	\$546,010
Southwest	AZ	Hualapai	\$370,044	\$410,419	\$463,984	\$503,126	\$543,361
Southwest	AZ	Kaibab Band of Paiute	\$372,126	\$412,608	\$466,335	\$505,586	\$546,010
Southwest	AZ	Navajo Nation	\$372,126	\$412,608	\$466,335	\$505,586	\$546,010
Southwest	AZ	Pascua Yaqui Tribe	\$360,234	\$399,360	\$451,299	\$489,239	\$528,351
Southwest	AZ	Payson Tonto Apache	\$364,038	\$403,806	\$456,558	\$495,111	\$534,708
Southwest	AZ	Salt River Pima-Maricopa	\$370,284	\$410,372	\$463,613	\$502,491	\$542,654
Southwest	AZ	San Carlos Apache	\$358,152	\$397,171	\$448,948	\$486,779	\$525,702
Southwest	AZ	San Juan Southern Paiute Tribe	\$372,126	\$412,608	\$466,335	\$505,586	\$546,010
Southwest	AZ	Tohono O'Odham Nation	\$370,284	\$410,372	\$463,613	\$502,491	\$542,654
Southwest	AZ	White Mountain Apache (Fort Apache)	\$360,174	\$399,371	\$451,392	\$489,397	\$528,527
Southwest	AZ	Yavapai-Apache (Camp Verde)	\$370,044	\$410,419	\$463,984	\$503,126	\$543,361
Southwest	AZ	Yavapai-Prescott	\$370,044	\$410,419	\$463,984	\$503,126	\$543,361
Southwest	CA	Agua Caliente Band of Cahuilla	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Alturas Rancheria	\$472,029	\$522,852	\$590,399	\$639,701	\$690,810
Southwest	CA	Auburn Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Augustine Band of Cahuilla	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Barona	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Berry Creek Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Big Lagoon Rancheria	\$481,960	\$533,888	\$602,898	\$653,271	\$705,467
Southwest	CA	Big Pine Band	\$457,875	\$507,450	\$573,290	\$621,369	\$671,033
Southwest	CA	Big Sandy Rancheria	\$481,780	\$533,923	\$603,176	\$653,747	\$705,997
Southwest	CA	Big Valley Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Blue Lake Rancheria	\$481,960	\$533,888	\$602,898	\$653,271	\$705,467
Southwest	CA	Bridgeport Paiute Indian Colony	\$457,875	\$507,450	\$573,290	\$621,369	\$671,033
Southwest	CA	Buena Vista Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Cabazon Band	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Cahuilla Band	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Camp Antelope Tribe	\$457,875	\$507,450	\$573,290	\$621,369	\$671,033
Southwest	CA	Campo Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Cedarville Rancheria	\$472,029	\$522,852	\$590,399	\$639,701	\$690,810
Southwest	CA	Chemehuevi	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	CA	Chicken Ranch Rancheria	\$467,985	\$518,452	\$585,511	\$634,463	\$685,160
Southwest	CA	Chico Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Cloverdale Rancheria	\$488,026	\$540,489	\$610,231	\$661,127	\$713,943
Southwest	CA	Cold Springs Rancheria	\$481,780	\$533,923	\$603,176	\$653,747	\$705,997
Southwest	CA	Colorado River Indian Tribes	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Colusa Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Cortina Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Coyote Valley Band	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Cuyapaipe Community	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Death Valley Timba-Sha	\$457,875	\$507,450	\$573,290	\$621,369	\$671,033
Southwest	CA	Dry Creek Rancheria	\$488,026	\$540,489	\$610,231	\$661,127	\$713,943
Southwest	CA	Elk Valley Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Enterprise Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Fort Bidwell	\$468,105	\$518,429	\$585,325	\$634,146	\$684,806
Southwest	CA	Fort Independence	\$457,875	\$507,450	\$573,290	\$621,369	\$671,033
Southwest	CA	Graton Rancheria	\$480,298	\$531,619	\$599,898	\$649,700	\$701,581
Southwest	CA	Greenville Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Grindstone Rancheria	\$466,083	\$516,228	\$582,881	\$631,527	\$681,981
Southwest	CA	Guidiville Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Hoop Valley	\$481,960	\$533,888	\$602,898	\$653,271	\$705,467
Southwest	CA	Hopland Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Inaja Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Lone Band of Miwok Indians	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Jackson Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Jamul Indian Village	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Karuk	\$481,960	\$533,888	\$602,898	\$653,271	\$705,467
Southwest	CA	La Jolla Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	La Posta Band	\$429,925	\$476,880	\$538,382	\$582,020	\$628,430
Southwest	CA	Laytonville Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Lone Pine Paiute-Shoshone	\$453,951	\$503,027	\$568,216	\$615,814	\$665,029
Southwest	CA	Los Coyotes Band of Cahuilla	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Lower Lake Rancheria	\$488,026	\$540,489	\$610,231	\$661,127	\$713,943
Southwest	CA	Lytton Rancheria of California	\$488,026	\$540,489	\$610,231	\$661,127	\$713,943
Southwest	CA	Manchester Point Arena Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Manzanita Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Mesa Grande Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Middletown Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Mooretown Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Morongo Band of Cahuilla	\$437,527	\$485,462	\$548,224	\$592,773	\$640,050
Southwest	CA	North Fork Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Paiute-Shoshone of Bishop Colony	\$457,875	\$507,450	\$573,290	\$621,369	\$671,033
Southwest	CA	Pala Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Paskenta Band of Nomlaki Indian	\$474,052	\$525,053	\$592,843	\$642,319	\$693,635
Southwest	CA	Pauma Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Pechanga Band	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Picayune Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Pinoleville Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Pit River Tribe	\$489,748	\$542,747	\$613,138	\$664,539	\$717,652
Southwest	CA	Potter Valley Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Quartz Valley Rancheria	\$479,938	\$531,688	\$600,454	\$650,652	\$702,642
Southwest	CA	Quechan Tribe	\$428,025	\$474,735	\$535,922	\$579,332	\$625,525
Southwest	CA	Ramona Band	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Redding Rancheria	\$489,748	\$542,747	\$613,138	\$664,539	\$717,652
Southwest	CA	Redwood Valley Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Resighini Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Rincon Reservation	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Robinson Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Rohnerville Rancheria	\$481,960	\$533,888	\$602,898	\$653,271	\$705,467
Southwest	CA	Round Valley Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Rumsey Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	CA	San Manuel Band	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	San Pasqual Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	San Rosa Band of Cahuilla	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	San Ysabel Reservation	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Santa Rosa Rancheria	\$450,087	\$498,591	\$563,049	\$610,100	\$658,848
Southwest	CA	Santa Ynez Band of Chumash	\$469,767	\$520,698	\$588,326	\$637,717	\$688,692
Southwest	CA	Scotts Valley (Pomo)	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Sheep Rancheria	\$470,007	\$520,652	\$587,955	\$637,082	\$687,985
Southwest	CA	Sherwood Valley Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Shingle Springs Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Smith River Rancheria	\$476,074	\$527,253	\$595,287	\$644,938	\$696,461
Southwest	CA	Soboba Band	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Stewarts Point Rancheria	\$488,026	\$540,489	\$610,231	\$661,127	\$713,943
Southwest	CA	Sulphur Bank Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Susenville Rancheria	\$468,105	\$518,429	\$585,325	\$634,146	\$684,806
Southwest	CA	Sycuan Band	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Table Bluff Rancheria	\$481,960	\$533,888	\$602,898	\$653,271	\$705,467
Southwest	CA	Table Mountain Rancheria	\$481,780	\$533,923	\$603,176	\$653,747	\$705,997
Southwest	CA	Tejon Tribe	\$445,358	\$493,986	\$557,681	\$602,874	\$650,945
Southwest	CA	Torres-Martinez Band of Cahuilla	\$437,527	\$485,462	\$548,224	\$592,773	\$640,050
Southwest	CA	Trinidad Rancheria	\$481,960	\$533,888	\$602,898	\$653,271	\$705,467
Southwest	CA	Tule River Indian Tribe	\$471,670	\$522,922	\$590,955	\$640,653	\$691,871
Southwest	CA	Tulomne Rancheria	\$467,985	\$518,452	\$585,511	\$634,463	\$685,160
Southwest	CA	Twenty Nine Palms Band	\$441,442	\$489,724	\$552,952	\$597,823	\$645,498
Southwest	CA	Upper Lake Rancheria	\$482,140	\$533,854	\$602,620	\$652,795	\$704,937
Southwest	CA	Utu Utu Gwaiti Paiute	\$457,875	\$507,450	\$573,290	\$621,369	\$671,033
Southwest	CA	Viejas Group of Capitan Grande	\$441,672	\$489,666	\$552,568	\$597,172	\$644,772
Southwest	CA	Wilton Rancheria	\$468,621	\$519,615	\$586,436	\$633,828	\$684,356
Southwest	CA	Yurok Tribe	\$481,960	\$533,888	\$602,898	\$653,271	\$705,467
Southwest	NM	Acoma Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Cochiti Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Isleta Pueblo	\$348,401	\$386,100	\$436,170	\$472,732	\$510,515
Southwest	NM	Jemez Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Jicarilla Reservation	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Laguna Pueblo	\$348,401	\$386,100	\$436,170	\$472,732	\$510,515
Southwest	NM	Mescalero Reservation	\$338,531	\$375,052	\$423,579	\$459,004	\$495,681
Southwest	NM	Nambe Pueblo	\$354,288	\$392,736	\$443,781	\$481,065	\$519,521
Southwest	NM	Pajoaque Pueblo	\$354,288	\$392,736	\$443,781	\$481,065	\$519,521
Southwest	NM	Picuris Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	San Felipe Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	San Ildefonso Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	San Juan Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Sandia Pueblo	\$348,401	\$386,100	\$436,170	\$472,732	\$510,515
Southwest	NM	Santa Ana Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Santa Clara Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Santo Domingo Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Taos Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Tesuque Pueblo	\$354,288	\$392,736	\$443,781	\$481,065	\$519,521
Southwest	NM	Zia Pueblo	\$352,326	\$390,524	\$441,244	\$478,287	\$516,519
Southwest	NM	Zuni Tribe	\$342,455	\$379,476	\$428,652	\$464,559	\$501,685
Southwest	NV	Duck Valley Shoshone-Paiute	\$409,706	\$454,575	\$514,073	\$557,565	\$602,165
Southwest	NV	Duckwater Shoshone	\$426,062	\$472,142	\$533,348	\$578,040	\$624,237
Southwest	NV	Ely Shoshone	\$409,886	\$454,540	\$513,795	\$557,089	\$601,635
Southwest	NV	Fallon Paiute-Shoshone	\$388,183	\$430,233	\$486,074	\$526,854	\$568,965
Southwest	NV	Las Vegas Colony	\$426,062	\$472,142	\$533,348	\$578,040	\$624,237
Southwest	NV	Lovelock Colony	\$405,841	\$450,139	\$508,906	\$551,852	\$595,984
Southwest	NV	Moapa Band of Paiute	\$426,062	\$472,142	\$533,348	\$578,040	\$624,237
Southwest	NV	Pyramid Lake Paiute	\$401,917	\$445,716	\$503,832	\$546,297	\$589,980
Southwest	NV	Reno-Sparks Colony	\$401,917	\$445,716	\$503,832	\$546,297	\$589,980
Southwest	NV	Summit Lake Paiute Tribe	\$405,841	\$450,139	\$508,906	\$551,852	\$595,984

2024 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	NV	Te-Moak	\$409,706	\$454,575	\$514,073	\$557,565	\$602,165
Southwest	NV	Walker River Paiute Tribe	\$405,841	\$450,139	\$508,906	\$551,852	\$595,984
Southwest	NV	Washoe Tribe	\$405,841	\$450,139	\$508,906	\$551,852	\$595,984
Southwest	NV	Winnemucca Colony	\$405,841	\$450,139	\$508,906	\$551,852	\$595,984
Southwest	NV	Yerington Paiute Tribe	\$405,841	\$450,139	\$508,906	\$551,852	\$595,984
Southwest	NV	Yomba Shoshone Tribe	\$426,062	\$472,142	\$533,348	\$578,040	\$624,237
Southwest	NV	Fort McDermitt Paiute and Shoshone	\$407,983	\$452,316	\$511,165	\$554,153	\$598,456
Southwest	TX	Ysleta Del Sur	\$340,493	\$377,264	\$426,115	\$461,781	\$498,683



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

SPECIAL ATTENTION OF:

Administrators, Offices
of Native American Programs;
Tribes; Tribally Designated
Housing Entities

NOTICE PIH 2025-11

Issued: April 30, 2025

Expires: This Notice remains in effect until
amended, superseded, or rescinded.

Cross References: [Office of Native American
Programs Program Guidance 2013-10\(R\)](#)

SUBJECT: Federal Supply Sources

1. PURPOSE

The purpose of this Notice is to provide information to Tribes and Tribally Designated Housing Entities (TDHEs) about Federal supply sources and other General Services Administration (GSA) services available under Section 101(j) of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4101 *et seq.*) (NAHASDA).

On January 20, 2025, President Trump issued an Executive Order titled *Delivering Emergency Price Relief for American Families and Defeating the Cost-of-Living Crisis*. This Executive Order directs Executive Departments and Agencies to take actions to lower the cost of housing, expand the housing supply, and eliminate unnecessary administrative expenses. In furtherance of the Executive Order, this Notice provides updated guidance to Tribes and TDHEs carrying out activities, programs, and projects under NAHASDA on how to access pre-negotiated discounted rates for goods and services currently offered through Federal supply sources.

This Notice replaces [Office of Native American Programs Program Guidance 2013-10\(R\)](#).

2. BACKGROUND

Tribes and TDHEs carrying out activities, programs, and projects under NAHASDA may procure goods and services at pre-negotiated discounted rates currently offered by vendors to Federal agencies through Federal supply sources. Section 101(j) of NAHASDA (25 U.S.C. 4111(j)) provides as follows:

(j) Federal Supply Sources. — For purposes of section 501 of title 40, United States Code, on election by the applicable Indian tribe —

(1) Each Indian tribe or tribally designated housing entity shall be considered to be an Executive agency in carrying out any program, service, or other activity under this Act; and

(2) Each Indian tribe or tribally designated housing entity and each employee of the Indian tribe or tribally designated housing entity shall have access to sources of supply on the same basis as employees of an Executive agency.

Section 501 of Title 40, United States Code, provides that the Administrator of the GSA shall procure and supply personal property and non-personal services for Executive Departments and Agencies to use in the proper discharge of their responsibilities, and perform functions related to procurement and supply including contracting, inspection, storage, issue, property identification and classification, transportation and traffic management, management of public utility services, and repairing and converting.

While this benefit has been available to Tribes and TDHEs since NAHASDA was amended in 2008, some Tribes and TDHEs have yet to take advantage of this benefit. HUD strongly encourages all Tribes and TDHEs to consider using these additional administrative flexibilities to help reduce the cost of goods and services procured while constructing, rehabilitating, maintaining, and operating NAHASDA-funded housing in Tribal communities.

3. FEDERAL SUPPLY SOURCES

There are many benefits to using GSA supply sources, including:

- Streamlined regulatory compliance
- Faster buying process
- Fair and reasonable prices
- Vast supplies and services

GSA maintains a [Native American Affairs](#) webpage, where you can find information and resources available to Tribal entities.

GSA Multiple Award Schedule (MAS): The MAS program, also called the Federal Supply Schedule, is where eligible buyers can get commercial products and services at good prices while saving time and money. Prices, as well as the terms and conditions, are all pre-negotiated, and Tribes and TDHEs can utilize these schedules to access contracting opportunities and streamline the procurement process.

Examples of offerings on the Federal Supply Schedule:

- Professional Services
 - Information Technology (IT)
 - Accounting
 - Human Resources
 - Security Services
 - Management and Consulting Services
 - Construction Management Services

- Commercial Products
 - Construction Materials
 - Hardware and Software
 - Building and Industrial Materials
 - Machinery
 - Fire/Rescue/Safety Equipment

There are additional GSA contracts that provide non-commercial products and services if your Tribe qualifies, such as GSA's Governmentwide Acquisition Contracts and Multi-Agency Contracts. Email tribalaffairs@gsa.gov to learn more about these opportunities.

Learn more:

- Visit the [MAS](#) webpage, which provides more information about how to access commercial products and services.
- Visit the [MAS YouTube](#) channel to watch recorded training sessions.

GSA Vehicle Purchasing: Tribes and TDHEs can use the [GSAFleet](#) program to purchase vehicles (e.g., cars, trucks, vans, etc.) to fit their needs. However, Tribes and TDHEs do not have access to GSA vehicle leasing under NAHASDA. You can configure vehicles, choose equipment options, and view side-by-side comparisons of vehicle models.

Learn more:

- Visit the [vehicle purchasing](#) webpage, which provides information on how to buy vehicles, report vehicle problems, and get vehicle accessories.
- Visit the [eligible requirements](#) webpage to learn if your Tribe or TDHE is eligible to use the program.
- Call (844) 472-1200 or email: vehicle.buying@gsa.gov.

Other GSA Programs: Your Tribe or TDHE may qualify to use other GSA programs, such as:

- [City Pair Program](#): You can use this to procure and manage discounted airline tickets.
- [GSA SmartPay Charge Card](#): You can use this for different payment solutions, including purchase, travel, fleet, and integrated cards.
- [Travel Services](#): You can use this to take advantage of GSA's travel agency services to manage travel needs efficiently and cost-effectively.

QUESTIONS: Inquiries regarding the use of GSA sources may be addressed to GSA's Tribal Affairs office at: TribalAffairs@gsa.gov. You can also download or order [GSA's Tribal Ordering Guide](#), which includes information on Tribal and Federal policies, and the programs listed above.

A handwritten signature in blue ink, reading "Benjamin Hobbs".

Benjamin Hobbs
Principal Deputy Assistant Secretary
Office of Public and Indian Housing



U.S. Department of Housing
and Urban Development

Labor Relations Desk Guide
LR01.DG

DAVIS-BACON

LABOR STANDARDS

*A Contractor's Guide
to Prevailing Wage Requirements
for Federally-Assisted Construction Projects*

January 2012
Previous versions obsolete

INTRODUCTION

This Guide has been prepared for you as a contractor performing work on construction projects that are assisted by the Department of Housing and Urban Development and subject to Davis-Bacon prevailing wage requirements. This Guide does not address contractor requirements involved in direct Federal contracting where HUD or another Federal agency enters into a procurement contract. In this latter case, the Federal Acquisition Regulations (FAR) are applicable. While the guidance contained in this Guide is generally applicable to any Davis-Bacon covered project, specific questions pertaining to direct Federal contracts should be addressed to the Contracting Officer who signed the contract for the Federal agency.

Our objective here is to provide you with a guide which is simple and non-bureaucratic yet comprehensive and which will help you better understand and comply with Davis-Bacon labor standards. HUD's Office of Labor Relations worked closely with the Department of Labor's Wage and Hour Division to make sure that the labor standards provisions in your contract and the specifics of complying with them represent the latest information. It is the Department of Labor which has general administrative oversight of all Federal contracting agencies, such as HUD, which administer the day-to-day responsibilities of enforcing Davis-Bacon provisions in construction contracts they either fund or assist in funding.

There are three chapters in this Guide. The first chapter offers a brief description of the laws and regulations associated with Federal labor standards administration and enforcement and discusses both what's in your contract that requires Davis-Bacon compliance and your responsibilities. The second chapter deals with labor standards and payroll reporting requirements. The third chapter discusses what can happen in the event there is a dispute about the wage rates that should be (or have been) paid and any back wages that may be due.

Finally, not all HUD construction projects are covered by Davis-Bacon wage rates. For the purpose of this Guide, we are assuming that a determination has already been made that Davis-Bacon wage rates are applicable. Should you wish assistance in determining whether Davis-Bacon wage rates apply to a particular project or if you need other related technical assistance, please consult with the HUD Labor Relations Field staff for your area. If you don't know which staff to contact, a list of Labor Relations field offices and their geographic areas and telephone numbers can be found on HUD's Home Page at the address below.

Visit the Office of Labor Relations on-line:

<http://www.hud.gov/offices/olr>

Obtain additional copies of this Guide and other publications at our website or by telephone from HUD's Customer Service Center at (800)767-7468.

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CHAPTER 1 LAWS, REGULATIONS, CONTRACTS AND RESPONSIBILITIES

The following paragraphs describe what the labor standards laws and regulations actually say and what they mean to you on HUD projects:

1-1 **DAVIS-BACON AND OTHER LABOR LAWS.**

- a. **The Davis-Bacon Act (DBA).** The Davis-Bacon Act requires the payment of prevailing wage rates (which are determined by the U.S. Department of Labor) to all laborers and mechanics on Federal government and District of Columbia construction projects in excess of \$2,000. Construction includes alteration and/or repair, including painting and decorating, of public buildings or public works.

Most HUD construction work is not covered by the DBA itself since HUD seldom contracts directly for construction services. Most often, if Davis-Bacon wage rates apply to a HUD project it is because of a labor provision contained in one of HUD's "Related Acts" such as the U. S. Housing Act of 1937, the National Housing Act, the Housing and Community Development Act of 1974, the National Affordable Housing Act of 1990, and the Native American Housing Assistance and Self-Determination Act of 1996. The Related Acts are often referred to as the Davis-Bacon and Related Acts or DBRA.

- b. **The Contract Work Hours and Safety Standards Act (CWHSSA).** CWHSSA requires time and one-half pay for overtime (O/T) hours (over 40 in any workweek) worked on the covered project. The CWHSSA applies to both direct Federal contracts and to indirect Federally-assisted contracts **except** where the assistance is solely in the nature of a loan guarantee or insurance. CWHSSA violations carry a liquidated damages penalty (\$10/day per violation). Intentional violations of CWHSSA standards can be considered for Federal criminal prosecution.

CWHSSA does not apply to prime contracts of \$100,000 or less. In addition, some HUD projects are not covered by CWHSSA because some HUD programs only provide loan guarantees or insurance. CWHSSA also does not apply to construction or rehabilitation contracts that are not subject to Federal prevailing wage rates (e.g., Davis-Bacon wage rates, or HUD-determined rates for operation of public housing and Indian block grant-assisted housing). However, even though CWHSSA overtime pay is not required, Fair Labor Standards Act (FLSA) overtime pay is probably still applicable. (See also Labor Relations Letter SL-95-01, CWHSSA Coverage threshold for overtime and health and safety provision, available on-line at the HUD Labor Relations Library at: www.hud.gov/offices/olr/library.cfm)

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- c. **The Copeland Act (Anti-Kickback Act).** The Copeland Act makes it a Federal crime for anyone to require any laborer or mechanic (employed on a Federal or Federally-assisted project) to kickback (i.e., give up or pay back) any part of their wages. The Copeland Act requires every employer (contractors and subcontractors) to submit weekly certified payroll reports (CPRs) and regulates permissible payroll deductions.
 - d. **The Fair Labor Standards Act (FLSA).** The FLSA contains Federal minimum wage rates, overtime (O/T), and child labor requirements. These requirements generally apply to any labor performed. The DOL has the authority to administer and enforce FLSA. HUD will refer to the DOL any possible FLSA violations that are found on HUD projects.

1-2 DAVIS-BACON REGULATIONS.

The Department of Labor (DOL) has published rules and instructions concerning Davis-Bacon and other labor laws in the Code of Federal Regulations (CFR). These regulations can be found in ***Title 29 CFR Parts 1, 3, 5, 6 and 7.*** Part 1 explains how the DOL establishes and publishes DBA wage determinations (aka wage decisions) and provides instructions on how to use the determinations. Part 3 describes Copeland Act requirements for payroll deductions and the submission of weekly certified payroll reports. Part 5 covers the labor standards provisions that are in your contract relating to Davis-Bacon Act wage rates and the responsibilities of contractors and contracting agencies to administer and enforce the provisions. Part 6 provides for administrative proceedings enforcing Federal labor standards on construction and service contracts. Last, Part 7 sets parameters for practice before the Administrative Review Board. These regulations are used as the basis for administering and enforcing the laws.

DOL Regulations are available on-line on the World Wide Web:
http://www.dol.gov/dol/allcfr/Title_29.htm

1-3 CONSTRUCTION CONTRACT PROVISIONS

Each contract subject to Davis-Bacon labor standards requirements must contain labor standards clauses and a Davis-Bacon wage decision. These documents are normally bound into the contract specifications.

- a. The labor standards clauses. The labor standards clauses describe the responsibilities of the contractor concerning Davis-Bacon wages and obligate the contractor to comply with the labor requirements. The labor standards clauses also provide for remedies in the event of violations, including withholding from payments due to the contractor to ensure the payment of wages or liquidated damages which may be found due. These contract clauses enable the contract administrator to enforce the Federal labor standards applicable to the project. HUD has standard forms that contain contract clauses. For example, the HUD-2554, Supplementary Conditions to the Contract for Construction, which is issued primarily for FHA multifamily housing and other construction projects

administered by HUD; the HUD-4010, Federal Labor Standards Provisions, which is used for CDBG and HOME projects, and the HUD-5370, General Conditions of the Contract for Construction or the HUD-5370-EZ (construction contracts ≤\$100,000) which are used for Public and Indian Housing projects.

HUD program labor standards forms are available on-line at:
www.hud.gov/offices/adm/hudclips/index.cfm

- b. Davis-Bacon Wage Decisions. The Davis-Bacon wage decision (or wage determination) is a listing of various construction work classifications, such as Carpenter, Electrician, Plumber and Laborer, and the minimum wage rates (and fringe benefits, where prevailing) that people performing work in those classifications must be paid.

Davis-Bacon wage decisions are established by the DOL for various types of construction (e.g., residential, heavy, highway) and apply to specific geographic areas, usually a county or group of counties. Wage decisions are modified from time to time to keep them current. In most cases, when the contract is awarded or when construction begins, the wage decision is “locked-in” and no future modifications are applicable to the contract or project involved.

All current Davis-Bacon wage decisions can be accessed on-line at no cost at:
<http://www.wdol.gov>

1-4 RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR

The principal contractor (also referred to as the **prime** or **general contractor**) is responsible for the full compliance of all employers (the contractor, subcontractors and any lower-tier subcontractors) with the labor standards provisions applicable to the project. Because of the contractual relationship between a prime contractor and his/her subcontractors, subcontractors generally should communicate with the contract administrator only through the prime contractor. (See Contract Administrator, below.)

To make this Guide easier to understand, the term “prime contractor” will mean the principal contractor; “subcontractor” will mean all subcontractors including lower-tier subcontractors; and the term “employer” will mean all contractors as a group, including the prime contractor and any subcontractors and lower-tier subcontractors.

1-5 **RESPONSIBILITY OF THE CONTRACT ADMINISTRATOR.**

The **contract administrator** is responsible for the proper administration and enforcement of the Federal labor standards provisions on contracts covered by Davis-Bacon requirements. We use this term to represent the person (or persons) who will provide labor standards advice and support to you and other project principals (e.g., the owner, sponsor, architect), including providing the proper Davis-Bacon wage decision (see 2-1, **The Wage Decision**) and ensuring that the wage decision and contract clauses are incorporated into the contract for construction. The contract administrator also monitors labor standards compliance (see 2-6, **Compliance Reviews**) by conducting interviews with construction workers at the job site and reviewing payroll reports, and oversees any enforcement actions that may be required.

The contract administrator could be an employee or agent of HUD, or of a city or county or public housing agency. For HUD projects administered directly by HUD staff, usually FHA-insured multifamily projects, the contract administrator will be the HUD Labor Relations field staff. But many HUD-assisted projects are administered by local contracting agencies such as Public Housing Agencies (PHAs), Indian tribes and tribally-designated housing entities (TDHEs), and States, cities and counties under HUD's Community Development Block Grant (CDBG) and HOME programs. In these cases, the contract administrator will likely be local agency staff. In either case, the guidance for you remains essentially the same.

The DOL also has a role in monitoring Davis-Bacon administration and enforcement. In addition, DOL has independent authority to conduct investigations. A DOL investigator or other DOL representative may visit Davis-Bacon construction sites to interview construction workers or review payroll information.

CHAPTER 2 HOW TO COMPLY WITH LABOR STANDARDS AND PAYROLL REPORTING REQUIREMENTS

WHERE TO START? Now that you know you're on a Davis-Bacon project and you know some of the legal and practical implications, what's next?

SECTION I - THE BASICS

2-1 **THE WAGE DECISION.**

Davis-Bacon labor standards stipulate the wage payment requirements for Carpenters, Electricians, Plumbers, Roofers, Laborers, and other construction work classifications that may be needed for the project. The Davis-Bacon wage decision that applies to the project contains a schedule of work classifications and wage rates that must be followed. If you don't have it already (and by now you should), you'll want to get a copy of the applicable Davis-Bacon wage decision.

Remember, the wage decision is contained in the contract specifications along with the labor standards clauses. See 1-3, Construction Contract Provisions.

- a. **The work classifications and wage rates.** A Davis-Bacon wage decision is simply a listing of different work classifications and the minimum wage rates that must be paid to anyone performing work in those classifications. You'll want to make sure that the work classification(s) you need are contained in the wage decision and make certain you know exactly what wage rate(s) you will need to pay. Some wage decisions cover several counties and/or types of construction work (for example, residential and commercial work) and can be lengthy and difficult to read. Contact the contract administrator (HUD Labor Relations field staff or local agency staff) if you have any trouble reading the wage decision or finding the work classification(s) you need.

To make reading lengthy wage decisions easier for you, the contract administrator may prepare a Project Wage Rate Sheet (HUD-4720). This Sheet is a one-page transcript that will show only the classifications and wage rates for a particular project. A blank copy of a Project Wage Rate Sheet is provided for you in the appendix. Also, a fillable version of this form is available on-line at HUDClips (see web address in the Appendix). Contact the contract administrator monitoring your project for assistance with a Project Wage Rate Sheet.

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- b. **Posting the wage decision.** If you are the prime contractor, you will be responsible for posting a copy of the wage decision (or the Project Wage Rate Sheet) and a copy of the DOL Davis-Bacon poster titled Employee Rights under the Davis-Bacon Act (Form WH-1321) at the job site in a place that is easily accessible to all of the construction workers employed at the project and where the wage decision and poster won't be destroyed by wind or rain, etc. The Employee Rights under the Davis-Bacon Act poster is available in English and Spanish on-line at HUDClips (see address in the Appendix).

The Employee Rights under the Davis-Bacon Act poster (WH-1321) replaces the Notice to all Employees. The new poster is available in English and Spanish on-line at HUDClips (see address in the Appendix).

2-2 ADDITIONAL “TRADE” CLASSIFICATIONS AND WAGE RATES.

What if the work classification you need isn't on the wage decision? If the work classification(s) that you need doesn't appear on the wage decision, you will need to request an additional classification and wage rate. This process is usually very simple and you'll want to start the request right away. Basically, you identify the classification you need and recommend a wage rate for DOL to approve for the project. There are a few rules about additional classifications; you'll find these rules in the DOL regulations, Part 5, and in the labor clauses in your contract. The rules are summarized for you here:

- a. **Additional classification rules.** Additional classifications and wage rates can be approved if:
1. The requested classification is used by construction contractors in the area of the project. (The area is usually defined as the county where the project is located).
 2. The work that will be performed by the requested classification is not already performed by another classification that is already on the wage decision. (In other words, if there already is an Electrician classification and wage rate on the wage decision you can't request another Electrician classification and rate.)
 3. The proposed wage rate for the requested classification “fits” with the other wage rates already on the wage decision. (For example, the wage rate proposed for a trade classification such as Electrician must be at least as much as the lowest wage rate for other trade classifications already contained in the wage decision.) And,
 4. The workers that will be employed in the added classification (if it is known who the workers are/will be), or the workers' representatives, must agree with the proposed wage rate.

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- b. **Making the request.** A request for additional classification and wage rate must be made in writing through the contract administrator. (If the contract administrator is a local agency, the agency will send the request to the HUD Labor Relations staff.) If you are a subcontractor, your request should also go through the prime contractor. All you need to do is identify the work classification that is missing and recommend a wage rate (usually the rate that employer is already paying to the employees performing the work) for that classification. You may also need to describe the work that the new classification will perform.
- c. **HUD review.** The HUD Labor Relations field staff will review the requested classification and wage rate to determine whether the request meets the DOL rules outlined in paragraph 2-2(a), above. If additional information or clarification is needed, the staff will contact the prime contractor (or contract administrator for local agency projects) for more information, etc. If the Labor Relations review finds that the request meets the rules, the staff will give preliminary approval on the request and refer it to the DOL for final approval. The staff will send to you a copy of the preliminary approval/referral letter to the DOL.

If the HUD Labor Relations staff doesn't think the request meets the rules and if agreement can't be reached on the proper classification or wage rate for the work described, the HUD Labor Relations staff will not approve the request. In this case, the staff will send your request to the DOL with an explanation why HUD believes that the request shouldn't be approved. The DOL still has final decision authority. You will receive a copy of the disapproval/referral letter to the DOL.

- d. **DOL decision.** The DOL will respond to HUD Labor Relations in writing about the additional classification and wage rate request. HUD Labor Relations will notify you of the DOL decision in writing. If the DOL approves the request, the prime contractor must post the approval notice on the job site with the wage decision.

If the DOL does not approve the request, you will be notified about what classification and wage rate should be used for the work in question. You will also receive instructions about how to ask for DOL reconsideration if you still want to try to get your recommendation approved.

It's always a good idea to talk to the contract administrator before submitting an additional classification and wage rate request. The contract administrator can offer suggestions and advice that may save you time and increase the likelihood that DOL will approve your request. Usually, the contract administrator can give you an idea about what the DOL will finally decide.

2-3 **CERTIFIED PAYROLL REPORTS.**

You'll need to submit a weekly certified payroll report (CPR) beginning with the first week that your company works on the project and for every week afterward until your firm has completed its work. It's always a good idea to number the payroll reports beginning with #1 and to clearly mark your last payroll for the project "Final."

- a. **Payroll formats.** The easiest form to use is DOL's WH-347, Payroll. A sample copy of the WH-347 is included in the back of this Guide. You may access a fillable version of the WH-347 on-line at HUDClips (see web address in the Appendix). Also, the contract administrator can provide a few copies of the WH-347 that you can reproduce.

You are not required to use Payroll form WH-347. You are welcome to use any other type of payroll, such as computerized formats, as long as it contains all of the information that is required on the WH-347.

- b. **Payroll certifications.** The weekly payrolls are called certified because each payroll is signed and contains language certifying that the information is true and correct. The payroll certification language is on the reverse side of the WH-347. If you are using another type of payroll format you may attach the certification from the back of the WH-347, or any other format which contains the same certification language on the WH-347 (reverse).

DOL's website has Payroll Instructions and the Payroll form WH-347 in a "fillable" PDF format at this address:
www.dol.gov/whd/forms/wh347.pdf

- c. **"No work" payrolls.** "No work" payrolls may be submitted whenever there is a temporary break in your work on the project, for example, if your firm is not needed on the project right now but you will be returning to the job in a couple of weeks. (See tip box, for "no work" payroll exemption!) However, if you know that your firm will not be working on the project for an extended period of time, you may wish to send a short note to the contract administrator to let them know about the break in work and to give an approximate date when your firm will return to the project. If you number payrolls consecutively or if you send a note, you do not need to send "no work" payrolls.

If you number your payroll reports consecutively, you do not need to submit "no work" payrolls!

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- d. **Payroll review and submission.** The prime contractor should review each subcontractor's payroll reports for compliance prior to submitting the reports to the contract administrator. Remember, the prime contractor is responsible for the full compliance of all subcontractors on the contract and will be held accountable for any wage restitution that may be found due to any laborer or mechanic that is underpaid and for any liquidated damages that may be assessed for overtime violations. All of the payroll reports for any project must be submitted to the contract administrator through the prime contractor.

An alert prime contractor that reviews subcontractor payroll submissions can detect any misunderstandings early, prevent costly underpayments and protect itself from financial loss should underpayments occur.

- e. **Payroll retention.** Every contractor (including every subcontractor) must keep a complete set of their own payrolls and other basic records such as employee addresses and full SSNs, time cards, tax records, evidence of fringe benefit payments, for a Davis-Bacon project for at least 3 years after the project is completed. The prime contractor must keep a complete set of all of the payrolls for every contractor (including subcontractors) for at least 3 years after completion of the project.
- f. **Payroll inspection.** In addition to submitting payrolls to the contract administrator, every contractor (including subcontractors) must make their own copy of the payrolls and other basic records available for review or copying to any authorized representative from HUD or from DOL.

2-4 DAVIS-BACON DEFINITIONS.

Before we discuss how to complete the weekly payroll forms, we need to review a couple of definitions. These definitions can help you understand what will be required of you:

- a. **Laborer or mechanic.** "Laborers" and "mechanics" mean anyone who is performing construction work on the project, including trade journeymen (carpenters, plumbers, sheet metal workers, etc.), apprentices, and trainees and, for CWHSSA purposes, watchmen and guards. "Laborers" and "mechanics" are the two groups of workers that must be paid not less than Davis-Bacon wage rates.
1. **Working foremen.** Foremen or supervisors that regularly spend more than 20% of their time performing construction work and do not meet the exclusions in paragraph 2 below are covered "laborers" and "mechanics" for labor standards purposes for the time spent performing construction work.
 2. **Exclusions.** People whose duties are primarily administrative, executive or clerical are not laborers or mechanics. Examples include superintendents, office staff, timekeepers, messengers, etc. (Contact the contract administrator if you have any questions about whether a particular employee is excluded.)

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- b. **Employee.** Every person who performs the work of a laborer or mechanic is “employed” regardless of any contractual relationship which may be alleged to exist between a contractor or subcontractor and such person. This means that even if there is a contract between a contractor and a worker, the contractor must make sure that the worker is paid at least as much as the wage rate on the wage decision for the classification of work they perform. Note that there are no exceptions to the prevailing wage requirements for relatives or for self-employed laborers and mechanics.

For more information about working subcontractors, ask the contract administrator or your HUD Labor Relations Field Staff for a copy of Labor Relations Letter LR-96-01, Labor standards compliance requirements for self-employed laborers and mechanics. Labor Relations Letters and other helpful Labor Relations publications are available at HUD’s Labor Relations web site (see the list of web site addresses in the Appendix).

- c. **Apprentices and trainees.** The only workers who can be paid less than the wage rate on the wage decision for their work classification are “apprentices” and “trainees” registered in approved apprenticeship or training programs. Approved programs are those which have been registered with the DOL or a DOL-recognized State Apprenticeship Council (SAC). Apprentices and trainees are paid wage rates in accordance with the wage schedule in the approved program.

Most often, the apprentice/trainee wage rate is expressed as a series of percentages tied to the amount of time spent in the program. For example, 0-6 months: 65%; 6 months - 1 year: 70%; etc. The percentage is applied to the journeyman’s wage rate. On Davis-Bacon projects, the percentage must be applied to the journeyman’s wage rate on the applicable wage decision for that craft.

1. **Probationary apprentice.** A “probationary apprentice” can be paid as an apprentice (less than the rate on the wage decision) if the DOL or SAC has certified that the person is eligible for probationary employment as an apprentice.
2. **Pre-apprentice.** A “pre-apprentice”, that is, someone who is not registered in a program and who hasn’t been DOL- or SAC-certified for probationary apprenticeship is not considered to be an “apprentice” and must be paid the full journeyman’s rate on the wage decision for the classification of work they perform.
3. **Ratio of apprentices and trainees to journeymen.** The maximum number of apprentices or trainees that you can use on the job site cannot exceed the ratio of apprentices or trainees to journeymen allowed in the approved program.

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- d. **Prevailing wages or wage rates.** Prevailing wage rates are the wage rates listed on the wage decision for the project. The wage decision will list a minimum basic hourly rate of pay for each work classification. Some wage decisions include fringe benefits which are usually listed as an hourly fringe rate. If the wage decision includes a fringe benefit rate for a classification, you will need to add the fringe benefit rate to the basic hourly rate unless you provide bona fide fringe benefits for your employees.
1. **Piece-work.** Some employees are hired on a piece-work basis, that is, the employee's earnings are determined by a factor of work produced. For example, a Drywall Hanger's earnings may be calculated based upon the square feet of sheetrock actually hung, a Painter's earnings may be based upon the number of units painted. Employers may calculate weekly earnings based upon piece rates provided the weekly earnings are sufficient to satisfy the wage rate requirement based upon actual hours, including any overtime, worked. Accurate time records must be maintained for any piece-work employees. If the weekly piece rate earnings are not sufficient, the employer must recompute weekly earnings based upon the actual hours worked and the rate on the wage decision for the work classification(s) involved.
- e. **Fringe benefits** Fringe benefits can include health insurance premiums, retirement contributions, life insurance, vacation and other paid leave as well as some contributions to training funds. Fringe benefits do not include employer payments or contributions required by other Federal, State or local laws, such as the employer's contribution to Social Security or some disability insurance payments.

Note that the total hourly wage rate paid to any laborer or mechanic (basic wage or basic wage plus fringe benefits) may be no less than the total wage rate (basic wage or basic wage plus fringe benefits) on the wage decision for their craft. If the value of the fringe benefit(s) you provide is less than the fringe benefit rate on the wage decision, you will need to add the balance of the wage decision fringe benefit rate to the basic rate paid to the employee. For example, if the wage decision requires \$10/hour basic rate plus \$5/hour fringe benefits, you must pay no less than that total (\$15/hour) in the basic rate or basic rate plus whatever fringe benefit you may provide. You can meet this obligation in several ways: you could pay the base wage and fringe benefits as stated in the wage decision, or you could pay \$15 in base wage with no fringe benefits, or you could pay \$12 basic plus \$3 fringe benefits. You can also off-set the amount of the base wage if you pay more in fringe benefits such as by paying or \$9 basic plus \$6 fringe benefits; as long as you meet the total amount. The amount of the base wage that you may off-set with fringe benefits is limited by certain IRS and FLSA requirements.

- f. **Overtime.** Overtime hours are defined as all hours worked on the contract in excess of 40 hours in any work week. Overtime hours must be paid at no less than one and one-half times the regular rate of basic pay plus the straight-time rate of any required fringe benefits.

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- g. **Deductions.** You may make payroll deductions as permitted by DOL Regulations 29 CFR Part 3. These regulations prohibit the employer from requiring employees to “kick-back” (i.e., give up) any of their earnings. Allowable deductions which do not require prior DOL permission include employee obligations for income taxes, Social Security payments, insurance premiums, retirement, savings accounts, and any other legally-permissible deduction authorized by the employee. Deductions may also be made for payments on judgments and other financial obligations legally imposed against the employee.

Referring, again, to our example above where the wage decision requiring a \$15 total wage obligation (\$10 basic wage plus \$5 fringe benefits) was met by paying \$9 base wage plus \$6 fringe benefits: Note that overtime rates must be based on one and one-half times the basic rate as stated on the wage decision. In the above example, the employer must pay for overtime: \$15/hr (\$9 basic + \$6 fringe) plus \$5 (one-half of \$10, the wage decision basic rate) for a total of \$20 per hour.

- h. **Proper designation of trade.** You must select a work classification on the wage decision for each worker based on the actual type of work he/she performed and you must pay each worker no less than the wage rate on the wage decision for that classification regardless of their level of skill. In other words, if someone is performing carpentry work on the project, they must be paid no less than the wage rate on the wage decision for Carpenters even if they aren’t considered by you to be fully trained as a Carpenter. Remember, the only people who can be paid less than the rate for their craft are apprentices and trainees registered in approved programs.
1. **Split-classification.** If you have employees that perform work in more than one trade during a work week, you can pay the wage rates specified for each classification in which work was performed only if you maintain accurate time records showing the amount of time spent in each classification of work. If you do not maintain accurate time records, you must pay these employees the highest wage rate of all of the classifications of work performed.
- i. **Site of work.** The “site of work” is where the Davis-Bacon wage rates apply. Usually, this means the boundaries of the project. “Site of work” can also include other adjacent or virtually adjacent property used by a contractor or subcontractor in the construction of the project, like a fabrication site that is dedicated exclusively, or nearly so, to the project.

SECTION II - REPORTING REQUIREMENTS

2-5 COMPLETING A PAYROLL REPORT.

What information has to be reported on the payroll form? The weekly payroll form doesn't ask for any information that you don't already need to keep for wage payment and tax purposes. For example, you need to know each employee's name; his or her work classification (who is working for you and what do they do?), the hours worked during the week, his or her rate of pay, the gross amount earned (how much did they earn?), the amounts of any deductions for taxes, etc., and the net amount paid (how much should the paycheck be made out for?). No more information than you need to know in order to manage your work crew and make certain they are paid properly. And, certainly, no more information than you need to keep for IRS, Social Security and other tax and employment purposes.

For many contractors, the Weekly Certified Payroll is the only Davis-Bacon paperwork you need to submit!

You are required to submit certified payrolls to illustrate and document that you have complied with the prevailing wage requirements. The purpose of the contract administrator's review of your payrolls is to verify your compliance. Clearer and complete payroll reports will permit the contract administrator to complete reviews of your payroll reports quickly.

- a. **Project and contractor/subcontractor information.** Each payroll must identify the contractor or subcontractor's name and address, the project name and number, and the week ending date. Indicate the week dates in the spaces provided. Numbering payrolls is optional but strongly recommended.
- b. **Employee information.** Effective January 18, 2009, payrolls shall not report employee addresses or full Social Security Numbers (SSNs). Instead, the first payroll on which each employee appears shall include the employee's name and an individually identifying number, usually the last 4 digits of the employee's SSN. Afterward, the identifying number does not need to be reported unless it is necessary to distinguish between employees, e.g., if two employees have the same name.

Employers (prime contractors and subcontractors) must maintain the current address and full SSN for each employee and must provide this information upon request to the contracting agency or other authorized representative responsible for federal labor standards compliance monitoring. Prime contractors may require a subcontractor(s) to provide this information for the prime contractor's records. DOL has modified form WH-347, Payroll, to accommodate these reporting requirements.

- c. **Work classification.** Each employee must be classified in accordance with the wage decision based on the type of work they actually perform.

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1. **Apprentices or trainees.** The first payroll on which any apprentice or trainee appears must be accompanied by a copy of that apprentice's or trainee's registration in a registered or approved program. A copy of the portions of the registered or approved program pertaining to the wage rates and ratios shall also accompany the first payroll on which the first apprentice or trainee appears.
 2. **Split classifications.** For an employee that worked in a split classification, make a separate entry for each classification of work performed distributing the hours of work to each classification, accordingly, and reflecting the rate of pay and gross earnings for each classification. Deductions and net pay may be based upon the total gross amount earned for all classifications.
- d. **Hours worked.** The payroll should show ONLY the regular and overtime hours worked on this project. Show both the daily and total weekly hours for each employee. If an employee performs work at job sites other than the project for which the payroll is prepared, those "other job" hours should not be reported on the payroll. In these cases, you should list the employee's name, classification, hours for this project only, the rate of pay and gross earnings for this project, and the gross earned for all projects. Deductions and net pay may be based upon the employee's total earnings (for all projects) for the week.
- e. **Rate of pay.** Show the basic hourly rate of pay for each employee for this project. If the wage decision includes a fringe benefit and you do not participate in approved fringe benefit programs, add the fringe benefit rate to the basic hourly rate of pay. Also list the overtime rate if overtime hours were worked.
1. **Piece-work.** For any piece-work employees, the employer must compute an effective hourly rate for each employee each week based upon the employee's piece-work earnings for that week. To compute the effective hourly rate, divide the piece-work earnings by the total number of hours worked, including consideration for any overtime hours.

The effective hourly rate must be reflected on the certified payroll and this hourly rate may be no less than the wage rate (including fringe benefits, if any) on the wage decision for the classification of work performed. It does not matter that the effective hourly rate changes from week-to-week, only that the rate is no less than the rate on the wage decision for the classification of work performed.

Remember, the overtime rate is computed at one and one-half times the basic rate of pay plus any fringe benefits. For example, if the wage decision requires \$10/hour basic plus \$5/hour fringe benefits, the overtime rate would be: $(\$10 \times 1 \frac{1}{2}) + \$5 = \$20/\text{hour}$.

- f. **Gross wages earned.** Show the gross amount of wages earned for work performed on this project. Note: For employees with work hours and earnings on other projects, you may show gross wages for this project over gross earnings all projects (for example, \$425.40/\$764.85) and base deductions and net pay on the "all projects" earnings.

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- g. **Deductions.** Show the amounts of any deductions from the gross earnings. “Other” deductions should be identified (for example, Savings Account or Loan Repayment). Any voluntary deduction (that is, not required by law or by an order of a proper authority) must be authorized in writing by the employee or provided for in a collective bargaining (union) agreement. A short note signed by the employee is all that is needed and should accompany the first payroll on which the other deduction appears.

Only one employee authorization is needed for recurring (e.g., weekly) other deductions. Written employee authorization is not required for income tax and Social Security deductions.

- h. **Net pay.** Show the net amount of wages paid.
- i. **Statement of compliance.** The Statement of Compliance is the certification. It is located on the reverse side of a standard payroll form (WH-347). Be sure to complete the identifying information at the top, particularly if you are attaching the Statement of Compliance to an alternate payroll form such as a computer payroll. Also, you must check either 4(a) or 4(b) if the wage decision contains a fringe benefit. Checking 4(a) indicates that you are paying required fringe benefits to approved plans or programs; and 4(b) indicates that you are paying any required fringe benefit amounts directly to the employee by adding the fringe benefit rate to the basic hourly rate of pay. If you are paying a portion of the required fringe benefit to programs and the balance directly to the employee, explain those differences in box 4(c).

Only one Statement of Compliance is required for each employer’s weekly payroll no matter how many pages are needed to report the employee data.

- j. **Signature.** Make sure the payroll is signed with an original signature in ink. The payroll must be signed by a principal of the firm (owner or officer such as the president, treasurer or payroll administrator) or by an authorized agent (a person authorized by a principal in writing to sign the payroll reports). Signature authorization (for persons other than a principal) should be submitted with the first payroll signed by such an agent. Signatures in pencil; signature stamps; xerox, pdf and other facsimiles are not acceptable.

SECTION III - PAYROLL REVIEWS AND CORRECTIONS

2-6 COMPLIANCE REVIEWS.

The contract administrator or other inspector may visit the project site and interview some of the workers concerning their employment on the project. The DOL may also independently conduct its own reviews (see 1-5). In addition, the contract administrator will periodically review payrolls and related submissions, comparing the interview information to the payrolls, to ensure that the labor standards requirements have been met. You will be notified by the contract administrator if these reviews find any discrepancies or errors. You will be given instructions about what steps must be taken to correct any problems.

- a. **On-site interviews.** Every employer (contractor, subcontractor, etc.) must make their employees available for interview at the job site with the contract administrator or other agency representative, or HUD or DOL representative. The interviews are confidential and the employee will be asked about the kind of work they perform and their rate of pay. Every effort will be made to ensure that these interviews cause as little disruption as possible to the on-going work. The interviewer will record the interview information, usually on a form HUD-11, Record of Employee Interview, and forward the interviews to the contract administrator.
- b. **Project payroll reviews.** The contract administrator will compare the information on the interview forms to the corresponding payrolls to ensure that the workers are properly listed on the payrolls for the days and hours worked on the job site, work classification and rate of pay. The contract administrator will also review the payroll submissions to make certain that the payrolls are complete and signed; that employees are paid no less than the wage rate for the work classification shown; apprentice and trainee certifications are submitted (where needed); employee or other authorizations for other deductions are submitted (where needed); etc.

2-7 TYPICAL PAYROLL ERRORS AND REQUIRED CORRECTIONS.

The following paragraphs describe common payroll errors and the corrective steps you must take.

- a. **Inadequate payroll information.** If an alternate payroll format used by an employer (such as some computer payrolls) is inadequate, e.g., does not contain all of the necessary information that would be on the optional form WH-347, the employer will be asked to resubmit the payrolls on an acceptable form.
- b. **Missing identification numbers.** If the first payroll on which an employee appears does not contain the employee's individually identifying number, the employer will be asked to supply the missing information. This information can be reported on the next payroll submitted by the employer if the employer is still working on the project. Otherwise, the employer will be asked to submit a correction certified payroll.

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- c. **Incomplete payrolls.** If the information on the payroll is not complete, for example, if work classifications or rates of pay are missing, the employer will be asked to send a correction certified payroll.
- d. **Classifications.** If the payrolls show work classifications that do not appear on the wage decision, the employer will be asked to reclassify the employees in accordance with the wage decision or the employer may request an additional classification and wage rate (see 2-2). If reclassification results in underpayment (i.e., the wage rate reported on the payroll is less than the rate required for the new classification), the employer will be asked to pay wage restitution to all affected reclassified employees. (see 2-8 for instructions about wage restitution.)
- e. **Wage rates.** If the wage rates on the payroll are less than the wage rates on the wage decision for the work classifications reported, the employer will be asked to pay wage restitution to all affected employees.
- f. **Apprentices and trainees.** If a copy of the employee's registration or the approved program ratio and wage schedule are not submitted with the first payroll on which an apprentice or trainee appears, the employer will be asked to submit a copy of each apprentice's or trainee's registration and/or the approved program ratio and wage schedule. If the ratio of apprentices or trainees to journeymen on the payroll is greater than the ratio in the approved program, the employer will be asked to pay wage restitution to any excess apprentices or trainees. Also, any apprentice or trainee that is not registered in an approved program must receive the journeyman's wage rate for the classification of work they performed.
- g. **Overtime.** If the employees did not receive at least time and one-half for any overtime hours worked on the project, the following will occur:
1. If the project is subject to CWHSSA overtime requirements, the employer will be asked to pay wage restitution for all overtime hours worked on the project. The employer may also be liable to the United States for liquidated damages computed at \$10 per day per violation. Or,
 2. If the project is not subject to CWHSSA, the employer will be notified of the possible FLSA overtime violations. Also, the contract administrator may refer the matter to the DOL for further review.
- h. **Computations.** If the payroll computations (hours worked times rate of pay) or extensions (deductions, net pay) show frequent errors, the employer will be asked to take greater care. Wage restitution may be required if underpayments resulted from the errors.
- i. **Deductions.** If there are any "Other" deductions that are not identified, or if employee authorization isn't provided, or if there is any unusual (very high, or large number) deduction activity, the employer will be asked to identify the deductions, provide employee authorization or explain unusual deductions, as necessary.

HUD does not enforce or attempt to provide advice on employer obligations to make deductions from employee earnings for taxes or Social Security. However, HUD may refer to the IRS or other responsible agency copies of certified payroll reports that show wages paid in gross amounts (i.e., without tax deduction) for its review and appropriate action.

- j. **Fringe benefits.** If the wage decision contains fringe benefits but the payroll does not indicate how fringe benefits were paid [neither 4(a) nor 4(b) is marked on the Statement of Compliance], the employer may be asked to submit correction certified payrolls and will be required to pay wage restitution if underpayments occurred. However, if the basic hourly rates for the employees are at least as much as the total wage rate on the wage decision (basic hourly rate plus the fringe benefit rate), no correction is necessary.
- k. **Signature.** If the payroll Statement of Compliance is not signed or is missing, the employer will be asked to submit a signed Statement of Compliance for each payroll affected. If the Statement of Compliance is signed by a person who is not a principle of the firm and that person has not been authorized by principle to sign, the employer will be asked to provide an authorization or to resubmit the Statement(s) of Compliance bearing the signature of a principle or other authorized signatory.
- l. **On-site interview comparisons.** If the comparison of on-site interviews to the payrolls indicates any discrepancies (for example, the employee does not appear on the payroll for the date of the interview), the employer will be asked to submit a correction certified payroll report.
- m. **Correction certified payroll.** Any and all changes to data on a submitted payroll report must be reported on a certified correction payroll. In no case will a payroll report be returned to the prime contractor or employer for revision.

2-8 RESTITUTION FOR UNDERPAYMENT OF WAGES.

Where underpayments of wages have occurred, the employer will be required to pay wage restitution to the affected employees. Wage restitution must be paid promptly in the full amounts due, less permissible and authorized deductions. All wages paid to laborers and mechanics for work performed on the project, including wage restitution, must be reported on a certified payroll report.

- a. **Notification** to the Employer/Prime contractor. The contract administrator will notify the employer and/or prime contractor in writing of any underpayments that are found during payroll or other reviews. The contract administrator will describe the underpayments and provide instructions for computing and documenting the restitution to be paid. The employer/prime contractor is allowed 30 days to correct the underpayments. Note that the prime contractor is responsible to the contract administrator for ensuring that restitution is paid. If the employer is a subcontractor, the subcontractor will usually make the computations and restitution payments and furnish the required documentation through the prime contractor.

The contract administrator may communicate directly with a subcontractor when the underpayments are plainly evident and the subcontractor is cooperative. It is best to work through the prime contractor when the issues are complex, when there are significant underpayments and/or the subcontractor is not cooperative. In all cases, the subcontractor must ensure that the prime contractor receives a copy of the required corrective documentation.

- b. **Computing wage restitution.** Wage restitution is simply the difference between the wage rate paid to each affected employee and the wage rate required on the wage decision for all hours worked where underpayments occurred. The difference in the wage rates is called the adjustment rate. The adjustment rate times the number of hours involved equals the gross amount of restitution due. You may also compute wage restitution by calculating the total amount of Davis-Bacon wages earned and subtracting the total amount of wages paid. The difference is the amount of back wages due.
- c. **Correction certified payrolls.** The employer will be required to report the restitution paid on a correction certified payroll. The correction payroll will reflect the period of time for which restitution is due (for example, Payrolls #1 through #6; or a beginning date and ending date). The correction payroll will list each employee to whom restitution is due and their work classification; the total number of work hours involved (daily hours are usually not applicable for wage restitution); the adjustment wage rate (the difference between the required wage rate and the wage rate paid); the gross amount of restitution due; deductions and the net amount actually paid. A properly signed Statement of Compliance must accompany the correction payroll.

HUD no longer requires the signature of the employee on the correction payroll to evidence employee receipt of restitution payment. In addition, except in the most extraordinary cases, HUD no longer requires employers to submit copies of restitution checks (certified, cashiers, canceled or other), or employee-signed receipts or waivers.

- d. **Review of correction CPR.** The contract administrator will review the correction certified payroll to ensure that full restitution was paid. The prime contractor shall be notified in writing of any discrepancies and will be required to make additional payments, if needed, documented on a correction certified payroll within 30 days.
- e. **Unfound workers.** Sometimes, wage restitution cannot be paid to an affected employee because, for example, the employee has moved and can't be located. After wage restitution has been paid to all of the workers who could be located, the employer must submit a list of any workers who could not be found and paid (i.e., unfound workers) providing their names, Social Security Numbers, last known addresses and the gross amount due. In such cases, at the end of the project the prime contractor will be required

to place in a deposit or escrow account an amount equal to the total gross amount of restitution that could not be paid because the employee(s) could not be located. The contract administrator will continue attempts to locate the unfound workers for 3 years after the completion of the project. After 3 years, any amount remaining in the account for unfound workers will be credited and/or forwarded by the contract administrator to HUD.

CHAPTER 3 **LABOR STANDARDS DISPUTES, ADMINISTRATIVE REVIEWS, WITHHOLDING, DEPOSITS AND ESCROW ACCOUNTS, AND SANCTIONS**

WHAT HAPPENS WHEN THINGS GO WRONG?

3-1 INTRODUCTION.

Even in the best of circumstances, things can go wrong. In a Davis-Bacon context, “things going wrong” usually means there’s a difference of opinion or a dispute about whether and to what extent underpayments have occurred. These disputes are usually between the contract administrator and one or more employers (the prime contractor and/or a subcontractor). The dispute may involve something simple such as an additional classification request that is pending before the DOL; or something as significant as investigative findings following a complaint of underpayment. This chapter discusses some of what you may expect and what you can do to make your views known and to lessen any delays in resolving the problem or issue.

3-2 ADMINISTRATIVE REVIEW ON LABOR STANDARDS DISPUTES.

As mentioned in the Introduction above, a dispute about labor standards and compliance can arise for a number of reasons. The labor standards clauses in your contract and DOL regulations provide for administrative review of issues where there is a difference of views between the contract administrator and any employer. The most common circumstances include:

- a. **Additional classifications and wage rates.** Additional classification and wage rate requests are sometimes denied by the DOL. An employer that is dissatisfied with the denial can request reconsideration by the DOL Wage and Hour Administrator. The employer may continue to pay the wage rate, as requested, until a final decision is rendered on the matter. When the final decision is known, the employer will be required to pay any additional wages that may be necessary to satisfy the wage rate that is established.
 1. **Reconsideration.** The DOL normally identifies the reasons for denial in its response to the request. Any interested person (for example, the contract administrator, employer, representatives of the employees) may request reconsideration of the decision on the additional classification request. The request for reconsideration must be made in writing and must thoroughly address the denial reasons identified by the DOL. Employer requests for reconsideration should be made through the contract administrator but may be made directly to the DOL. (See 2-2(d), and also DOL Regulations 29 CFR 1.8.) All requests initiated by or made through the contract administrator or HUD must be submitted through the HUD Headquarters Office of Labor Relations.

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2. **Administrative Review Board.** Any interested party may request a review of the Administrator's decision on reconsideration by the DOL's Administrative Review Board. DOL regulations 29 CFR Part 7 explain the procedures for such reviews. (See also 29 CFR 1.9.)

- b. **Findings of underpayment.** Compliance reviews and other follow-up enforcement actions may result in findings of underpayment. The primary goal in every case and at every step in this process is to reach agreements about who may have been underpaid and how much wage restitution may be due and, of course, to promptly deliver restitution to any underpaid workers. The contract administrator will usually work informally with you to reach such agreements. You will have an opportunity to provide additional information to the contract administrator that may explain apparent inconsistencies and/or resolve the discrepancies.

If informal exchanges do not result in agreement, the final determination and schedule of back wages due will be presented to you in writing and you will be permitted 30 days in which to correct the underpayment(s) or to request a hearing on the matter before the DOL. The request for hearing must be made in writing through the contract administrator and must explain what findings are in dispute and the reasons. In such cases, HUD is required to submit a report to DOL for review and further consideration. All requests for DOL hearing must be submitted through the HUD Headquarters Office of Labor Relations.

1. **DOL review.** The DOL will review the contract administrator's report and the arguments against the findings presented in the hearing request. The DOL may affirm or modify the findings based upon the materials presented. You will be notified in writing by the DOL of the results of its review. If DOL concludes that violations have occurred, you will be given an opportunity to correct any underpayments or to request a hearing before a DOL Administrative Law Judge (ALJ). (See DOL Regulations 29 CFR 5.11 (b) and 29 CFR Part 6, Rules of Practice for Administrative Proceedings.)
2. **Administrative Review Board.** Contractors and/or subcontractors may request a review by the Administrative Review Board of the decision(s) rendered by the DOL ALJ in the administrative hearing process. See DOL regulations 29 CFR Part 7 for more information about this proceeding.

3-3 WITHHOLDING.

The contract administrator shall cause withholding from payments due to the prime contractor to ensure the payment of wages which are believed to be due and unpaid, for example, if wage underpayments or other violations are not corrected within 30 days after written notification to the prime contractor. DOL may also direct the withholding of contract payments for alleged wage underpayments. Withholding is considered to be serious and is not taken unless warranted. If withholding is deemed necessary, you will be notified in writing. Only the amounts needed to meet the contractor's (and/or subcontractors') liability shall be withheld.

3-4 **DEPOSITS AND ESCROWS.**

In every case, we attempt to complete compliance actions and resolve any disputes before the project is completed and final payments are made. Sometimes, corrective actions or disputes continue after completion and provisions must be made to ensure that funds are available to pay any wage restitution that is ultimately found due. In these cases, we allow projects to proceed to final closing and final payments provided the prime contractor deposits an amount equal to the potential liability for wage restitution and liquidated damages, if necessary, in a special account. The deposit or escrow account is controlled by the contract administrator. When a final decision is rendered, the contract administrator makes disbursements from the account in accordance with the decision. Deposit/escrow accounts are established for one or more of the following reasons:

Remember, the prime contractor is responsible and will be held liable for any wage restitution that is due to any worker employed in the construction of the project, including workers employed by subcontractors and any lower-tier subcontractors. See 1-4, Responsibility of the Principal Contractor, and 2-8, Restitution for Underpayment of Wages.

- a. **Where the parties have agreed to amounts of wage restitution that are due** but the employer hasn't furnished evidence yet that all of the underpaid workers have received their back wages, e.g., some of the workers have moved and could not be located. The amount of the deposit is equal to the total gross amount of restitution due to workers lacking payment evidence. As these workers are paid and proper documentation is provided to the contract administrator, amounts corresponding to the documented payments are returned to the depositor. Amounts for any workers who cannot be located are held in the deposit/escrow account for three years and disposed as described in 2-8(f) of this Guide.
- b. **Where underpayments are suspected or alleged and an investigation has not yet been completed.** The deposit is equal to the amount of wage restitution and any liquidated damages, if applicable, that are estimated to be due. If the final determination of wages due is less than the amount estimated and placed in the escrow account, the escrow will be reduced to the final amount and the difference will be returned to the depositor.

If the parties agree to the investigative findings, the amounts due to the workers will be paid by the employer. As these workers are paid and proper documentation is provided to the contract administrator, the gross amounts corresponding to the documented payments are returned to the depositor.

- 1. If the employer is unable to make the payments to the workers, e.g., lacks the funds necessary, the contract administrator may make disbursements directly to the workers in the net amounts calculated by the employer. The amounts withheld from the workers for tax deduction will be returned to the employer as payments to workers are made. The employer shall be responsible for reporting and transmitting withholdings to the appropriate agencies.

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2. If the employer is not cooperating in the resolution, the contract administrator shall make disbursements to the workers in accordance with the schedule of wages due. Amounts for unfound workers will be retained as described above (See 2-8(f) and 3-4(a)).

If the parties do not agree and an administrative hearing is requested, the escrow will be maintained as explained in 3-4(c), below.

Remember, if you have any questions or need assistance concerning labor standards requirements help is always available. Contact the contract administrator for the project you're working on or the HUD Field Labor Relations staff in your area.

- c. **Where the parties are waiting for the outcome of an administrative hearing** that has been or will be requested contesting a final determination of wages due. The deposit shall be equal to the amount of wage restitution and liquidated damages, if applicable, that have been determined due. Once a final decision is rendered, disbursements from the escrow account are made in accordance with the decision.

3-5 ADMINISTRATIVE SANCTIONS.

Contractors and/or subcontractors that violate the labor standards provisions may face administrative sanctions imposed by HUD and/or DOL.

- a. **DOL debarment.** Contractors and/or subcontractors that are found by the Secretary of Labor to be in aggravated or willful violation of the labor standards provisions of the Davis-Bacon and Related Acts (DBRA) will be ineligible (debarred) to participate in any DBRA or Davis-Bacon Act contracts for up to 3 years. Debarment includes the contractor or subcontractor and any firm, corporation, partnership or association in which the contractor or subcontractor has a substantial interest. Debarment proceedings can be recommended by the contract administrator or can be initiated by the DOL. Debarment proceedings are described in DOL regulations 29 CFR 5.12.
- b. **HUD sanctions.** HUD sanctions may include Limited Denials of Participation (LDPs), debarments and suspensions.
 1. **Limited Denial of Participation.** HUD may issue to the employer a limited denial of participation (LDP) which prohibits the employer from further participation in HUD programs for a period up to one year. The LDP is usually effective for the HUD program in which the violation occurred and for the geographic jurisdiction of the issuing HUD Office. HUD regulations concerning LDP's are found at 24 CFR 24.700-24.714.

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2. **Debarment and suspensions.** In certain circumstances, HUD may initiate its own debarment or suspension proceedings against a contractor and/or subcontractor in connection with improper actions regarding Davis-Bacon obligations. For example, HUD may initiate debarment where a contractor has been convicted for making false statements (such as false statements on certified payrolls or other prevailing wage certifications) or may initiate suspension where a contractor has been indicted for making false statements. HUD regulations concerning debarment and suspension are found at 24 CFR Part 24.

3-6 FALSIFICATION OF CERTIFIED PAYROLL REPORTS.

Contractors and/or subcontractors that are found to have willfully falsified payroll reports (Statements of Compliance), including correction certified payroll reports, may be subject to civil or criminal prosecution. Penalties may be imposed of \$1,000 and/or one year in prison for each false statement (see Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code).

Remember, if you have any questions or need assistance concerning labor standards requirements help is always available. Contact the contract administrator for the project you're working on or the HUD Field Labor Relations staff in your area.

ACRONYMS AND SYMBOLS

CDBG -	Community Development Block Grant
CFR -	Code of Federal Regulations
CPR -	Certified Payroll Report
CWHSSA -	Contract Work Hours and Safety Standards Act
DBA -	Davis-Bacon Act
DBRA -	Davis-Bacon and Related Acts
DOL -	Department of Labor
FHA -	Federal Housing Administration
FLSA -	Fair Labor Standards Act
HUD -	Housing and Urban Development (Department of)
IHA -	Indian Housing Authority
LCA -	Local Contracting Agency
LDP -	Limited Denial of Participation
O/T -	Overtime
PHA -	Public Housing Agency
S/T -	Straight-time
SAC -	State Apprenticeship Council/Agency
TDHE -	Tribally-Designated Housing Entity
§ -	Section
¶ -	Paragraph

DAVIS-BACON - RELATED WEB SITES*

HUD Office of Labor Relations:

www.hud.gov/offices/olr

HUD Regulations:

<http://www.gpo.gov/fdsys/browse/collectionCfr.action?collectionCode=CFR>

HUDClips (HUD Forms and Publications):

www.hud.gov/offices/adm/hudclips/index.cfm

DOL Davis-Bacon and Related Acts Homepage:

<http://www.dol.gov/whd/contracts/dbra.htm>

DOL Regulations:

<http://www.gpo.gov/fdsys/browse/collectionCfr.action?collectionCode=CFR>

Davis-Bacon Wage Decisions:

www.wdol.gov

DOL Forms:

www.dol.gov/whd/programs/dbra/forms.htm

***Web addresses active as of January 2012**

Project Wage Rate Sheet			U.S. Department of Housing and Urban Development Office of Labor Relations			
Project Name:				Wage Decision Number/Modification Number:		
Project Number:				Project County:		
Work Classification	Basic Hourly Rate (BHR)	Fringe Benefits	Total Hourly Wage Rate	Laborers Fringe Benefits		\$
Bricklayers			\$	Group #	BHR	Total Wage
Carpenters			\$			\$
Cement Masons			\$			\$
Drywall Hangers			\$			\$
Electricians			\$			\$
Iron Workers			\$			\$
Painters			\$	Operators Fringe Benefits:		\$
Plumbers			\$	Group #	BHR	Total Wage
Roofers			\$			\$
Sheet Metal Workers			\$			\$
Soft Floor Workers			\$			\$
Tapers			\$			\$
Tile Setters			\$	Truck Drivers Fringe Benefits:		\$
Other Classifications				Group #	BHR	Total Wage
			\$			
			\$			
			\$			
Additional Classifications (HUD Form 4230-A)						
Work Classification	Basic Hourly Rate (BHR)	Fringe Benefits	Total Hourly Wage Rate	Date of HUD Submission to DOL		Date of DOL Approval
			\$			
			\$			
			\$			



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Expires: 12/31/2011

ADDRESS

NAME OF CONTRACTOR ☐ OR SUBCONTRACTOR ☐

NAME OF CONTRACTOR ☐

PAYROLL NO.

FOR WEEK ENDING

PROJECT AND LOCATION

PROJECT OR CONTRACT NO.

[illegible]

While completion of Form WH-347 is optional, it is mandatory for covered contractors performing work on Federally financed or assisted construction projects to respond to the information collection contained in 28 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) requires contractors performing work on Federally financed or assisted construction projects to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid "not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine if employees have been legally required wages and fringe benefits.

Public Burden Statement

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W., Washington, D.C. 20210

(over)

Date _____

I, _____ (Name of Signatory Party) _____ (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) _____ on the _____
 _____ (Building or Work) _____; that during the payroll period commencing on the _____

_____ day of _____, and ending the _____ day of _____,
 all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) _____ from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ - in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ - Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NAME AND TITLE	SIGNATURE
THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.	

U.S. Department of Housing and Urban Development
Office of Departmental Operations and Coordination
Washington, DC 20410

Email: www.OfficeofLaborRelations@hud.gov

Labor Relations Desk Guide
LR01.DG





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

Special Attention of:
Administrators, Offices
of Native American Programs,
Tribes; Tribally Designated
Housing Entities (TDHEs)

NOTICE PIH 2024-24

Issue: July 29, 2024

Expires: This Notice remains in effect until
amended, rescinded, or superseded.

Cross References:
CPD Notice 16-02

SUBJECT: HUD Programmatic Part 50 Environmental Review for Indian Housing Block Grant, Indian Community Development Block Grant, Title VI Loan Guarantee Program, Native Hawaiian Housing Block Grant, and Tribal HUD-Veterans Affairs Supportive Housing for soft costs (including administration, operations, maintenance, and planning), tenant based rental assistance, public and support services, and certain activities to assist homebuyers

1. Purpose

This Notice is a Part 50 programmatic determination for administrative, operations, planning, management, tenant based rental assistance, and certain maintenance activities.

2. Background

All HUD funded activities must document compliance with HUD's environmental review requirements. Environmental reviews are either completed by HUD under 24 CFR 50 (Part 50) or the Tribe under 24 CFR 58 (Part 58).

To streamline the process and reduce the burden on Tribes and Tribally Designated Housing Entities (TDHEs), HUD has developed this programmatic environmental review for soft costs (including administration, operations, maintenance, and planning), tenant based rental assistance, public and supportive services, and activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction.

Tribes and TDHEs may rely upon this Notice to document compliance with environmental requirements and do not need to complete a HUD Part 58 environmental review. Tribes and TDHEs may carry out activities as outlined in Appendix A without a request for an environmental review if this notice remains in effect. Tribes and TDHEs must ensure that an environmental review is complete by HUD under Part 50, or the Tribe under Part 58, for any HUD funded activities not included in Appendix A.

3. HUD's Programmatic Environmental Review Determination for Certain Operating Activities

HUD carefully examined certain operating activities to determine whether a programmatic determination under 24 CFR Part 50 would be appropriate to meet the goal of ensuring National Environmental Policy Act (NEPA) compliance. HUD is determining under Part 50 that these activities are not subject to further environmental review because they do not alter the physical environment, and consequently, will not result in environmental impacts. All activities and descriptions that are not included in this programmatic environmental review require a separate environmental review before HUD funding is committed or spent. Such review must be completed before HUD funds are committed or spent or any choice-limiting actions such as acquisition, demolition, disposition, rehabilitation, repair, new construction, site preparation (clearing, grading or grubbing), leasing (except tenant-based leasing), and/or any other activities that commit to future activities.

a. Soft costs (administration, operations, maintenance, and planning). HUD compiled a list of soft costs, including administration, operations, maintenance, and planning activities in Appendix A and determined that these are categorically excluded from environmental review under NEPA, as long as they are not undertaken as part of a project located in a Coastal Barrier Resources Area.

Soft costs such as engineering, design, legal costs, as well as inspections and testing of properties for hazards and defects may be part of larger HUD funded projects that involve acquisition and/or physical activities. Although HUD environmental regulations require aggregation of all related activities with one comprehensive environmental review, soft costs may be separated and covered under a separate environmental review. Tribes and TDHEs may proceed with soft costs listed in Appendix A associated with a HUD funded project with no further review.

For this Notice and environmental review purposes, maintenance activities slow or halt deterioration of a building and do not materially add to its value or adapt it to new uses. [Notice CPD 16-02 "Guidance for Categorizing an Activity as Maintenance for Compliance with HUD Environmental Regulations, 24 CFR Parts 50 and 58"](#) provides guidance and examples.¹

b. Tenant Based Rental Assistance. Tenant based rental assistance is assistance that is attached to the program participant and not the unit, meaning the program participant selects the location.

In contrast, when the Tribe or TDHE attaches rental assistance to a specific unit, the project is considered project-based rental assistance and falls outside the scope of this programmatic review. In this case, if the project-based rental assistance activities do not include any associated repairs, rehabilitation, new construction, or other activities with physical impacts, then the project requires a "limited scope" Categorically Excluded Subject to 58.5 (CEST) environmental review. Tribes and TDHEs can find format and

¹ Regulatory Citation for soft costs: 24 CFR 50.19(b)(1), (2), (3), (4), (5), (6), (7), (8), and (9)

instructions for a limited scope CEST review at

https://www.hud.gov/program_offices/public_indian_housing/ih/codetalk/resources.

Finally, if project-based rental assistance includes activities such as rehabilitation, new construction, conversion of land use, or demolition, then the project will require either an Environmental Assessment or a finding and documentation of Categorically Excluded Subject to 58.5 (CEST).²

c. Public and Supportive Services. Public and supportive services that will not have a physical impact or result in any physical changes. Appendix A includes descriptions and examples of public and supportive services.³

d. Homebuyer assistance. Activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction, including closing costs and downpayment assistance, interest buydowns, and similar activities that result in the transfer of title.⁴

4. Further Information

Learning materials are available HUD CodeTalk. For further information on this notice, contact Danielle Schopp at Danielle.L.Schopp@hud.gov.



Richard J. Monocchio
Principal Deputy Assistant Secretary
Public and Indian Housing

² Regulatory Citation for tenant based rental assistance: See 24 CFR 50.19(b)(11)

³ Regulatory Citation for public and supportive services: 24 CFR 50.19(b)(4) and (12)

⁴ See 24 CFR 50.19(b)(15)

Appendix A

HUD has made a programmatic determination under Part 50 that the following activities are not subject to further environmental review:

Activities	Description
Soft Costs, including administration, operations, and planning	<ul style="list-style-type: none"> • planning activities, including seeking funding, carrying out borings and soil test pits, taking photographs, drafting blueprints, creating specifications, creating cost certifications, developing plans and strategies, resource identification planning, and facilitating resident meetings • architectural and engineering activities including consulting; obtaining permits; conducting inspections, surveys, physical needs assessments; energy audits; and environmental studies. • management of personnel and other resources including payments of salaries and benefits for personnel, evaluating staff performance • management of contracts including preparing procurement solicitations, overseeing performance of contractors, payment of contractors, enforcement of contractual obligations, and close out of contracts, BUT NOT publishing contract solicitations or awarding or executing contracts, unless the contract is for activities that are themselves listed here as excluded from review • rental of office or other administrative space including negotiating/executing leases, resolving disputes with lessors, paying rent and related charges, but only if the space is existing space not requiring rehabilitation or construction except for minimal alterations to make the facilities accessible for a person with disabilities, will not be repaired or renovated with HUD funds, and is not located in a Coastal Barrier Resources Area • financial and information service activities, including interacting with banks and other financial institutions, resolving disputes related to banking/financing, payments to arrange for financing, payments for accounting services, payments of principal and interest on loans or obligations, purchase of software, and payment for improvements to management, financial and accounting control systems, BUT NOT entering into financing agreements, unless the financing is for activities that are themselves listed here as excluded from review. • leasing and reporting activities, including drafting leases, developing lease and grievance policies/procedures, collecting rents and other income, conducting eligibility reviews with residents, reviewing resident income certifications, entering into leases with residents, enforcing lease provisions in court including evictions, collecting debts and court costs

Activities	Description
	<ul style="list-style-type: none"> • maintenance of insurance including negotiating/entering into insurance agreements, payment of premiums, preparation of/submission of claims and resolution of disputes • payment for utilities and communication costs (e.g., telephone, fax, website, and electronic communications) • payment of taxes and Payment in Lieu of Taxes (PILOTs) • resident relocation and mobility counseling activities, including moving expenses and direct losses of property, relocation payments, settlement costs, and replacement housing payments • economic self-sufficiency and supportive service activities for residents • training for staff and residents • meeting and travel costs • communicating with stakeholders including residents, state and local officials, members of the community/community groups. • payment of membership dues and fees, and publication subscriptions • purchase of tools, vehicles, equipment*, furnishings, materials, and office supplies • payment of legal fees or engaging in legal activities including litigation, alternative dispute resolution, negotiation, and enforcement of judgments.
Tenant based rental assistance	<ul style="list-style-type: none"> • rental assistance for participant where participant selects the unit
Public and Supportive Services	<ul style="list-style-type: none"> • Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs. • Supportive services including, but not limited to, health care, housing services, permanent housing placement, day care, nutritional services, short-term payments for rent/mortgage/utility costs, and assistance in gaining access to local, State, and Federal government benefits and services.
Homebuyer assistance	<ul style="list-style-type: none"> • Activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction, including closing costs and downpayment assistance, interest buydowns, and similar activities that result in the transfer of title.
Maintenance - Site	<ul style="list-style-type: none"> • lawn care, including tree and hedge trimming • snow and ice removal • installation of project signage, benches, clotheslines, and flagpoles • repair fences and garbage stations

Activities	Description
	<ul style="list-style-type: none"> • application of pavement sealants, parking lot restriping, directional signage or marking for handicapped accessibility • repair of cracked, uneven, or broken surfaces
Maintenance - Building Exterior	<ul style="list-style-type: none"> • cleaning and fixing gutters, and downspouts • repainting previously painted surfaces (including limited wet scraping and low-pressure washing) • replacing deteriorated section of siding or trim with same or similar materials • removal of graffiti • servicing or repairing fire escape
Maintenance - Roof	<ul style="list-style-type: none"> • fixing leaks • application of waterproof coating to a flat roof • replacement of deteriorated flashing • in-kind replacement of loose or missing shingles or tiles • placement of additional ballast to avoid leaks
Maintenance - Windows and Doors	<ul style="list-style-type: none"> • washing windows • caulking, weather stripping, re-glazing windows and doors • fixing broken windowpane(s), storm window(s) or damaged entry door • installing window treatments (blinds and curtains) and guards • replacing broken locks • replacing a vandalized entry door to match • replacing a single severely damaged window to match • annual switch out of storm and screen panels • replacing damaged closet and utility room doors • repairing damaged interior doors to units, closets, and utility rooms • installing magnetic screen door • replacing door lock with one that is easier to operate • replacing doorknobs with lever-style handles • adding or adjusting peephole or viewing panel to correct height for client • eliminating trip hazards at entry threshold • installing “tap-n-go” or other hands-free door hold open capability • adjusting windows to make them easier to open and close • adjusting door swings to reverse or remove awkwardness • installing door hinge offset or swing clear door hinges
Maintenance - Interior Walls and Ceilings	<ul style="list-style-type: none"> • patching or fixing holes or cracks in walls and ceilings • replacing stained ceiling tiles • painting or wallpapering
Maintenance - Flooring	<ul style="list-style-type: none"> • cleaning floors

Activities	Description
	<ul style="list-style-type: none"> • stripping wooden floors and resealing • installation or replacement of vinyl or carpet flooring* • repairing flooring transitions to zero height difference and repairing floor tile to remove uneven surfaces • repairing wood floors to remove uneven surfaces
Maintenance - Circulation	<ul style="list-style-type: none"> • in-kind replacement of broken stair-treads, railings or balusters • inspection and servicing of elevators • maintaining chair lift/stair climber • applying adhesive strips with nonslip surface • applying adhesive tape or paint to distinguish thresholds and edges • installing super-pole between floor and ceiling with or without pivot arm
Maintenance - Kitchen	<ul style="list-style-type: none"> • replacement of stoves, refrigerators, ovens and microwaves* • replacing cabinet hardware* • installing aerators • replacing damaged kitchen hardware (e.g., faucets) • replacing damaged kitchen cabinet component (e.g., door to a single cabinet) • patching or replacing damaged component of cabinet • patching or repairing damaged countertops • removing or replacing interior of existing cabinetry for easier access (e.g., pull-out drawers and shelves) • replacing faucets with lever-, touch-, or sensor-style faucet • installing easy-to-use ABC-rated fire extinguisher in an easy-to-reach place • installing automatic stove turnoff devices
Maintenance - Bathroom/Laundry	<ul style="list-style-type: none"> • unclogging sink or toilet • replacing deteriorated toilet* • replacing damaged bathroom hardware on shower units, tubs and sinks (e.g., hot/cold knobs, showerheads, and faucets) • replacing broken medicine cabinet, shelves, or hardware* • replacing washing machines and dryers* • installation of grab bars • adding nonskid strips to bathtub or shower floor • installing a hand-held or adjustable showerhead • installing clamp for handheld shower on wall or grab bar • tub cuts to enable easy entry/conversion to shower • installing curved shower rod

Activities	Description
	<ul style="list-style-type: none"> • installing easy-to-use lever handles rather than knobs or turn handles for the sink, bathtub and shower faucets • replacing toilet with comfort-height model • installing pedestal or wall hung sink for wheelchair accessibility • insulating exposed pipes beneath the sink to protect against touching a hot pipe • cushioning exposed pipes beneath the sink to protect against bumping • replacing or adjusting position of bathroom mirror, toilet paper holder, and other accessories to meet client's needs • replacing cabinet hardware, such as replacing round knobs with D-shaped handles • installing new toilet handles • installing toilet riser with handles and installing toilet safety frame or rails • repairing or replacing toilet seats • installing wall soap holder • repairing wall tile • securing rugs with rubber carpet mesh or double-sided rug tape
Maintenance - HVAC	<ul style="list-style-type: none"> • servicing and maintenance of mechanical systems • changing air filters • cleaning air ducts • installing or replacing a window air conditioner (and accompanying covers) • installing or replacing humidifiers or dehumidifiers • replacing a malfunctioning part of a HVAC system like a thermostat or heating unit with no new ducting or piping needed except to connect into existing system*
Maintenance - Plumbing	<ul style="list-style-type: none"> • fixing plumbing leaks* • repairing damage from frozen pipes* • repairing water or sewer connection within existing utility trench alignment • replacing malfunctioning water heater* • installing pressure-balanced, temperature-regulated sink faucets in kitchen and bath
Maintenance- Electrical/Lighting	<ul style="list-style-type: none"> • replacing malfunctioning outlet, electrical switch or light fixture • adding stick-on motion sensor lighting • adding task lighting under cabinets and over counters and tables

Activities	Description
	<ul style="list-style-type: none"> • adding light switches at top and bottom of stairs for safety • replacing light switches with safety and accessibility features such as glow in the dark, rocker-style switches, or other easy-to-function switches • moving light switches and electrical outlets where they are more accessible to the individual • adding ball chain extension to ceiling fan/light
Maintenance - Security	<ul style="list-style-type: none"> • repair of security alarm systems, security cameras, and recording devices • boarding up a vacant building with protective plywood • installation of temporary security fencing • installation of security devices needed for an individual tenant
Maintenance - Life Safety	<ul style="list-style-type: none"> • servicing, installation, and inspection of smoke, fire and CO detectors, fire extinguishers, fire hoses, and AED devices • repair of building fire system components, including fire system panels, alarm bells, horns, and emergency exit lights • installing ground-fault circuit interrupter (GFCI) outlet • repairing electrical outlets • installing or replacing doorbell that can be seen or heard by client throughout the house • cleaning surface mold
Maintenance - Pest Infestation	<ul style="list-style-type: none"> • pest inspection/treatment

* These maintenance items may require purchase of flood insurance if they occur in a Special Flood Hazard Area (SFHA), and costs exceed the standard deductible for the specific type of structure or unit under the National Flood Insurance Program (NFIP).