Tribes and TDHEs must notify HUD when they will be using USHA funds for eligible activities under NAHASDA, and report on those funds as outlined above.

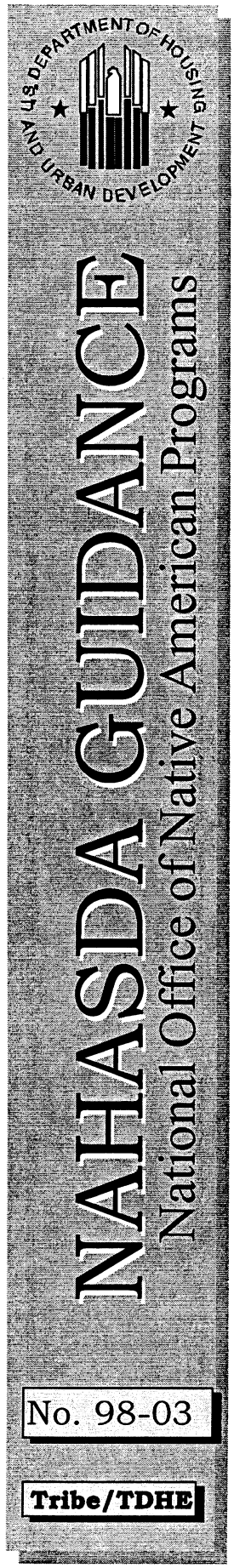
IHBG Funds - Recipients of IHBG funds are to report expended funds on the SF 272 on a quarterly basis and submit the report to the AONAP. Also required is an annual performance report to be submitted to the AONAP within 60 days of the end of the recipient's program year.

Indian Housing Block Grant Funds under NAHASDA

Program	Reporting Requirements	Due to AONAP
NAHASDA	Federal Cash Transaction Report SF 272 & Annual Report	Quarterly & Annually

Reporting requirements for IHBG funding will become effective at the time IHBG funding is obligated by the recipient. After their Indian Housing Plan has been submitted and found to be in compliance with NAHASDA, recipients will be instructed regarding the procedures for accessing the IHBG funds in LOCCS.

LOCCS will notify recipients that reports for the respective programs are due to their AONAP. If the reports are not received by the due date, recipients will be notified that drawdown privileges have been suspended. The notification will include procedures the recipient can follow to reinstate their drawdown privileges.



December 8, 1997

TO: All Tribal Government Leaders and Tribally Designated Housing Entities (TDHE)

FROM: Karen Garner-Wing, Acting Deputy Assistant Secretary, 8APIN

TOPIC: Line of Credit Control System

SUBJECT: Requirements For Drawdowns of Program Funds

Purpose: This guidance outlines the current requirements that tribes and tribally designated housing entities (TDHEs) are to use regarding requests for program funds.

Grantees are required to follow financial controls outlined in 24 CFR Part 85, Treasury regulations at 31 CFR Part 205 and PIH 97-41 (HA), Required HA Cash Management and Investment Policies and Procedures Regarding Requirements Governing Cash Management and Approved Investment Instruments.

At this time, requirements for making drawdowns through the Line of Credit Control System (LOCCS) have not changed with the implementation of the Native American Housing Assistance and Self Determination Act of 1996. Program funds may NOT be drawn down in lump-sum payments from LOCCS.

HUD has established, per PIH 97-41, that the average amount on deposit in the General Fund cash accounts (including funds for the modernization and development programs) should be the amount needed on hand for transaction purposes. In addition, the time between the drawdown and disbursement of funds by the housing authority is established to be no more than three working days. These requirements remain in effect.

For those TDHEs (former Indian housing Authorities) that have made a lump-sum drawdown in advance of need, repayment of these funds, including any interest accrued on the funds, is required. Your respective Area Office of Native American Programs can give you specific details on the process for returning the funds to LOCCS.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NAHASDA GUIDANCE

National Office of Native American Programs

No. 98-02

Tribe/TDHE

December 8, 1997

TO: All Tribal Government Leaders and Tribally Designated Housing Entities (TDHE)

FROM: Karen Garner-Wing, Acting Deputy Assistant Secretary, 8APIN

TOPIC: Modernization

SUBJECT: Revised Requirements for Modernization Reporting

This memorandum will provide Indian housing authorities(IHA), tribes and tribally designated housing entities (TDHE) with guidance on revised requirements for reporting in the Comprehensive Grant Program (CGP) and Comprehensive Improvement assistance Programs (CIAP). After September 30, 1997, IHAs, tribes and TDHEs are no longer subject to the regulations or handbooks based upon the 1937 Housing Act unless specifically outlined in the transition notice. The transition notice is expected to be published in mid December 1997. Prior to publication of this transition notice, the National Office of Native American Programs (ONAP) is instituting revised reporting requirements for the modernization program. These modifications are intended to simplify reporting requirements.

Progress reports and annual performance and evaluation reports are required to meet the Line of Credit Control System (LOCCS) requirements for disbursements, to monitor progress and to track expenditures to ensure timely program close-out. For LOCCS, if these reports are not received in a timely manner, the LOCCS accounting system will prohibit access to funds.

Effectively immediately, the following reporting requirements apply:

CIAP

CIAP progress reports (reference former requirements of 24 CFR 950.636) for the semi-annual periods ending March 31 and September 30, shall report funds obligated and expended on the CIAP Budget/Progress Report, Part 1: Summary, form HUD-52825. No other forms or narratives are required. The progress report is due 30 calendar days after the six-month periods ending and receipt must be acknowledged in LOCCS in order for the recipient to continue to draw down funds.

CGP

CGP annual performance and evaluation (P&E) reports, (reference former requirements of 24 CFR 950.658) for the annual period ending June 30, shall report funds obligated and expended on the Annual Statement/Performance and Evaluation Report, Part 1: Summary, form HUD-52837. No other forms or narratives are required. The P&E reports are due 90 days after the end of the reporting period and must be acknowledged in LOCCS in order for the receipt to continue to draw down funds.

For further information, contact your Area ONAP

As an additional note, LOCCS provides for the disbursement of funds by certain line items contained in program budgets. Since budgets are no longer required, the Area ONAP will enter the entire grant amount under account 1500 when they establish a project in LOCCS (Fiscal Year 1997 funding). This will obviate the need to provide budget information to the Area ONAP. For grants already established in LOCCS, the grantee can request the Area ONAP to transfer funds to line 1500 to enable access to the funds. The request to transfer funds can be in writing or by telephone.

If there are any questions regarding these revised reporting requirements, please contact your Area ONAP.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NAHASDA GUIDANCE

National Office of Native American Programs

No. 98-01

Tribes

December 8, 1997

TO: All Tribal Government Leaders and Tribally Designated Housing Entities (TDHEs)

FROM: Karen Garner-Wing, Acting Deputy Assistant Secretary, 8APIN

TOPIC: Indian Housing Plan

SUBJECT: Extension of Submission Deadline for Indian Housing Plan (IHP)

On January 27, 1997, HUD published the transition notice required by section 106(a) of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA). HUD subsequently amended the January 27, 1997, notice to extend the Indian Housing Plan (IHP) submission deadline to November 3, 1997. On October 1, 1997, the NAHASDA legislation became effective.

Based on numerous comments received after the publication of the proposed rule on July 2, 1997; subsequent Negotiated Rulemaking Committee meetings; and the fact that final regulations implementing NAHASDA will not be effective by November 3, 1997; the Department has concluded that new IHP submission dates are needed to enable tribes/TDHEs additional time to formulate their plan to comply with NAHASDA requirements.

The anticipated publication date of the NAHASDA transition notice is early December 1997. Language in the notice advises all tribes/TDHEs that an IHP can be submitted no earlier than the publication date of the final regulations implementing NAHASDA and no later than July 1, 1998. The new submission dates for the IHP are only applicable for Fiscal Year 1998. The final regulations will establish IHP submission dates for all future years.

We thank you for your patience and cooperation during this period of transition.

NOTE: This guidance was sent under separate cover to all Tribal Government Leaders and TDHEs on October 8, 1997.

For further information, contact your Area ONAP

APPENDIX M:
PIH NOTICES

PIH NOTICES INDEX

Notice Number	Subject	Issue Date
	FY 2001	
2001-42 (TDHEs)	Total Development Costs (TDC) for Affordable Housing under the Native American Housing and Self-Determination Act of 1996 (NAHASDA)	11/30/01
2001-31 (TDHEs)	Extension – Notice PIH 2000-37 (TDHEs), Indian Housing Block Grant Program: Guidance and Procedures if Tribes Do Not Assume Environmental Review Responsibilities under 24 CFR Part 58	8/15/01
2001-30 (TDHEs)	Extension – Notice PIH 2000-26 (TDHEs), Native American Housing Assistance and Self-Determination Act (NAHASDA) – Indian Housing Block Grant (IHBG) Program – Performance Measure for the Obligation of Funds	8/9/01
2001-23 (TDHEs)	Reinstatement – Notice PIH 2000-10 (TDHEs), Providing Assistance to Non Low-Income Indian Families under the Native American Housing Assistance and Self-Determination Act NAHASDA)	7/12/01
2001-21 (TDHEs)	Extension - Administrative Requirements for Investing Indian Housing Block Grant Funds This Notice extends Notice PIH 2000-21(TDHEs), same subject, which expired May 31, 2001, for another year until July 31, 2002.	7/12/01
2001-16 (HA)	Reinstatement – Notice PIH 2000-47 (HA), Public Housing Development Total Development Cost (TDC) and Cost Control Policy	5/2/01
2001-14 (TDHEs)	Extension - Notice PIH 2000-18(TDHEs) which provides guidance on accounting for program income under the Native American Housing Assistance and Self-Determination Act (NAHASDA)	4/23/01
2001-7 (HA)	Reinstatement – Notice 99-48 (HA), Required HA Cash Management and Investment Policies and Procedures	2/13/01
	FY 2000	
2000-54 (TDHEs)	Revised Annual Performance Report, form HUD-52735-A	12/18/00
2000-47 (HA)	Extension – Notice PIH 2000-25 (HA), Public Housing Total Development Cost (TDC) and Cost Control Policy	10/16/00
2000-44 (TDHEs)	Line of Credit Control System/Voice Response System (LOCCS/VRS) for the Indian Housing Block Grant Program	9/19/00
2000-37 (TDHEs)	Extension – Notice PIH 99-37 (ONAP), Indian Housing Block Grant Program: Guidance and procedures if Tribes do not assume environmental review responsibilities under 24 CFR Part 58	8/21/2000
2000-33 (TDHEs)	Extension – Notice PIH 99-29 (TDHEs), Form HUD-272-I - Federal Cash Transactions Report ONAP	8/16/00
2000-30 (TDHEs)	Dwelling Construction and Equipment (DC&E) Costs for Affordable Housing under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA)	8/14/00
2000-26 (TDHEs)	Native American Housing Assistance and Self-Determination Act (NAHASDA) – Indian Housing Block Grant (IHBG) Program - Performance Measure for the Obligation of Funds	7/26/00
2000-21 (TDHEs)	Reinstatement – Notice PIH 99-4 (TDHEs), Administrative Requirements for Investing Indian Housing Block Grant Funds	5/24/2000
2000-18 (TDHEs)	Accounting for Program Income under the Native American Housing Assistance and Self-Determination Act (NAHASDA). Attachments.	5/30/00
2000-10 (TDHEs)	Providing Assistance to Non Low-Income Indian Families under the Native American Housing Assistance and Self-Determination Act of 1996	3/15/00

	FY 1999	
99-48 (HA)	Extension of Notice 98-46 (HA), Required HA Cash Management and Investment Policies and Procedures	11/17/99
99-37 (ONAP)	Indian Housing Block Grant Program: Guidance and Procedures If Tribes Do Not Assume Environmental Review Responsibilities under 24 CFR Part 58	8/19/99
99-36 (ONAP)	Reinstatement – Notice PIH 98-36 (ONAP), Line of Credit Control System/Voice Response System (LOCCS/VRS) for the Indian Housing Block Grant Program	8/19/99
Notice Number	**Subject**	**Issue Date**
99-29 (ONAP)	Form HUD-272-I – Federal Cash Transactions Report ONAP	7/26/99
99-6 (TDHE)	Providing Assistance to Non Low-Income Indian Families under the Native American Housing Assistance and Self-Determination Act of 1996	2/6/99
99-5 (TDHEs)	Transfer from an Indian Housing Authority to the Tribe or Tribally Designated Housing Entity of the United States Housing Act of 1937 Program Funds that Remain in the Line of Credit Control System.	2/4/99
99-4 (TDHEs)	Administrative Requirement for Investing Indian Housing Block Grant Funds	2/3/99
	FY 1998	
98-54 (HA)	Lead-Based Paint (LBP) Disclosure requirements for Public and Indian Housing and Section 8 Rental Programs	11/5/98
98-47 (ONAP)	Annual Performance Report	9/4/98
98-46 (HA)	Reinstatement of Notice 96-33 (HA), Required HA Cash Management and Investment Policies and Procedures	9/1/98
98-38 (ONAP)	Procedures to Avoid Displacement of Section 8 Program Participants Receiving Rental Assistance from Indian Housing Authorities	7/9/98
PIH 98-36 (ONAP)	Line of Credit Control System/Voice Response System (LOCCS/VRS) for the Indian Housing Block Grant Program	6/26/98
98-17 (IHA)	Native American Housing Assistance and Self-Determination Act Advance Funding for Tribes or Tribally Designated Housing Entities with an Indian Housing Authority having a Fiscal Year End Date of December 31, 1997, March 31, 1998, and June 30, 1998.	3/12/98
	FY 1997	
97-25 (HUD)	Extension of Notice PIH 96-26 (HUD), Policies and Procedures on Maximum Allow	5/15/97
	FY 1996	
96-33 (HA)	Required HA Cash Management and Investment Policies and Procedures	6/4/96
96-26 (HA)	Policies and Procedures on Maximum Allowable Total Development Cost (TDC) for the HUD-assisted Indian Housing Program	5/15/96

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:	**Notice PIH 2001-42 (TDHEs)**
ONAP Administrators; Tribes; and Tribally Designated Housing Entities	Issued: November 30, 2001 Expires: November 30, 2002 Cross Reference: 24 CFR Part 1000

SUBJECT: Total Development Costs (TDC) for Affordable Housing under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA)

1. **PURPOSE:** This Notice supersedes Notice PIH 2000-30 (TDHEs), Dwelling Construction and Equipment (DC&E) Costs, dated August 14, 2000. This Notice transmits the schedule for the maximum amount of funds that may be used per unit for TDC costs of affordable housing under NAHASDA.

   Because of recent amendments to the IHBG regulations, new cost limits are being published at this time. The requirement for the development and imposition of these limits is found in 24 CFR 1000.156 through §1000.162 of the IHBG regulations published in the Federal Register on September 28, 2001 and effective October 29, 2001.

2. **BACKGROUND:** Under the United States Housing Act of 1937 ("1937 Act") (42 U.S.C. 1437 et seq.), the construction cost limits were called Total Development Cost limits, informally referred to as TDCs. These limits covered the total cost of development, including both soft and hard costs of construction. Under the NAHASDA (25 U.S.C. 4101 et seq.), the regulations provided for a new system of construction cost limits called Dwelling Construction and Equipment costs, also referred to as DC&Es.

   DC&E limits only included the hard cost of constructing a housing unit. In response to concerns expressed by tribes/TDHEs, the Department has revised the program regulations, returning to TDC limits to define moderately designed housing.

3. **APPLICABILITY:** All housing units assisted with IHBG funds are covered by the provisions of this Notice. Funds initially provided under the 1937 Act that were owned by or in possession or under control of the Indian housing authority for the tribe and unobligated on the effective date of NAHASDA are considered assistance under the Act (see section 210), and therefore subject to the provisions of this Notice.

4. **RESPONSIBILITY:** The tribe/TDHE is responsible for ensuring that the amount of funds from **all** sources used for each unit does not exceed these limits. The tribe/TDHE must maintain records showing that housing was developed in keeping with this and other applicable requirements.

5. **TDC:** A TDC is published for each tribe and covers the tribally recognized land base. It specifies the bedroom size for single family units (one to four units). The TDC costs include all development and construction costs (including profit and overhead of a contractor) of an individual dwelling. It includes any administrative, planning, financing, site acquisition, site based utility development, and site development. TDC amounts are based on a moderately designed house and are determined by averaging the current construction costs as listed in two nationally recognized residential construction cost indices for publicly bid construction of a good and sound quality. Multipliers for each area are applied against these basic numbers to provide costs that are specific to each geographical location. A second multiplier is then applied to account for non-construction costs. These indices draw their data from surveys of construction costs in each specific area.

6. **AFFORDABLE HOUSING/MODERATE DESISGN:** As specified in §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 Indian 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 the recipient may adopt written standards for its affordable housing programs that reflect the requirement specified in §1000.156. The standards must describe the type of housing, explain the basis for the standards, and use similar housing in the Indian Tribe's general geographic area. For each affordable housing project, the recipient must maintain documentation substantiating compliance with the adopted housing standards. For purposes of this requirement, a project is one or more housing units, of comparable size and design, developed with assistance provided by IHBG funds.

   Please note: §1000.158 specifies that a recipient that develops standards for its affordable housing programs, may not exceed 10% of the published TDC limits without prior HUD approval.

8. **VARIANCE:** If a tribe/TDHE determines that the published TDC amounts are not representative of construction costs in its area, it may provide the Area ONAP with relevant information and request a variance. Variances may be requested for a single project or adjustments of current cost limits. The AONAP Administrator has authority to approve variances up to 110% of the published TDC. Variances beyond 110% must be approved by the Director of the Office of Grants Management. Relevant information to support a variance, can include, but is not limited to documentation demonstrating:

   - Material costs have significantly increased since last publication of TDCs;
   - Unusual site acquisition costs;
   - Transportation costs of materials have increased since the last publication of TDCs;
   - Natural disasters occurring after the last TDC publication date have caused an increase in material, labor and other construction costs;

- Special local conditions that result in higher construction costs and;

- Evidence the tribe/TDHE has worked with the Area Office on Native American Programs (AONAP) to lower the costs of the project, etc.

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

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 shall request TDCs that are appropriate for that housing.

Special Request 2: If a tribe/TDHE decides to fund the development of housing of a construction type which is not covered by these TDCs, it shall request HUD to provide TDC costs specific to the type of housing it is developing.

These special requests shall be sent to the AONAP for evaluation.

9. **TDCs for ALASKA**: TDCs for **rural** areas of Alaska reflect adjustments to the general construction cost data where permitted by the nationally recognized residential construction cost indices. This means that TDC amounts accommodate increased construction and transportation costs of building materials not previously recognized in published DC&E or TDC cost limits. Additionally, this Notice constitutes HUD approval for a 2% 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. Tribe/TDHEs can contact the Alaska ONAP for applicability of BEES requirements.

10. **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.

___/s/_____
Michael Liu
Assistant Secretary for Public
and Indian Housing

Attachments: 9/28/01 TDC Final Rule-official printed Notice
11/2001 TDCs

November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Afognak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Ahtna Native Regional Corporation	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Akhiok	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Akiachak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Akiak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Akutan	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Alakanuk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Alatna	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Aleknagik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Aleutian Regional Corp.	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Algaaciq (St. Mary's)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Allakaket	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Ambler	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Anaktuvuk Pass	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Andreafski	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Angoon	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Aniak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Annette Island (Metlakakla)	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Anvik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Arctic Village	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Artic Slope Native Regional Corp.	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Atka	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Atmautluak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Atqasuk (Atkasook)	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Barrow	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Beaver	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Belkofski	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Bering Straits Regional Corp. (BSRHA)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Bill Moore's Slough	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Birch Creek	$236,929	$243,219	$290,737	$333,542	$361,446

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup, elevator, etc., contact the Area ONAP Office.

November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Brevig Mission	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Bristol Bay Native Regional Corp.	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Buckland	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Calista Native Regional Corporation	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Cantwell	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Chalkyitsik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chanega	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Chefornak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chevak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chickaloon	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Chignik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chignik Lagoon	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chignik Lake	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chilkat	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Chilkoot	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Chistochina	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chitina	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chuatbaluk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Chugach Native Regional Corporation	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Chuloonawick	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Circle	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Clark's Point	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Cook Inlet Native Regional Corporation	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Council	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Craig	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Crooked Creek	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Curyung (aka Dillingham)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Deering	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Dot Lake	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Douglas	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Doyon Native Regional Corporation	$236,929	$243,219	$290,737	$333,542	$361,446

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup, elevator, etc., contact the Area ONAP Office.

November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Eagle	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Eek	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Egegik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Eklutna	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Ekuk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Ekwok	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Elim	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Emmonak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Evansville (Bettles Field)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Eyak	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	False Pass	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Fort Yukon	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Gakona	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Galena	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Gambell	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Georgetown	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Golovin (Chinik)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Goodnews Bay	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Grayling	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Gulkana	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Hamilton	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Healy Lake	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Holy Cross	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Hoonah	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Hooper Bay	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Hughes	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Huslia	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Hydaburg	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Igiugig	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Iliamna	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Inalik (Diomede)	$251,084	$257,828	$308,002	$353,260	$382,753

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Inupiat Community	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Ivanoff Bay	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kaguyak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kake	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Kaktovik (Barter Island)	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Kalskag	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kaltag	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kanatak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Karluk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kasaan	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Kasigluk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kenaitze	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Ketchikan	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Kiana	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	King Cove	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	King Island	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	King Salmon	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Kipnuk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kivalina	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Klawock	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Kluti Kaah (Copper Center)	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Knik	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Kobuk	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Kokhanok	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Koliganek	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Kongiganak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Koniag Native Regional Corporation	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kotlik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kotzebue	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Koyuk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Koyukuk	$236,929	$243,219	$290,737	$333,542	$361,446

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Kwethluk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kwigillingok	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Kwinhagak (Quinhagak)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Larsen Bay	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Lesnoi (Woody Island)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Levelock	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Lime	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Lower Kalskag	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Manley Hot Springs	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Manokotak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Marshall	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Mary's Igloo	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	McGrath	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Mekoryuk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Mentasta	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Minto	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Mountain Village	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Naknek	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	NANA Native Regional Corporation	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Nanwelek (English Bay)	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Napaimute	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Napakiak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Napaskiak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Nelson Lagoon	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Nenana	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	New Stuyahok	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Newhalen	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Newtok	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Nightmute	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Nikolai	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Nikolski	$236,929	$243,219	$290,737	$333,542	$361,446

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Ninilchik	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Noatuk	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Nome	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Nondalton	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Noorvik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Northway	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Nuiqsut	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Nulato	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Nunapitchuk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Ohogamiut	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Old Harbor	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Orutsararmuit (Bethel)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Oscarville	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Ouzinkie	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Paimiut	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Pauloff Village	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Pedro Bay	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Perryville	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Petersburg	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Pilot Point	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Pilot Station	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Pitka's Point	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Platinum	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Point Hope	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Point Lay	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Port Graham	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Port Heiden	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Port Lions	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Portage Creek	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Qagan Tayagungin (Sand Point)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Qawalangin (Unalaska)	$236,929	$243,219	$290,737	$333,542	$361,446

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Rampart	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Red Devil	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Ruby	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Russian Mission (Yukon)	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Saint George	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Saint Michael	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Saint Paul	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Salamatoff	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Savoonga	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Saxman	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Scammon Bay	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Selawik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Seldovia	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Shageluk	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Shaktoolik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Sheldon's Point	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Shishmaref	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Shoonaq' Tribe of Kodiak	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Shungnak	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Sitka (Baranof Island HA)	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Skagway	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Sleetmute	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Solomon	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	South Naknek	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Stebbins	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Stevens	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Stoney River	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Takotna	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Tanacross	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Tanana	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Tatitlek	$198,532	$203,648	$243,822	$279,894	$303,427

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Tazlina	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Telida	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Teller	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Tetlin	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Tlingit and Haida	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Togiak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Tokscok Bay	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Tuluksak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Tuntutuliak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Tununak	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Twin Hills	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Tyonek	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Ugashik	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Umkumiute	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Unalakleet	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Unga	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Venetie	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Wainwright	$251,084	$257,828	$308,002	$353,260	$382,753
Alaska	AK	Wales	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	White Mountain	$236,929	$243,219	$290,737	$333,542	$361,446
Alaska	AK	Wrangell	$198,532	$203,648	$243,822	$279,894	$303,427
Alaska	AK	Yakutat	$198,532	$203,648	$243,822	$279,894	$303,427
Eastern/Woodlands	AL	MOWA Band of Choctaw Indians	$109,297	$115,554	$136,568	$156,723	$169,681
Eastern/Woodlands	AL	Poarch Band of Creek Indians	$108,481	$114,703	$135,586	$155,621	$168,505
Eastern/Woodlands	CT	Mashantucket Pequot Tribe	$152,550	$161,239	$190,126	$218,241	$236,258
Eastern/Woodlands	CT	Mohegan Tribe of Connecticut	$152,550	$161,239	$190,126	$218,241	$236,258
Eastern/Woodlands	FL	Miccosukee Tribe	$115,824	$122,364	$144,424	$165,536	$179,091
Eastern/Woodlands	FL	Seminole Tribe - Broward Co.	$115,252	$121,751	$143,682	$164,665	$178,135
Eastern/Woodlands	FL	Seminole Tribe - Tampa	$114,111	$120,611	$142,473	$163,423	$176,886
Eastern/Woodlands	IA	Sac & Fox Tribe	$127,315	$134,730	$160,010	$184,046	$199,491
Eastern/Woodlands	IN	Pokagon Band of Potawatomi	$147,495	$156,069	$185,309	$213,110	$230,971

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Eastern/Woodlands	MA	Wampanoag Tribe - Aquinnah	$190,255	$201,219	$237,545	$272,948	$295,667
Eastern/Woodlands	MA	Wampanoag Tribe - Mashpee	$151,597	$160,325	$189,249	$217,435	$235,520
Eastern/Woodlands	ME	Aroostook Band of Micmac	$125,724	$132,953	$156,920	$180,272	$195,253
Eastern/Woodlands	ME	Houlton Band of Maliseets	$125,724	$132,953	$156,920	$180,272	$195,253
Eastern/Woodlands	ME	Indian Township Passamaquoddy	$129,366	$136,858	$161,644	$185,815	$201,335
Eastern/Woodlands	ME	Penobscot Tribe	$129,366	$136,858	$161,644	$185,815	$201,335
Eastern/Woodlands	ME	Pleasant Point Passamaquoddy	$129,366	$136,858	$161,644	$185,815	$201,335
Eastern/Woodlands	MI	Bay Mills Indian Community	$124,723	$131,939	$156,569	$179,984	$195,019
Eastern/Woodlands	MI	Grand Traverse Band	$125,330	$132,590	$157,364	$180,917	$196,042
Eastern/Woodlands	MI	Hannahville Community	$129,760	$137,221	$162,713	$186,944	$202,493
Eastern/Woodlands	MI	Huron Band of Potawatomi	$132,237	$139,924	$166,139	$191,064	$207,077
Eastern/Woodlands	MI	Keweenaw Bay Indian Community	$130,416	$137,972	$163,754	$188,265	$204,007
Eastern/Woodlands	MI	Lac Vieux Desert Band	$129,809	$137,321	$162,959	$187,332	$202,983
Eastern/Woodlands	MI	Little River Band of Ottawa	$125,330	$132,590	$157,364	$180,917	$196,042
Eastern/Woodlands	MI	Little Traverse Bay Band	$125,330	$132,590	$157,364	$180,917	$196,042
Eastern/Woodlands	MI	Match-E-Be-NASH-She-Wish Band	$125,773	$133,053	$157,899	$181,520	$196,687
Eastern/Woodlands	MI	Pokagon Band of Potawatomi	$132,237	$139,924	$166,139	$191,064	$207,077
Eastern/Woodlands	MI	Saginaw Chippewa	$134,288	$142,052	$168,554	$193,748	$209,924
Eastern/Woodlands	MI	Sault Ste. Marie Tribe	$124,723	$131,939	$156,569	$179,984	$195,019
Eastern/Woodlands	MI	Sault Ste. Marie Tribe - Marquette	$130,416	$137,972	$163,754	$188,265	$204,007
Eastern/Woodlands	MI	Sault Ste. Marie Tribe -Escanaba	$129,760	$137,221	$162,713	$186,944	$202,493
Eastern/Woodlands	MN	Bois Forte Band of Minnesota Chippewa	$140,654	$148,723	$176,302	$202,517	$219,333
Eastern/Woodlands	MN	Fond Du Lac Band of Minn. Chippewa	$143,082	$151,326	$179,483	$206,249	$223,427
Eastern/Woodlands	MN	Grand Portage Band of Minn. Chippewa	$143,082	$151,326	$179,483	$206,249	$223,427
Eastern/Woodlands	MN	Leech Lake Band of Minnesota Chippewa	$135,338	$143,166	$169,884	$195,284	$211,593
Eastern/Woodlands	MN	Lower Sioux	$128,972	$136,494	$162,135	$186,515	$202,183
Eastern/Woodlands	MN	Mille Lacs Band of Minnesota Chippewa	$137,553	$145,481	$172,558	$198,298	$214,818
Eastern/Woodlands	MN	Prairie Island Sioux	$150,990	$159,674	$189,343	$217,545	$235,641
Eastern/Woodlands	MN	Red Lake Band of Chippewa	$135,338	$143,166	$169,884	$195,284	$211,593
Eastern/Woodlands	MN	Shakopee Sioux	$151,433	$160,137	$189,877	$218,147	$236,286
Eastern/Woodlands	MN	Upper Sioux Indian Community	$145,971	$154,280	$182,721	$209,750	$227,074

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Eastern/Woodlands	MN	White Earth Band of Minnesota Chippewa	$127,035	$134,454	$159,735	$183,773	$199,225
Eastern/Woodlands	MS	Mississippi Choctaw Tribe	$99,176	$104,879	$124,630	$143,094	$154,973
Eastern/Woodlands	NC	Coharie State Tribe	$116,151	$122,739	$144,928	$166,177	$179,826
Eastern/Woodlands	NC	Eastern Cherokee	$109,541	$115,793	$136,808	$156,953	$169,902
Eastern/Woodlands	NC	Haliwa-Saponi State Tribe	$116,723	$123,352	$145,670	$167,048	$180,782
Eastern/Woodlands	NC	Lumbee State Tribe	$116,151	$122,739	$144,928	$166,177	$179,826
Eastern/Woodlands	NC	Meherrin State Tribe	$116,151	$122,739	$144,928	$166,177	$179,826
Eastern/Woodlands	NC	Waccamaw Siouan State Tribe	$116,151	$122,739	$144,928	$166,177	$179,826
Eastern/Woodlands	NY	Cayuga Nation	$150,317	$159,035	$187,867	$215,987	$234,046
Eastern/Woodlands	NY	Oneida Nation of New York	$132,959	$140,662	$166,146	$190,998	$206,955
Eastern/Woodlands	NY	Onondaga Nation	$132,959	$140,662	$166,146	$190,998	$206,955
Eastern/Woodlands	NY	Seneca Nation of New York	$150,317	$159,035	$187,867	$215,987	$234,046
Eastern/Woodlands	NY	St. Regis Mohawk Tribe	$139,046	$147,058	$173,604	$199,476	$216,078
Eastern/Woodlands	NY	Tonawanda Band of Senecas	$150,760	$159,498	$188,402	$216,590	$234,691
Eastern/Woodlands	NY	Tuscarora Nation	$149,546	$158,197	$186,827	$214,742	$232,664
Eastern/Woodlands	RI	Narragansett Tribe	$154,158	$162,904	$192,013	$220,331	$238,470
Eastern/Woodlands	SC	Catawba Indian Tribe	$107,013	$113,188	$134,558	$154,540	$167,400
Eastern/Woodlands	WI	Bad River Band	$136,224	$144,092	$170,953	$196,489	$212,883
Eastern/Woodlands	WI	Forest County Potawatami	$134,452	$142,239	$168,814	$194,078	$210,303
Eastern/Woodlands	WI	Ho-Chunk Nation	$135,059	$142,890	$169,609	$195,011	$211,326
Eastern/Woodlands	WI	Lac Courte Oreilles	$136,224	$144,092	$170,953	$196,489	$212,883
Eastern/Woodlands	WI	Lac Du Flambeau Band	$134,452	$142,239	$168,814	$194,078	$210,303
Eastern/Woodlands	WI	Menominee Indian Tribe	$136,224	$144,092	$170,953	$196,489	$212,883
Eastern/Woodlands	WI	Oneida Tribe	$136,831	$144,743	$171,749	$197,422	$213,906
Eastern/Woodlands	WI	Red Cliff Band of Lake Superior Chippewa	$136,224	$144,092	$170,953	$196,489	$212,883
Eastern/Woodlands	WI	Saint Croix Chippewa	$136,224	$144,092	$170,953	$196,489	$212,883
Eastern/Woodlands	WI	Sokagoan Chippewa Tribe	$134,452	$142,239	$168,814	$194,078	$210,303
Eastern/Woodlands	WI	Stockbridge-Munsee Tribe	$135,338	$143,166	$167,451	$192,430	$208,462
Northern Plains	CO	Southern Ute Tribe	$121,294	$128,322	$150,106	$172,524	$186,916
Northern Plains	CO	Ute Mountain Tribe	$121,737	$128,785	$150,641	$173,127	$187,561
Northern Plains	MT	Blackfeet Tribe	$121,458	$128,510	$150,343	$172,827	$187,265

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Northern Plains	MT	Crow Tribe	$122,065	$129,160	$151,114	$173,733	$188,258
Northern Plains	MT	Fort Belknap Indian Community	$121,458	$128,510	$150,343	$172,827	$187,265
Northern Plains	MT	Fort Peck Assiniboine and Sioux	$122,065	$129,160	$151,114	$173,733	$188,258
Northern Plains	MT	Northern Cheyenne	$122,065	$129,160	$151,114	$173,733	$188,258
Northern Plains	MT	Rocky Boy Chippewa-Cree	$121,458	$128,510	$150,343	$172,827	$187,265
Northern Plains	MT	Salish and Kootenai Tribes	$121,015	$128,047	$152,029	$174,831	$189,480
Northern Plains	ND	Devils Lake Sioux	$120,177	$127,220	$151,206	$174,014	$188,680
Northern Plains	ND	Ft. Berthold Affiliated Tribes	$121,063	$128,146	$152,275	$175,219	$189,970
Northern Plains	ND	Standing Rock Sioux	$121,670	$128,797	$153,071	$176,152	$190,994
Northern Plains	ND	Trenton Band of Chippewa	$121,227	$128,334	$152,536	$175,549	$190,349
Northern Plains	ND	Turtle Mountain Band of Chippewa	$120,177	$127,220	$151,206	$174,014	$188,680
Northern Plains	NE	Northern Ponca Tribe of Nebraska	$128,546	$135,919	$161,123	$185,078	$200,445
Northern Plains	NE	Omaha Tribe	$128,546	$135,919	$161,123	$185,078	$200,445
Northern Plains	NE	Santee Sioux Tribe	$121,458	$128,510	$152,564	$175,434	$190,125
Northern Plains	NE	Winnebago Tribe	$128,546	$135,919	$161,123	$185,078	$200,445
Northern Plains	SD	Cheyenne River Sioux	$121,506	$128,609	$152,810	$175,822	$190,615
Northern Plains	SD	Crow Creek Sioux	$119,686	$126,657	$150,425	$173,023	$187,545
Northern Plains	SD	Flandreau Santee Sioux	$122,113	$129,260	$153,605	$176,755	$191,639
Northern Plains	SD	Lower Brule Sioux	$119,686	$126,657	$150,425	$173,023	$187,545
Northern Plains	SD	Oglala Sioux of Pine Ridge Reservation	$118,915	$125,819	$149,369	$171,760	$186,142
Northern Plains	SD	Rosebud Sioux	$119,686	$126,657	$150,425	$173,023	$187,545
Northern Plains	SD	Sisseton-Wahpeton Sioux	$120,899	$127,959	$152,015	$174,889	$189,592
Northern Plains	SD	Yankton Sioux	$122,113	$129,260	$151,290	$174,038	$188,658
Northern Plains	UT	NW Band of Shoshoni Nation	$124,608	$131,851	$154,263	$177,352	$192,180
Northern Plains	UT	Skull Valley Band of Goshute	$122,787	$129,899	$151,947	$174,636	$189,200
Northern Plains	UT	Uintah & Ouray Ute Indian Tribe	$122,787	$129,899	$151,947	$174,636	$189,200
Northern Plains	UT	Utah Paiute Tribe	$121,573	$128,597	$150,404	$172,824	$187,213
Northern Plains	WY	Northern Arapahoe	$120,669	$127,783	$149,624	$172,233	$186,775
Northern Plains	WY	Shoshone Tribe of the Wind River Res.	$120,669	$127,783	$151,986	$175,004	$189,816
Northwest	ID	Coeur D'Alene Tribe	$125,937	$133,241	$155,867	$179,161	$194,115
Northwest	ID	Fort Hall Shoshone-Bannock	$126,938	$134,255	$156,998	$180,363	$195,354

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Northwest	ID	Kootenai Tribe	$125,937	$133,241	$155,867	$179,161	$194,115
Northwest	ID	Nez Perce Tribe	$125,937	$133,241	$155,867	$179,161	$194,115
Northwest	OR	Burns-Paiute Tribe	$137,602	$145,581	$170,302	$195,749	$212,087
Northwest	OR	Coos Bay Confederated Tribes	$142,918	$151,138	$176,720	$202,983	$219,828
Northwest	OR	Coquille Indian Tribe	$142,918	$151,138	$176,720	$202,983	$219,828
Northwest	OR	Cow Creek Tribes	$142,918	$151,138	$176,720	$202,983	$219,828
Northwest	OR	Grand Ronde Confederated Tribes	$145,346	$153,741	$179,807	$206,605	$223,801
Northwest	OR	Klamath Indian Tribe	$137,159	$145,118	$169,767	$195,147	$211,442
Northwest	OR	Siletz Confederated Tribes	$145,346	$153,741	$179,807	$206,605	$223,801
Northwest	OR	Umatilla Confederated Tribes	$137,159	$145,118	$169,767	$195,147	$211,442
Northwest	OR	Warm Springs Confederated Tribes	$137,602	$145,581	$170,302	$195,749	$212,087
Northwest	WA	Chehalis Confederated Tribes	$148,890	$157,446	$184,086	$211,427	$228,962
Northwest	WA	Colville Confederated Tribes	$142,081	$150,312	$175,826	$202,083	$218,938
Northwest	WA	Cowlitz	$140,096	$148,172	$173,274	$199,063	$215,609
Northwest	WA	Hoh Indian Tribe	$151,925	$160,700	$187,945	$215,955	$233,929
Northwest	WA	Jamestown S'Kallam Tribe	$148,283	$156,795	$183,315	$210,521	$227,968
Northwest	WA	Kalispel Indian Community	$134,992	$142,902	$167,268	$192,438	$208,617
Northwest	WA	Lower Elwha Tribal Community	$148,283	$156,795	$183,315	$210,521	$227,968
Northwest	WA	Lummi Tribe	$146,790	$155,219	$181,473	$208,410	$225,685
Northwest	WA	Makah Indian Tribe	$151,925	$160,700	$187,945	$215,955	$233,929
Northwest	WA	Muckleshoot Indian Tribe	$153,533	$162,365	$189,848	$218,063	$236,161
Northwest	WA	Nisqually Indian Community	$151,925	$160,700	$187,945	$215,955	$233,929
Northwest	WA	Nooksack Tribe	$146,790	$155,219	$181,473	$208,410	$225,685
Northwest	WA	Port Gamble S'Kallam Tribe	$148,283	$156,795	$183,315	$210,521	$227,968
Northwest	WA	Puyallup Tribe	$153,533	$162,365	$189,848	$218,063	$236,161
Northwest	WA	Quileute Tribe	$151,925	$160,700	$187,945	$215,955	$233,929
Northwest	WA	Quinault Tribe	$151,925	$160,700	$187,945	$215,955	$233,929
Northwest	WA	Samish Nation	$146,790	$155,219	$181,473	$208,410	$225,685
Northwest	WA	Sauk-Suiattle Indian Tribe	$149,891	$158,460	$185,217	$212,630	$230,200
Northwest	WA	Shoalwater Bay Tribe	$151,925	$160,700	$187,945	$215,955	$233,929
Northwest	WA	Skokomish Indian Tribe	$151,925	$160,700	$187,945	$215,955	$233,929

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Northwest	WA	Snoqualmie	$146,790	$155,219	$181,473	$208,410	$225,685
Northwest	WA	Spokane Tribe	$134,992	$142,902	$167,268	$192,438	$208,617
Northwest	WA	Squaxin Island Tribe	$151,925	$160,700	$187,945	$215,955	$233,929
Northwest	WA	Stillaguamish Tribe	$146,790	$155,219	$181,473	$208,410	$225,685
Northwest	WA	Suquamish Tribal Council	$151,925	$160,700	$187,945	$215,955	$233,929
Northwest	WA	Swinomish Indians	$146,790	$155,219	$181,473	$208,410	$225,685
Northwest	WA	Tulalip Tribes	$150,432	$159,123	$186,104	$213,844	$231,646
Northwest	WA	Upper Skagit Tribe	$146,790	$155,219	$181,473	$208,410	$225,685
Northwest	WA	Yakama Indian Nation	$140,867	$149,010	$175,967	$202,247	$219,118
Southern Plains	KS	Iowa Tribe of Kansas and Nebraska	$117,866	$124,578	$147,869	$169,628	$183,612
Southern Plains	KS	Kickapoo Tribe	$113,787	$120,322	$142,959	$164,119	$177,731
Southern Plains	KS	Prairie Band of Potawatomi	$113,787	$120,322	$142,959	$164,119	$177,731
Southern Plains	KS	Sac and Fox of Missouri	$113,787	$120,322	$142,959	$164,119	$177,731
Southern Plains	LA	Chitimacha Tribe	$102,687	$108,608	$129,103	$148,266	$160,599
Southern Plains	LA	Coushatta Tribe	$102,687	$108,608	$129,103	$148,266	$160,599
Southern Plains	LA	Jena Band of Choctaw	$105,134	$111,162	$132,049	$151,572	$164,127
Southern Plains	LA	Tunica-Biloxi Tribe	$105,134	$111,162	$132,049	$151,572	$164,127
Southern Plains	OK	Absentee-Shawnee	$107,257	$113,426	$134,790	$154,762	$167,611
Southern Plains	OK	Alabama-Quassarte Tribal Town	$103,910	$109,885	$130,576	$149,919	$162,363
Southern Plains	OK	Apache Tribe	$103,092	$108,948	$129,281	$148,274	$160,477
Southern Plains	OK	Caddo Tribe	$103,092	$108,948	$129,281	$148,274	$160,477
Southern Plains	OK	Cherokee Nation	$103,910	$109,885	$130,576	$149,919	$162,363
Southern Plains	OK	Cheyenne-Arapaho Tribes	$104,399	$110,361	$131,040	$150,363	$162,785
Southern Plains	OK	Chickasaw	$102,684	$108,522	$128,790	$147,723	$159,889
Southern Plains	OK	Choctaw Nation	$104,318	$110,311	$131,067	$150,470	$162,951
Southern Plains	OK	Citizen Band Potawatomi Tribe	$107,257	$113,426	$134,790	$154,762	$167,611
Southern Plains	OK	Comanche Tribe	$102,684	$108,522	$128,790	$147,723	$159,889
Southern Plains	OK	Delaware Tribe	$103,092	$108,948	$129,281	$148,274	$160,477
Southern Plains	OK	Delaware Tribe of Indians (Eastern)	$103,910	$109,885	$130,576	$149,919	$162,363
Southern Plains	OK	Eastern Shawnee Tribe	$101,624	$107,433	$127,576	$146,399	$158,502
Southern Plains	OK	Fort Sill Apache Tribe	$103,092	$108,948	$129,281	$148,274	$160,477

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Southern Plains	OK	Iowa Tribe of Oklahoma	$106,033	$112,150	$133,317	$153,109	$165,847
Southern Plains	OK	Kaw Tribe	$103,991	$109,936	$130,549	$149,812	$162,197
Southern Plains	OK	Kialegee Tribal Town	$105,542	$111,587	$132,540	$152,122	$164,715
Southern Plains	OK	Kickapoo Tribe of Oklahoma	$103,255	$109,135	$129,540	$148,603	$160,854
Southern Plains	OK	Kiowa Tribe	$103,092	$108,948	$129,281	$148,274	$160,477
Southern Plains	OK	Loyal Shawnee of OK	$103,910	$109,885	$130,576	$149,919	$162,363
Southern Plains	OK	Miami Tribe	$101,624	$107,433	$127,576	$146,399	$158,502
Southern Plains	OK	Modoc Tribe	$101,624	$107,433	$127,576	$146,399	$158,502
Southern Plains	OK	Muskogee (Creek) Nation	$103,910	$109,885	$130,576	$149,919	$162,363
Southern Plains	OK	Osage Tribe	$102,032	$107,859	$128,067	$146,950	$159,090
Southern Plains	OK	Otoe-Missouria Tribe	$103,991	$109,936	$130,549	$149,812	$162,197
Southern Plains	OK	Ottawa Tribe	$101,624	$107,433	$127,576	$146,399	$158,502
Southern Plains	OK	Pawnee Tribe	$103,175	$109,085	$129,567	$148,710	$161,021
Southern Plains	OK	Peoria Tribe	$101,624	$107,433	$127,576	$146,399	$158,502
Southern Plains	OK	Ponca Tribe	$103,991	$109,936	$130,549	$149,812	$162,197
Southern Plains	OK	Quapaw Tribe	$101,624	$107,433	$127,576	$146,399	$158,502
Southern Plains	OK	Sac and Fox Tribe	$107,257	$113,426	$134,790	$154,762	$167,611
Southern Plains	OK	Seminole Nation	$103,255	$109,135	$129,540	$148,603	$160,854
Southern Plains	OK	Seneca-Cayuga	$101,624	$107,433	$127,576	$146,399	$158,502
Southern Plains	OK	Thlopthlocco Tribal Town	$105,542	$111,587	$132,540	$152,122	$164,715
Southern Plains	OK	Tonkawa Tribe	$103,991	$109,936	$130,549	$149,812	$162,197
Southern Plains	OK	United Keetoowah	$103,910	$109,885	$130,576	$149,919	$162,363
Southern Plains	OK	Wichita Tribe	$103,092	$108,948	$129,281	$148,274	$160,477
Southern Plains	OK	Wyandotte	$101,624	$107,433	$127,576	$146,399	$158,502
Southern Plains	TX	Alabama-Coushatta	$110,928	$117,257	$139,209	$159,720	$172,904
Southern Plains	TX	Texas Band of Kickapoo Indians	$103,827	$109,748	$128,393	$147,257	$159,378
Southwest	AZ	Ak-Chin Papago	$127,873	$135,281	$158,244	$181,874	$197,044
Southwest	AZ	Cocopah Tribe	$124,492	$131,763	$154,201	$177,355	$192,232
Southwest	AZ	Fort McDowell Mohave Apache	$127,873	$135,281	$158,244	$181,874	$197,044
Southwest	AZ	Fort Mojave Tribe	$130,004	$137,720	$161,323	$185,811	$201,573
Southwest	AZ	Gila River	$126,544	$133,891	$156,639	$180,066	$195,109

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Southwest	AZ	Havasupai	$214,258	$226,848	$265,572	$305,612	$331,357
Southwest	AZ	Hopi	$126,034	$133,440	$156,219	$179,772	$194,916
Southwest	AZ	Hualapai	$133,894	$141,688	$165,786	$190,624	$206,578
Southwest	AZ	Kaibab Band of Paiute	$126,034	$133,440	$156,219	$179,772	$194,916
Southwest	AZ	Navajo Nation	$126,034	$133,440	$156,219	$179,772	$194,916
Southwest	AZ	Pascua Yaqui Tribe	$123,558	$130,737	$152,956	$175,844	$190,542
Southwest	AZ	Payson Tonto Apache	$124,705	$132,051	$154,614	$177,963	$192,981
Southwest	AZ	Salt River Pima-Maricopa	$126,544	$133,891	$156,639	$180,066	$195,109
Southwest	AZ	San Carlos Apache	$121,670	$128,797	$150,755	$173,436	$188,013
Southwest	AZ	San Juan Southern Paiute Tribe	$126,034	$133,440	$156,219	$179,772	$194,916
Southwest	AZ	Tohono O'Odham Nation	$126,544	$133,891	$156,639	$180,066	$195,109
Southwest	AZ	White Mountain Apache (Fort Apache)	$122,999	$130,186	$152,360	$175,244	$189,949
Southwest	AZ	Yavapai-Apache (Camp Verde)	$133,894	$141,688	$165,786	$190,624	$206,578
Southwest	AZ	Yavapai-Prescott	$133,894	$141,688	$165,786	$190,624	$206,578
Southwest	CA	Agua Caliente Band of Cahuilla	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Alturas Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Auburn Rancheria	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Augustine Band of Cahuilla	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Barona	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Berry Creek Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Big Lagoon Rancheria	$156,289	$165,343	$193,409	$222,291	$240,832
Southwest	CA	Big Pine Band	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Big Sandy Rancheria	$141,244	$149,485	$174,932	$201,183	$218,048
Southwest	CA	Big Valley Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Blue Lake Rancheria	$156,289	$165,343	$193,409	$222,291	$240,832
Southwest	CA	Bridgeport Paiute Indian Colony	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Buena Vista Rancheria	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Cabazon Band	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Cahuilla Band	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Camp Antelope Tribe	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Campo Band	$142,595	$150,610	$176,050	$201,658	$218,087

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	CA	Cedarville Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Chemehuevi	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Chicken Ranch Rancheria	$142,852	$151,150	$176,835	$203,291	$220,280
Southwest	CA	Chico Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Cloverdale Rancheria	$159,341	$168,485	$196,977	$226,205	$244,947
Southwest	CA	Cold Springs Rancheria	$141,244	$149,485	$174,932	$201,183	$218,048
Southwest	CA	Colorado River Indian Tribes	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Colusa Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Cortina Rancheria	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Coyote Valley Band	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Cuyapaipe Community	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Death Valley Timba-Sha	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Dry Creek Rancheria	$159,341	$168,485	$196,977	$226,205	$244,947
Southwest	CA	Elk Valley Rancheria	$150,826	$159,486	$186,463	$214,141	$231,890
Southwest	CA	Enterprise Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Fort Bidwell	$146,724	$155,230	$181,588	$208,719	$226,137
Southwest	CA	Fort Independence	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Graton Rancheria	$196,423	$207,411	$245,131	$280,967	$303,888
Southwest	CA	Greenville Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Grindstone Rancheria	$146,724	$155,230	$181,588	$208,719	$226,137
Southwest	CA	Guidiville Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Hoopa Valley	$156,289	$165,343	$193,409	$222,291	$240,832
Southwest	CA	Hopland Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Inaja Band	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Ione Band of Miwok Indians	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Jackson Rancheria	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Jamul Indian Village	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Karuk	$156,289	$165,343	$193,409	$222,291	$240,832
Southwest	CA	La Jolla Band	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	La Posta Band	$137,292	$145,077	$169,668	$194,497	$210,441
Southwest	CA	Laytonville Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	CA	Lone Pine Paiute-Shoshone	$148,053	$156,620	$183,192	$210,527	$228,072
Southwest	CA	Los Coyotes Band of Cahuilla	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Lower Lake Rancheria	$159,341	$168,485	$199,737	$229,443	$248,499
Southwest	CA	Lytton Rancheria of California	$159,341	$168,485	$196,977	$226,205	$244,947
Southwest	CA	Manchester Point Arena Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Manzanita Band	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Mesa Grande Band	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Middletown Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Mooretown Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Morongo Band of Cahuilla	$139,007	$146,916	$171,851	$197,059	$213,252
Southwest	CA	North Fork Rancheria	$140,637	$148,835	$174,160	$200,277	$217,054
Southwest	CA	Paiute-Shoshone of Bishop Colony	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Pala Bank	$142,595	$150,610	$176,050	$201,658	$218,087
Southwest	CA	Paskenta Band of Nomlaki Indian	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Pauma Band	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Pechanga Band	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Picayune Rancheria	$140,637	$148,835	$174,160	$200,277	$217,054
Southwest	CA	Pinoleville Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Pit River Tribe	$146,117	$154,580	$180,816	$207,813	$225,143
Southwest	CA	Potter Valley Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Quartz Valley Rancheria	$145,510	$153,929	$180,044	$206,908	$224,150
Southwest	CA	Quechan Tribe	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Ramona Band	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Redding Rancheria	$146,117	$154,580	$180,816	$207,813	$225,143
Southwest	CA	Redwood Valley Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Resighini Rancheria	$150,826	$159,486	$186,463	$214,141	$231,890
Southwest	CA	Rincon Reservation	$142,595	$150,610	$176,050	$201,658	$218,087
Southwest	CA	Robinson Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Rohnerville Rancheria	$156,289	$165,343	$193,409	$222,291	$240,832
Southwest	CA	Round Valley Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Rumsey Rancheria	$146,839	$155,318	$181,649	$208,716	$226,085

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November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	CA	San Manuel Band	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	San Pasqual Band	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	San Rosa Band of Cahuilla	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	San Ysabel Reservation	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Santa Rosa Rancheria	$136,388	$144,279	$168,758	$193,938	$210,100
Southwest	CA	Santa Ynez Band of Chumash	$154,140	$163,016	$190,620	$218,969	$237,154
Southwest	CA	Scotts Valley (Pomo)	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Sheep Rancheria	$143,738	$152,076	$177,905	$204,497	$221,570
Southwest	CA	Sherwood Valley Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Shingle Springs Rancheria	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Smith River Rancheria	$150,826	$159,486	$186,463	$214,141	$231,890
Southwest	CA	Soboba Band	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Stewarts Point Rancheria	$159,341	$168,435	$196,977	$226,205	$244,947
~~Southwest~~	~~CA~~	~~Sulphur Bank Rancheria~~	~~$155,700~~	~~$164,581~~	~~$192,347~~	~~$220,771~~	~~$238,986~~
Southwest	CA	Susanville Rancheria	$146,724	$155,230	$181,588	$208,719	$226,137
Southwest	CA	Sycuan Band	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Table Bluff Rancheria	$156,289	$165,343	$193,409	$222,291	$240,832
Southwest	CA	Table Mountain Rancheria	$141,244	$149,485	$174,932	$201,183	$218,048
Southwest	CA	Torres-Martinez Band of Cahuilla	$139,007	$146,916	$171,851	$197,059	$213,252
Southwest	CA	Trinidad Rancheria	$156,289	$165,343	$193,409	$222,291	$240,832
Southwest	CA	Tule River Indian Tribe	$141,244	$149,485	$174,932	$201,183	$218,048
Southwest	CA	Tulomne Rancheria	$142,852	$151,150	$176,835	$203,291	$220,280
Southwest	CA	Twenty Nine Palms Band	$137,863	$145,690	$170,395	$195,351	$211,378
Southwest	CA	Upper Lake Rancheria	$155,700	$164,581	$192,347	$220,771	$238,986
Southwest	CA	Utu Utu Gwaiti Paiute	$146,839	$155,318	$181,649	$208,716	$226,085
Southwest	CA	Viejas Group of Capitan Grande	$146,266	$154,440	$180,469	$206,616	$223,380
Southwest	CA	Yurck Tribe	$156,289	$165,343	$193,409	$222,291	$240,832
Southwest	NM	Acoma Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	Cochiti Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	Isleta Pueblo	$117,470	$124,342	$145,529	$167,402	$181,459
Southwest	NM	Jemez Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup, elevator, etc., contact the Area ONAP Office.

November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	NM	Jicarilla Reservation	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	Laguna Pueblo	$117,470	$124,342	$145,529	$167,402	$181,459
Southwest	NM	Mescalero Reservation	$114,108	$120,713	$141,196	$162,269	$175,795
Southwest	NM	Nambe Pueblo	$122,720	$129,911	$152,062	$174,944	$189,652
Southwest	NM	Pajoaque Pueblo	$122,720	$129,911	$152,062	$174,944	$189,652
Southwest	NM	Picuris Pueblo	$117,258	$124,054	$145,116	$166,794	$180,711
Southwest	NM	San Felipe Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	San Ildefonso Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	San Juan Pueblo	$117,258	$124,054	$145,116	$166,794	$180,711
Southwest	NM	Sandia Pueblo	$117,470	$124,342	$145,529	$167,402	$181,459
Southwest	NM	Santa Ana Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	Santa Clara Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	Santo Domingo Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	Taos Pueblo	$117,258	$124,054	$145,116	$166,794	$180,711
Southwest	NM	Tesuque Pueblo	$122,720	$129,911	$152,062	$174,944	$189,652
Southwest	NM	Zia Pueblo	$115,043	$121,739	$142,441	$163,780	$177,486
Southwest	NM	Zuni Tribe	$123,540	$130,849	$153,246	$176,458	$191,394
Southwest	NV	Duck Valley Shoshone-Paiute	$131,842	$139,560	$163,348	$187,913	$203,702
Southwest	NV	Duckwater Shoshone	$136,224	$144,092	$168,521	$193,635	$209,752
Southwest	NV	Ely Shoshone	$130,022	$137,608	$161,033	$185,197	$200,721
Southwest	NV	Fallon Paiute-Shoshone	$130,744	$138,347	$161,866	$186,099	$201,663
Southwest	NV	Las Vegas Colony	$136,224	$144,092	$168,521	$193,635	$209,752
Southwest	NV	Lovelock Colony	$131,351	$138,998	$162,637	$187,005	$202,656
Southwest	NV	Moapa Band of Paiute	$136,224	$144,092	$168,521	$193,635	$209,752
Southwest	NV	Pyramid Lake Paiute	$133,778	$141,600	$165,724	$190,627	$206,630
Southwest	NV	Reno-Sparks Colony	$133,778	$141,600	$165,724	$190,627	$206,630
Southwest	NV	Summit Lake Paiute Tribe	$131,351	$138,998	$162,637	$187,005	$202,656
Southwest	NV	Te-Moak	$131,842	$139,560	$163,348	$187,913	$203,702
Southwest	NV	Walker River Paiute Tribe	$131,351	$138,998	$162,637	$187,005	$202,656
Southwest	NV	Washoe Tribe	$131,351	$138,998	$162,637	$187,005	$202,656
Southwest	NV	Winnemucca Colony	$131,351	$138,998	$162,637	$187,005	$202,656

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup, elevator, etc., contact the Area ONAP Office.

November 2001 Total Construction Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	NV	Yerington Paiute Tribe	$131,351	$138,998	$162,637	$187,005	$202,656
Southwest	NV	Yomba Shoshone Tribe	$136,224	$144,092	$168,521	$193,635	$209,752
Southwest	OR	Fort McDermitt Paiute and Shoshone	$136,716	$144,655	$169,232	$194,544	$210,797
Southwest	TX	Ysleta Del Sur	$110,843	$117,283	$137,215	$157,747	$170,932
Southwest	UT	Goshute Reservation	$122,180	$129,248	$151,175	$173,730	$188,206

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup,elevator, etc., contact the Area ONAP Office.

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2001-31 (TDHEs)
Field ONAP Administrators; Staff Field Environmental Officers; Indian Housing Block Grant Recipients	Issued: August 15, 2001 Expires: August 31, 2002
	Cross Reference: 24 CFR 1000.20(a) Notices PIH 99-37 (ONAP) and PIH 2000-37 (TDHEs)

SUBJECT: Extension – Notice PIH 2000-37 (TDHEs), Indian Housing Block Grant Program: Guidance and procedures if Tribes do not assume environmental review responsibilities under 24 CFR Part 58

This Notice extends Notice PIH 2000-37 (TDHEs), same subject, which expires August 31, 2001, for another year until August 31, 2002.

/s/
Paula O. Blunt, Acting General Deputy
Assistant Secretary for Public and Indian Housing

PN:Distribution: W-3-1, R-3-1(PIH), R-9, 138-8

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2001-30 (TDHEs)
Tribes; Tribally Designated Housing Entities (TDHEs); Area Offices Of Native American Programs	Issued: August 9, 2001 Expires: August 31, 2002 Cross References: Notice PIH 2000-26 (TDHEs) 24 CFR 1000.524

SUBJECT: Extension – Notice PIH 2000-26 (TDHEs), Native American Housing Assistance and Self-Determination Act (NAHASDA) – Indian Housing Block Grant (IHBG) Program – Performance Measure for the Obligation of Funds

This Notice extend Notice PIH 2000-26 (TDHEs), same subject, for another year until August 31, 2002.

/s/
Paula O. Blunt, Acting General Deputy
Assistant Secretary for Public and Indian Housing

PN: Distribution: W-3-1, R-3-1 (PIH), R-9, 138-7, 138-8

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of: Administrators; Offices of Native American Programs; Tribes, Tribally Designated Housing Entities (TDHEs); Indian Housing Authorities	NOTICE PIH 2001-23 (TDHEs) Issued: July 13, 2001 Expires: July 31, 2002 Cross References: Notices PIH 99-6 and PIH 2000-10 (TDHEs)

Subject: Reinstatement – Notice PIH 2000-10 (TDHEs), Providing Assistance to Non Low-Income Indian Families under the Native American Housing Assistance and Self-Determination Act of 1996

This Notice reinstates Notice PIH 2000-10 (TDHEs), same subject, which expired March 31, 2001, for another year until July 31, 2002.

/s/
Paula O. Blunt, Acting General Deputy Assistant Secretary
for Public and Indian Housing

PI: Distribution: W-3-1, R-3-1(PIH), R-9, 138-7, 138-8

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2001-21 (TDHEs)
Tribes; Tribally Designated Housing Entities (TDHEs); Indian Housing Authorities; ONAP Administrators	Issued: July 12, 2001 Expires: July 31, 2002 Cross References: Notices PIH 99-4 (TDHEs); 2000-21 (TDHEs)

Subject: Extension – Notice PIH 2000-21 (TDHEs), Administrative Requirements for Investing Indian Housing Block Grant Funds

This Notice extends Notice PIH 2000-21 (TDHEs), same subject, which expired May 31, 2001, for another year until July 31, 2002.

/s/
Paula O. Blunt, Acting General Deputy
Assistant Secretary for Public and Indian Housing

PI:Distribution: R-3-1(PIH), R-9, 138-7, 138-8

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2001-16 (HA)
Secretary Representatives; State and Area Coordinators; Public Housing Directors; Public Housing Agencies	Issued: May 2, 2001 Expires: September 30, 2001
	Cross References: Notices PIH 99-17 (HA), 2000-15 (HA), 2000-25 (HA), 2000-47 (HA)

Subject: Reinstatement - Notice PIH 2000-47 (HA), Public Housing Development Total Development Cost (TDC) and Cost Control Policy

This Notice reinstates Notice PIH 2000-47 (HA), same subject, which expired March 31, 2001, until September 30, 2001.

/s/
Gloria Cousar, Acting General Deputy
Assistant Secretary for Public and Indian Housing

PT:Distribution: W-3-1, R-3-1(PIH), R-6, -7, 138-2

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2001-14 (TDHEs)
Administrators, Offices of Native American Programs; Tribes; Tribally Designated Housing Entities (TDHEs); Indian Housing Authorities	Issued: April 23, 2001 Expires: May 31, 2002 Cross References: Notice PIH 2000-18 (TDHEs)

Subject: Extension-Notice PIH 2000-18 (TDHEs), Accounting for program income under the Native American Housing Assistance and Self-Determination Act (NAHASDA)

This Notice extends Notice PIH 2000-18 (TDHEs), same subject, for another year until May 31, 2002.

/s/
Gloria Cousar, Acting General Deputy
Assistant Secretary for Public and Indian Housing

PI:Distribution: W-3-1, R-3-1(PIH), R-9, 138-7, 138-8

Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2001-7 (HA)
Public Housing Agencies; Tribally Designated Housing Entities; State/Area Coordinators; Public Housing Directors; Administrators, Offices of Native American Programs, Resident Management Corporations (RMCs)	Issued: February 13, 2001 Expires: February 28, 2002 Cross References: Notices PIH 96-33 (HA), 97-41, 98-46, 99-48

Subject: Reinstatement - Notice PIH 99-48 (HA), Required HA Cash Management and Investment Policies and Procedures

This Notice reinstates Notice PIH 99-48 (HA), which extended Notice PIH 98-46 (HA), same subject, which expired November 30, 2000, for another year until February 28, 2002.

/s/
Gloria Cousar, Acting General Deputy
Assistant Secretary for Public and Indian Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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

NOTICE PIH 2000-54 (TDHEs)
Issued: December 18, 2000

Expires: June 30, 2001

Cross References: Notice PIH 98-47
OMB Approval 2577-0218 expires 6/30/2001

SUBJECT: Revised Annual Performance Report, form HUD-52735-A

PURPOSE: The purpose of this notice is to convey the revised Annual Performance Report (APR), form HUD-52735-A, initially published in Notice PIH 98-47 on September 4, 1998. Please use the revised form published in this notice to submit APRs due on or after December 31, 2000.

AUTHORITY: Section 404 of the Native American Housing Assistance and Self-Determination Act (NAHASDA) of 1996, requires recipients to annually review progress made in carrying out the activities described in their Indian Housing Plans (IHP). Recipients must prepare a report describing the conclusions of the review, make it publicly available to citizens in their jurisdiction and submit it to HUD within 60 days after the end of their program year.

BACKGROUND: A work group composed of Office of Native American Programs (ONAP) staff and tribal and tribally designated housing entity (TDHE) staff reviewed and offered suggestions for revisions to the APR form prior to submitting it to all recipients of Indian Housing Block Grant (IHBG) funds for review through the consultation process. A summary of the workgroup's comments and suggestions for revisions and those submitted by recipients through the consultation process are included as an attachment to this notice.

SUBMISSION: An APR may be prepared and submitted by one of the following methods:

1. Paper version. Prepare the form HUD-52735-A using the enclosed form, or by downloading a copy of the form from Code Talk at http://www.codetalk.fed.us (click on U.S. Housing and Urban Development, Office of Native American

Programs, TA Products and Forms, and then HUD forms) or on HUD CLIPS at http://www.hudclips.org. After completing the form, mail it to the Area ONAP.

2. Electronic version. The electronic version of the APR should be available on Code Talk by January 31, 2001. Prepare the APR in Word using the electronic template available on Code Talk at http://www.codetalk.fed.us (click on U.S. Housing and Urban Development, Office Native American Program, NAHASDA Home Page, and then template download) and mail a disk containing the completed form file to the Area ONAP or attach the completed form file to an e-mail message and send it to the Area ONAP Grants Evaluation Division Director. The APR may be submitted over the Internet by completing the electronic form available on Code Talk at http://www.codetalk.fed.us (click on U.S. Housing and Urban Development, Office of Native American Programs, NAHASDA Home Page, and then submit\review my APRs). If you wish to submit your APR over the Internet you must be registered. Registration is accomplished on Code Talk at http://www.codetalk.fed.us (click on U.S. Housing and Urban Development, Office of Native American Programs, NAHASDA Home Page, and then register).

A list of Area ONAP addresses and e-mail addresses for Grants Evaluation Division Directors is attached to this notice.

All questions regarding completion and submission of the APR should be directed to the appropriate Area ONAP. The form is not attached to the Notice on the PIH web pages but will be transmitted with the official printed Notice.

/s/ Milan Ozdinec for

Harold Lucas, Assistant Secretary
for Public and Indian Housing

Attachments: Summary of Comments and Revisions
Instructions for Completing the APR
List of Area ONAP Addresses

Summary of Comments and Revisions

I. Comments Incorporated or Addressed in the Revised APR

Comment: Clarifying language requested for sections relating to audit, performance objectives and optional information requested for Congress.

Response: The Audits section was redesigned and becomes Section B in Part II. The questions in this section were drafted to remind recipients of the audit reporting requirements and to assist ONAP staff in tracking them.

Most of the prior Part G data was eliminated for ease of reporting and becomes Table IV in the revised form.

In Part I, a matrix was developed to aid in relating the performance objectives identified in the Indian Housing Plan (IHP) to the one-year goals and objectives.

Comment: Definitions for cost overrun, high unit costs, and planned amount should be provided.

Response: Instructions for completing the APR, including definitions for applicable terms, is attached to this notice. Detailed guidance to assist recipients in developing an APR will be forthcoming.

Comment: The electronic version of APR is frustrating.

Response: The revised electronic version of the APR will be available in the future. The system will be a browser-based format designed to greatly reduce the time recipients spend accessing and developing their APRs.

Comment: Eliminate breakout of costs question 1.c. in Part B narrative.

Response: Many recipients indicated that the requirement to collect data in the level of detail indicated was cumbersome and unnecessary. In response to this, question 1.c was eliminated in the revised APR form. The data collected on table II will be sufficient to satisfy this data need.

Comment: Eliminate bureaucratic language.

Response: Revisions to language and tone have been made in the revised APR and are due primarily to the efforts of the recipient work group.

Comment: Reduce redundant questions.

Response: Questions 1.a. and 1.b. of the previous Part A have been eliminated in the revised APR. Recipients will now explain, in question 3 of Part I, if the five-year goals and objectives stated in the IHP are on track.

In addition, the previous Part B was revised and restructured for efficiency in reporting. This section is Part I in the revised APR.

Comment: Structure of the APR is confusing.

Response: In an effort to reduce the confusion regarding which sections of the APR are to be submitted in any given year, the APR form is revised into Parts I and II. One Part I and Tables I and II are to be submitted for each open Indian Housing Block Grant. Part II, including Sections A, B, C and D and Table III are to be submitted once per program year and the information will be combined to cover all open grants.

Comment: Suggest that amounts on Table II be cumulative.

Response: The columns on Table II have been regrouped and ask for cumulative data.

Comment: There is nowhere on the APR form to report on units that have conveyed, converted or demolished and/or disposed.

Response: This information is initially provided on Table 3 of the IHP. Changes to this data should be included in the narrative section of Table III of the revised APR.

Comment: Under Part C - Citizens Comments - reference is made to Section 403(d) and there is no Sec. 403(d) in NAHASDA. The probable reference is to Sec. 404(d).

Response: There was a typo in the original form. The correct citation is Sec. 404(d) and this correction has been made in the revised APR.

II. Comments Which Could not be Incorporated or Addressed in the Revised APR

Comment: Deadline date for APR submittal provides only a minimum amount of time for citizen comments.

Response: The 60-day submittal period is a requirement of the program regulations(24 CFR 1000.514).

Comment: Item #3 in Table II could be split between Federal, State, and Local government resources.

Response: The format used to collect table data in the APR must be consistent with that provided in the IHP.

Comment: Recipients should not have to repeat the goals and objectives listed in the IHP.

Response: It is vital to repeat in the APR the goals and objectives listed in the IHP for the following reasons:

(1) Citizens in the recipient's jurisdiction will have an opportunity to compare accomplishments to the goals and objectives,
(2) Listing them again focuses the recipient's attention on goals and objectives to assure that they have been addressed, and
(3) The ONAP reviewer will look to see that the recipient is reporting on the latest-compliant IHP goals and objectives.

Comment: Eliminate Table I - Financial Resources and Table III Periodic Monitoring of Assisted Units.

Response: Both of these tables are essential for collecting the data necessary for reporting to Congress. The data collected by Table I verifies that the recipient was able to receive anticipated funds to accomplish the activities proposed in the IHP. Table III collects data to satisfy the requirements of Section 403(b) of the statute and Subpart F of the regulations.

III. Positive Comments Regarding the Revised APR:

Overall, recipients supported changes made in the revisions to the APR. Following is a sampling of several comments received in this regard:

- The new format is program and administratively sensitive to the needs of this commentor's tribe and the changes accomplished by the recipient work group are much appreciated.
- The shorter version will be easier to develop and is less repetitive, and the revised APR looks much more user friendly and will eliminate time-consuming repetitiveness.

IV. **Other Changes Included in the Revised APR Not Made in**

Response to Specific Comments but Were Made for Purposes of Internal Consistency and Clarification:

- Question #2 (If applicable, give an analysis and explanation of cost overruns or high unit costs) formerly in Part B, is now question #2 in the narrative section of Table II.
- Column (f) was added to Table II to facilitate development and review of these amounts. This information had appeared as a question in the narrative section.
- Reporting on investment activity is now to be included at the bottom of Table II.
- A dollar value for units needing minor and major rehabilitation is now provided in columns (e), (f) and (g) to assist in determining how to report in these categories

Instructions

OVERVIEW: When preparing the Annual Performance Report (APR), report on activities you included in the latest compliant Indian Housing Plan (IHP) for a particular reporting period. If you have made changes to the IHP for a particular grant, or have changed your activities, that did not require review and concurrence by the Area ONAP you should be reporting on those activities.

Reporting period: The reporting time frame of the APR must match that of the corresponding IHP. For example, if the IHP is submitted for the period 10/1/1999 through 9/30/2000, then the APR must cover the same period.

Part I - Report on the one-year IHP. Note: A separate Part I must be prepared for each open grant.

Grant number: Use the grant number ONAP assigned at the time your IHP was approved.

Final APR: All funds have been disbursed from LOCCS for the grant and information on Table II reflects that all funds have been expended for activities under the grant.

Definitions of terms used in this section:

Goal: A measure that is used to guide and motivate an organization toward achieving its mission. Example: The recipient will spend one million dollars to develop 10 rental units in the next year.

Objective: The description of the methods (steps) for achieving the goal. Example: the recipient will (1) select the land, and (2) procure an architect, etc. Together the goals and objectives describe what the recipient will do with the funding during the program year, and how these actions will be accomplished.

Performance Objective: Developed by the recipient to monitor and evaluate its own performance during the program year. The IHP contains performance objectives for each open grant and the APR will provide accomplishments for each performance objective in the IHP. Example: Ten units will be completed within a certain time period and within a certain budgeted amount. By (enter date) we will have (a) purchased the land (b) conducted an environmental review (c) hired an architect, etc.

Items:

1. Explain what progress you have made on the one-year goals and objectives, and the performance objectives you listed in the IHP that corresponds to the APR's program year. Please include a narrative for each question listed in

this APR form. If you have not made adequate progress on a performance objective, explain why not and what you will do to complete the activity. If a goal or objective was reported as complete in a prior APR, do not include it again. Make a note in the applicable section that the activity is complete.

2. For this question, indicate if the five-year goals and objectives are on schedule. Sec 102(b) of NAHASDA requires that you develop a five-year plan for future housing activities. Progress, or lack of progress, made in the one-year plan impacts the five-year goals described in the IHP.
3. In this section, describe how you plan to modify your program to meet your five-year goals and objectives. Modifications to the IHP may need to be reviewed in accordance with §1000.232 by the Area ONAP. Any questions regarding when the Area ONAP should review a modification to your IHP should be addressed to them.
4. In this section, describe how you would change your programs in general as a result of your experience with the implementation of NAHASDA. Recipients are asked, in Sec. 404(b)(4) of NAHASDA, how they would change their overall housing goals given the experiences they encountered with the implementation of their IHP.

Table I: In this table, report on the funds awarded for this particular grant. Note: A separate Table I is to be prepared for each open grant.
Column (a) - These categories are the same as those reflected in the IHP.
Column (b) - These amounts are carried over from the corresponding IHP.
Column (c) - In the IHP, you identified funds you expected to receive from a particular entity. In column (c), enter the amount actually received or awarded; that is, the entity notified you that the funds were authorized. This is not the amount you budgeted or expected to receive.
Narrative: Include here any other pertinent information that may need clarification or is not covered in any other section of this table.

Table II: Note: A separate Table II is to be prepared for each open grant.
General:

- Do not provide data in fields for activities that can not be measured on a per unit basis.
- It is possible to count a family in more than one category of activities (if the family was assisted by the recipient in more than one activity).

- Amounts provided in columns (c), (d), (e), (f), (h), (i) (j), (k) and (l) are cumulative over the years of the open grant, and are not just for the reporting period.

Column (a) These categories are the same as those reflected on the IHP.
Column (b) These amounts are carried over from the corresponding IHP.
Column (c) Provide a breakout of IHBG funds expended, not obligated, by activity.
Column (d) Total amount of funds expended, not obligated, other than IHBG funds, leveraged with (used with) IHBG funds for this reporting period and for the prior years of this grant.
Column (e) The total of columns (c) and (d).
Column (f) Enter the cumulative percentage of obligated IHBG funds for this grant.
Column (g) - These amounts are carried over from the corresponding IHP.
Column (h) - Enter the cumulative total number of units completed with this grant.
Column (i) - Total number of units for which construction has begun but has not yet been completed.
Column (j) - Cumulative number of low-income Indian families that have been assisted with this grant.
Column (k) - Cumulative number of non low-income Indian families that have been assisted with this grant.
Column (l) - Cumulative number of non-Native American families who were served with this grant.
Narrative:

1. If you include IHBG funds in line #8, in column (a), please describe the purpose of these funds.
2. (a) Briefly explain what kinds of unexpected costs you encountered in the implementation of a particular activity.
   (b) Were there are any financial concerns that have or will affect your ability to meet one-year and five-year goals and objectives? These concerns relate to funding shortfall, either from funds not received, or from costs higher than were budgeted.
3. If applicable, indicate the date you were approved by ONAP to invest IHBG funds, the amount approved for investment and the actual amount invested.
4. Include here any other pertinent information that might need clarification or is not covered in any other section of this table.

PART II: Submit this Part, which includes Sections A, B, D, and Table III, once per year. The individual grant data should be combined to reflect all open grants.

Section A:

I: Self Monitoring: NAHASDA's implementing regulations, at 24 CFR Part 1000.502, state that as the IHBG recipient (whether you are a tribe or a TDHE), you are responsible for monitoring your grant activities. In addition, if you are a TDHE, the tribe must monitor your activities to ensure compliance with applicable Federal requirements and performance goals.

Questions:

1. In this section, briefly describe the type of self-monitoring system and internal control procedures that you used to assure that the program activities comply with NAHASDA and its program regulations. (Tribes and TDHEs are encouraged to use the NAHASDA Indian Housing Block Grant Recipient Self-Monitoring Compliance Assessment Guidebook for assistance in developing a self-monitoring framework.)
2. In this section, describe the activities monitored, the results of each monitoring activity, and if applicable, describe what corrective actions were required.
3. This section is to be completed only if you are a TDHE. In this section, describe the procedures the tribe used to monitor activity, activities monitored, results of the monitoring activity and if applicable, describe what corrective actions were required.
4. In this section, if an entity such as HUD, the Office of Inspector General, an auditor, a fee accountant, another Federal agency, etc., notified your tribe of issues regarding your IHBG activities, describe the issue and what corrective actions are being taken to resolve it.
5. In this section, describe what monitoring activities you conducted of your sub-recipients, the results of each monitoring activity, and if applicable, describe what corrective actions were required of the sub-recipients.

TABLE III

Column (a) - These categories are the same as those reflected on the IHP.

Column (b) - The number of units in your housing stock requiring inspection. This includes units assisted with IHBG or 1937 Housing Act funds.

Column (c) - The total number of units inspected during the reporting period. This should relate to your policy for inspection of units. Column c must equal the total of columns d through g.

Column (d) - Standard condition is housing that does not require more than routine maintenance to provide a decent, safe, and sanitary living environment.

Column (g) - Units reported in column (g) should not also be reported in column (f).

Narrative:

1. How will you go about inspecting the units per the process that is set out in your inspection policy.
2. If your maintenance policy states that you require inspections less than annually, please note and explain that you are complying with this policy.
3. In this section, describe the process you used to perform inspections on privately own units assisted with IHBG funds.

Other narrative:

- If you provide one-time financing assistance to the home buyers of units or provide assistance to homeless shelters or temporary housing programs, you may not be able to perform periodic inspections as you can with owned or managed units. If this is the case, describe in the narrative section those activities you were not able to monitor.
- In the event that you conveyed, converted, demolished or disposed of units in this reporting period, report them in the narrative section.
- Include here any other pertinent information that is not covered in any other section of this table.

Section B - AUDITS: IHBG recipients are required to comply with the Single Audit Act and OMB Circular A-133.

1. If you expend $300,000 or more of Federal funds (not just IHBG funds) during your last fiscal year, you must have an independent public audit.
2. In this section, identify the period of your last audit and is not attached to this APR.
3. A TDHE may be considered an "agency" or "other organizational unit" of an Indian tribe for audit purposes even though it was established as a separate legal entity. If you are, was your housing activities, including financial activities, included or will be included as part of the tribe's audit. See NAHASDA Guidance 2000-01T for further details.
4. The TDHE is required to submit a copy of its audit to the tribe so the tribe may perform its oversight functions.

SECTION C - Public Accountability:

1. You must, under NAHASDA, give your citizens an opportunity to review your APR before submitting it to the Area ONAP.
2. If you are a TDHE, you must submit the APR to the tribe for review before submitting it to the Area ONAP.

3. Self explanatory
4. In this section, summarize any comments you have received from your citizen constituency. Also include what actions have been or will be taken to address the comments.
5. In this section, summarize any comments you have received from the Tribe. Also include what actions have been or will be taken to address the comments.

SECTION D - Jobs Created by NAHASDA: You are not required to complete this portion of the APR. If you do, the information you provide may indicate the number of jobs that have been created by the IHBG program.

Tribes & TDHEs located	ONAP Address
East of the Mississippi River (including all of Minnesota) and Iowa	Eastern/Woodlands ONAP, 5API Metcalfe Federal Building 77 West Jackson Boulevard, Room 2400 Chicago, Illinois 60604-3507 (312) 886-4532 or (800) 735-3239 TDD Numbers: 1-800-927-9275 or 312-886-3741 Director of Grants Evaluation (GE): Elmer_Thogersen@hud.gov
Louisiana, Missouri, Kansas, Oklahoma, and Texas except for Ysleta del Sur	Southern Plains ONAP, 6IPI 500 West Main Street, Suite 400 Oklahoma City, Oklahoma 73102 (405) 553-7520 TDD Numbers: 405-231-4181 or 405-231-4891 Director of GE: Calvin_C._Moser@hud.gov
Colorado, Montana, Nebraska, North Dakota, South Dakota, Utah, and Wyoming	Northern Plains ONAP, 8API Wells Fargo Tower North 633 17th Street Denver, Colorado 80202-3607 (303) 672-5465 TDD Number: 303-844-6158 Director of GE: Carol_A._Roman@hud.gov
Arizona, California, New Mexico, Nevada, and Ysleta del Sur in Texas	**Southwest ONAP**, 9EPI Two Arizona Center 400 North Fifth Street, Suite 1650 Phoenix, Arizona 85004-2361 (602) 379-4156 TDD Number: 602-379-4156 **or** **Albuquerque Division of ONAP**, 9EPIQ Albuquerque Plaza 201 3rd Street, NW, Suite 1830 Albuquerque, New Mexico 87102-3368 (505) 346-6923 TDD Number: None Director of GE: Larocka_A._Zelder@hud.gov
Idaho, Oregon, and Washington	**Northwest ONAP**, 0API 909 First Avenue, Suite 300 Seattle, Washington 98104-1000 (206) 220-5270 TDD Number: (206) 220-5185 Director of GE: Patricia_Boydston@hud.gov
Alaska	**Alaska ONAP**, OCPI 949 East 36th Avenue, Suite 401 Anchorage, Alaska 99508-4399 (907) 271-4633 TDD Number: (907) 271-4328 Director of GE: David_Vought@hud.gov

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2000-47 (HA)
Secretary Representatives; State and Area Coordinators; Public Housing Directors; Public Housing Agencies	Issued: October 16. 2000 Expires: March 31, 2001
	Cross References: Notice PIH 99-17 (HA) Notice PIH 2000-15 (HA) Notice PIH 2000-25 (HA)

Subject: Extension - Notice PIH 2000-25 (HA), Public Housing Development Total Development Cost (TDC) and Cost Control Policy

This Notice extends Notice PIH 2000-25 (HA), same subject, which expired September 30, 2000, until March 31, 2001.

/s/
Harold Lucas, Assistant Secretary
for Public and Indian Housing

PT:Distribution: W-3-1, R-3-1(PIH), R-6, R-7, 138-2

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:

ONAP Administrators; Tribes; and Tribally Designated Housing Entities

Notice:PIH 2000-44(TDHEs)

Issued: September 19, 2000
Expires: September 30, 2001

Cross Reference: 24 CFR Part 1000

Subject: Line of Credit Control System/Voice Response System (LOCCS/VRS) for the Indian Housing Block Grant Program

1. **Purpose**: This Notice provides specific guidance on the use of the Line of Credit Control System (LOCCS) and the Voice Response System (VRS) for the Indian Housing Block Grant (IHBG) Program. The Notice includes guidance for both the grant recipient and Office of Native American Programs (ONAP) staff. This Notice includes minor changes to the previous notice to bring the information current.

2. **Background**: The IHBG Program is authorized by the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) and the regulations governing the program that are found at 24 CFR Part 1000. This Notice provides program-specific guidance for the IHBG Program area created in LOCCS. General(non-program specific) guidance is provided in the LOCCS User Guide. (The most recent publication of the LOCCS User Guide is October 1996 and is the Guide referenced thorough out this notice.) A previous LOCCS Notice was published on June 26, 1998 and reinstated on August 19, 1999 (PIH 98-36 (ONAP)).

3. **Overview**: LOCCS is an automated payment system used by HUD to provide grant recipients with a convenient

system for requesting funds. The system allows for timely disbursements and accountability of funds. LOCCS provides ONAP with a method of establishing payment thresholds and reviewing the history of payments to the grant recipient. The grant recipient uses the LOCCS/VRS to requisition grant funds as needed with a touch-tone telephone.

4. **Program Guidance**:

a. **Program Area:** Each program within LOCCS has a three or four-character program area identifier code. The LOCCS program area code for the Indian Housing Block Grant Program is **IHBG**. Grant recipients will note this code is preprinted in block 2 of the LOCCS/VRS Indian Housing Block Grant Payment Voucher, form HUD-50080-IHBG (Attachment 1). ONAP staff will use this code at the initial sign-on screen in LOCCS for access to the IHBG Program area.

b. **VRS Number:** Each grant established in LOCCS is automatically assigned a unique 10-digit number. This number is used by the grant recipient in the LOCCS/VRS to specify which grant is being accessed. The LOCCS VRS number format is **#####-**@@@**, where:

#####	represents a base number assigned by LOCCS to the recipient.
****	is a numeric code assigned by LOCCS to the program area. The numeric code for the IHBG program area is **79**.
@@@	is a sequential number beginning with 001 representing the number of grants assigned to the recipient within the program area.

The VRS number is generated by LOCCS after the Area ONAP staff divides the grant funds to one or more specific funding activities. LOCCS automatically generates a letter to the grant recipient notifying them of the assigned VRS number.

c. **Establishing a Grant in LOCCS:** To establish a grant in LOCCS, the Funding Approval/Agreement, form HUD-52734-B, (Attachment 2) must be submitted to the Chief Financial Office Accounting Center (CFOAC) to the following address by the Area ONAP.

U.S. Department of Housing and Urban Development
CFO Accounting Center
PO Box 901013
Fort Worth, TX 96101

The CFOAC will enter the fund obligation amount from the HUD-52734-B into the Program Accounting System (PAS). LOCCS will automatically retrieve this information from PAS. For a detailed listing of the various actions that must take place before a grant is established in LOCCS, please refer to pages 2-3 and 2-4 of the LOCCS User Guide. NAHASDA Guidances 98-7 (Tribe/TDHE) and
98-3A (ONAP) also provide additional details on the various forms required for an IHBG project.

If the grant recipient is a tribally designated housing entity (TDHE) and the TDHE submits an Indian Housing Plan (IHP) for each tribe it serves, a HUD-52734-B should be executed for each tribe. If the TDHE submits one IHP for all the tribes it serves, a single HUD-52734-B should be executed with an addendum identifying the tribes and amounts included in the HUD-52734-B. In this case, ONAP will use the representative tribe (in agreement with the representative tribe for the IHP in the Lotus Notes system) to determine the grant number for block 5 of the HUD-52734-B. If the TDHE submits one IHP, but provides separate tables within the IHP for each tribe it serves, the Area ONAP should contact the TDHE to verify whether a single or multiple HUD-52734-B should be executed.

d. **Budget Line Items:** Disbursements from IHBG will be directed against specific funding activities called Budget Line Items (BLIs). The BLIs for

IHBG are specific to this program and have unique four-digit numbers associated with each BLI as follows:

Line Item #	Line Item Activity
1600	**Current Assisted Stock (CAS) Operating Subsidy** - This BLI identifies the amount of operating subsidy from the Formula Current Assisted Stock for each grant recipient as identified in the formula listing; however, disbursements from this BLI may be used by the grant recipient for operating subsidy purposes or for any other eligible affordable housing activity.
1601	**Investments** - This BLI is used to record the maximum amount of funds from the grant that may be invested. Disbursements from this BLI may be used by the grant recipient for investment purposes or for any eligible affordable housing activity. According to 24 CFR 1000.58(b) and 1000.58(f), a grant recipient that demonstrates to HUD the capacity to invest IHBG funds may invest a portion of its IHBG annual grant. PIH Notice 99-4 provides the basis for determining if a tribe or TDHE has the administrative capacity to invest IHBG funds. Because the regulations established a two-year limitation on the term of the investments, this BLI will be used by ONAP to monitor the timing of investment activity as discussed in item f. below.
1602	**IHBG Balance** - This BLI will reflect the balance of the grant funds (annual grant amount minus FCAS Operating Subsidy and Investments). Funds disbursed from this BLI may be used for any eligible affordable housing

activity.

9900 **Post Audit Adjustment** - This is a "Protected", "Undisbursable" BLI used to record any funds that may be recaptured when the grant is "closed-out" in LOCCS. For additional information on "Protected," "Undisbursable" BLIs refer to page 2-8 in the LOCCS User Guide. The "close-out" of IHBG in LOCCS is discussed in item g. below.

While environmental review requirements apply to most IHBG activities, due to the nature of the IHBG Program and the range of activities that may be performed under the IHBG, ONAP will not control the release of funds in LOCCS. **It is the grant recipient's responsibility to ensure that prior to obligating or expending funds, all environmental review requirements have been met according to 24 Parts 50 or 58. HUD may, under certain circumstances, choose to limit a recipient's access pending completion of the environmental review requirements.**

e. **Grant Thresholds and Edits**

i) **BLI Edits** - The three BLIs specific to the IHBG Program (1600, 1601, and 1602) have been established with a "hard" edit that prevents a grant recipient from exceeding the BLI. The LOCCS/VRS will not accept such voucher requests. Because of the nature of the IHBG Program and its BLIs, once the budgeted amount is reached for either BLI 1600 (CAS Operating Subsidy) or BLI 1602 (IHBG Balance) the grant recipient may drawdown funds from the other BLI until both BLI 1600 and 1602 are fully disbursed. However, if the budgeted amount is reached on BLI 1601 (Investments) the grant recipient may not draw funds from either of the two other BLIs for investment purposes.

Area ONAP staff are responsible for

dividing the IHBG funds between the three BLIs according to 24 CFR 1000.58(f) and formula amounts using the F01 screen in LOCCS. If the grant recipient has not requested or been approved to invest funds, then **no funds** should be put into BLI 1601. Instead all funds would be divided according to the preceding instructions for BLIs 1600 and 1602.

ii) **Monthly Thresholds** - The IHBG Program in LOCCS has a monthly threshold of 10 percent. If a grant recipient's voucher request in LOCCS/VRS would cause the sum of drawdowns for that month to exceed 10 percent of the full grant amount, the voucher request will be sent to the Area ONAP for review and approval. LOCCS/VRS will notify the caller if an Area ONAP review is required before a payment can be disbursed. The grant recipient should notify the Area ONAP after the voucher has been entered into LOCCS/VRS so that the approval may be expedited. In some cases, the Area ONAP may request supporting documentation in order to approve the request. If the voucher request is for BLI 1601, Investments, the Area ONAP will approve such vouchers without requesting supporting documentation once verifying that the grant recipient has been approved to invest IHBG funds. Because of the anticipated size of drawdowns, any voucher that follows an investment disbursement will most likely exceed the 10 percent threshold; therefore, it is suggested that investment drawdowns be requested from VRS toward the end of a month.

The Area ONAP also has the ability to establish a lower, project-specific, monthly threshold using the M09 screen. Area ONAPs may only take this action according to 24 CFR 1000.530, 1000.532, or 1000.538.

f. **Investments** - According to 24 CFR 1000.58(g), investment of IHBG funds may be for a period no

longer than two years. Therefore, it is the responsibility of the Area ONAP to monitor disbursements from BLI 1601 (Investments) and verify that within two years of disbursement, the funds have been expended for affordable housing activities under section 202 of NAHASDA.

g. **Control Dates** - The IHBG program area in LOCCS has only one control date that is maintained by the Area ONAP, the close-out date. The Area ONAP will use the A01 screen to record the close-out date when it has received an Annual Performance Report that the recipient has designated as the final report and all funds have been expended. The close-out date is the date of the Area ONAP's letter notifying the recipient the final APR is complete. Entry of the close-out date will automatically stop any further disbursements and all LOCCS reporting requirements. Any funds remaining in the grant will be recaptured by HUD. (It is not anticipated that a project will be closed before all funds are disbursed; however, exceptions may occur that will require the recapture of funds. This will probably occur when pennies remain in a grant but must be accounted for to comply with HUD accounting procedures.) Recaptured funds will be reflected on BLI 9900, Post Audit Adjustment.

h. **Reporting Requirements**

i) **Federal Cash Transaction Report, HUD-272-I** - According to 24 CFR 85.41, the HUD-272-I (Attachment 3) must be submitted to the Area ONAP within 15 working days of the end of each quarter (i.e., April 21st, July 21st, October 20th, and January 22nd). (For more information on this requirement see Notice PIH 99-29 (TDHEs)). LOCCS will automatically generate a letter for each grant without a close-out date 15 days before the end of each quarter, to remind the grant recipient to submit the HUD-272-I. The Area ONAP would instruct LOCCS (through the A-18 screen) to discontinue sending reminder and delinquent letters when a HUD-272-I is received that shows all

IHBG funds have been drawndown from the line of credit and expended. The Area ONAP is responsible for entering in LOCCS the receipt date of the form using the M10 screen. If the Area ONAP does not acknowledge receipt of the HUD-272-I in LOCCS within 30 calendar days after the end of the quarter, LOCCS will automatically notify the grant recipient that the report is overdue. ONAP may proceed with actions according to 24 CFR 1000 Subpart F to address this deficiency.

ii) **Annual Performance Report** - According to 24 CFR 1000.514, Annual Performance Reports must be submitted to the Area ONAP within 60 calendar days of the end of the grant recipient's program year. Because LOCCS cannot perform the following functions automatically, the Area ONAPs are responsible for notifying the grant recipient before the end of the grant recipient's program year to submit the APR covering each grant without a close-out date. If the APR is not received by the Area ONAP within 60 calendar days of the end of the grant recipient's program year, the Area ONAP will notify the grant recipient that the report is overdue. ONAP may impose edits on BLIs which require documentation that planned expenditures comply with NAHSDA statutory and regulatory requirements.

iii) **General edits -** The normal system set-up establishes edits only for the total BLI and for monthly drawdown as discussed in i) and ii) above. Under certain circumstances, principally for failure to comply with environmental review requirements, for failure to submit an acceptable Annual Performance Report, or for documented concerns on the part of ONAP regarding the use of grant funds, edits may be placed in LOCCS which require a recipient to provide supporting documentation to the ONAP before funds are released to the recipient. Before imposing

such edits, ONAP will inform the recipient of the reasons for the edits and the documentation required to support future drawdown requests.

i. **Vouchers** - The grant recipient must prepare a voucher for every payment request made using LOCCS/VRS. The grant recipient should complete items 3-14 of LOCCS/VRS Indian Housing Block Grant Payment Voucher, form HUD-50080-IHBG (Attachment 1), before placing the call to LOCCS/VRS. During the call, LOCCS/VRS will generate the voucher number to be inserted in item 1. All voucher numbers for the IHBG Program area begin with the number **079** that has been pre-printed on the form HUD-50080-IHBG. For detailed steps and information on the LOCCS/VRS call-in process, see pages 4-1 through 4-8 of the LOCCS User Guide. The grant recipient must keep the original voucher and backup documentation on file to support the drawdown request. Copies of the voucher are not to be sent to HUD unless specifically requested by the Area ONAP.

2. **LOCCS Security:** To gain access to the IHBG Program area in LOCCS, all users of either LOCCS or LOCCS/VRS must be authorized for that program area. To obtain authorization, the staff person for the grant recipient must submit a LOCCS Voice Response System Access Authorization, form HUD-27054, (Attachment 4), with the IHBG code in block 5a and Indian Housing Block Grant in block 5b. The form must specify what type of access is being requested in block 5c (Query Only or Drawdown), based on the activities that staff person will perform in LOCCS/VRS. If the staff person is requesting access as a new user in LOCCS, the form must be notarized. The form should then be sent to the Area ONAP for review. The Area ONAP will retain a copy and forward the original HUD-27054 to the following address:

U.S. Department of Housing and Urban Development
Chief Financial Officer, FYM
P.O. Box 23774
Washington, DC 20026-3774

ONAP staff must also request authorization for access to the IHBG Program area in LOCCS. To do so, ONAP staff must complete the LOCCS Access Authorization Security Form for HUD Staff, form HUD-27054-A. (Attachment 5 - This form is available to ONAP staff from HUDCLips. Existing users forward the completed form to the address above including the IHBG code in block 12 along with the type of access requested (see the form instructions for additional information on the types of access available). New users must send the completed form to the following address:

Employee Service Center
77 West Jackson Blvd., 22nd Floor
Chicago, IL 60604-3507

LOCCS will automatically generate a notification letter when the request for access has been processed. For additional information see pages 3-1 through 3-13 of the LOCCS User Guide.

6. **Banking Information:** If a grant recipient has not previously used LOCCS, the grant recipient must submit to the Area ONAP a Direct Deposit Sign-Up, form SF-1199A (Attachment 6) and a cancelled check or copy of a cancelled check from the bank account where the funds are going to be deposited. The Area ONAP will review the form, retain a copy, and then forward the original SF-1199A and cancelled check to:

U.S. Department of Housing and Urban Development
CFO National Accounting Center
P.O. Box 901013
Fort Worth, TX 76101

The information contained on the form allows for the automatic deposit of funds requested from LOCCS/VRS. The form identifies the grant recipient's Tax Identification Number (TIN), bank name, account number, and the type of account.

Since banking information can be maintained in LOCCS at three different levels (i.e., TIN, Program Area,

or Grant), if a grant recipient has previously used LOCCS for other programs, an SF-1199A would be used to establish different banking information specific to either the IHBG Program area or to the grant itself. To establish banking information specific to the IHBG Program area, specify IHBG in Section 1, block G of the SF-1199A. If a grant recipient wishes to have banking information specific to a project or projects, the project number(s) must be listed in Section 1, block G or on an attachment to the SF-1199A. See pages 2-1 through 2-5 of LOCCS User Guide for further information.

NOTE: The Area ONAP will mail the reviewed original SF-1199A and canceled check to the above address and not the address identified in the last paragraph of section 2.1 of LOCCS User Guide. The banking policy stated in the second paragraph of section 2.1 of the LOCCS User Guide does not pertain to IHBG. Grant recipients may designate a different bank account for the deposit of IHBG funds.

7. **Additional Guidance**: For program specific guidance, grant recipients should contact their Area ONAP. For detailed, non-program specific LOCCS/VRS guidance please refer to the LOCCS User Guide. To obtain copies of the User Guide, please call (800) 767-7468.

/s/ Harold Lucas
Assistant Secretary for Public
and Indian Housing

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2000-37 (TDHEs))
Field ONAP Administrators and Staff Field Environmental Officers Indian Housing Block Grant Recipients	Issued: August 21, 2000 Expires: August 31, 2001
	Cross Reference: 24 CFR 1000.20(a) Notice PIH 99-37 (ONAP)

SUBJECT: Extension - Notice PIH 99-37 (ONAP), Indian Housing Block Grant Program: Guidance and procedures if Tribes do not assume environmental review responsibilities under 24 CFR Part 58

This Notice extends Notice PIH 99-37 (ONAP), same subject, which expires August 31, 2000, for another year until August 31, 2001.

/s/
Harold Lucas, Assistant Secretary
for Public and Indian Housing

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of: All Recipients of Indian Housing Block Grant Funds, Administrators, Offices of Native American Programs	NOTICE PIH 2000-33 (TDHEs) Issued: August 16, 2000 Expires: August 31, 2001

SUBJECT: Extension - Notice PIH 99-29 (TDHEs), Form HUD-272-I - Federal Cash Transactions Report ONAP

This Notice extends Notice PIH 99-29 (TDHEs), same subject, which expired July 31, 2000, for another year until August 31, 2001.

/s/ Gloria Cousar for
Harold Lucas, Assistant Secretary
for Public and Indian Housing

U.S. Department
of
Housing and Urban Development
Public and Indian Housing

Special Attention of:	NOTICE: PIH 2000-30(TDHEs)
ONAP Administrators; Tribes; and Tribally Designated Housing Entities	Issued: August 14, 2000 Expires: August 31, 2001
	Cross Reference: 24 CFR Part 1000

Subject: Dwelling Construction and Equipment (DC&E) Costs for Affordable Housing under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA)

1. Purpose: This Notice supersedes Notice PIH 99-34 (TDHE), same subject, dated August 11, 1999. This Notice transmits the schedule for the maximum amount of funds which may be used per unit for DC&E costs of developing affordable housing under NAHASHA. Minor changes were made to the schedules to update construction costs. The content of Notice PIH 99-34 (TDHE) has been incorporated into this Notice and provides a history and description of the DC&Es, as well as procedures for requesting a variance. Because of recent increases in the cost of construction, we are publishing new cost limits in less than a year in order to provide the most current information to tribes/tribally designated housing entities (TDHE). The requirement for the development and imposition of these limits is found in 24 CFR 1000.156 of the Indian Housing Block Grant (IHBG) regulations published on . March 12, 1998.

2. Background: Section 1000.156 of the IHBG regulations requires the Department to establish a limit on the amount of IHBG funds which may be used per unit for the dwelling construction and equipment (DC&E) cost of a housing unit. In past development programs, there was

a limit called Total Development Cost which included an amount for the DC&E, as well as other costs associated with developing a project. Under NAHASDA, these other costs, including administration, planning, site acquisition, water and sewer, demolition, and financing may be eligible NAHASDA costs but are not subject to the DC&E limit.

3. Applicability: All housing units developed with IHBG funds are covered by the provisions of this Notice. Funds initially provided under the U.S. Housing Act of 1937 that were in possession or control of an Indian Housing Authority and unobligated on the effective date of NAHASDA are covered by NAHASDA as stated in Section 210, and therefore by the provisions of this Notice.

4. Responsibility: The tribe/TDHE is responsible for ensuring that the amount of IHBG funds used for each unit does not exceed these limits. The tribe/TDHE must maintain records showing that housing was developed in keeping with this, and other applicable requirements.

5. DC&E: A DC&E is published for each tribe and covers the tribally recognized land base. It specifies the bedroom size for single family units (one to four units). The DC&E costs include all construction costs (including profit and overhead of a contractor) of an individual dwelling within five feet of the foundation. It excludes any administrative, planning, financing, site acquisition, utility development, and site development more than five feet from the foundation. DC&E amounts are based on a moderately designed house and are determined by averaging the current construction costs as listed in two nationally recognized residential construction cost indices for publicly bid construction of a good and sound quality. Multipliers for each area are applied against these basic numbers to provide costs that are specific to each geographical location. These indices draw their data from surveys of construction costs in each specific area.

6. Variance: If a tribe/TDHE determines that the published DC&E amounts are not representative of construction costs in its area, it may provide HUD with relevant information and request a re-evaluation. Relevant information could include data showing that materials needed have significantly increased since the publication date of the most recent DC&Es, that natural

disasters occurring after the publication date of the most recent DC&Es have caused an increase in construction costs, data showing that the Area Office on Native American Programs (AONAP) has worked with the tribe/TDHE to lower the costs of the project, etc. If a tribe/TDHE chooses to fund the development of housing outside of its tribally recognized land base, thereby rendering the published DC&Es for that tribe inapplicable for that specific housing, it shall request DC&Es that are appropriate for that housing. If a tribe/TDHE decides to fund the development of housing of a construction type which is not covered by these DC&Es, it shall request HUD to provide DC&E costs specific to the type of housing it is developing. These special requests shall be sent to the AONAP for evaluation. The AONAP Administrator has authority to approve variances up to 105% of the published DC&E. The AONAP will work with the National ONAP to develop appropriate DC&Es. Variances beyond 105% must be approved by the Deputy Assistant Secretary for Native American Programs.

7. Time Adjustments: Data used for the calculation of the DC&Es have been adjusted for time to coincide with the publication. No additional adjustments to the published DC&Es are authorized.

/s/
Harold Lucas
Assistant Secretary for Public
and Indian Housing

Attachment

July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AK	Afognak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Ahtna Native Regional Corporation	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Akhiok	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Akiachak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Akiak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Akutan	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Alakanuk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Alatna	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Aleknagik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Aleutian Regional Corp.	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Algaaciq (St. Mary's)	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Allakaket	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Ambler	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Anaktuvuk Pass	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Andreafski	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Angoon	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Aniak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Annette Island (Metlakakla)	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Anvik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Arctic Village	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Atka	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Atmautluak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Atqasuk (Atkasook)	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Barrow	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Beaver	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Belkofski	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Bill Moore's Slough	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Birch Creek	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Brevig Mission	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Bristol Bay Native Regional Corp.	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Buckland	ALASKA	117,164	123,960	143,801	164,914	178,687

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup,elevator, etc., contact the Area ONAP Office.

July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AK	Calista Native Regional Corporation	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Cantwell	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Chalkyitsik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chanega	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Chefornak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chevak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chickaloon	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Chignik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chignik Lagoon	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chignik Lake	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chilkat	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Chilkoot	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Chistochina	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chitina	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chuatbaluk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Chugach Native Regional Corporation	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Chuloonawick	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Circle	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Clark's Point	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Cook Inlet Native Regional Corporatior	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Council	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Craig	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Crooked Creek	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Deering	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Dillingham	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Dot Lake	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Douglas	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Doyon Native Regional Corporation	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Eagle	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Eek	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Egegik	ALASKA	117,164	123,960	143,801	164,914	178,687

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup,elevator, etc., contact the Area ONAP Office.

July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AK	Eklutna	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Ekuk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Ekwok	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Elim	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Emmonak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Evansville (Bettles Field)	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Eyak	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	False Pass	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Fort Yukon	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Gakona	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Galena	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Gambell	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Georgetown	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Golovin (Chinik)	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Goodnews Bay	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Grayling	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Gulkana	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Hamilton	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Healy Lake	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Holy Cross	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Hoonah	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Hooper Bay	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Hughes	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Huslia	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Hydaburg	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Igiugig	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Iliamna	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Inalik (Diomede)	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Inupiat Community	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Ivanoff Bay	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kaguyak	ALASKA	117,164	123,960	143,801	164,914	178,687

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup,elevator, etc., contact the Area ONAP Office.

July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AK	Kake	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Kaktovik (Barter Island)	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Kalskag	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kaltag	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kanatak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Karluk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kasigluk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kassan	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Kenaitze	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Ketchikan	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Kiana	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	King Cove	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	King Island	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kipnuk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kivalina	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Klawock	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Kluti Kaah (Copper Center)	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Knik	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Kobuk	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Kokhanok	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Koliganek	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Kongiganak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Koniag Native Regional Corporation	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kotlik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kotzebue	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Koyuk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Koyukuk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kwethluk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kwigillingok	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Kwinhagak (Quinhagak)	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Larsen Bay	ALASKA	117,164	123,960	143,801	164,914	178,687

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup,elevator, etc., contact the Area ONAP Office.

July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AK	Lesnoi (Woody Island)	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Levelock	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Lime	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Lower.Kalskag	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Manley Hot Springs	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Manokotak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Marshall	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Mary's Igloo	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	McGrath	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Mekoryuk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Mentasta	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Minto	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Mountain Village	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Naknek	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	NANA Native Regional Corporation	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Nanwelek (English Bay)	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Napaimute	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Napakiak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Napaskiak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Nelson Lagoon	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Nenana	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	New Stuyahok	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Newhalen	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Newtok	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Nightmute	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Nikolai	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Nikolski	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Ninilchik	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Noatuk	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Nome	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Nondalton	ALASKA	117,164	123,960	143,801	164,914	178,687

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July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AK	Noorvik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Northway	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Nuiqsut	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Nulato	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Nunapitchuk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Ohogamiut	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Old Harbor	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Orutsararmuit (Bethel)	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Oscarville	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Ouzinkie	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Paimiut	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Pauloff Village	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Pedro Bay	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Perryville	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Petersburg	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Pilot Point	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Pilot Station	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Pitka's Point	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Platinum	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Point Hope	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Point Lay	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Port Graham	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Port Heiden	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Port Lions	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Portage Creek	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Qagan Tayagungin (Sand Point)	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Qawalangin (Unalaska)	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Rampart	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Red Devil	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Ruby	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Russian Mission (Yukon)	ALASKA	117,164	123,960	143,801	164,914	178,687

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July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AK	Saint George	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Saint Michael	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Saint Paul	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Salamatoff	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Savoonga	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Saxman	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Scammon Bay	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Selawik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Seldovia	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Shageluk	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Shaktoolik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Sheldon's Point	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Shishmaref	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Shungnak	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Sitka	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Skagway	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Sleetmute	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Solomon	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	South Naknek	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Stebbins	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Stevens	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Stoney River	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Takotna	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Tanacross	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Tanana	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Tatitlek	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Tazlina	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Telida	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Teller	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Tetlin	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Tlingit and Haida	ALASKA	113,188	119,796	139,030	159,532	172,917

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July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AK	Togiak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Toksook Bay	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Tuluksak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Tuntutuliak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Tununak	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Twin Hills	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Tyonek	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Ugashik	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Umkumiute	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Unalakleet	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Venetie	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Wainwright	ALASKA	119,305	126,202	146,371	167,812	181,794
AK	Wales	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	White Mountain	ALASKA	117,164	123,960	143,801	164,914	178,687
AK	Wrangell	ALASKA	113,188	119,796	139,030	159,532	172,917
AK	Yakutat	ALASKA	113,188	119,796	139,030	159,532	172,917
AL	MOWA Band of Choctaw Indians	CHICAGO	62,182	65,754	77,757	89,241	96,629
AL	Poarch Band of Creek Indians	CHICAGO	61,716	65,268	77,196	88,611	95,957
CT	Golden Hill Paugusset	CHICAGO	91,421	96,626	113,944	130,765	141,547
CT	Mashantucket Pequot Tribe	CHICAGO	83,759	88,533	104,416	119,845	129,735
CT	Mohegan Tribe of Connecticut	CHICAGO	83,759	88,533	104,416	119,845	129,735
CT	Paucatuck Eastern Pequot Tribe	CHICAGO	83,759	88,533	104,416	119,845	129,735
CT	Schaghticoke	CHICAGO	85,094	89,911	105,967	121,551	131,534
FL	Miccosukee Tribe	CHICAGO	64,799	68,466	80,845	92,664	100,255
FL	Seminole Tribe - Broward Co.	CHICAGO	64,799	68,466	80,845	92,664	100,255
FL	Seminole Tribe - Tampa	CHICAGO	63,814	67,457	79,721	91,444	98,982
GA	Lower Muskogee Creek State Tribe	CHICAGO	57,445	60,757	71,871	82,511	89,359
IA	Sac & Fox Tribe	CHICAGO	71,147	75,305	89,874	103,393	112,086
IN	Pokagon Band of Potawatomi	CHICAGO	82,469	87,258	104,049	119,636	129,653
MA	Nipmuc (State)	CHICAGO	84,771	89,592	105,639	121,222	131,210
MA	Wampanoag Tribe - Aquinnah	CHICAGO	109,472	115,816	136,821	157,263	170,392

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July 2000 Dwelling Construction and Equipment Costs

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MA	Wampanoag Tribe - Mashpee	CHICAGO	84,126	88,954	104,983	120,565	130,562
ME	Aroostook Band of Micmac	CHICAGO	69,399	73,404	86,680	99,593	107,883
ME	Houlton Band of Maliseets	CHICAGO	69,399	73,404	86,680	99,593	107,883
ME	Indian Township Passamaquody	CHICAGO	71,815	75,993	89,811	103,264	111,909
ME	Penobscot Tribe	CHICAGO	71,815	75,993	89,811	103,264	111,909
ME	Pleasant Point Passamaquody	CHICAGO	71,815	75,993	89,811	103,264	111,909
MI	Bay Mills Indian Community	CHICAGO	68,548	72,505	86,384	99,274	107,552
MI	Grand Traverse Band	CHICAGO	70,273	74,354	88,663	101,945	110,480
MI	Hannahville Community	CHICAGO	71,172	75,257	89,591	102,909	111,455
MI	Huron Band of Potawatomi	CHICAGO	73,702	78,002	93,074	107,062	116,055
MI	Keweenaw Bay Indian Community	CHICAGO	71,792	75,942	90,496	104,012	112,692
MI	Lac Vieux Desert Band	CHICAGO	71,447	75,572	90,041	103,478	112,106
MI	Little River Band of Ottawa	CHICAGO	70,273	74,354	88,663	101,945	110,480
MI	Little Traverse Bay Band	CHICAGO	70,273	74,354	88,663	101,945	110,480
MI	Pokagon Band of Potawatomi	CHICAGO	73,012	77,262	92,163	105,994	114,884
MI	Saginaw Chippewa	CHICAGO	74,347	78,640	93,697	107,681	116,661
MI	Sault Ste. Marie Tribe	CHICAGO	68,548	72,505	86,384	99,274	107,552
MI	Sault Ste. Marie Tribe - Marquette	CHICAGO	71,792	75,942	90,496	104,012	112,692
MI	Sault Ste. Marie Tribe -Escanaba	CHICAGO	71,172	75,257	89,591	102,909	111,455
MN	Bois Forte Band of Minnesota Chippew	CHICAGO	79,432	83,984	99,954	114,794	124,316
MN	Fond Du Lac Band of Minnesota Chipp	CHICAGO	80,813	85,463	101,777	116,931	126,659
MN	Grand Portage Band of Minn. Chippew	CHICAGO	80,813	85,463	101,777	116,931	126,659
MN	Leech Lake Band of Minnesota Chippe	CHICAGO	76,901	81,337	96,898	111,350	120,630
MN	Lower Sioux	CHICAGO	72,850	77,103	92,007	105,839	114,732
MN	Mille Lacs Band of Minnesota Chippew	CHICAGO	78,512	83,030	98,882	113,606	123,058
MN	Prairie Island Sioux	CHICAGO	84,380	89,219	106,200	121,978	132,102
MN	Red Lake Band of Chippewa	CHICAGO	76,901	81,337	96,898	111,350	120,630
MN	Shakopee Sioux	CHICAGO	84,633	89,484	106,506	122,322	132,470
MN	Upper Sioux Indian Community	CHICAGO	82,217	86,895	103,316	118,583	128,370
MN	White Earth Band of Minnesota Chippe	CHICAGO	70,986	75,145	89,718	103,238	111,935
MS	Mississippi Choctaw Tribe	CHICAGO	55,452	58,641	70,005	80,366	87,034

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NC	Coharie State Tribe	CHICAGO	63,543	67,147	79,303	90,912	98,371
NC	Eastern Cherokee	CHICAGO	60,565	64,022	75,658	86,781	93,931
NC	Haliwa-Saponi State Tribe	CHICAGO	63,866	67,493	79,723	91,405	98,911
NC	Lumbee State Tribe	CHICAGO	63,543	67,147	79,303	90,912	98,371
NC	Meherrin State Tribe	CHICAGO	63,543	67,147	79,303	90,912	98,371
NC	Waccamaw Siouan State Tribe	CHICAGO	63,543	67,147	79,303	90,912	98,371
NJ	Ramapough State Tribe	CHICAGO	84,980	89,679	105,658	120,860	130,600
NJ	Rankokus State Tribe	CHICAGO	79,619	84,086	99,204	113,620	122,871
NY	Cayuga Nation	CHICAGO	84,080	88,951	105,081	120,776	130,857
NY	Oneida Nation of New York	CHICAGO	75,566	79,960	94,494	108,642	117,734
NY	Onondaga Nation	CHICAGO	75,566	79,960	94,494	108,642	117,734
NY	Poospatuck Indian Reservation	CHICAGO	93,954	99,173	116,664	133,607	144,435
NY	Seneca Nation of New York	CHICAGO	84,080	88,951	105,081	120,776	130,857
NY	Shinnecock Indian Reservation	CHICAGO	93,954	99,173	116,664	133,607	144,435
NY	St. Regis Mohawk Tribe	CHICAGO	76,372	80,757	95,313	109,464	118,544
NY	Tonawanda Band of Senecas	CHICAGO	84,333	89,216	105,386	121,121	131,226
NY	Tuscarora Nation	CHICAGO	83,896	88,741	104,797	120,416	130,444
RI	Narragansett Tribe	CHICAGO	85,255	90,070	106,131	121,716	131,696
SC	Catawba Indian Tribe	CHICAGO	59,024	62,423	73,833	84,754	91,783
VA	Chickahominy Tribe	CHICAGO	61,175	64,648	76,360	87,548	94,736
VA	Eastern Chickahominy Tribe	CHICAGO	61,175	64,648	76,360	87,548	94,736
VA	Mattaponi	CHICAGO	61,175	64,648	76,360	87,548	94,736
VA	Pamunkey	CHICAGO	61,175	64,648	76,360	87,548	94,736
VA	Rappahonock Tribe	CHICAGO	61,175	64,648	76,360	87,548	94,736
WI	Bad River Band	CHICAGO	75,474	79,855	95,214	109,473	118,635
WI	Forest County Potawatami	CHICAGO	73,840	78,110	93,086	106,992	115,924
WI	Ho-Chunk Nation	CHICAGO	74,185	78,480	93,541	107,526	116,509
WI	Lac Courte Oreilles	CHICAGO	75,474	79,855	95,214	109,473	118,635
WI	Lac Du Flambeau Band	CHICAGO	73,840	78,110	93,086	106,992	115,924
WI	Menominee Indian Tribe	CHICAGO	74,093	78,375	93,391	107,336	116,292
WI	Oneida Tribe	CHICAGO	74,439	78,745	93,847	107,871	116,878

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WI	Red Cliff Band of Lake Superior Chipp	CHICAGO	75,474	79,855	95,214	109,473	118,635
WI	Saint Croix Chippewa	CHICAGO	75,474	79,855	95,214	109,473	118,635
WI	Sokagoan Chippewa Tribe	CHICAGO	73,840	78,110	93,086	106,992	115,924
WI	Stockbridge-Munsee Tribe	CHICAGO	73,840	78,110	93,086	106,992	115,924
CO	Southern Ute Tribe	DENVER	68,156	72,132	84,475	97,133	105,267
CO	Ute Mountain Tribe	DENVER	68,409	72,397	84,780	97,477	105,636
MT	Blackfeet Tribe	DENVER	69,330	73,350	85,870	98,685	106,914
MT	Crow Tribe	DENVER	68,916	72,926	85,392	98,166	106,373
MT	Fort Belknap Indian Community	DENVER	69,330	73,350	85,870	98,685	106,914
MT	Fort Peck Assiniboine and Sioux	DENVER	69,675	73,720	86,309	99,199	107,479
MT	Northern Cheyenne	DENVER	68,916	72,926	85,392	98,166	106,373
MT	Rocky Boy Chippewa-Cree	DENVER	69,330	73,350	85,870	98,685	106,914
MT	Salish and Kootenai Tribes	DENVER	69,077	73,085	85,564	98,340	106,545
ND	Devils Lake Sioux	DENVER	67,581	71,549	85,450	98,346	106,643
ND	Ft. Berthold Affiliated Tribes	DENVER	67,926	71,919	85,906	98,880	107,229
ND	Standing Rock Sioux	DENVER	68,018	72,024	86,056	99,070	107,446
ND	Trenton Band of Chippewa	DENVER	67,926	71,919	85,906	98,880	107,229
ND	Turtle Mountain Band of Chippewa	DENVER	67,926	71,919	85,906	98,880	107,229
NE	Northern Ponca Tribe of Nebraska	DENVER	72,299	76,472	91,108	104,701	113,429
NE	Omaha Tribe	DENVER	72,299	76,472	91,108	104,701	113,429
NE	Santee Sioux Tribe	DENVER	67,719	71,657	85,462	98,276	106,512
NE	Winnebago Tribe	DENVER	72,299	76,472	91,108	104,701	113,429
SD	Cheyenne River Sioux	DENVER	67,489	71,443	85,300	98,156	106,426
SD	Crow Creek Sioux	DENVER	66,707	70,599	84,239	96,898	105,037
SD	Flandreau Santee Sioux	DENVER	68,087	72,078	86,062	99,035	107,380
SD	Lower Brule Sioux	DENVER	66,453	70,334	83,934	96,554	104,669
SD	Oglala Sioux of Pine Ridge Reservatio	DENVER	65,855	69,699	83,172	95,675	103,714
SD	Rosebud Sioux	DENVER	66,453	70,334	83,934	96,554	104,669
SD	Sisseton-Wahpeton Sioux	DENVER	67,397	71,338	85,150	97,967	106,209
SD	Yankton Sioux	DENVER	68,087	72,078	86,062	99,035	107,380
UT	NW Band of Shoshoni Nation	DENVER	70,710	74,830	87,626	100,744	109,173

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UT	Skull Valley Band of Goshute	DENVER	69,675	73,720	86,309	99,199	107,479
UT	Uintah & Ouray Ute Indian Tribe	DENVER	69,675	73,720	86,309	99,199	107,479
UT	Utah Paiute Tribe	DENVER	68,985	72,980	85,430	98,170	106,349
WY	Northern Arapahoe	DENVER	67,856	71,864	84,226	96,952	105,141
WY	Shoshone Tribe of the Wind River Res	DENVER	67,856	71,864	84,226	96,952	105,141
KS	Iowa Tribe of Kansas and Nebraska	OKLAHOMA	69,588	73,500	87,480	100,229	108,415
KS	Kickapoo Tribe	OKLAHOMA	67,257	71,068	84,674	97,082	105,054
KS	Prairie Band of Potawatomi	OKLAHOMA	67,257	71,068	84,674	97,082	105,054
KS	Sac and Fox of Missouri	OKLAHOMA	67,257	71,068	84,674	97,082	105,054
LA	Apache Choctaw, LA (state)	OKLAHOMA	60,565	64,022	76,351	87,593	94,822
LA	Chitimacha Tribe	OKLAHOMA	59,167	62,562	74,668	85,704	92,806
LA	Clifton Choctaw, LA (state)	OKLAHOMA	60,565	64,022	76,351	87,593	94,822
LA	Coushatta Tribe	OKLAHOMA	59,167	62,562	74,668	85,704	92,806
LA	Jena Band of Choctaw	OKLAHOMA	60,565	64,022	76,351	87,593	94,822
LA	Tunica-Biloxi Tribe	OKLAHOMA	60,565	64,022	76,351	87,593	94,822
LA	United Houma Nation, LA (state)	OKLAHOMA	61,498	64,994	77,473	88,852	96,167
OK	Absentee-Shawnee	OKLAHOMA	60,423	63,882	76,217	87,465	94,700
OK	Alabama-Quassarte Tribal Town	OKLAHOMA	59,453	62,842	74,935	85,961	93,051
OK	Apache Tribe	OKLAHOMA	57,836	61,109	72,798	83,456	90,304
OK	Caddo Tribe	OKLAHOMA	57,836	61,109	72,798	83,456	90,304
OK	Cherokee Nation	OKLAHOMA	59,453	62,842	74,935	85,961	93,051
OK	Cheyenne-Arapaho Tribes	OKLAHOMA	58,159	61,456	73,225	83,957	90,853
OK	Chickasaw	OKLAHOMA	57,836	61,109	72,798	83,456	90,304
OK	Choctaw Nation	OKLAHOMA	59,686	63,085	75,216	86,276	93,387
OK	Citizen Band Potawatomi Tribe	OKLAHOMA	60,423	63,882	76,217	87,465	94,700
OK	Comanche Tribe	OKLAHOMA	57,836	61,109	72,798	83,456	90,304
OK	Delaware Tribe	OKLAHOMA	57,836	61,109	72,798	83,456	90,304
OK	Delaware Tribe of Indians (Eastern)	OKLAHOMA	59,453	62,842	74,935	85,961	93,051
OK	Eastern Shawnee Tribe	OKLAHOMA	60,024	63,402	75,470	86,475	93,542
OK	Fort Sill Apache Tribe	OKLAHOMA	57,836	61,109	72,798	83,456	90,304
OK	Iowa Tribe of Oklahoma	OKLAHOMA	62,520	66,071	78,743	90,298	97,724

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July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
OK	Kaw Tribe	OKLAHOMA	59,558	62,915	74,908	85,846	92,870
OK	Kialegee Tribal Town	OKLAHOMA	59,453	62,842	74,935	85,961	93,051
OK	Kickapoo Tribe of Oklahoma	OKLAHOMA	58,159	61,456	73,225	83,957	90,853
OK	Kiowa Tribe	OKLAHOMA	57,836	61,109	72,798	83,456	90,304
OK	Miami Tribe	OKLAHOMA	60,024	63,402	75,470	86,475	93,542
OK	Modoc Tribe	OKLAHOMA	60,024	63,402	75,470	86,475	93,542
OK	Muskogee (Creek) Nation	OKLAHOMA	59,453	62,842	74,935	85,961	93,051
OK	Osage Tribe	OKLAHOMA	60,257	63,645	75,750	86,790	93,878
OK	Otoe-Missouria Tribe	OKLAHOMA	59,558	62,915	74,908	85,846	92,870
OK	Ottawa Tribe	OKLAHOMA	60,024	63,402	75,470	86,475	93,542
OK	Pawnee Tribe	OKLAHOMA	60,257	63,645	75,750	86,790	93,878
OK	Peoria Tribe	OKLAHOMA	60,024	63,402	75,470	86,475	93,542
OK	Ponca Tribe	OKLAHOMA	59,558	62,915	74,908	85,846	92,870
OK	Quapaw Tribe	OKLAHOMA	60,024	63,402	75,470	86,475	93,542
OK	Sac and Fox Tribe	OKLAHOMA	60,423	63,882	76,217	87,465	94,700
OK	Seminole Nation	OKLAHOMA	58,159	61,456	73,225	83,957	90,853
OK	Seneca-Cayuga	OKLAHOMA	60,024	63,402	75,470	86,475	93,542
OK	Thlopthlocco Tribal Town	OKLAHOMA	59,453	62,842	74,935	85,961	93,051
OK	Tonkawa Tribe	OKLAHOMA	59,558	62,915	74,908	85,846	92,870
OK	United Keetoowah	OKLAHOMA	59,453	62,842	74,935	85,961	93,051
OK	Wichita Tribe	OKLAHOMA	57,836	61,109	72,798	83,456	90,304
OK	Wyandotte	OKLAHOMA	60,024	63,402	75,470	86,475	93,542
TX	Alabama-Coushatta	OKLAHOMA	63,543	67,147	80,012	91,743	99,282
TX	Texas Band of Kickapoo Indians	OKLAHOMA	61,175	64,648	77,046	88,351	95,617
AZ	Ak-Chin Papago	PHOENIX	70,941	75,043	87,837	100,922	109,322
AZ	Cocopah Tribe	PHOENIX	70,296	74,406	87,148	100,226	108,631
AZ	Fort McDowell Mohave Apache	PHOENIX	70,941	75,043	87,837	100,922	109,322
AZ	Fort Mojave Tribe	PHOENIX	72,136	76,411	89,573	103,137	111,870
AZ	Gila River	PHOENIX	70,182	74,249	86,920	99,888	108,216
AZ	Havasupai	PHOENIX	122,162	129,362	151,593	174,464	189,179
AZ	Hopi	PHOENIX	71,860	76,095	89,172	102,626	111,282

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July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
AZ	Hualapai	PHOENIX	74,714	79,061	92,573	106,419	115,313
AZ	Kaibab Band of Paiute	PHOENIX	71,860	76,095	89,172	102,626	111,282
AZ	Navajo Nation	PHOENIX	71,860	76,095	89,172	102,626	111,282
AZ	Pascua Yaqui Tribe	PHOENIX	68,916	72,926	85,392	98,166	106,373
AZ	Payson Tonto Apache	PHOENIX	71,101	75,302	88,255	101,593	110,176
AZ	Salt River Plma-Maricopa	PHOENIX	70,182	74,249	86,920	99,888	108,216
AZ	San Carlos Apache	PHOENIX	67,650	71,603	83,864	96,444	104,530
AZ	San Juan Southern Paiute Tribe	PHOENIX	71,860	76,095	89,172	102,626	111,282
AZ	Tohono O'Odham Nation	PHOENIX	70,182	74,249	86,920	99,888	108,216
AZ	White Mountain Apache (Fort Apache)	PHOENIX	68,409	72,397	84,780	97,477	105,636
AZ	Yavapai-Apache (Camp Verde)	PHOENIX	74,714	79,061	92,573	106,419	115,313
AZ	Yavapai-Prescott	PHOENIX	74,714	79,061	92,573	106,419	115,313
CA	Agua Caliente Band of Cahuilla	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Alturas Rancheria	PHOENIX	81,342	86,043	100,710	115,708	125,336
CA	Auburn Rancheria	PHOENIX	82,101	86,837	101,627	116,741	126,441
CA	Augustine Band of Cahuilla	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Barona	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Berry Creek Rancheria	PHOENIX	81,595	86,308	101,015	116,052	125,704
CA	Big Lagoon Rancheria	PHOENIX	88,084	93,182	109,075	125,334	135,774
CA	Big Pine Band	PHOENIX	82,607	87,366	102,238	117,430	127,179
CA	Big Sandy Rancheria	PHOENIX	80,352	85,036	99,582	114,497	124,081
CA	Big Valley Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Blue Lake Rancheria	PHOENIX	88,084	93,182	109,075	125,334	135,774
CA	Bridgeport Paiute Indian Colony	PHOENIX	82,607	87,366	102,238	117,430	127,179
CA	Buena Vista Rancheria	PHOENIX	82,101	86,837	101,627	116,741	126,441
CA	Cabazon Band	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Cahuilla Band	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Camp Antelope Tribe	PHOENIX	82,607	87,366	102,238	117,430	127,179
CA	Campo Band	PHOENIX	79,438	83,879	98,094	112,290	121,394
CA	Cedarville Rancheria	PHOENIX	81,342	86,043	100,710	115,708	125,336
CA	Chemehuevi	PHOENIX	77,145	81,514	95,402	109,332	118,278

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STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
CA	Chicken Ranch Rancheria	PHOENIX	80,076	84,720	99,182	113,986	123,493
CA	Chico Rancheria	PHOENIX	81,595	86,308	101,015	116,052	125,704
CA	Cloverdale Rancheria	PHOENIX	87,601	92,605	108,312	124,315	134,574
CA	Cold Springs Rancheria	PHOENIX	80,352	85,036	99,582	114,497	124,081
CA	Colorado River Indian Tribes	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Colusa Rancheria	PHOENIX	81,595	86,308	101,015	116,052	125,704
CA	Cortina Rancheria	PHOENIX	82,101	86,837	101,627	116,741	126,441
CA	Coyote Valley Band	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Cuyapaipe Community	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Death Valley Timba-Sha	PHOENIX	82,607	87,366	102,238	117,430	127,179
CA	Dry Creek Rancheria	PHOENIX	87,601	92,605	108,312	124,315	134,574
CA	Elk Valley Rancheria	PHOENIX	84,633	89,484	104,683	120,186	130,127
CA	Enterprise Rancheria	PHOENIX	81,595	86,308	101,015	116,052	125,704
CA	Fort Bidwell	PHOENIX	82,377	87,153	102,027	117,252	127,030
CA	Fort Independence	PHOENIX	82,607	87,366	102,238	117,430	127,179
CA	Greenville Rancheria	PHOENIX	81,595	86,308	101,015	116,052	125,704
CA	Grindstone Rancheria	PHOENIX	82,630	87,418	102,333	117,597	127,398
CA	Guidiville Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Hoopa Valley	PHOENIX	88,084	93,182	109,075	125,334	135,774
CA	Hopland Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Inaja Band	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Ione Band of Miwok Indians	PHOENIX	82,101	86,837	101,627	116,741	126,441
CA	Jackson Rancheria	PHOENIX	82,101	86,837	101,627	116,741	126,441
CA	Jamul Indian Village	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Karuk	PHOENIX	88,084	93,182	109,075	125,334	135,774
CA	La Jolla Band	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	La Posta Band	PHOENIX	75,709	79,988	93,605	107,254	116,017
CA	Laytonville Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Lone Pine Paiute-Shoshone	PHOENIX	83,643	88,476	103,556	118,975	128,872
CA	Los Coyotes Band of Cahuilla	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Lytton Rancheria of California	PHOENIX	87,601	92,605	108,312	124,315	134,574

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July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
CA	Manchester Point Arena Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Manzanita Band	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Mesa Grande Band	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Middletown Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Mooretown Rancheria	PHOENIX	81,595	86,308	101,015	116,052	125,704
CA	Morongo Band of Cahuilla	PHOENIX	77,972	82,413	96,490	110,635	119,725
CA	North Fork Rancheria	PHOENIX	79,316	83,926	98,265	112,952	122,387
CA	Paiute-Shoshone of Bishop Colony	PHOENIX	82,607	87,366	102,238	117,430	127,179
CA	Pala Bank	PHOENIX	79,438	83,879	98,094	112,290	121,394
CA	Paskenta Band of Nomlaki Indian	PHOENIX	81,595	86,308	101,015	116,052	125,704
CA	Pauma Band	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Pechanga Band	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Picayune Rancheria	PHOENIX	79,316	83,926	98,265	112,952	122,387
CA	Pinoleville Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Pit River Tribe	PHOENIX	82,285	87,048	101,894	117,082	126,833
CA	Potter Valley Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Quartz Valley Rancheria	PHOENIX	81,595	86,308	101,015	116,052	125,704
CA	Quechan Tribe	PHOENIX	76,355	80,681	94,429	108,220	117,077
CA	Ramona Band	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Redding Rancheria	PHOENIX	82,285	87,048	101,894	117,082	126,833
CA	Redwood Valley Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Resighini Rancheria	PHOENIX	84,633	89,484	104,683	120,186	130,127
CA	Rincon Reservation	PHOENIX	79,438	83,879	98,094	112,290	121,394
CA	Robinson Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Rohnerville Rancheria	PHOENIX	88,084	93,182	109,075	125,334	135,774
CA	Round Valley Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Rumsey Rancheria	PHOENIX	82,101	86,837	101,627	116,741	126,441
CA	San Manuel Band	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	San Pasqual Band	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	San Rosa Band of Cahuilla	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	San Ysabel Reservation	PHOENIX	81,536	86,068	100,619	115,123	124,419

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CA	Santa Rosa Rancheria	PHOENIX	76,993	81,442	95,324	109,519	118,630
CA	Santa Ynez Band of Chumash	PHOENIX	86,865	91,862	107,490	123,449	133,688
CA	Scotts Valley (Pomo)	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Sheep Rancheria	PHOENIX	80,582	85,249	99,793	114,674	124,230
CA	Sherwood Valley Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Shingle Springs Rancheria	PHOENIX	82,101	86,837	101,627	116,741	126,441
CA	Smith River Rancheria	PHOENIX	84,633	89,484	104,683	120,186	130,127
CA	Soboba Band	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Stewarts Point Rancheria	PHOENIX	87,601	92,605	108,312	124,315	134,574
CA	Sulphur Bank Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Susanville Rancheria	PHOENIX	82,377	87,153	102,027	117,252	127,030
CA	Sycuan Band	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Table Bluff Rancheria	PHOENIX	88,084	93,182	109,075	125,334	135,774
CA	Table Mountain Rancheria	PHOENIX	80,352	85,036	99,582	114,497	124,081
CA	Torres-Martinez Band of Cahuilla	PHOENIX	77,972	82,413	96,490	110,635	119,725
CA	Trinidad Rancheria	PHOENIX	88,084	93,182	109,075	125,334	135,774
CA	Tule River Indian Tribe	PHOENIX	80,099	84,771	99,277	114,153	123,712
CA	Tulomne Rancheria	PHOENIX	80,076	84,720	99,182	113,986	123,493
CA	Twenty Nine Palms Band	PHOENIX	77,145	81,514	95,402	109,332	118,278
CA	Upper Lake Rancheria	PHOENIX	86,911	91,865	107,434	123,286	133,445
CA	Utu Utu Gwaiti Paiute	PHOENIX	82,607	87,366	102,238	117,430	127,179
CA	Viejas Group of Capitan Grande	PHOENIX	81,536	86,068	100,619	115,123	124,419
CA	Yurok Tribe	PHOENIX	88,084	93,182	109,075	125,334	135,774
NM	Acoma Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	Cochiti Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	Isleta Pueblo	PHOENIX	66,960	70,863	82,985	95,414	103,401
NM	Jemez Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	Jicarilla Reservation	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	Laguna Pueblo	PHOENIX	66,960	70,863	82,985	95,414	103,401
NM	Mescalero Reservation	PHOENIX	63,186	66,846	78,249	89,917	97,409
NM	Nambe Pueblo	PHOENIX	69,629	73,717	86,365	99,363	107,722

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STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
NM	Pajoaque Pueblo	PHOENIX	69,629	73,717	86,365	99,363	107,722
NM	Picuris Pueblo	PHOENIX	66,523	70,388	82,412	94,729	102,640
NM	San Felipe Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	San Ildefonso Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	San Juan Pueblo	PHOENIX	66,523	70,388	82,412	94,729	102,640
NM	Sandia Pueblo	PHOENIX	66,960	70,863	82,985	95,414	103,401
NM	Santa Ana Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	Santa Clara Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	Santo Domingo Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	Taos Pueblo	PHOENIX	66,523	70,388	82,412	94,729	102,640
NM	Tesuque Pueblo	PHOENIX	69,629	73,717	86,365	99,363	107,722
NM	Zia Pueblo	PHOENIX	66,270	70,123	82,107	94,384	102,271
NM	Zuni Tribe	PHOENIX	70,411	74,562	87,377	100,563	109,047
NV	Duck Valley Shoshone-Paiute	PHOENIX	73,357	77,632	90,911	104,526	113,274
NV	Duckwater Shoshone	PHOENIX	76,901	81,337	95,190	109,348	118,434
NV	Ely Shoshone	PHOENIX	73,357	77,632	90,911	104,526	113,274
NV	Fallon Paiute-Shoshone	PHOENIX	74,116	78,426	91,828	105,559	114,380
NV	Las Vegas Colony	PHOENIX	74,369	78,691	92,134	105,904	114,748
NV	Lovelock Colony	PHOENIX	74,116	78,426	91,828	105,559	114,380
NV	Moapa Band of Paiute	PHOENIX	74,369	78,691	92,134	105,904	114,748
NV	Pyramid Lake Paiute	PHOENIX	75,842	80,275	94,024	108,134	117,203
NV	Reno-Sparks Colony	PHOENIX	75,842	80,275	94,024	108,134	117,203
NV	Summit Lake Paiute Tribe	PHOENIX	74,116	78,426	91,828	105,559	114,380
NV	Te-Moak	PHOENIX	73,357	77,632	90,911	104,526	113,274
NV	Walker River Paiute Tribe	PHOENIX	74,116	78,426	91,828	105,559	114,380
NV	Washoe Tribe	PHOENIX	74,116	78,426	91,828	105,559	114,380
NV	Winnemucca Colony	PHOENIX	74,116	78,426	91,828	105,559	114,380
NV	Yerington Paiute Tribe	PHOENIX	74,116	78,426	91,828	105,559	114,380
NV	Yomba Shoshone Tribe	PHOENIX	76,901	81,337	95,190	109,348	118,434
OR	Fort McDermitt Paiute and Shoshone	PHOENIX	76,164	80,594	94,368	108,482	117,548
TX	Ysleta Del Sur	PHOENIX	62,174	65,787	77,026	88,539	95,935

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UT	Goshute Reservation	PHOENIX	69,330	73,350	85,870	98,685	106,914
ID	Coeur D'Alene Tribe	SEATTLE	71,631	75,783	88,715	101,951	110,451
ID	Fort Hall Shoshone-Bannock	SEATTLE	71,954	76,102	89,060	102,299	110,796
ID	Kootenai Tribe	SEATTLE	71,631	75,783	88,715	101,951	110,451
ID	Nez Perce Tribe	SEATTLE	71,125	75,254	88,104	101,263	109,714
OR	Burns-Paiute Tribe	SEATTLE	76,762	81,229	95,113	109,341	118,481
OR	Coos Bay Confederated Tribes	SEATTLE	78,857	83,400	97,597	112,100	121,407
OR	Coquille Indian Tribe	SEATTLE	78,857	83,400	97,597	112,100	121,407
OR	Cow Creek Tribes	SEATTLE	78,857	83,400	97,597	112,100	121,407
OR	Grand Ronde Confederated Tribes	SEATTLE	80,398	85,039	99,526	114,334	123,838
OR	Klamath Indian Tribe	SEATTLE	76,509	80,964	94,808	108,997	118,113
OR	Siletz Confederated Tribes	SEATTLE	80,398	85,039	99,526	114,334	123,838
OR	Umatilla Confederated Tribes	SEATTLE	76,417	80,859	94,674	108,826	117,917
OR	Warm Springs Confederated Tribes	SEATTLE	76,417	80,859	94,674	108,826	117,917
WA	Chehalis Confederated Tribes	SEATTLE	83,620	88,425	103,461	118,808	128,653
WA	Colville Confederated Tribes	SEATTLE	79,478	84,086	98,437	113,126	122,559
WA	Hoh Indian Tribe	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Jamestown S'Kallam Tribe	SEATTLE	83,275	88,055	103,021	118,293	128,088
WA	Kalispel Indian Community	SEATTLE	75,933	80,381	94,158	108,304	117,399
WA	Lower Elwha Tribal Community	SEATTLE	83,275	88,055	103,021	118,293	128,088
WA	Lummi Tribe	SEATTLE	82,170	86,891	101,665	116,745	126,418
WA	Makah Indian Tribe	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Muckleshoot Indian Tribe	SEATTLE	86,013	90,963	106,440	122,245	132,386
WA	Nisqually Indian Community	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Nooksack Tribe	SEATTLE	82,170	86,891	101,665	116,745	126,418
WA	Port Gamble S'Kallam Tribe	SEATTLE	83,275	88,055	103,021	118,293	128,088
WA	Puyallup Tribe	SEATTLE	86,013	90,963	106,440	122,245	132,386
WA	Quileute Tribe	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Quinault Tribe	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Samish Nation	SEATTLE	82,170	86,891	101,665	116,745	126,418
WA	Sauk-Suiattle Indian Tribe	SEATTLE	83,943	88,744	103,805	119,156	128,998

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup,elevator, etc., contact the Area ONAP Office.

July 2000 Dwelling Construction and Equipment Costs

STATE	TRIBAL AREA	ONAP OFFICE	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
WA	Shoalwater Bay Tribe	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Skokomish Indian Tribe	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Spokane Tribe	SEATTLE	75,933	80,381	94,158	108,304	117,399
WA	Squaxin Island Tribe	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Stillaguamish Tribe	SEATTLE	82,170	86,891	101,665	116,745	126,418
WA	Suquamish Tribal Council	SEATTLE	85,346	90,274	105,657	121,382	131,476
WA	Swinomish Indians	SEATTLE	82,170	86,891	101,665	116,745	126,418
WA	Tulalip Tribes	SEATTLE	84,586	89,480	104,740	120,349	130,370
WA	Upper Skagit Tribe	SEATTLE	82,170	86,891	101,665	116,745	126,418
WA	Yakama Indian Nation	SEATTLE	78,787	83,346	97,558	112,097	121,430

All Dwelling Construction and Equipment Costs are for detached dwellings (one-four family dwellings). For other structure types, e.g., walkup,elevator, etc., contact the Area ONAP Office.

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:

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

Notice PIH 2000-26 (THDEs)

Issued: 7/26/2000
Expires: 7/31/2001

Cross References: 24 CFR 1000.524

SUBJECT: Native American Housing Assistance and Self-Determination Act (NAHASDA) - Indian Housing Block Grant (IHBG) Program - Performance Measure for the Obligation of Funds.

PURPOSE: This Notice provides tribes and tribally designated housing entities (TDHEs) with guidance regarding what constitutes an obligation of grant funds.

Background: The performance measure listed in 24 CFR 1000.524(a) requires that no less than 90% of IHBG Funds awarded under NAHASDA must be obligated within two years of grant award. A number of grant recipients have requested a definition of the term "obligated" as used in this section to assist them in program planning and self-monitoring. For the IHBG program, grants are considered awarded when the determination has been made that an Indian Housing Plan (IHP) is in compliance with statutory and regulatory requirements and the Area Administrator signs the grant agreement; therefore, the two year period begins on the day the IHBG agreement is executed by HUD.

The definition of obligation set forth in this Notice applies to all IHBG funds but does not apply to funds provided under the United States Housing Act of 1937, as amended, which were available for use by a recipient after October 1, 1997, the effective date of NAHASDA. Recipients report the obligation of grant funds in questions four and five of PART B of the Annual Performance Report (APR).

Basic Rule *- a point of obligation is the time when a commitment is made to pay a particular sum of money for contract labor, supplies, materials or services.* The following circumstances are cited as general examples of the point where funds are obligated.

- Funds for contract labor, materials or services become obligated when the contract is signed by both parties;

- Funds for force account labor are considered obligated when the physical activity begins, provided that the activities proceed at a continuous and reasonable rate;

- Funds for normal operating activities such as administration and maintenance are considered obligated at the time they begin, provided these activities continue at a reasonable rate; and

- Funds to be used for the provision of assistance directly to a family or individual are considered obligated when the written agreement between the recipient and family or individual for such assistance, e.g., tenant based rental assistance, is executed by both parties

Effect of failure to meet the 90% obligation requirement within two years: This requirement is one of six factors that HUD will consider when it reviews a recipient's performance under NAHASDA. A recipient's failure to meet this, or any of the other performance measures specified under §1000.524, will result in the establishment of corrective or remedial actions as set forth in §1000.530. If the performance problems are not satisfactorily addressed by the recipient, sanctions authorized by the Act or program regulations will be imposed.

Relationship to investment of IHBG funds: Investment of IHBG funds is authorized under §1000.58. PIH Notice 99-04 (TDHEs) provides guidance regarding the administrative requirements for investing these funds. If a recipient meets the administrative requirements of Notice 99-04 (TDHEs), it may draw funds from the Treasury in excess of its three-day needs and may invest these funds in approved instruments for a period of no longer than two years. Investments of the recipient are <u>not</u> considered obligated until the activity for which they are to be used meets obligation criteria listed above.

The table below provides examples for the point of obligation for circumstances which are likely to occur in the implementation of NAHASDA. It is not intended to cover all possible circumstances. Recipients and HUD staff should refer to the *Basic Rule* for guidance when questions arise.

Activity	Point of Obligation
Formal contract (OMB Circular A-87, Attachment A, Paragraph B.8) a mutually binding legal relationship obligating the seller to furnish the supplies or services (including construction) and the buyer to pay for them.	The date the contract is executed by both parties.
Grants to subrecipients to develop and/or manage affordable housing.	The date the subrecipient begins work on an affordable housing activity. If the subrecipient is going to have the construction carried out via a third party contract, then this date is the date the subrecipient enters into a contract. If the subrecipient is going to do the work, this date is the date the subrecipient begins work on an affordable housing activity.
Loans or grants to individuals for down payment assistance.	The date the recipient and the individual execute an agreement.
Loans or grants to subrecipients for revolving loan programs.	The date the written agreement is executed by both parties.
Assistance from a recipient to an IHA for operating and maintaining 1937 Act housing.	The date the written agreement is executed by both parties.
Tenant based **rental assistance**	The date the written agreement is executed by the recipient and the tenant.
Land purchases for affordable housing	The date when all contingencies/conditions which would allow the buyer or seller to withdraw from the contract of sale are cleared (firm commitment to purchase).[1]

Routine management costs associated with operating a housing program (staff salaries, employee benefits, utility costs, office rent, etc). **Routine maintenance costs** of operating owned housing. **Planning and administration**	Funds identified in the IHP for this purpose are considered obligated when the grant agreement is signed by HUD and the recipient's program year begins. The one-year plan of the IHP will identify the amount which the recipient is to expend for routine management and maintenance costs, and planning and administration. Because the IHP defines how funds are to be expended on a year-to-year basis, any funds not spent during the identified program year[2] (residual funds[3]) lose their obligated designation at the end of such program year.
Force account labor	The date physical activity begins and costs are incurred, provided that the activities proceed at a continuous and reasonable rate.
Purchase of **material in a force account project**	The date the contract, purchase order, or similar document is executed.
Investment	Investment funds and operating reserves are not considered obligated until they are used in one or more of the planned activities described in this Notice.
Rental and Homeownership Operating Reserves, **Mutual Help Equity Accounts** under the Mutual Help Homeownership Opportunity Program, **earned home payment accounts** under the Turnkey III programs	This performance requirement is only applicable to grant funds. If these reserves (funds) are for programs for low-income housing under the United States Housing Act of 1937 and are in the possession of the IHA, per section 210 of NAHASDA, they are considered assistance under NAHASDA but they are not considered grant funds. Therefore, these reserves are not subject to this performance measure.

/s/

Harold Lucas, Assistant Secretary for Public and Indian Housing

[1] To meet the requirement that "all conditions are cleared", federal trust status need not be conferred upon property purchases.

[2] Program year is the period of time between the beginning and ending dates identified in a tribe's or TDHE's one-year IHP.

[3] Residual funds are any unspent funds remaining after the ending date identified in a tribe's or TDHE's one-year IHP.

Appendix : Summary of Tribal Consultation Comments and Responses:

The Office of Native American Programs appreciates all comments received during the tribal consultation process. Fifteen (15) comments were received.

Date of grant award:

One commenter suggested that the start date for the two-year period should be the date that the recipient is notified by phone, e-mail, fax, or in writing, when they can access the funds in the LOCCS system or the date that they first draw down the funds. Another commenter noted that the standard procedure is for HUD to sign the grant agreement after the funds have been obligated and forward three copies to the recipient for signature. There have been delays of up to six months in getting signed grant agreements from recipients. A third commenter stated that since HUD administrators sign HUD form 52734-B (grant agreements) on different days, the statement, "This two-year period begins when the IHBG agreement is signed by the grant recipient and HUD" is inexact and ripe for confusion and/or dispute.

Response: The regulations (24 CFR §1000.524(a)) specify, "within 2 years of grant award". This Notice was changed to reflect that a grant is awarded to a recipient at the time the Administrator of an Area ONAP signs a grant agreement.

Land purchases for affordable housing:

Five comments were received regarding the point of obligation of funds for land purchases. Two comments requested clarification of the provision of "when all conditions are cleared." One comment questioned whether it meant the time of the executed purchase and sale, or the date that all permitting *(i.e. issuance of permits)*, and other conditions of the purchase and sale are met or whether it meant when the actual transfer of title occurred. Four comments received questioned if all conditions included the conferrence of trust status by the Department of Interior. Three comments were made regarding when funds for land purchases should be considered obligated. They felt that funds for land purchases should be considered obligated when a tribe or TDHE enters into a binding contract even if all contingencies or conditions have not been satisfied. If the escrow fails to close, because a condition cannot be satisfied, the funds should be considered obligated. One of the commenters felt that funds should be considered obligated as long as the recipient seeks another site and proceeds at a continuous and reasonable rate to find and to purchase the alternative site. In this case, contingencies and conditions which are beyond the control of the recipient are to be taken into consideration.

Response: HUD does not require that property purchased with IHBG funds be placed into trust status. The language provided in the table attempts to define a point in the sale process where both parties are legally obligated to consummate the sale. This occurs only after all contingencies on the sale are cleared or removed.

In response to several comments, small tribes with inadequate lands for housing are not required to have purchased land, completed an environmental review and entered into a construction contract within a two-year period to meet this performance measure, under the IHBG program. Instead, tribes may structure their project so that it can be accomplished over a number of years with multiple year grant funds. For example, a one-year goal of a tribe's IHP may be to acquire an adequate amount of property for a housing project. The IHP should also include the amount of funds needed for this one sub-task of an entire housing development project. The second year or perhaps the second and third year goal of the IHP might be to have federal trust status conferred upon the property by the U.S. Department of Interior. The fourth year goal of this tribe's IHP might be to construct a specific number of homes upon this property. If necessary, the purchase of land for housing may be divided between several years' grants. An earnest money payment may be made with one year's grant and the completion of the purchase with another year's grant.

Grants or loans to subrecipients:

One comment questioned whether or not a grant or loan awarded to a subrecipient constitutes an obligation. It was suggested that a subrecipient should be held to the same standard as the recipient. Instead of an agreement between a subrecipient and grantee constituting an obligation, the point of obligation in this case is the date a subrecipient signs a third party contract or, in those cases where the subrecipient is going to perform the work, the date when the subrecipient begins the work on an affordable housing activity.

A similar comment questioned whether a signed written agreement between the recipient and the subrecipient should be considered an obligation of IHBG funds while the obligation requirement for other eligible activities was that the activities had to have begun. The concern was that a recipient may transfer funds to subrecipients in an effort to meet or circumvent the two-year timeframe.

Response: If IHBG funds are provided to a subrecipient, it is not required that the selection of that entity be made in accordance with procurement regulations at 85.36. In these cases, a budget is provided to the subrecipient and the subrecipient must comply with grant administrative requirements of Part 85, A-87 or A-122. The point of obligation in this case is the date the subrecipient begins work on an affordable housing activity.

Assistance from a recipient to an IHA for operating and maintaining 1937 Act housing:

Three commenters questioned whether HUD intends to apply the performance measure in 24 CFR § 1000.524(a) to pipeline or residual funds from the United States Housing Act of 1937.

Response: Neither the NAHASDA statute or regulations provides for applying the performance measure of 24 CFR § 1000.524(a) to funds awarded under the U.S. Housing Act of 1937.

Carryover funds from a previous year:

One comment received stated that currently the BIA and IHS P.L. 93-638 contracts permit grantees to utilize carryover funds from a previous year provided the scope of work of the contract is the same. This person questioned whether a tribe or a TDHE would be permitted continued access to carryover funds of the previous period.

Response: A grantee's access to IHBG funds which lose their obligation designation at the end of a program year is not lost. These funds may be utilized for any eligible activity in the grantee's IHP.

General maintenance and salaries:

One commenter questioned the obligation of funds for general maintenance and salaries. One concern was that the generation of these costs begin on the first day of the fiscal year regardless of the date the grant agreement is signed. A second concern was that if funds were not made available until a week prior to the end of the fiscal year were they then unobligated at the end of the year.

Response: While the general maintenance and salary costs may begin to accrue the first day of a tribe's or TDHE's fiscal year, HUD does not provide a commitment to pay these costs until an IHP is found in compliance and a grant agreement is signed by HUD. As stated in the table, the one-year plan of the IHP will contain the amount which the recipient is to expend for routine management and maintenance costs, and planning and administration for a specific program year of the recipient. Because the IHP defines how funds are to be expended on a year-to-year basis, any funds not spent during the identified program year (residual funds) lose their obligated designation at the end of such program year.

A question was raised by a commenter as to whether daily maintenance supplies such as nuts, washers, fuel, etc. which are usually purchased through petty cash, as needed, rather than by a purchase order, are considered routine maintenance costs.

Response: For clarity these activities are included as routine maintenance costs, and purchase orders are not required.

A related question posed by this commenter is, "What about tribes who elect to do routine maintenance on private homes on the reservation?"

Response: Routine maintenance on private homes is not an eligible activity in section 202 of NAHASDA. Rehabilitation is eligible and most maintenance does not amount to rehabilitation. For example, a tune-up of a furnace is maintenance; replacement of a furnace is rehabilitation.

Activities utilizing force account labor:

One commenter felt that for force account projects, funds should be considered obligated when the cost estimates, environmental requirements, plans and specifications are complete and the physical activity begins for a specific project. All funds estimated to complete the project should be considered obligated, not just the labor.

Response: As stated in the background section of this Notice, a point of obligation is the time when a commitment is made to pay a particular sum of money for contract labor, supplies, materials or services. Cost estimates do not constitute a commitment of funds.

Investment:

One comment received requested clarification of the phrase, "underlying activity started".

Response: For clarity, this language was changed in the Notice.

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of: Tribes; Tribally Designated Housing Entities (TDHEs); Indian Housing Authorities; ONAP Administrators	NOTICE 2000-21 (TDHEs) Issued: May 24, 2000 Expires: May 31, 2001 Cross Reference: Notice PIH 99-4 (TDHEs)

SUBJECT: Reinstatement - Notice PIH 99-4 (TDHEs), Administrative Requirements for Investing Indian Housing Block Grant Funds

This Notice reinstates Notice PIH 99-4 (TDHEs), same subject, which expired February 28, 2000, for another year until May 31, 2001.

/s/
Harold Lucas, Assistant Secretary
for Public and Indian Housing

PI:Distribution: R-3-1(PIH), R-9, 138-7, 138-8

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2000-18 (TDHEs)
Administrators, Offices of Native American Programs; Tribes; Tribally Designated Housing Entities (TDHEs); Indian Housing Authorities	Issued: May 30, 2000 Expired: May 31, 2001 Cross References:

SUBJECT: Accounting for Program Income under the Native American Housing Assistance and Self-Determination Act (NAHASDA).

1. **Purpose:** This notice provides guidance on accounting for program income generated by the use or disbursement of Indian Housing Block Grant (IHBG) funds.

2. **Background:** The Negotiated Rulemaking Committee, charged with developing regulations to implement the Native American Housing Assistance and Self-Determination Act (NAHASDA), recognized the need for the regulation of funds generated from the use or disbursement of IHBG funds. The Committee crafted language in the program regulations (24 CFR Part 1000 at §1000.62 to satisfy this purpose. In addition, the Committee recognized the need for guidance on accounting for program income generated by the combined use of NAHASDA (IHBG) grants and other funds. The preamble to §1000.62 indicated that this guidance would be developed jointly by HUD and tribal representatives.

   A seven member workgroup consisting of four tribal/tribally designated housing entities (TDHEs) and three HUD representatives was appointed by the Co-Chairs of the Committee. This document is the product of that workgroup. The language in this notice was drafted during a series of meetings with tribal/TDHE and HUD workgroup members that began in March 1999 and ended in December 1999.

3. What is Program Income?

3.1. Definition.

Program income is defined as any income realized (generated) from the disbursement or use of IHBG funds; it is income to the IHBG Program of a recipient. Accordingly, it must be income received by the recipient or its subrecipient or received by a contractor <u>on behalf</u> of the recipient or subrecipient.

EXAMPLE: If the recipient or subrecipient makes IHBG loans to Indian families for the purchase of housing, the loan payments made by the families to the recipient or subrecipient are IHBG program income. If a contractor is servicing the IHBG loans and receives the payments on behalf of the recipient or subrecipient, the payments are IHBG program income.

EXAMPLE: Rent received by the recipient or subrecipient from rental housing constructed with IHBG funds and owned by the recipient or subrecipient is program income <u>if</u> there is any income remaining <u>after</u> the rental income is used to pay the expenses of generating the income, e.g., salaries for operating and maintenance staff, owner-paid utilities, insurance, janitorial supplies, normal repairs, and upkeep of the grounds. Program income is net income. If a contractor is managing this housing on behalf of the recipient or subrecipient and collects the rent from the tenants, the net income is IHBG program income.

3.2. Program income <u>includes</u>:

- Fees for services performed.
- Income from the use or rental of real property that was acquired, constructed or rehabilitated with IHBG funds and that is owned by the recipient or subrecipient.
- Income from the sale of commodities or items developed or acquired with IHBG funds.
- Proceeds from the sale or lease of real property acquired, constructed, or rehabilitated (and owned by the recipient) with IHBG funds.
- Sale proceeds from the disposition of any current assisted stock owned by the recipient or entity funded by the recipient. (Note the exception set forth below for proceeds from the sale of homeownership units developed under the 1937 Housing Act.)
- Proceeds from disposition of equipment and supplies bought with IHBG funds.
- Payments of principal and interest on loans made using IHBG funds.
- Proceeds from sale of loans made with IHBG funds.
- Proceeds from sale of obligations secured by loans made with IHBG funds.

- Income from payments of principal and interest earned on IHBG funds prior to disbursement, i.e., interest earned on grant funds which are invested pursuant to §1000.58.

- Interest earned on funds in an IHBG revolving fund pending its use for eligible housing loans.

- Any interest earned on program income pending its use for eligible activities.

Please note that this list is not exclusive and therefore other types of funds may also constitute IHBG program income. Reference: §1000.62(a) & 1000.134

3.3. **Program income does not include:**

- Income generated from the operation of 1937 Act units unless the units are assisted with IHBG grant amounts and the income is attributable to such assistance. [See section 3.4 below.]

- Income which would otherwise be considered program income from IHBG grants if the total income received by a recipient and all its subrecipients in a single program year does not exceed $25,000. Reference §1000.62(b)

- Fees charged to borrowers to recover IHBG funds used to pay the costs of issuing and servicing loans made with IHBG funds. The fees are not program income but are "applicable credits" to the IHBG program in accordance with OMB Circular A-87, Attachment A, paragraph C.3.

- Proceeds from the sale of homeownership units developed under the 1937 Act. [See Question 42A and Answer 42A in the revision to the Transition Notice published in the Federal Register on April 1, 1999 (64 FR 15778).]

Please note that this list is not all-inclusive. Reference: §1000.62.

3.4. Income generated from the operation of 1937 Housing Act units assisted with IHBG grants.

IHBG funds may be used for the operation and maintenance and the rehabilitation of 1937 Housing Act units. When 1937 Housing Act units are assisted with IHBG funds, the income from the units is program income if it is attributable to the IHBG assistance.

To determine how much of the income is program income when

the IHBG funds are used for operation and maintenance of rental units, the amount of income received from such units before the date of the enactment of NAHASDA (10/01/1997) must be considered. Instead of having to determine and track the actual amount of rent received for each 1937 Housing Act rental unit as of the date of the enactment of NAHASDA, a surrogate will be used. This surrogate is 46% of the Allowable Expense Level (AEL) for the recipient. This number reflects the national average for rents received for 1937 Housing Act units in the last year of the 1937 Housing Act programs for Indians. The AEL and 46% of the AEL for each Indian tribe with 1937 Housing Act units are set forth in the Appendix. The AEL is defined in §1000.302. Program income is the amount of total income for a project identified as Formula Current Assisted Stock (FCAS) on the tribe's Formula Response Form that exceeds 46% of the per unit AEL times the number of units in the project. The calculation may be done monthly or annually.

EXAMPLE: The recipient received $9600 during its program year ($800 per month) of rental income from a low-rent 1937 Housing Act project consisting of 4 units and identified as FCAS on the tribe's Formula Response Form. The AEL is $4800 per unit per year ($400 per unit per month) and 46% of AEL per unit per year is $2208 ($184 per unit per month). Multiplying 46% of AEL times 4 units gives us $8832 per project per year ($736 per project per month). The amount of program income for the year for that project is $9600 minus $8832 or $768 per year ($800 minus $736 or $64 per month). If this example is changed so that the rent received during the program year for the project is $8832 or less, there is no program income generated by the project.

In the Mutual Help Program, each homebuyer is required to make a monthly payment based on a percentage of income. The minimum required monthly payment is equal to the administration charge. The administration charge is the amount budgeted per-unit per-month for operating expenses of the recipient. The recipient would adjust (increase or decrease) the administration charge yearly (if necessary) to ensure that adequate funds were received for its operating expense. Based upon the fact that the operating expenses should equal the administration charge and the recipient is required to use the administration charge to pay for the operating expenses of the project, no net income should ever be generated from the administration of the Mutual Help Program. Any amount paid by the homebuyer over the administration charge is credited to the homebuyer's monthly equity account and is used to purchase the unit. These payments are not considered program income. However, should any reserves (administration charges which are in excess of operating expenses) be accumulated by the recipient from the Mutual Help Program, these reserves would be considered

program income.

When IHBG assistance is used for rehabilitation of a 1937 Housing Act rental unit, the amount of any income to the recipient from such a unit that is attributable to the use of IHBG assistance is related to the cost of rehabilitation. Again to simplify administration and tracking of funds, a surrogate will be used to represent the cost of rehabilitation or capital expenses for a unit which amounts to substantial rehabilitation or reconstruction. Once total IHBG funds spent for rehabilitation/capital expenditures for the 1937 Act unit meets or exceeds 40% of the dwelling construction and equipment cost (DC&E) effective the date of the enactment of NAHASDA (10/01/1997) for the specific type and size of unit, all the income from the unit is program income. The 40% threshold is only a concept for accounting for program income and will have no affect in determining what is eligible Formula Current Assisted Stock under the IHBG formula.

The DC&E amounts and 40% of DC&E amounts for each Indian tribe with 1937 Housing Act units in effect October 1, 1997, are set forth in the Appendix. DC&E costs include all construction costs of an individual dwelling within five feet of the foundation. Excluded from the DC&E are any administrative, planning, financing, site acquisition, site development more than five feet from the foundation, and utility development or connection costs. DC&E amounts are based on a moderately designed house or multi-family structure and were determined by averaging the current construction costs, as listed in not less than two nationally recognized residential construction cost indices, for publicly bid construction of a good and sound quality.

EXAMPLE: Forty percent of the DC&E for a specific unit type and size for the recipient effective on October 1, 1997, is $25,000. The recipient spent $15,000 of IHBG funds for rehabilitation of such a low-rent 1937 Housing Act unit last program year and will complete the rehabilitation work this program year with $15,000 of additional IHBG funds. Because the total amount of IHBG funds for rehabilitation of the unit will exceed $25,000, all future rental income (beginning the program year or month after the expenditure for rehabilitation which brings the total IHBG expenditures to $25,000-depending on whether the recipient chooses to calculate program income from 1937 Act units yearly or monthly) is program income.

In the Mutual Help Program, when IHBG assistance is used for rehabilitation, the same calculation noted above for the rental program would apply. However, the recipient would not realize the program income until the time of conveyance. Therefore, if IHBG funds are used to rehabilitate a Mutual

Help unit and the cost meets or exceeds 40% of the DC&E for the specific type and size of unit, the Proceeds of Sale to the recipient at conveyance would be considered program income. If the cost of rehabilitation is less than 40% of DC&E, the Proceeds of Sale at the time of conveyance would not be considered program income and can be used in accordance with Answer 42A in the revision to the Transition Notice published in the Federal Register on April 1, 1999, (64 FR 15778).

EXAMPLE: Forty percent of the DC&E for a specific Mutual Help unit type and size for the recipient effective on October 1, 1997, is $25,000. The recipient spent $15,000 of IHBG funds for rehabilitation of this Mutual Help unit last program year and will complete the rehabilitation work this program year with $15,000 of additional IHBG funds. Because the total amount of IHBG funds for rehabilitation of the unit will exceed $25,000, all Proceeds of Sale for this unit at the time of conveyance are program income. If however, only a total of $15,000 is used for the rehabilitation of the unit, there is no program income and the Proceeds of Sale at the time of conveyance are not affected. These Proceeds of Sale can be used for eligible purposes based Answer 42A in the revision to the Transition Notice published in the Federal Register on April 1, 1999, (64 FR 15788).

Reference: §1000.62(b)

3.5. Program income from activities funded with IHBG and other funds.

If program income is realized from an eligible activity that was funded both with IHBG funds and with other funds, the amount of income to the IHBG program will be based on a percentage calculation that represents the proportional share of IHBG funds provided for the activity generating the program income.

EXAMPLE: If a recipient used $100,000 of Indian Community Development Block Grant (ICDBG) funds to buy land and $300,000 of IHBG funds to construct houses on this land, the money from the sale of the properties to low-income families would be split between the ICDBG and IHBG programs in accordance with the percentage of funding from each program so that one-fourth of the sales proceeds would be ICDBG program income and three-fourths would be IHBG program income. This percentage calculation is used to determine program income no matter if the program income would be less than, equal to, or more than the amount of IHBG funds used for the activity.

Reference: §1000.62(c).

4. Use of Program Income.

The IHBG regulations [§1000.62(b)] and NAHASDA [section 104(a)] permit recipients to retain program income received provided that it is used for affordable housing activities in accordance with section 202 (Eligible Affordable Housing Activities) of NAHASDA. This means that the use of program income is subject to all applicable requirements governing the use of IHBG funds. The receipt and expenditure of program income must be recorded as part of the financial transactions of the IHBG program. It is also required that recipients substantially disburse program income for eligible activities before additional IHBG funds are drawn down from the U.S. Treasury.

Reference: §1000.62(b) & 24 CFR 85.21 as referenced in §1000.26(a)(5).

5. Examples of Determining Program Income.

Example 1: A recipient uses $100,000 of IHBG funds to buy land. The recipient builds low-income rental houses on the land using non-IHBG funds. After the houses are built, is any of the rental income received by the recipient program income?

Answer 1: The rental income received by the recipient was directly generated from the use of IHBG funds which were used to buy the property. The rent is gross income from the rental of real property acquired by the recipient with IHBG funds (§1000.62(a)). "Costs incidental to the generation of such income" (§1000.62(d)) are subtracted from the gross income when determining IHBG program income. Therefore, the costs of operating and maintaining the housing units, and any other costs incidental to generating the income, may be deducted from the gross rental income. In most cases, there will not be any money remaining from gross rental receipts after incidental costs are netted out. If there is any money remaining, the percentage that would be consider IHBG program income would be equal to the ratio of land costs relative to total project costs.

Example 2: A recipient provides $100,000 of IHBG funds to a nonprofit housing organization to acquire undeveloped land to be used for low-income rental housing. After acquisition, the nonprofit sells the land to a private for-profit limited partnership for $40,000, as part of an agreement under which the limited partnership will build low-income rental housing (a Low-Income Housing Tax Credit project) on the land. After the housing is built, will any of the rent constitute program income? If the limited partnership sells the property at the end of the Low-Income Housing Tax Credit compliance period, will any of the sales proceeds be program income? Looking at all of these transactions, is any program income generated?

Answer 2: The initial entity receiving the IHBG assistance - the nonprofit organization-was a subrecipient, the $40,000 received by the nonprofit when it sold the property was directly generated from the use of IHBG funds. The cost incidental to the generation of the income produced from the sale of the land were closing costs which could be subtracted from the $40,000. Any funds remaining once closing costs are subtracted from the $40,000 would be attributable to the IHBG program and would be program income because no other sources of funds besides IHBG funds were used by the nonprofit subrecipient to acquire the property.

Once the land was sold, the limited partnership ultimately received the IHBG assistance. Because the limited partnership is neither the recipient nor a subrecipient, any income it receives cannot, by definition, be program income. However, the nonprofit subrecipient could require the limited partnership to share rental income with the nonprofit as a condition of providing the land write-down to the limited partnership. Under such circumstances, the possibility for program income exists if there was any income remaining after costs incidental to generating the income were netted out.

Because the limited partnership owns the property and is neither a recipient nor subrecipient, when the limited partnership sell the property, the sales proceeds are not program income unless the nonprofit subrecipient required all or part of the sales proceeds to be paid to the nonprofit as a condition of providing the land write-down to the developer.

Example 3: The recipient uses $400,000 of IHBG funds to acquire and renovate a closed school building for use as senior housing with resident services. The building includes a community room for the residents which is occasionally rented for other uses. The services include dining services and recreational and social activities. None of these activities receive IHBG assistance. Which of the following are potential sources of program income?

- Proceeds from fees charged for the dining services. The proceeds are used to pay for the food and the salaries of the food workers.
- Fees charged for certain senior citizen activities to help cover the cost of those activities.
- Fees charged to private groups for use of the community room for private functions occasionally held there.

Answer 3: In the first case, the funds from the fees charged for dining services are not "directly generated" from the use of IHBG funds. Instead, they are generated from the dining services which are not paid with IHBG funds. Hence, these

fees are not program income.

In the second case, the funds from the fees for the activities are also not "directly generated" from the use or rental of the building, but rather to pay for senior citizen activities. Again, there is no program income.

In the third case, these funds are "directly generated" from the rental of the real property acquired and rehabilitated with IHBG funds. Because costs incidental to the generation of real property rehabilitated with IHBG funds can be netted out from gross income, it is unlikely that, when operating and maintenance expenses and other incidental costs are subtracted from gross income, any income would remain. (§1000.62(d)) Any income remaining after incidental costs are netted out would belong to the IHBG program since the example lists only one source of funds used to acquire and rehabilitate the property.

Example 4: A recipient enters into a contract with a bank to provide financing for the rehabilitation of single-family owner-occupied housing. A revolving fund is established with IHBG program income in the amount of $100,000. The funds in the revolving fund are used by the bank to provide low-interest supplemental loans to low-income families who also borrow bank (non-IHBG) funds. The repayment of the IHBG supplemental loans will be deposited in the revolving fund and would be used to make additional supplemental rehabilitation loans. Which of the following are sources of program income?

- Payments of principal and interest on the supplemental loans made with IHBG program income?

- Payments of principal and interest on the primary loans made with bank (non-IHBG) funds?

- Interest earned on funds in the revolving fund account established with the IHBG program income?

- Proceeds from the sale of a house rehabilitated using the bank (non-IHBG) funded loan and the IHBG-funded supplemental loan?

Answer 4: The payments of principal and interest on the IHBG-funded supplemental loans are received by the recipient, though its contractor, the bank. The money is "directly generated" from the use of IHBG funds which are being provided for rehabilitation assistance. If IHBG funds provided a loan covering 100% of the costs of the rehabilitation, all of the loan repayments would belong to the IHBG program. However, because IHBG funds only partially assisted the rehabilitation activity, only the supplemental loan repayments are program

income.

Payments of principal and interest on primary loans made with bank (non-IHBG) funds are owed directly to the bank. These funds are not generated from the use of IHBG funds. Hence, the primary loan repayments are not program income.

Interest earned on funds in the revolving fund account established with the IHBG program income is received by the recipient because the funds are administered the bank, which is acting in the capacity of a contractor. The money is "directly generated" from the use of IHBG funds.

In the last case, what if the homeowner sell his house which was rehabilitated with the bank and IHBG loan funds? The sale proceeds are not income to the IHBG program because the homeowner is not the recipient, subrecipient, or a contractor who is administering part of the recipient's IHBG program.

6. Administrative Requirements for Program Income Pursuant to §1000.26 and applicable provisions of 24 CFR Part 85

6.1. Financial Management Systems.

All IHBG program income that is received and expended must be recorded as part of the financial transactions of the grant program. The "Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments" (24 CFR Part 85) establish minimum standards for financial management systems in §85.20(b). These standards require recipients' accounting records to contain information which adequately identifies the source and application of funds provided for any IHBG-assisted activity. The financial reporting must be structured to allow for accurate, current, and complete disclosure of the financial results of IHBG-assisted activities.

6.2. Safekeeping and Documentation

Section 85.20(b)(3) requires recipients to maintain adequate control for all grant and subgrant cash, real and personal property and other assets. In addition to other internal controls discussed above, the recipient must adequately secure all documents pertaining to loans and other assets that generate program income. For example, loans and security documents held by the recipient should be stored in a fireproof safe. The recipient must also take care to ensure that mortgages are properly recorded, Uniform Commercial Code (UCC) Financing Statements are promptly filed, etc.

6.3. Program Income Included as Part of Financial Transactions of the IHBG Program

To ensure that all IHBG program income is properly recorded and expended, there must first be in place an accounting system that will allow this to be done in an accurate and timely manner. The majority of recipients have established automated data processing systems to maintain information on financial transactions. Some recipients also may maintain records in addition to the automated system. Whether manual or computer-based, it is important that the accounting system:

- Protects against unauthorized access and modification.
- Traces financial transactions step-by-step from initiation to resulting financial statements.
- Conforms with legal requirements.
- Produces sufficient documentation to comply with appropriate requirements and reports.

The recipient's IHBG staff need to ensure that an adequate system for initially accounting for receipt of program income, e.g., for loan payments that may be mailed in, is in place and functioning. Separation of duties or functions is important to ensure that opportunities for fraud or abuse are minimized (e.g., the person receiving the payment should not be the same person that accounts for it). Recipients should have clear policies that result in prompt deposit of program income and that prohibit opportunities for such income to be held before it is entered into the official accounting system.

Recipients must also ensure that program income received by any of their subrecipients is adequately and appropriately accounted for and expended. To do so, recipients will need to track closely program income received and retained by these entities. This can be done through periodic reports from the subrecipient and the monitoring of subrecipient activities as required by §1000.502(a); program income reported must be reconciled periodically with subrecipients' records (e.g., through on-site review and audit, if required).

6.4. Tracking Loan Payments.

Many recipients carry out activities such as rehabilitation that involve repayment of loans. In some instances, loans are made on a deferred payment basis, i.e. not payable unless a property is sold. Whether loan accounts are maintained by the recipient, a subrecipient, a private financial institution or some other entity, a permanent loan account record must be maintained for each loan that is made.

Recipients can develop or allow other entities to develop the type of system that will maintain these records provided the system can produce detailed information on:

- All transactions that affect the loan balance (e.g., the amount and due date of each payment, when payments are received, how payments are applied).

- Financial information on the loan (e.g., the latest outstanding balances for principal, escrow deposits, advances, unapplied payments, loan status as to delinquency or default).

If a loan is a deferred payment loan, the records should include information that reflects the terms of the deferral to ensure that the dates of future repayments, if any, are clearly indicated.

6.5. Tracking Sales of Real Property.

Recipients' record-keeping systems should identify all properties acquired or owned and rehabilitated by the recipient with IHBG funds. Such record-keeping is essential to ensure that, if and when such properties are sold, the proceeds are treated as program income

6.6. Tracking Sales of Equipment and Supplies.

Pursuant to §1000.26(a)(8) and (9), §85.32 and §85.33 set forth the procedures that recipients must comply with regarding equipment and supplies. "Equipment" is defined as "tangible, non-expendable, personal property having a useful life of more than one year and an acquisition cost of $5,000 or more per unit. A recipient may use its own definition of equipment provided that such definition would at least include all equipment defined above."

Property records to be maintained by the recipient must include:

- Description of the property.
- Serial number or other identification number.
- Source of the property.
- Name of the title holder.
- Acquisition date.
- Cost of the property.
- Percentage of IHBG participation in the cost of the property.
- Location, use and condition of the property.
- Any ultimate disposition data including the date of

disposal and sale price of the property.

Proceeds for any equipment or supplies sold that was originally purchased with IHBG funds is program income (if applicable, prorated to reflect the percentage of IHBG funds used).

Should you have questions regarding accounting for program income under NAHASDA, please contact your local Area Office of Native American Programs.

/s/

Harold Lucas
Assistant Secretary
for Public and Indian Housing

Attachments

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
ALASKA	Afognak	.	.
ALASKA	Ahtna Native Regional Corporation	$875	$403
ALASKA	Akhiok	.	.
ALASKA	Akiachak	.	.
ALASKA	Akiak	.	.
ALASKA	Akutan	.	.
ALASKA	Alakanuk	.	.
ALASKA	Alatna	.	.
ALASKA	Aleknagik	.	.
ALASKA	Aleutian Regional Corp.	$924	$425
ALASKA	Algaaciq (St. Mary's)	.	.
ALASKA	Allakaket	.	.
ALASKA	Ambler	.	.
ALASKA	Anaktuvuk Pass	.	..
ALASKA	Andreafski	.	.
ALASKA	Angoon	.	.
ALASKA	Aniak	.	.
ALASKA	Annette Island (Metlakakla)	$771	$355
ALASKA	Anvik	.	.
ALASKA	Arctic Slope Native Regional Corp.	$924	$425
ALASKA	Arctic Village	.	.
ALASKA	Atka	.	.
ALASKA	Atmautluak	.	.
ALASKA	Atqasuk (Atkasook)	.	.
ALASKA	Baranof Island Regional Corporation	$1,000	$460
ALASKA	Barrow	.	.
ALASKA	Beaver	.	.
ALASKA	Belkofski	.	.
ALASKA	Bering Straits Native Regional Corp.	$817	$376
ALASKA	Bill Moore's Slough	.	.
ALASKA	Birch Creek	.	.
ALASKA	Brevig Mission	.	.
ALASKA	Bristol Bay Native Regional Corp.	$799	$367
ALASKA	Buckland	.	.
ALASKA	Calista Native Regional Corporation	$954	$439
ALASKA	Cantwell	.	.
ALASKA	Chalkyitsik	.	.
ALASKA	Chanega	.	.
ALASKA	Chefornak	.	.
ALASKA	Chevak	.	.
ALASKA	Chickaloon	.	.
ALASKA	Chignik	.	.
ALASKA	Chignik Lagoon	.	.
ALASKA	Chignik Lake	.	.
ALASKA	Chilkat	.	.
ALASKA	Chilkoot	.	.
ALASKA	Chistochina	.	.
ALASKA	Chitina	.	.
ALASKA	Chuatbaluk	.	.
ALASKA	Chugach Native Regional Corporation	$823	$379
ALASKA	Chuloonawick	.	.

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
ALASKA	Circle	.	.
ALASKA	Clark's Point	.	.
ALASKA	Cook Inlet Native Regional Corporation	$804	$370
ALASKA	Council	.	.
ALASKA	Craig	.	.
ALASKA	Crooked Creek	.	.
ALASKA	Curyung	.	.
ALASKA	Deering	.	.
ALASKA	Dot Lake	.	.
ALASKA	Douglas	.	.
ALASKA	Doyon Native Regional Corporation	$762	$350
ALASKA	Eagle	.	.
ALASKA	Eek	.	.
ALASKA	Egegik	.	.
ALASKA	Eklutna	.	.
ALASKA	Ekuk	.	.
ALASKA	Ekwok	.	.
ALASKA	Elim	.	.
ALASKA	Emmonak	.	.
ALASKA	Evansville (Bettles Field)	.	.
ALASKA	Eyak	.	.
ALASKA	False Pass	.	.
ALASKA	Fort Yukon	.	.
ALASKA	Gakona	.	.
ALASKA	Galena	.	.
ALASKA	Gambell	.	.
ALASKA	Georgetown	.	.
ALASKA	Golovin (Chinik)	.	.
ALASKA	Goodnews Bay	.	.
ALASKA	Grayling	.	.
ALASKA	Gulkana	.	.
ALASKA	Hamilton	.	.
ALASKA	Healy Lake	.	.
ALASKA	Holy Cross	.	.
ALASKA	Hoonah	.	.
ALASKA	Hooper Bay	.	.
ALASKA	Hughes	.	.
ALASKA	Huslia	.	.
ALASKA	Hydaburg	.	.
ALASKA	Igiugig	.	.
ALASKA	Iliamna	.	.
ALASKA	Inalik (Diomede)	.	.
ALASKA	Ivanoff Bay	.	.
ALASKA	Kaguyak	.	.
ALASKA	Kake	.	.
ALASKA	Kaktovik (Barter Island)	.	.
ALASKA	Kalskag	.	.
ALASKA	Kaltag	.	.
ALASKA	Kanatak	.	.
ALASKA	Karluk	.	.
ALASKA	Kasigluk	.	.

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
ALASKA	Kassan	.	.
ALASKA	Kenaitze	.	.
ALASKA	Ketchikan	.	.
ALASKA	Kiana	.	.
ALASKA	King Cove	.	.
ALASKA	King Island	.	.
ALASKA	Kipnuk	.	.
ALASKA	Kivalina	.	.
ALASKA	Klawock	.	.
ALASKA	Kluti Kaah (Copper Center)	.	.
ALASKA	Knik	.	.
ALASKA	Kobuk	.	.
ALASKA	Kokhanok	.	.
ALASKA	Koliganek	.	.
ALASKA	Kongiganak	.	.
ALASKA	Koniag Native Regional Corporation	$802	$369
ALASKA	Kotlik	.	.
ALASKA	Kotzebue	.	.
ALASKA	Koyuk	.	.
ALASKA	Koyukuk	.	.
ALASKA	Kwethluk	.	.
ALASKA	Kwigillingok	.	.
ALASKA	Kwinhagak (Quinhagak)	.	.
ALASKA	Larsen Bay	.	.
ALASKA	Lesnoi (Woody Island)	.	.
ALASKA	Levelock	.	.
ALASKA	Lime	.	.
ALASKA	Lower.Kalskag	.	.
ALASKA	Manley Hot Springs	.	.
ALASKA	Manokotak	.	.
ALASKA	Marshall	.	.
ALASKA	Mary's Igloo	.	.
ALASKA	McGrath	.	.
ALASKA	Mekoryuk	.	.
ALASKA	Mentasta	.	.
ALASKA	Minto	.	.
ALASKA	Mountain Village	.	.
ALASKA	Naknek	.	.
ALASKA	NANA Native Regional Corporation	$933	$429
ALASKA	Nanwelek (English Bay)	.	.
ALASKA	Napaimute	.	.
ALASKA	Napakiak	.	.
ALASKA	Napaskiak	.	.
ALASKA	Nelson Lagoon	.	.
ALASKA	Nenana	.	.
ALASKA	New Stuyahok	.	.
ALASKA	Newhalen	.	.
ALASKA	Newtok	.	.
ALASKA	Nightmute	.	.
ALASKA	Nikolai	.	.
ALASKA	Nikolski	.	.

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
ALASKA	Ninilchik	.	.
ALASKA	Noatuk	.	.
ALASKA	Nome	.	.
ALASKA	Nondalton	.	.
ALASKA	Noorvik	.	.
ALASKA	Northway	.	.
ALASKA	Nuiqsut	.	.
ALASKA	Nulato	.	.
ALASKA	Nunapitchuk	.	.
ALASKA	Ohogamiut	.	.
ALASKA	Old Harbor	.	.
ALASKA	Orutsararmuit (Bethel)	.	.
ALASKA	Oscarville	.	.
ALASKA	Ouzinkie	.	.
ALASKA	Paimiut	.	.
ALASKA	Pauloff Village	.	.
ALASKA	Pedro Bay	.	.
ALASKA	Perryville	.	.
ALASKA	Petersburg	.	.
ALASKA	Pilot Point	.	.
ALASKA	Pilot Station	.	.
ALASKA	Pitka's Point	.	.
ALASKA	Platinum	.	.
ALASKA	Point Hope	.	.
ALASKA	Point Lay	.	.
ALASKA	Port Graham	.	.
ALASKA	Port Heiden	.	.
ALASKA	Port Lions	.	.
ALASKA	Portage Creek	.	.
ALASKA	Qagan Tayagungin (Sand Point)	.	.
ALASKA	Qawalangin (Unalaska)	.	.
ALASKA	Rampart	.	.
ALASKA	Red Devil	.	.
ALASKA	Ruby	.	.
ALASKA	Russian Mission (Yukon)	.	.
ALASKA	Saint George	.	.
ALASKA	Saint Michael	.	.
ALASKA	Saint Paul	.	.
ALASKA	Salamatoff	.	.
ALASKA	Savoonga	.	.
ALASKA	Saxman	.	.
ALASKA	Scammon Bay	.	.
ALASKA	Selawik	.	.
ALASKA	Seldovia	.	.
ALASKA	Shageluk	.	.
ALASKA	Shaktoolik	.	.
ALASKA	Sheldon's Point	.	.
ALASKA	Shishmaref	.	.
ALASKA	Shungnak	.	.
ALASKA	Skagway	.	.
ALASKA	Sleetmute	.	.

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
ALASKA	Solomon	.	.
ALASKA	South Naknek	.	.
ALASKA	Stebbins	.	.
ALASKA	Stevens	.	.
ALASKA	Stoney River	.	.
ALASKA	Takotna	.	.
ALASKA	Tanacross	.	.
ALASKA	Tanana	.	.
ALASKA	Tatitlek	.	.
ALASKA	Tazlina	.	.
ALASKA	Telida	.	.
ALASKA	Teller	.	.
ALASKA	Tetlin	.	.
ALASKA	Tlingit and Haida	$757	$348
ALASKA	Togiak	.	.
ALASKA	Toksook Bay	.	.
ALASKA	Tuluksak	.	.
ALASKA	Tuntutuliak	.	.
ALASKA	Tununak	.	.
ALASKA	Twin Hills	.	.
ALASKA	Tyonek	.	.
ALASKA	Ugashik	.	.
ALASKA	Umkumiute	.	.
ALASKA	Unalakleet	.	.
ALASKA	Unga	.	.
ALASKA	Venetie	.	.
ALASKA	Wainwright	.	.
ALASKA	Wales	.	.
ALASKA	White Mountain	.	.
ALASKA	Wrangell	.	.
ALASKA	Yakutat	.	.
CHICAGO	Aroostook Band of Micmac	.	.
CHICAGO	Bad River Band	$204	$94
CHICAGO	Bay Mills Indian Community	$194	$89
CHICAGO	Boise Forte Band of Minnesota Chippewa	$231	$106
CHICAGO	Catawba Indian Tribe	.	.
CHICAGO	Cayuga Nation	.	.
CHICAGO	Coharie State Tribe	$170	$78
CHICAGO	Eastern Cherokee	$219	$101
CHICAGO	Fond Du Lac Band of Minnesota Chippewa	$203	$93
CHICAGO	Forest County Potawatami	$195	$90
CHICAGO	Grand Portage Band of Minn. Chippewa	$175	$80
CHICAGO	Grand Traverse Band	$175	$81
CHICAGO	Gun Lake Tribe	.	.
CHICAGO	Haliwa-Saponi State Tribe	$170	$78
CHICAGO	Hannahville Community	.	.
CHICAGO	Ho-Chunk Nation	$237	$109
CHICAGO	Houlton Band of Maliseets	.	.
CHICAGO	Huron Band of Potawatomi	.	.
CHICAGO	Keweenaw Bay Indian Community	$161	$74
CHICAGO	Lac Courte Oreilles	$159	$73

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
CHICAGO	Lac Du Flambeau Band	$160	$74
CHICAGO	Lac Vieux Desert Band	$180	$83
CHICAGO	Leech Lake Band of Minnesota Chippewa	$196	$90
CHICAGO	Little River Band of Ottawa	.	.
CHICAGO	Little Traverse Bay Band	.	.
CHICAGO	Lower Sioux	$232	$107
CHICAGO	Lumbee State Tribe	$170	$78
CHICAGO	Menominee Indian Tribe	$159	$73
CHICAGO	Miccosukee Tribe	.	.
CHICAGO	Mille Lacs Band of Minnesota Chippewa	$228	$105
CHICAGO	Mississippi Choctaw Tribe	$152	$70
CHICAGO	MOWA Band of Choctaw Indians	$161	$74
CHICAGO	Narragansett Tribe	.	.
CHICAGO	Oneida Nation of New York	$251	$116
CHICAGO	Oneida Tribe	$184	$85
CHICAGO	Onondaga Nation	.	.
CHICAGO	Passamaquody Indian Tribe	$193	$89
CHICAGO	Penobscot Tribe	$181	$83
CHICAGO	Pleasant Point	$181	$83
CHICAGO	Poarch Band of Creek Indians	$157	$72
CHICAGO	Pokagon Band of Potawatomi	.	.
CHICAGO	Prairie Island Sioux	$232	$107
CHICAGO	Red Cliff Band of Lake Superior Chippe	$144	$66
CHICAGO	Red Lake Band of Chippewa	$186	$85
CHICAGO	Sac & Fox Tribe	$196	$90
CHICAGO	Saginaw Chippewa	$188	$87
CHICAGO	Saint Croix Chippewa	$171	$78
CHICAGO	Sault Ste. Marie Tribe	$238	$109
CHICAGO	Seminole Tribe	$196	$90
CHICAGO	Seneca Nation of New York	$159	$73
CHICAGO	Shakopee Sioux	$232	$107
CHICAGO	Sokagoan Chippewa Tribe	$205	$94
CHICAGO	St. Regis Mohawk Tribe	$228	$105
CHICAGO	Stockbridge-Munsee Tribe	$162	$75
CHICAGO	Tonawanda Band of Senecas	.	.
CHICAGO	Tuscarora Nation	.	.
CHICAGO	Upper Sioux Indian Community	$232	$107
CHICAGO	Waccamaw Siouan State Tribe	$170	$78
CHICAGO	Wampanoag Tribe	$644	$296
CHICAGO	White Earth Band of Minnesota Chippewa	$195	$90
DENVER	Blackfeet Tribe	$148	$68
DENVER	Cheyenne River Sioux	$153	$70
DENVER	Crow Creek Sioux	$158	$73
DENVER	Crow Tribe	$206	$95
DENVER	Devils Lake Sioux	$166	$76
DENVER	Flandreau Santee Sioux	$204	$94
DENVER	Fort Belknap Indian Community	$184	$85
DENVER	Fort Peck Assiniboine and Sioux	$145	$67
DENVER	Ft. Berthold Affiliated Tribes	$159	$73
DENVER	Goshute Reservation	$402	$185
DENVER	Lower Brule Sioux	$177	$82

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
DENVER	Northern Arapahoe	.	.
DENVER	Northern Cheyenne	$148	$68
DENVER	NW Band of Shoshone Nation	.	.
DENVER	Oglala Sioux of Pine Ridge Reservation	$151	$70
DENVER	Omaha Tribe	$194	$89
DENVER	Ponca Tribe of Nebraska	.	.
DENVER	Rocky Boy Chippewa-Cree	$217	$100
DENVER	Rosebud Sioux	$127	$59
DENVER	Salish and Kootenai Tribes	$211	$97
DENVER	Santee Sioux Tribe	$169	$78
DENVER	Shoshone Tribe of the Wind River Reser	$149	$68
DENVER	Sisseton-Wahpeton Sioux	$133	$61
DENVER	Skull Valley Band of Goshute	.	.
DENVER	Southern Ute Tribe	$160	$74
DENVER	Standing Rock Sioux	$164	$76
DENVER	Turtle Mountain Band of Chippewa	$188	$86
DENVER	Uintah & Ouray Ute Indian Tribe	$136	$63
DENVER	Utah Paiute Tribe	$218	$101
DENVER	Ute Mountain Tribe	$167	$77
DENVER	Winnebago Tribe	$140	$64
DENVER	Yankton Sioux	$189	$87
OKLAHOMA	Absentee-Shawnee	$138	$63
OKLAHOMA	Alabama-Coushatta	.	.
OKLAHOMA	Alabama-Quassarte Tribal Town	.	.
OKLAHOMA	Apache Tribe	.	.
OKLAHOMA	Caddo Tribe	$143	$66
OKLAHOMA	Cherokee Nation	$163	$75
OKLAHOMA	Cheyenne-Arapaho Tribes	.	.
OKLAHOMA	Chickasaw	$171	$79
OKLAHOMA	Chitimacha Tribe	.	.
OKLAHOMA	Choctaw Nation	$137	$63
OKLAHOMA	Citizen Band Potawatomi Tribe	.	.
OKLAHOMA	Comanche Tribe	.	.
OKLAHOMA	Coushatta Tribe	.	.
OKLAHOMA	Delaware Tribe	.	.
OKLAHOMA	Delaware Tribe of Indians (Eastern)	$158	$73
OKLAHOMA	Eastern Shawnee Tribe	.	.
OKLAHOMA	Fort Sill Apache Tribe	.	.
OKLAHOMA	Iowa Tribe of Kansas and Nebraska	$170	$78
OKLAHOMA	Iowa Tribe of Oklahoma	$131	$60
OKLAHOMA	Jena Band of Choctaw	.	.
OKLAHOMA	Kaw Tribe	.	.
OKLAHOMA	Kialegee Tribal Town	.	.
OKLAHOMA	Kickapoo Tribe	$128	$59
OKLAHOMA	Kickapoo Tribe of Oklahoma	.	.
OKLAHOMA	Kiowa Tribe	.	.
OKLAHOMA	Miami Tribe	.	.
OKLAHOMA	Modoc Tribe	.	.
OKLAHOMA	Muskogee (Creek) Nation	$144	$66
OKLAHOMA	Osage Tribe	.	.
OKLAHOMA	Otoe-Missouria Tribe	$146	$67

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
OKLAHOMA	Ottawa Tribe	.	.
OKLAHOMA	Pawnee Tribe	$138	$64
OKLAHOMA	Peoria Tribe	$137	$63
OKLAHOMA	Ponca Tribe	$129	$59
OKLAHOMA	Prairie Band of Potawatomi	$166	$77
OKLAHOMA	Quapaw Tribe	.	.
OKLAHOMA	Sac and Fox of Missouri	$163	$75
OKLAHOMA	Sac and Fox Tribe	$131	$60
OKLAHOMA	Seminole Nation	$157	$72
OKLAHOMA	Seneca-Cayuga	.	.
OKLAHOMA	Texas Band of Kickapoo Indians	$180	$83
OKLAHOMA	Thlopthlocco Tribal Town	.	.
OKLAHOMA	Tonkawa Tribe	$169	$78
OKLAHOMA	Tunica-Biloxi Tribe	.	.
OKLAHOMA	United Keetoowah	.	.
OKLAHOMA	Wichita Tribe	.	.
OKLAHOMA	Wyandotte	.	.
PHOENIX	Acoma Pueblo	.	.
PHOENIX	Agua Caliente Band of Cahuilla	.	.
PHOENIX	Ak-Chin Papago	$329	$151
PHOENIX	Alturas Rancheria	.	.
PHOENIX	Auburn Rancheria	.	.
PHOENIX	Augustine Band of Cahuilla	.	.
PHOENIX	Barona Group of Capitan Grande	$395	$182
PHOENIX	Berry Creek Rancheria	$380	$175
PHOENIX	Big Lagoon Rancheria	.	.
PHOENIX	Big Pine Band	$233	$107
PHOENIX	Big Sandy Rancheria	.	.
PHOENIX	Big Valley Rancheria	.	.
PHOENIX	Blue Lake Rancheria	.	.
PHOENIX	Bridgeport Paiute Indian Colony	$233	$107
PHOENIX	Buena Vista Rancheria	.	.
PHOENIX	Cabazon Band	.	.
PHOENIX	Cahuilla Band	$395	$182
PHOENIX	Campo Band	$391	$180
PHOENIX	Cedarville Rancheria	.	.
PHOENIX	Chemehuevi	$374	$172
PHOENIX	Chicken Ranch Rancheria	.	.
PHOENIX	Chico Rancheria	.	.
PHOENIX	Cloverdale Rancheria	.	.
PHOENIX	Cochiti Pueblo	.	.
PHOENIX	Cocopah Tribe	$376	$173
PHOENIX	Cold Springs Rancheria	$378	$174
PHOENIX	Colorado River Indian Tribes	$194	$89
PHOENIX	Colusa Rancheria	.	.
PHOENIX	Cortina Rancheria	.	.
PHOENIX	Coyote Valley Band	$222	$102
PHOENIX	Cuyapaipe Community	.	.
PHOENIX	Death Valley Timba-Sha	.	.
PHOENIX	Dry Creek Rancheria	$380	$175
PHOENIX	Duck Valley Shoshone-Paiute	$377	$174

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
PHOENIX	Duckwater Shoshone	$402	$185
PHOENIX	Elk Valley Rancheria	.	.
PHOENIX	Ely Shoshone	$402	$185
PHOENIX	Enterprise Rancheria	.	.
PHOENIX	Fallon Paiute-Shoshone	$336	$155
PHOENIX	Fort Bidwell	$387	$178
PHOENIX	Fort Independence	$233	$107
PHOENIX	Fort McDermitt Paiute and Shoshone	.	.
PHOENIX	Fort McDowell Mohave Apache	$315	$145
PHOENIX	Fort Mojave Tribe	$359	$165
PHOENIX	Gila River	$187	$86
PHOENIX	Greenville Rancheria	.	.
PHOENIX	Grindstone Rancheria	$387	$178
PHOENIX	Guidiville Rancheria	$380	$175
PHOENIX	Havasupai	.	.
PHOENIX	Hoopa Valley	$381	$175
PHOENIX	Hopi	$311	$143
PHOENIX	Hopland Rancheria	$380	$175
PHOENIX	Hualapai	$358	$165
PHOENIX	Inaja Band	.	.
PHOENIX	Ione Band of Miwok Indians	.	.
PHOENIX	Isleta Pueblo	.	.
PHOENIX	Jackson Rancheria	.	.
PHOENIX	Jamul Indian Village	.	.
PHOENIX	Jemez Pueblo	.	.
PHOENIX	Jicarilla Reservation	$225	$104
PHOENIX	Kaibab Band of Paiute	$346	$159
PHOENIX	Karuk	$380	$175
PHOENIX	La Jolla Band	$395	$182
PHOENIX	La Posta Band	.	.
PHOENIX	Laguna Pueblo	$203	$93
PHOENIX	Las Vegas Colony	.	.
PHOENIX	Laytonville Rancheria	$380	$175
PHOENIX	Lone Pine Paiute-Shoshone	$233	$107
PHOENIX	Los Coyotes Band of Cahuilla	.	.
PHOENIX	Lovelock Colony	.	.
PHOENIX	Lytton Rancheria of California	.	.
PHOENIX	Manchester Point Arena Rancheria	$380	$175
PHOENIX	Manzanita Band	.	.
PHOENIX	Mesa Grande Band	$391	$180
PHOENIX	Mescalero Reservation	$287	$132
PHOENIX	Middletown Rancheria	.	.
PHOENIX	Moapa Band of Paiute	$388	$179
PHOENIX	Mooretown Rancheria	$380	$175
PHOENIX	Morongo Band of Cahuilla	$395	$182
PHOENIX	Nambe Pueblo	.	.
PHOENIX	Navajo Nation	$293	$135
PHOENIX	North Fork Rancheria	.	.
PHOENIX	Paiute-Shoshone of Bishop Colony	$233	$107
PHOENIX	Pala Bank	$395	$182
PHOENIX	Pascua Yaqui Tribe	$356	$164

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
PHOENIX	Paskenta Band of Nomlaki Indian	.	.
PHOENIX	Pauma Band	$395	$182
PHOENIX	Payson Tonto Apache	.	.
PHOENIX	Pechanga Band	.	.
PHOENIX	Picayune Rancheria	$378	$174
PHOENIX	Picuris Pueblo	.	.
PHOENIX	Pinoleville Rancheria	$380	$175
PHOENIX	Pit River Tribe	.	.
PHOENIX	Pojoaque Pueblo	.	.
PHOENIX	Potter Valley Rancheria	.	.
PHOENIX	Pyramid Lake Paiute	$379	$174
PHOENIX	Quartz Valley Reservation	$387	$178
PHOENIX	Quechan Tribe	$389	$179
PHOENIX	Ramona Band	.	.
PHOENIX	Redding Rancheria	.	.
PHOENIX	Redwood Valley Rancheria	$380	$175
PHOENIX	Reno-Sparks Colony	$260	$120
PHOENIX	Resighini Rancheria	.	.
PHOENIX	Rincon Reservation	$395	$182
PHOENIX	Robinson Rancheria	$380	$175
PHOENIX	Rohnerville Rancheria	.	.
PHOENIX	Round Valley Reservation	$222	$102
PHOENIX	Rumsey Rancheria	$380	$175
PHOENIX	Salt River Pima-Maricopa	$333	$153
PHOENIX	San Carlos Apache	$368	$169
PHOENIX	San Felipe Pueblo	.	.
PHOENIX	San Ildefonso Pueblo	.	.
PHOENIX	San Juan Pueblo	.	.
PHOENIX	San Juan Southern Paiute Tribe	.	.
PHOENIX	San Manuel Band	$395	$182
PHOENIX	San Pasqual Band	$395	$182
PHOENIX	San Rosa Band of Cahuilla	$395	$182
PHOENIX	San Ysabel Reservation	.	.
PHOENIX	Sandia Pueblo	.	.
PHOENIX	Santa Ana Pueblo	.	.
PHOENIX	Santa Clara Pueblo	.	.
PHOENIX	Santa Rosa Rancheria	$378	$174
PHOENIX	Santa Ynez Band of Chumash	$395	$182
PHOENIX	Santo Domingo Pueblo	.	.
PHOENIX	Scotts Valley (Pomo)	.	.
PHOENIX	Sheep Rancheria	.	.
PHOENIX	Sherwood Valley Rancheria	$380	$175
PHOENIX	Shingle Springs Rancheria	.	.
PHOENIX	Smith River Rancheria	.	.
PHOENIX	Soboba Band	$395	$182
PHOENIX	Stewarts Point Rancheria	$380	$175
PHOENIX	Sulphur Bank Rancheria	.	.
PHOENIX	Summit Lake Paiute Tribe	.	.
PHOENIX	Susanville Rancheria	$387	$178
PHOENIX	Sycuan Band	$395	$182
PHOENIX	Table Bluff Rancheria	.	.

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
PHOENIX	Table Mountain Rancheria	.	.
PHOENIX	Taos Pueblo	.	.
PHOENIX	Te-Moak	$418	$192
PHOENIX	Tesuque Pueblo	.	.
PHOENIX	Tohono O'Odham Nation	$170	$78
PHOENIX	Torres-Martinez Band of Cahuilla	$395	$182
PHOENIX	Trinidad Rancheria	.	.
PHOENIX	Tule River Indian Tribe	$373	$171
PHOENIX	Tulomne Rancheria	$378	$174
PHOENIX	Twenty Nine Palms Band	.	.
PHOENIX	Upper Lake Rancheria	.	.
PHOENIX	Utu Utu Gwaiti Paiute	.	.
PHOENIX	Viejas Group of Capitan Grande	$395	$182
PHOENIX	Walker River Paiute Tribe	$349	$160
PHOENIX	Washoe Tribe	$385	$177
PHOENIX	White Mountain Apache (Fort Apache)	$163	$75
PHOENIX	Winnemucca Colony	.	.
PHOENIX	Yavapai-Apache (Camp Verde)	$356	$164
PHOENIX	Yavapai-Prescott	.	.
PHOENIX	Yerington Paiute Tribe	$335	$154
PHOENIX	Yomba Shoshone Tribe	$382	$176
PHOENIX	Ysleta Del Sur	.	.
PHOENIX	Yurok Tribe	.	.
PHOENIX	Zia Pueblo	.	.
PHOENIX	Zuni Tribe	$278	$128
SEATTLE	Burns-Paiute Colony	.	.
SEATTLE	Chehalis Confederated Tribes	$241	$111
SEATTLE	Coeur D'Alene Tribe	$277	$127
SEATTLE	Colville Confederated Tribes	$219	$101
SEATTLE	Coos Bay Confederated Tribes	.	.
SEATTLE	Coquille Indian Tribe	.	.
SEATTLE	Cowlitz Tribe	.	.
SEATTLE	Fort Hall Shoshone-Bannock	$159	$73
SEATTLE	Grand Ronde Confederated Tribes	.	.
SEATTLE	Hoh Indian Tribe	.	.
SEATTLE	Jamestown S'Klallam Tribe	.	.
SEATTLE	Kalispel Indian Community	$269	$124
SEATTLE	Klamath Indian Tribe	.	.
SEATTLE	Kootenai Tribe	$277	$127
SEATTLE	Lower Elwha Tribal Community	.	.
SEATTLE	Lummi Tribe	$238	$110
SEATTLE	Makah Indian Tribe	$198	$91
SEATTLE	Muckleshoot Indian Tribe	$239	$110
SEATTLE	Nez Perce Tribe	$193	$89
SEATTLE	Nisqually Indian Community	.	.
SEATTLE	Nooksack Tribe	.	.
SEATTLE	Port Gamble Indian Community	$215	$99
SEATTLE	Puyallup Tribe	$263	$121
SEATTLE	Quileute Tribe	.	.
SEATTLE	Quinault Tribe	$216	$99
SEATTLE	Samish Nation	.	.

Allowable Expense Level (AEL) and 46% of AEL by Tribe

Office	Tribe	AEL	46% of AEL
SEATTLE	Sauk-Suiattle Indian Tribe	.	.
SEATTLE	Shoalwater Bay Tribe	.	.
SEATTLE	Siletz Confederated Tribes	$242	$111
SEATTLE	Skokomish Indian Tribe	.	.
SEATTLE	Spokane Tribe	$269	$124
SEATTLE	Squaxin Island Tribe	.	.
SEATTLE	Stillaguamish Tribe	.	.
SEATTLE	Suquamish Tribal Council	.	.
SEATTLE	Swinomish Indians	$263	$121
SEATTLE	Tulalip Tribes	$240	$110
SEATTLE	Umatilla Confederated Tribes	$217	$100
SEATTLE	Upper Skagit Tribe	.	.
SEATTLE	Warm Springs Confederated Tribes	$220	$101
SEATTLE	Yakima Indian Nation	$213	$98

Table of Tribes Included in Cost Areas

Eastern Woodlands		
Cost Area	**State**	**Tribes**
Alabama State	Alabama	N/A
Mowa Band of Choctaw	Alabama	Mowa Band of Choctaw
Poarch Band of Creek	Alabama	Poarch Band of Creek Indians of AL
Mashantucket W. Pequot	Connecticut	Mashantucket Pequoit Tribe of CT
Mohegan of CT	Connecticut	Mohegan Indian Tribe of CT
Paucatuck E. Pequot	Connecticut	Paucatuck Eastern Pequoit Tribe
Schaghticoke	Connecticut	Schaghticoke Indian Tribe of CT
Eastern Muskogee	Florida	N/A
Seminole (Tampa)	Florida	Seminole Tribe of FL
Seminole (Big Cyprus)	Florida	Seminole Tribe of FL
Seminole (Brighton)	Florida	Seminole Tribe of FL
Lower Muskogee	Georgia	N/A
Pokagon Potawatomi	Indiana	Pokagon Band of Potawatomi Indians
Sac & Fox	Iowa	Sac & Fox Tribe of the Mississii in Iowa
Aroostook Band of MicMac	Maine	Arrostook Band of Indians Micmac
Houlton Maliseet	Maine	Holuton Band of Maliseet Indians
Indian Township	Maine	Passamaquoddy-Indian Township Reservation
Penobscot	Maine	Penobscot Tribe of ME
Pleasant Point	Maine	Passamaqupddy-Pleasant Point Reservation
Mashpee Wampanoag	Massachusetts	N/A
Nipmuc	Massachusetts	N/A
Wampanoag (Gay Head)	Massachusetts	Wampanoag Tribe of Gay Head (Aquinnqh) of MA
Bay Mills	Michigan	Bay Mills of the Sault Ste. Marie Band of Chippewa
Grand Traverse	Michigan	Grand Traverse Band of Ottawa and Chippewa
Hannahville	Michigan	Hannahville Community of Michigan Potawatomi
Huron Potawatomi	Michigan	Nottawseppi Huron Potawatomi
Keweenaw Bay	Michigan	Keweenaw Bay Community of Chippewa
Lac Vieux Desert	Michigan	Lav Vieux Desert Band of Chippewa
Little River	Michigan	Little River Band of Ottawa Indians
Little Traverse	Michigan	Little Traverse Bay Bands of Odawa Indians
Manistique	Michigan	Sault Ste Marie Chippewa Tribe of MI

Table of Tribes Included in Cost Areas

Eastern Woodlands		
Cost Area	**State**	**Tribes**
Pokagon Potawatomi	Michigan	Pokagon Band of Potawatomi Indians of MI
Saginaw Chippewa	Michigan	Saginaw Chippewa Tribe of MI
Sault Ste. Marie (Escanaba)	Michigan	Sault Ste Marie Chippewa Tribe of MI
Sault Ste. Marie (Marquette)	Michigan	Sault Ste Marie Chippewa Tribe of MI
Sault Ste. Marie (Sault Ste. Marie)	Michigan	Sault Ste Marie Chippewa Tribe of MI
Boise Forte	Minnesota	Minnesota Chippewa Tribe-Boise Forte Band
Fond du Lac	Minnesota	Minnesota Chippewa Tribe-Fond du Lac Band
Grand Portage	Minnesota	Minnesota Chippewa Tribe-Grand Portage Band
Leech Lake	Minnesota	Minnesota Chippewa Tribe-Leech Lake Band
Mille Lacs	Minnesota	Minnesota Chippewa Tribe-Mille Lacs Band
Minnesota Dakota (Lower Soo)	Minnesota	Lower Sioux Mdewakaton Community
Minnesota Dakota (Prairie Island)	Minnesota	Prairie Island Indian Community of MN, Upper Sioux Indian Community of MN
Red Lake	Minnesota	Red Lake Band of Chippewa Indians of MN
White Earth	Minnesota	Minnesota Chippewa Tribe-White Earth
Mississippi Band of Choctow	Mississippi	Mississippi Band of Choctaw Indians
Cayuga	New York	Cayuga Nation of NY
Oneida	New York	Oneida Indian Nation of NY
Seneca	New York	Seneca Nation of Indians
St. Regis	New York	St. Regis Band of Mohawk Indians
Cherokee	North Carolina	Eastern Band of Cherokee (Qualla)
NC State	North Carolina	Lumbee, Coharie, Waccamaw Siouan Tribe, Haliwa-Saponi Tribe
Narragansett	Rhode Island	Narragansett Indian Tribe of RI
Catawba	South Carolina	Catawba Indian Nation
Bad River	Wisconsin	Bad River Band of the Lake Superior Tribe
Forrest County	Wisconsin	Forest County Potawatomi Community of WI
Ho-Chunk	Wisconsin	Ho-Chunk Nation
Lac Courte Oreilles	Wisconsin	Lac Courte Oreilles Band of Chippewa Indians
Lac du Flambeau	Wisconsin	Lac du Flambeau Band of Chippewa Indians
Menominee	Wisconsin	Menominee Indian Tribe of WI
Mohican	Wisconsin	Stockbridge-Munsee Community of WI
Oneida	Wisconsin	Oneida Tribe of WI
Red Cliff	Wisconsin	Red Cliff Band of Lake Superior Chippewa Indians
Saint Croix	Wisconsin	St. Croix Chippewa Indians of WI

Table of Tribes Included in Cost Areas

Eastern Woodlands		
Cost Area	**State**	**Tribes**
Sokoagon	Wisconsin	Soloagon Chippewa (Mole Lake) Community

Southern Plains		
TDC Area	**State**	**Tribes**
Northeast Kansas	Kansas	Iowa Tribe of KS & NE, Kickapoo Tribe of Kansas, Prairie Band of Potawatomi, Sac & Fox Tribe of Missouri
Chitimacha	Louisiana	Chitimacha Tribe, Coushatta Tribe, Jena Band of Choctaw, Tunica-Biloxi Indian Tribe
Ardmore	Oklahoma	Chickasaw Nation
Bartlesville	Oklahoma	Delaware Tribe, Osage Tribe
Enid	Oklahoma	Cheyenne-Arapaho Tribe, Kaw Nation, Otoe-Missouria Tribe, Pawnee Tribe, Ponca Tribe, Tonkawa Tribe, Miami Tribe, Modoc Tribe, Ottawa Tribe, Peoria Tribe, Quapaw Tribe, Seneca-Cayuga Tribe, Wyandotte Tribe, Eastern Shawnee Tribe
Lawton	Oklahoma	Apache Tribe, Caddo Tribe, Comanche Tribe, Delaware Tribe of Western Oklahoma, Fort Sill Apache Tribe, Kiowa Tribe, Wichita Tribe
McAlester	Oklahoma	Choctaw Nation, Kialegee Tribal Town
Muskogee	Oklahoma	Alabama-Quassarte Tribe, Cherokee Nation, Muskogee (Creek) Nation, United Keetoowah Band
Shawnee	Oklahoma	Absentee-Shawnee Tribe of OK, Citizen Potawatomi Nation, Kickapoo Tribe of OK, Sac & Fox Nation of OK, Seminole Nation, Thlopthlocco Tribal Town
Stillwater	Oklahoma	Pawnee
Eagle Pass	Texas	Texas Band of Kickapoo Indians
Houston	Texas	Alabama-Coushatta Tribe of Texas

Northern Plains		
TDC Area	**State**	**Tribes**
Southern Ute	Colorado	Southern Ute Indian Tribe
Ute Mountain Ute	Colorado	Ute Mountain Tribe
Blackfeet	Montana	Blackfeet Indian
Chippewa Cree	Montana	Chippewa Cree Indians of the Rocky Boy's Reservation
Crow Tribal	Montana	Crow Tribe of Montana
Fort Belknap	Montana	Fort Belknap
Fort Peck	Montana	Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation
Northern Cheyenne	Montana	Northern Cheyenne Tribe
Salish & Kootenai	Montana	Confederated Salish & Kootenai Tribes of the Flathead Reservation
Omaha Tribal	Nebraska	Omaha Tribe
Ponca	Nebraska	Northern Ponca Tribe
Santee Sioux	Nebraska	Santee Sioux Tribe
Winnebago	Nebraska	Winnebago Tribe
Fort Berthold	North Dakota	Three Affiliated Tribes of Fort Berthold

Table of Tribes Included in Cost Areas

Northern Plains		
TDC Area	**State**	**Tribes**
Fort Totten	North Dakota	Devils Lake Sioux Tribe
Standing Rock	North Dakota	Standing Rock Sioux Tribe
Trenton	North Dakota	Trenton Indian Service Area of the Turtle Mountain Band of Chippewa
Turtle Mountain	North Dakota	Turtle Mountain Band of Chippewa
Cheyenne River	South Dakota	Cheyenne River Sioux Tribe
Crow Creek	South Dakota	Crow Creek Sioux Tribe
Flandreau	South Dakota	Flandreau Santee Sioux
Lower Brule	South Dakota	Lower Brule Sioux Tribe
Oglala Sioux	South Dakota	Oglala Sioux Tribe
Rosebud	South Dakota	Rosebud Sioux Tribe
Sisseton Wahpeton	South Dakota	Sisseton-Wahpeton Sioux Tribe
Yankton	South Dakota	Yankton Sioux Tribe
NW Band of Shoshone	Utah	NW Band of Shoshone Indians
Ute Paiute	Utah	Paiute Indian Tribe of Utah
Ute Indian	Utah	Ute Indian Tribe of the Unitah & Ouray
Northern Arapaho	Wyoming	Arapahoe Tribe
Wind River	Wyoming	Eastern Shoshone

Southwest		
TDC Area	**State**	**Tribes**
Camp Verde	Arizona	Yavapai Apache (Camp Verde), Yavapai Prescott
Fort McDowell	Arizona	Fort McDowell Mohave Apache, Salt River Pima-Maricopa
Fort Mojave	Arizona	Fort Mojave Tribe (Aha-Macav) (AZ/CA/NV)
Kaibab	Arizona	Kaibab Band of Paiute, Las Vegas Colony (NV), Moapa Band of Paiute (NV)
Kaibito	Arizona	Navajo Nation (AZ/UT)
Keams Canyon	Arizona	Hopi
Parker	Arizona	Cocopah Tribe, Colorado River Indian Tribes (AZ/CA)
Peach Springs	Arizona	Havasupai, Hualapai
Rough Rock	Arizona	Navajo Nation (AZ/UT)
Sacaton	Arizona	Ak-Chin Papago, Gila River
San Carlos	Arizona	San Carlos Apache
Sells	Arizona	Pascua Yaqui Tribe, Tohono O'Odham Nation
Steamboat	Arizona	Navajo Nation, San Juan Southern Paiute Tribe
Whiteriver	Arizona	Payson Tonto Apache, White Mountain Apache
Barona	California	Barona Group of Capitan Grande
Campo	California	Campo Band, Cuyapaipe Community, Inaja Band, Jamul Indian Village, La Posta Band, Los Coyotes Band of Cahuilla, Manzanita Band, Mesa Grande Band, Sycuan Band, Viejas Group of

Table of Tribes Included in Cost Areas

Southwest		
TDC Area	**State**	**Tribes**
		Capitan Grande
Chemehuevi	California	Chemehuevi
Fort Bidwell	California	Fort Bidwell
Grindstone	California	Gindstone Rancheria
Hoopa	California	Berry Creek Rancheria, Big Lagoon Rancheria, Big Valley Rancheria, Blue Lake Rancheria, Laytonville Rancheria, Cloverdale Rancheria, Colusa Rancheria, Coyote Valley Band, Dry Creek Rancheria, Sulphur Bank Rancheria, Elk Valley Rancheria, Enterprise Rancheria, Guidiville Rancheria, Hoopa Valley, Hopland Rancheria, Smith River Rancheria, Karuk, Lytton Rancheria of CA, Manchester Point Arena Rancheria, Chico Rancheria, Middletown Rancheria, Mooretown Rancheria, Pinoleville Rancheria, Pit River Tribe, Potter Valley Rancheria, Quartz Valley Rancheria, Redding Rancheria, Redwood Valley Rancheria, Resighini Rancheria, Robinson Rancheria, Rohnerville Rancheria, Round Valley Reservation, Rumsey Rancheria, Sherwood Valley Rancheria, Stewarts Point Rancheria, Table Bluff Rancheria, Trinidad Rancheria, Upper Lake Rancheria, Yurok Tribe
Lone Pine	California	Big Pine Band, Bridgeport Paiute Indian Colony, Death Valley Timba-Sha, Fort Independence, Lone Pine Paiute-Shoshone, Paiute-Shoshone of Bishop Colony, Utu Utu Gwaiti Paiute
Morongo	California	Agua Caliente Band of Cahuilla, Morongo Band of Cahuilla, San Manuel Band, Soboba Band, Twenty Nine Palms Band
Pala	California	Pala Band
Quechan	California	Quechan Tribe (AZ/CA)
Rincon	California	La Jolla Band, Pauma Band, Rincon Reservation, San Pasqual Band, San Ysabel Reservation
Santa Ynez	California	Santa Ynez Band of Chumash
Susanville	California	Alturas Rancheria, Cedarville Rancheria, Greenville Rancheria, Paskenta Band of Nomlaki Indians, Susanville Rancheria
Torrez-Martinez	California	Augustine Band of Cahuilla, Cabazon Band, Cahuilla Band, Pechanga Band, Ramona Band, Santa Rosa Band of Cahuilla, Torres-Martinez Band of Cahuilla
Tule River	California	Auburn Rancheria, Big Sandy Rancheria, Buena Vista Rancheria, Chicken Ranch Rancheria, Cold Springs Rancheria, Cortina Indian Rancheria, Ione Band of Miwok Indians, Jackson Rancheria, North Fork Rancheria, Picayune Rancheria, Santa Rosa Rancheria, Scotts Valley (Pomo), Sheep Rancheria, Shingle Springs Rancheria, Table Mountain Rancheria, Tule River Indian Tribe, Tulomne Band of Me-Wuk Indians
Elko	Nevada	Duck Valley Shoshone-Paiute (ID/NV), Duckwater Shoshone, Ely Shoshone, Te-Moak, Confederated Tribes of the Goshute Indians (UT)
Fallon	Nevada	Fallon Paiute-Shoshone, Fort McDermitt Paiute and Shoshone (NV/OR), Lovelock Colony, Pyramid Lake Paiute, Reno Sparks Colony, Summit Lake Paiute Tribe, Walker River Paiute Tribe, Winnemucca Colony, Yomba Shoshone Tribe
Gardnerville	Nevada	Washoe Tribe (CA/NV), Yerington Paiute Tribe
Alamo	New Mexico	Navajo Nation (Alamo and Canoncito, NM)
Dulce		Jicarilla Reservation

Table of Tribes Included in Cost Areas

Southwest		
TDC Area	**State**	**Tribes**
Isleta		Cochiti Pueblo, Isleta Pueblo, San Felipe Pueblo, Sandia Pueblo, Santa Ana Pueblo, Santo Domingo Pueblo
Laguna		Acoma Pueblo, Laguna Pueblo
Mescalero		Mescalero Reservation
Nageezi		Navajo Nation (San Juan Co., NM)
Penasco		Picuris Pueblo, Taos Pueblo
Pojoaque		Jemez Pueblo, Nambe Pueblo, Pojoaque Pueblo, San Ildefonso Pueblo, San Juan Pueblo, Santa Clara Pueblo, Tesuque Pueblo, Zia Pueblo
Standing Rock		Navajo Nation (McKinley Co., NM)
Zuni		Zuni Tribe (AZ/NM)
Ysleta del Sur	Texas	Ysleta del Sur

Northwest		
TDC Area	**State**	**Tribes**
Coeur d'Alene	Idaho	Coeur d'Alene, Fort Hall, Kootenai, Nez Perce
Mission	Oregon	Burns Paiute, Umatilla
Nespellum	Washington	Colville, Kalispel, Spokane, Yakama,
Warm Springs	Oregon	Klamath, Warm Springs,
Tahola	Washington	Chehalis, CLUSHA, Coquille, Cow Creek, Grand Ronde, Hoh, Jamestown S'Kallam, Lower Elwha, Lummi, Makah, Muckleshoot, Nisqually, Nooksack, Port Gamble, Puyallup, Quileute, Quinault, Samish, Sauk Suiattle, Shoalwater Bay, Siletz, Skokomish, Squaxin Island, Stlliguamish, Suquamish, Swinomish, Tulalip, Upper Skagit

Table of Tribes Included in Cost Areas

Alaska		
TDC Area	**State**	**Tribes**
Arctic Slope	Alaska	Anaktuvuk Pass, Arctic Village, Atqasuk, Gambell, Inalik (Diomede), Kaktovik (Barter Island), Nuiqsut, Point Hope, Point Lay, Savoonga, Wainwright
Inland	Alaska	Alatna, Allakaket, Ambler, Hughes, Huslia, Kobuk, Koliganak, Lime Village, McGrath, Nikolai, Noatak, Ruby, Shungnak, Stony River, Takotna, Tanana, Telida
Inland Yukon/ Kuskokwim	Alaska	Akiachak, Akiak, Algaaciq (St. Mary's), Aniak, Anvik, Atmautluak, Chuathbaluk, Crooked Creek, Galena, Georgetown, Grayling, Holy Cross, Kalskag, Kaltag, Kasigluk, Koyukuk, Kwethluk, Lower Kalskag, Marshall, Mountain Village, Napaimute, Nulato, Nunapitchuk, Ohogamiut, Orutsararmiut (Bethel), Pilot Station, Pitka's Point, Red Devil, Russian Mission (Iqurmiut), Shageluk, Sleetmute,Tuluksak
Northern Interior	Alaska	Beaver, Birch Creek, Chalkyitsik, Circle, Eagle, Doyon Native Regional Corporation*, Evansville (Bettles Field), Fort Yukon, Manley Hotsprings, Rampart, Stevens Village, Venetie
S. Central Interior	Alaska	Chistochina, Dot Lake, Healy Lake, Mentasta, Minto, Nenana, Northway, Tanacross, Tetlin
SE. & S. Central Coastal	Alaska	Angoon, Annette Island (Metlakatla), Cantwell, Chanega, Chickaloon, Chilkat, Chilkoot, Chitina, Craig, Douglas, Eklutna, Eyak, Gakona, Gulkana, Hoonah, Hydaburg, Kake, Kassan, Kenaitze, Ketchikan, Klawock, Kluti Kaah (Copper Center), Knik, Nanwalek (English Bay), Ninilchik, Petersburg, Port Graham, Salamatoff, Saxman, Seldovia, Sitka, Skagway, Tatitlek, Tazlina, Wrangell, Yakutat
Western Coastal	Alaska	Afognak, Akhiok, Akutan, Alakanuk, Aleknagik, Andreafski, Atka, Belkofski, Bill Moore's Slough, Brevig Mission, Buckland, Chefornak, Chevak, Chignik, Chignik Lagoon, Chignik Lake, Chuloonawick, Clark's Point, Council, Deering, Dillingham, Eek, Egegik, Ekuk, Ekwok, Elim, Emmonak, False Pass, Golovin (Chinik), Goodnews Bay, Hamilton, Hooper Bay, Igiugig, Iliamna, Ivanoff Bay, Kaguyak, Kanatak, Karluk, Kiana, King Cove, King Island, Kipnuk, Kivalina, Kokhanok, Kongiganak, Kotlik, Kotzebue, Koyuk, Kwigillingok, Kwinhagak, Larsen Bay, Lesnoi (Woody Island), Levelock, Manokotak, Mary's Igloo, Mekoryuk, Naknek, Napakiak, Napaskiak, Nelson Lagoon, New Stuyahok, Newhalen, Newtok, Nightmute, Nikolski, Nome, Nondalton, Noorvik, Old Harbor, Oscarville, Ouzinkie, Paimiut, Pauloff Village, Pedro Bay, Perryville, Pilot Point, Platinum, Port Heiden, Port Lions, Portage Creek, Qagan Tayagungin (Sand Point), Qawalangin (Unalaska), Saint George, Saint Michael, Saint Paul, Scammon Bay, Selawik, Shaktoolik,Sheldon's Point, Shishmaref, Solomon, South Naknek, Stebbins, Teller, Togiak, Toksook Bay, Tuntutuliak, Tununak, Twin Hills, Tyonek, Ugashik, Umkumiute, Unalakleet,Unga, Wales, White Mountain

SCHEDULE OF MAXIMUM ALLOWABLE DWELLING CONSTRUCTION AND EQUIPMENT COSTS PER UNIT AS OF 10/1/97

Cost Area	State	1 Bedroom DC&E	1 Bedroom 40% DC&E	2 Bedroom DC&E	2 Bedroom 40% DC&E	3 Bedroom DC&E	3 Bedroom 40% DC&E	4 Bedroom DC&E	4 Bedroom 40% DC&E	5 Bedroom DC&E	5 Bedroom 40% DC&E
EASTERN/WOODLANDS											
Alabama State	Alabama	$40,201	$16,080	$43,790	$17,516	$51,294	$20,518	$61,446	$24,578	$69,273	$27,709
Mowa Band of Choctaw	Alabama	$42,074	$16,830	$45,834	$18,334	$53,726	$21,490	$64,414	$25,766	$72,644	$29,058
Poarch Band of Creek	Alabama	$41,719	$16,687	$45,448	$18,179	$53,283	$21,313	$63,897	$25,559	$72,069	$28,828
Mashantucket W. Pequot	Connecticut	$63,172	$25,269	$68,872	$27,549	$75,312	$30,125	$90,030	$36,012	$101,348	$40,539
Mohegan of CT	Connecticut	$63,172	$25,269	$68,872	$27,549	$75,312	$30,125	$90,030	$36,012	$101,348	$40,539
Paucatuck E. Pequot	Connecticut	$63,172	$25,269	$68,872	$27,549	$75,312	$30,125	$90,030	$36,012	$101,348	$40,539
Schaghticoke	Connecticut	$63,925	$25,570	$69,690	$27,876	$76,167	$30,467	$90,991	$36,396	$102,401	$40,960
Eastern Muskogee	Florida	$39,512	$15,805	$43,036	$17,214	$50,379	$20,152	$60,304	$24,121	$67,964	$27,186
Seminole, Tampa	Florida	$42,963	$17,185	$46,800	$18,720	$54,833	$21,933	$65,705	$26,282	$74,083	$29,633
Seminole (Big Cyprus)	Florida	$44,803	$17,921	$48,795	$19,518	$57,081	$22,833	$68,269	$27,307	$76,914	$30,765
Seminole (Brighton)	Florida	$44,803	$17,921	$48,795	$19,518	$57,081	$22,833	$68,269	$27,307	$76,914	$30,765
Lower Muskogee	Georgia	$38,306	$15,322	$41,727	$16,691	$48,892	$19,557	$58,588	$23,435	$66,061	$26,424
Pokagon Potawatomi	Indiana	$59,492	$23,797	$64,873	$25,949	$71,108	$28,443	$85,272	$34,109	$96,113	$38,445
Sac & Fox	Iowa	$52,623	$21,049	$57,385	$22,954	$62,942	$25,177	$75,542	$30,217	$85,175	$34,070
Aroostook Band of MicMac	Maine	$52,391	$20,956	$57,123	$22,849	$62,528	$25,011	$74,847	$29,939	$84,302	$33,721
Houlton Maliseet	Maine	$52,391	$20,956	$57,123	$22,849	$62,528	$25,011	$74,847	$29,939	$84,302	$33,721
Indian Township	Maine	$54,144	$21,658	$59,038	$23,615	$64,670	$25,868	$77,485	$30,994	$87,306	$34,923
Penobscot	Maine	$54,144	$21,658	$59,038	$23,615	$64,670	$25,868	$77,485	$30,994	$87,306	$34,923

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Pleasant Point	Maine	$54,144	$21,658	$59,038	$23,615	$64,670	$25,868	$77,485	$30,994	$87,306	$34,923
Mashpee Wampanoag	Massachusetts	$62,794	$25,117	$68,466	$27,386	$74,948	$29,979	$89,720	$35,888	$101,057	$40,423
Nipmuc	Massachusetts	$62,503	$25,001	$68,143	$27,257	$74,517	$29,807	$89,082	$35,633	$100,282	$40,113
Wampanoag (Gay Head)	Massachusetts	$62,543	$25,017	$68,192	$27,277	$74,641	$29,857	$89,344	$35,737	$100,628	$40,251
Bay Mills	Michigan	$50,026	$20,010	$54,547	$21,819	$59,736	$23,894	$71,549	$28,619	$80,607	$32,243
Grand Traverse	Michigan	$50,522	$20,209	$55,088	$22,035	$60,342	$24,137	$72,295	$28,918	$81,457	$32,583
Hannahville	Michigan	$52,364	$20,946	$57,093	$22,837	$62,484	$24,994	$74,778	$29,911	$84,217	$33,687
Huron Potawatomi	Michigan	$54,217	$21,687	$59,119	$23,648	$64,781	$25,913	$77,652	$31,061	$87,511	$35,004
Keweenaw Bay	Michigan	$52,102	$20,841	$56,811	$22,725	$62,229	$24,892	$74,557	$29,823	$84,005	$33,602
Lac Vieux Desert	Michigan	$52,102	$20,841	$56,811	$22,725	$62,229	$24,892	$74,557	$29,823	$84,005	$33,602
Little River	Michigan	$50,522	$20,209	$55,088	$22,035	$60,342	$24,137	$72,295	$28,918	$81,457	$32,583
Little Traverse	Michigan	$50,522	$20,209	$55,088	$22,035	$60,342	$24,137	$72,295	$28,918	$81,457	$32,583
Manistique	Michigan	$51,110	$20,444	$55,728	$22,291	$61,017	$24,407	$73,065	$29,226	$82,306	$32,922
Pokagon Potawatomi	Michigan	$54,217	$21,687	$59,119	$23,648	$64,781	$25,913	$77,652	$31,061	$87,511	$35,004
Saginaw Chippewa	Michigan	$53,395	$21,358	$58,220	$23,288	$63,755	$25,502	$76,358	$30,543	$86,023	$34,409
Sault Ste. Marie (Escanab	Michigan	$52,364	$20,946	$57,093	$22,837	$62,484	$24,994	$74,778	$29,911	$84,217	$33,687
Sault Ste. Marie (Marquett	Michigan	$52,102	$20,841	$56,811	$22,725	$62,229	$24,892	$74,557	$29,823	$84,005	$33,602
Sault Ste. Marie (Sault Ste	Michigan	$50,026	$20,010	$54,547	$21,819	$59,736	$23,894	$71,549	$28,619	$80,607	$32,243

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Boise Forte	Minnesota	$58,514	$23,406	$63,800	$25,520	$69,848	$27,939	$83,628	$33,451	$94,200	$37,680
Fond du Lac	Minnesota	$59,506	$23,803	$64,884	$25,954	$71,061	$28,424	$85,120	$34,048	$95,900	$38,360
Grand Portage	Minnesota	$59,506	$23,803	$64,884	$25,954	$71,061	$28,424	$85,120	$34,048	$95,900	$38,360
Leech Lake	Minnesota	$56,633	$22,653	$61,752	$24,701	$67,647	$27,059	$81,057	$32,423	$91,333	$36,533
Mille Lacs	Minnesota	$57,926	$23,171	$63,161	$25,264	$69,173	$27,669	$82,858	$33,143	$93,351	$37,340
Minnesota Dakota (Lower	Minnesota	$52,584	$21,034	$57,342	$22,937	$62,883	$25,153	$75,455	$30,182	$85,069	$34,028
Minnesota Dakota (Prairie	Minnesota	$61,256	$24,503	$66,791	$26,716	$73,134	$29,254	$87,581	$35,032	$98,661	$39,464
Red Lake	Minnesota	$56,633	$22,653	$61,752	$24,701	$67,647	$27,059	$81,057	$32,423	$91,333	$36,533
White Earth	Minnesota	$51,879	$20,752	$56,573	$22,629	$62,033	$24,813	$74,423	$29,769	$83,900	$33,560
Mississippi Band of Choctc	Mississippi	$37,093	$14,837	$40,410	$16,164	$47,384	$18,954	$56,834	$22,734	$64,107	$25,643
Cayuga	New York	$62,291	$24,916	$67,921	$27,168	$74,399	$29,759	$89,137	$35,655	$100,433	$40,173
Oneida	New York	$56,442	$22,577	$61,544	$24,618	$67,424	$26,970	$80,798	$32,319	$91,045	$36,418
Seneca	New York	$62,291	$24,916	$67,921	$27,168	$74,399	$29,759	$89,137	$35,655	$100,433	$40,173
St. Regis	New York	$56,528	$22,611	$61,631	$24,652	$67,421	$26,968	$80,640	$32,256	$90,796	$36,319
Cherokee	North Carolina	$40,457	$16,183	$44,070	$17,628	$51,641	$20,656	$61,888	$24,755	$69,784	$27,914
NC State	North Carolina	$41,841	$16,736	$45,573	$18,229	$53,350	$21,340	$63,862	$25,545	$71,975	$28,790
Narragansett	Rhode Island	$64,175	$25,670	$69,964	$27,986	$76,473	$30,589	$91,367	$36,547	$102,830	$41,132
Catawba	South Carolina	$39,429	$15,771	$42,955	$17,182	$50,375	$20,150	$60,431	$24,173	$68,170	$27,268
Bad River	Wisconsin	$54,752	$21,901	$59,704	$23,882	$65,446	$26,178	$78,486	$31,394	$88,467	$35,387

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Forrest County	Wisconsin	$53,760	$21,504	$58,621	$23,448	$64,234	$25,693	$76,994	$30,797	$86,767	$34,707
Ho-Chunk	Wisconsin	$54,256	$21,702	$59,162	$23,665	$64,840	$25,936	$77,740	$31,096	$87,617	$35,047
Lac Courte Oreilles	Wisconsin	$54,752	$21,901	$59,704	$23,882	$65,446	$26,178	$78,486	$31,394	$88,467	$35,387
Lac du Flambeau	Wisconsin	$53,760	$21,504	$58,621	$23,448	$64,234	$25,693	$76,994	$30,797	$86,767	$34,707
Menominee	Wisconsin	$53,969	$21,588	$58,848	$23,539	$64,478	$25,791	$77,279	$30,912	$87,086	$34,834
Mohican	Wisconsin	$53,760	$21,504	$58,621	$23,448	$64,234	$25,693	$76,994	$30,797	$86,767	$34,707
Oneida	Wisconsin	$53,473	$21,389	$58,307	$23,323	$63,872	$25,549	$76,533	$30,613	$86,236	$34,494
Red Cliff	Wisconsin	$54,752	$21,901	$59,704	$23,882	$65,446	$26,178	$78,486	$31,394	$88,467	$35,387
Saint Croix	Wisconsin	$54,752	$21,901	$59,704	$23,882	$65,446	$26,178	$78,486	$31,394	$88,467	$35,387
Sokoagon	Wisconsin	$53,760	$21,504	$58,621	$23,448	$64,234	$25,693	$76,994	$30,797	$86,767	$34,707
SOUTHERN PLAINS											
Northeast	Kansas	$42,122	$16,849	$45,887	$18,355	$53,800	$21,520	$64,520	$25,808	$72,772	$29,109
Kickipoo, et al											
Chitimacha	Louisiana	$38,627	$15,451	$42,079	$16,832	$49,335	$19,734	$59,165	$23,666	$66,732	$26,693
Ardmore	Oklahoma	$38,657	$15,463	$42,108	$16,843	$49,317	$19,727	$59,069	$23,628	$66,589	$26,636
Chicasaw											
Bartlesville	Oklahoma	$38,909	$15,563	$42,383	$16,953	$49,658	$19,863	$59,504	$23,802	$67,092	$26,837
Osage											

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Enid	Oklahoma	$38,479	$15,392	$41,915	$16,766	$49,096	$19,638	$58,811	$23,524	$66,301	$26,520
Otoe MS, Ponka, Kaw, Tonawa, Cheyenne Arapaho											
Lawton	Oklahoma	$39,013	$15,605	$42,494	$16,998	$49,760	$19,904	$59,585	$23,834	$67,164	$26,866
Caddo, Comanche, Kiowa, Apache											
McAlester	Oklahoma	$39,375	$15,750	$42,894	$17,157	$50,281	$20,112	$60,286	$24,114	$67,990	$27,196
Choctaw											
Muskogee	Oklahoma	$39,553	$15,821	$43,087	$17,235	$50,502	$20,201	$60,544	$24,218	$68,278	$27,311
Cherokee, Creek											
Shawnee	Oklahoma	$40,589	$16,236	$44,218	$17,687	$51,849	$20,740	$62,189	$24,876	$70,147	$28,059
Absentee, Shawnee, Sac & Fox, Seminole											
Stillwater	Oklahoma	$38,479	$15,392	$41,915	$16,766	$49,096	$19,638	$58,811	$23,524	$66,301	$26,520
Pawnee											
Eagle Pass	Texas	$40,123	$16,049	$43,708	$17,483	$51,226	$20,491	$61,407	$24,563	$69,249	$27,700
Kickapoo											
Houston	Texas	$41,975	$16,790	$45,722	$18,289	$53,561	$21,424	$64,166	$25,666	$72,342	$28,937
Alabama Coshata											
NORTHERN PLAINS											
Southern Ute	Colorado	$50,639	$20,256	$55,218	$22,087	$60,517	$24,207	$72,557	$29,023	$81,776	$32,710
Ute Mountain Ute	Colorado	$50,639	$20,256	$55,218	$22,087	$60,517	$24,207	$72,557	$29,023	$81,776	$32,710
Blackfeet	Montana	$52,442	$20,977	$57,180	$22,872	$62,601	$25,041	$74,953	$29,981	$84,430	$33,772
Chippewa Cree	Montana	$52,442	$20,977	$57,180	$22,872	$62,601	$25,041	$74,953	$29,981	$84,430	$33,772

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Crow Tribal	Montana	$52,729	$21,092	$57,494	$22,998	$62,963	$25,185	$75,414	$30,166	$84,961	$33,984
Fort Belknap	Montana	$52,442	$20,977	$57,180	$22,872	$62,601	$25,041	$74,953	$29,981	$84,430	$33,772
Fort Peck	Montana	$52,938	$21,175	$57,722	$23,089	$63,208	$25,283	$75,700	$30,280	$85,279	$34,112
Northern Cheyenne	Montana	$52,729	$21,092	$57,494	$22,998	$62,963	$25,185	$75,414	$30,166	$84,961	$33,984
Salish & Kootenai	Montana	$52,024	$20,810	$56,725	$22,690	$62,112	$24,845	$74,382	$29,753	$83,793	$33,517
Omaha Tribal	Nebraska	$50,260	$20,104	$54,806	$21,923	$60,087	$24,035	$72,073	$28,829	$81,245	$32,498
Ponca	Nebraska	$50,260	$20,104	$54,806	$21,923	$60,087	$24,035	$72,073	$28,829	$81,245	$32,498
Santee Sioux	Nebraska	$48,850	$19,540	$53,268	$21,307	$58,385	$23,354	$70,010	$28,004	$78,908	$31,563
Winnebago	Nebraska	$50,260	$20,104	$54,806	$21,923	$60,087	$24,035	$72,073	$28,829	$81,245	$32,498
Fort Berthold	North Dakota	$49,998	$19,999	$54,524	$21,810	$59,831	$23,933	$71,852	$28,741	$81,034	$32,414
Fort Totten	North Dakota	$49,711	$19,884	$54,210	$21,684	$59,470	$23,788	$71,391	$28,556	$80,502	$32,201
Standing Rock	North Dakota	$49,502	$19,801	$53,983	$21,593	$59,225	$23,690	$71,106	$28,442	$80,184	$32,074
Trenton	North Dakota	$53,930	$21,572	$58,805	$23,522	$64,420	$25,768	$77,192	$30,877	$86,979	$34,792
Turtle Mountain	North Dakota	$50,207	$20,083	$54,752	$21,901	$60,076	$24,030	$72,137	$28,855	$81,352	$32,541
Cheyenne River	South Dakota	$48,666	$19,466	$53,072	$21,229	$58,247	$23,299	$69,963	$27,985	$78,910	$31,564
Crow Creek	South Dakota	$48,432	$19,373	$52,813	$21,125	$57,896	$23,158	$69,438	$27,775	$78,271	$31,309
Flandreau	South Dakota	$49,176	$19,670	$53,625	$21,450	$58,805	$23,522	$70,558	$28,223	$79,546	$31,818
Lower Brule	South Dakota	$47,178	$18,871	$51,447	$20,579	$56,429	$22,571	$67,724	$27,090	$76,360	$30,544

SCHEDULE OF MAXIMUM ALLOWABLE DWELLING CONSTRUCTION AND EQUIPMENT COSTS PER UNIT AS OF 10/1/97

Cost Area	State	1 Bedroom DC&E	1 Bedroom 40% DC&E	2 Bedroom DC&E	2 Bedroom 40% DC&E	3 Bedroom DC&E	3 Bedroom 40% DC&E	4 Bedroom DC&E	4 Bedroom 40% DC&E	5 Bedroom DC&E	5 Bedroom 40% DC&E
Oglala Sioux	South Dakota	$46,930	$18,772	$51,176	$20,471	$56,125	$22,450	$67,351	$26,940	$75,935	$30,374
Rosebud	South Dakota	$47,178	$18,871	$51,447	$20,579	$56,429	$22,571	$67,724	$27,090	$76,360	$30,544
Sisseton Wahpeton	South Dakota	$48,680	$19,472	$53,084	$21,233	$58,199	$23,280	$69,811	$27,925	$78,696	$31,479
Yankton	South Dakota	$49,176	$19,670	$53,625	$21,450	$58,805	$23,522	$70,558	$28,223	$79,546	$31,818
NW Band of Shoshoni	Utah	$51,436	$20,574	$56,085	$22,434	$61,437	$24,575	$73,612	$29,445	$82,943	$33,177
Ute Paiute	Utah	$50,196	$20,078	$54,731	$21,892	$59,922	$23,969	$71,747	$28,699	$80,819	$32,328
Ute Indian	Utah	$50,692	$20,277	$55,273	$22,109	$60,528	$24,211	$72,493	$28,997	$81,669	$32,667
Northern Arapaho	Wyoming	$50,703	$20,281	$55,294	$22,117	$60,682	$24,273	$72,884	$29,153	$82,202	$32,881
Wind River	Wyoming	$50,703	$20,281	$55,294	$22,117	$60,682	$24,273	$72,884	$29,153	$82,202	$32,881
SOUTHWEST											
Camp Verde	Arizona	$51,004	$20,402	$55,619	$22,248	$60,996	$24,398	$73,193	$29,277	$82,520	$33,008
Fort McDowell	Arizona	$49,764	$19,906	$54,265	$21,706	$59,480	$23,792	$71,327	$28,531	$80,395	$32,158
Fort Mojave	Arizona	$49,268	$19,707	$53,723	$21,489	$58,874	$23,550	$70,581	$28,232	$79,545	$31,818
Kaibab	Arizona	$49,686	$19,874	$54,178	$21,671	$59,363	$23,745	$71,152	$28,461	$80,183	$32,073
Kaibito	Arizona	$51,918	$20,767	$56,616	$22,646	$62,091	$24,836	$74,510	$29,804	$84,007	$33,603
Keams Canyon	Arizona	$51,918	$20,767	$56,616	$22,646	$62,091	$24,836	$74,510	$29,804	$84,007	$33,603
Parker	Arizona	$49,268	$19,707	$53,723	$21,489	$58,874	$23,550	$70,581	$28,232	$79,545	$31,818
Peach Springs	Arizona	$51,004	$20,402	$55,619	$22,248	$60,996	$24,398	$73,193	$29,277	$82,520	$33,008

SCHEDULE OF MAXIMUM ALLOWABLE DWELLING CONSTRUCTION AND EQUIPMENT COSTS PER UNIT AS OF 10/1/97

Cost Area	State	1 Bedroom DC&E	1 Bedroom 40% DC&E	2 Bedroom DC&E	2 Bedroom 40% DC&E	3 Bedroom DC&E	3 Bedroom 40% DC&E	4 Bedroom DC&E	4 Bedroom 40% DC&E	5 Bedroom DC&E	5 Bedroom 40% DC&E
Rough Rock	Arizona	$51,957	$20,783	$56,659	$22,664	$62,150	$24,860	$74,598	$29,839	$84,113	$33,645
Sacaton	Arizona	$49,764	$19,906	$54,265	$21,706	$59,480	$23,792	$71,327	$28,531	$80,395	$32,158
San Carlos	Arizona	$49,268	$19,707	$53,723	$21,489	$58,874	$23,550	$70,581	$28,232	$79,545	$31,818
Sells	Arizona	$49,059	$19,624	$53,495	$21,398	$58,630	$23,452	$70,295	$28,118	$79,227	$31,691
Steamboat	Arizona	$51,957	$20,783	$56,659	$22,664	$62,150	$24,860	$74,598	$29,839	$84,113	$33,645
Whiteriver	Arizona	$49,477	$19,791	$53,951	$21,580	$59,119	$23,648	$70,867	$28,347	$79,864	$31,946
Barona	California	$56,232	$22,493	$61,245	$24,498	$71,666	$28,666	$85,741	$34,297	$96,613	$38,645
Campo	California	$56,232	$22,493	$61,245	$24,498	$71,666	$28,666	$85,741	$34,297	$96,613	$38,645
Chemehuevi	California	$52,633	$21,053	$57,326	$22,931	$67,099	$26,840	$80,305	$32,122	$90,500	$36,200
Fort Bidwell	California	$60,498	$24,199	$65,967	$26,387	$72,273	$28,909	$86,613	$34,645	$97,599	$39,040
Grindstone	California	$60,498	$24,199	$65,967	$26,387	$72,273	$28,909	$86,613	$34,645	$97,599	$39,040
Hoopa	California	$64,246	$25,699	$70,052	$28,021	$76,723	$30,689	$91,906	$36,763	$103,546	$41,419
Lone Pine	California	$61,961	$24,785	$67,560	$27,024	$73,985	$29,594	$88,612	$35,445	$99,829	$39,932
Morongo	California	$53,742	$21,497	$58,540	$23,416	$68,565	$27,426	$82,127	$32,851	$92,584	$37,034
Pala	California	$56,232	$22,493	$61,245	$24,498	$71,666	$28,666	$85,741	$34,297	$96,613	$38,645
Quechan	California	$53,099	$21,239	$57,836	$23,135	$67,722	$27,089	$81,087	$32,435	$91,398	$36,559
Rincon	California	$56,232	$22,493	$61,245	$24,498	$71,666	$28,666	$85,741	$34,297	$96,613	$38,645
Santa Ynez	California	$64,013	$25,605	$69,793	$27,917	$76,372	$30,549	$91,382	$36,553	$102,908	$41,163
Susanville	California	$60,498	$24,199	$65,967	$26,387	$72,273	$28,909	$86,613	$34,645	$97,599	$39,040

SCHEDULE OF MAXIMUM ALLOWABLE DWELLING CONSTRUCTION AND EQUIPMENT COSTS PER UNIT AS OF 10/1/97

Cost Area	State	1 Bedroom DC&E	1 Bedroom 40% DC&E	2 Bedroom DC&E	2 Bedroom 40% DC&E	3 Bedroom DC&E	3 Bedroom 40% DC&E	4 Bedroom DC&E	4 Bedroom 40% DC&E	5 Bedroom DC&E	5 Bedroom 40% DC&E
Torrez-Martinez	California	$53,742	$21,497	$58,540	$23,416	$68,565	$27,426	$82,127	$32,851	$92,584	$37,034
Tule River	California	$59,492	$23,797	$64,873	$25,949	$71,108	$28,443	$85,272	$34,109	$96,113	$38,445
Elko	Nevada	$54,752	$21,901	$59,704	$23,882	$65,446	$26,178	$78,486	$31,394	$88,467	$35,387
Fallon	Nevada	$55,588	$22,235	$60,614	$24,246	$66,424	$26,570	$79,629	$31,851	$89,741	$35,896
Gardnerville	Nevada	$57,324	$22,930	$62,510	$25,004	$68,546	$27,418	$82,240	$32,896	$92,715	$37,086
Alamo	New Mexico	$52,375	$20,950	$57,114	$22,846	$62,639	$25,055	$75,169	$30,068	$84,750	$33,900
Dulce	New Mexico	$53,615	$21,446	$58,469	$23,387	$64,154	$25,662	$77,034	$30,814	$86,875	$34,750
Isleta	New Mexico	$50,143	$20,057	$54,677	$21,871	$59,911	$23,964	$71,811	$28,724	$80,926	$32,370
Laguna	New Mexico	$50,143	$20,057	$54,677	$21,871	$59,911	$23,964	$71,811	$28,724	$80,926	$32,370
Mescalero	New Mexico	$47,571	$19,028	$51,870	$20,748	$56,811	$22,725	$68,057	$27,223	$76,677	$30,671
Nageezi	New Mexico	$52,375	$20,950	$57,114	$22,846	$62,639	$25,055	$75,169	$30,068	$84,750	$33,900
Penasco	New Mexico	$53,615	$21,446	$58,469	$23,387	$64,154	$25,662	$77,034	$30,814	$86,875	$34,750
Pojoaque	New Mexico	$51,135	$20,454	$55,760	$22,304	$61,123	$24,449	$73,303	$29,321	$82,626	$33,050
Standing Rock	New Mexico	$52,375	$20,950	$57,114	$22,846	$62,639	$25,055	$75,169	$30,068	$84,750	$33,900
Zuni	New Mexico	$52,375	$20,950	$57,114	$22,846	$62,639	$25,055	$75,169	$30,068	$84,750	$33,900
Ysleta del Sur	Texas	$45,612	$18,245	$49,736	$19,894	$54,493	$21,797	$65,311	$26,124	$73,598	$29,439
NORTHWEST											
Coeur d'Alene	Idaho	$53,969	$21,588	$58,848	$23,539	$64,478	$25,791	$77,279	$30,912	$87,086	$34,834

SCHEDULE OF MAXIMUM ALLOWABLE DWELLING CONSTRUCTION AND EQUIPMENT COSTS PER UNIT AS OF 10/1/97

Cost Area	State	1 Bedroom DC&E	1 Bedroom 40% DC&E	2 Bedroom DC&E	2 Bedroom 40% DC&E	3 Bedroom DC&E	3 Bedroom 40% DC&E	4 Bedroom DC&E	4 Bedroom 40% DC&E	5 Bedroom DC&E	5 Bedroom 40% DC&E
Mission	Oregon	$56,541	$22,616	$61,655	$24,662	$67,578	$27,031	$81,034	$32,413	$91,334	$36,534
Warm Springs	Oregon	$55,340	$22,136	$60,344	$24,137	$66,121	$26,448	$79,256	$31,702	$89,316	$35,726
Nespellum	Washington	$58,422	$23,369	$63,703	$25,481	$69,779	$27,912	$83,605	$33,442	$94,201	$37,680
Tahola	Washington	$62,705	$25,082	$68,373	$27,349	$74,894	$29,958	$89,732	$35,893	$101,104	$40,442
ALASKA											
Artic Slope	Alaska	$87,802	$35,121	$95,580	$38,232	$111,627	$44,651	$132,311	$52,924	$148,088	$59,235
Inland	Alaska	$87,802	$35,121	$95,580	$38,232	$111,627	$44,651	$132,311	$52,924	$148,088	$59,235
Inland Yukon/Kuskokwim	Alaska	$86,104	$34,442	$93,731	$37,492	$109,500	$43,800	$129,847	$51,939	$145,356	$58,142
Northern Interior	Alaska	$86,104	$34,442	$93,731	$37,492	$109,500	$43,800	$129,847	$51,939	$145,356	$58,142
S. Central Interior	Alaska	$86,104	$34,442	$93,731	$37,492	$109,500	$43,800	$129,847	$51,939	$145,356	$58,142
SE. & S. Central Coastal	Alaska	$82,952	$33,181	$90,298	$36,119	$105,550	$42,220	$125,271	$50,108	$140,282	$56,113
Western Coastal	Alaska	$86,104	$34,442	$93,731	$37,492	$109,500	$43,800	$129,847	$51,939	$145,356	$58,142

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 2000-10 (THDEs)
Administrators, Offices of Native American Programs; Tribes, Tribally Designated Housing Entities (TDHEs); Indian Housing Authorities	Issued: March 15, 2000 Expired: March 31, 2001 Cross References: Notice PIH 99-6 (TDHE)

Subject: Providing Assistance to Non Low-Income Indian Families under the Native American Housing Assistance and Self-Determination Act of 1996

This Notice extends Notice PIH 99-6 (TDHE), same subject, which expired February 28, 2000, for another year until March 31, 2001.

/s/
Harold Lucas, Assistant Secretary
for Public and Indian Housing

Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	Notice PIH 99-48 (HA)
Public Housing Agencies; Tribally Designated Housing Entities; State/Area Coordinators; Public Housing Directors; Administrators, Offices of Native American Programs, Resident Management Corporations (RMCs)	Issued: November 17, 1999 Expires: November 30, 2000 Cross References: Notices PIH 96-33, 97-41, 98-46 (HA)

Subject: Extension of Notice PIH 98-46 (HA), Required HA Cash Management and Investment Policies and Procedures

This Notice extends Notice PIH 98-46 (HA), which expired September 30, 1999, for another year until November 30, 2000.

/s/
Harold Lucas, Assistant Secretary
for Public and Indian Housing

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Assistant Secretary for Public and Indian Housing
Office of Native American Programs
WASHINGTON, D.C. 20410-5000

Special Attention of:

Field ONAP Administrators and Staff

Field Environmental Officers

IHBG Recipients

NOTICE PIH-99-37 (ONAP)

Issued: August 19, 1999

Expires: August 31, 2000

Cross Reference: 24 CFR 1000.20(a)

SUBJECT: Indian Housing Block Grant Program: Guidance and Procedures If Tribes Do Not Assume Environmental Review Responsibilities under 24 CFR Part 58

I. Purpose

The purpose of this Notice is to describe the responsibilities of the recipient and of the HUD Area Office of Native American Programs (ONAP) if the tribe does not assume environmental review responsibilities under 24 CFR Part 58--Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities. This Notice also defines the information (see **Appendix A**) to be provided by recipients to the HUD Area ONAP Administrator for compliance with environmental review responsibilities under 24 CFR Part 50--Protection and Enhancement of Environmental Quality (hereafter Part 50). The authority for Indian Housing Block Grant (IHBG) environmental review is Section 105 of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4115).

The Indian Housing Plan (IHP) submitted by, or on behalf of the Tribe, indicates when the Tribe selects HUD to fulfill the environmental review responsibilities for the IHBG assisted activities under the provisions of Part 50. As stated in §1000.20(a) of the program regulations for the IHBG Program, a HUD environmental review must be completed for any IHBG activities not excluded from review under §50.19(b) **before** a recipient may acquire, rehabilitate, convert, lease, repair or construct property, or commit HUD or local funds used in conjunction with such IHBG assisted activities with respect to the property.

Tribes (or Tribally Designated Housing Entities (TDHEs)) that select HUD to fulfill the environmental review responsibility submit an **environmental assurance** in accord with §50.3(h).

This Notice uses the terms and thresholds in Part 50 to identify when a particular type of activity is subject to compliance with environmental review procedures. This Notice does not address the eligibility of any activity under the IHBG program. Affordable housing activities that are eligible for IHGB funding are set forth in Section 202 of NAHASDA.

II. Responsibilities

A. Recipient's environmental responsibility

Recipients shall:

(1) provide an **environmental assurance** in their Indian Housing Plan;

(2) supply HUD with all available, relevant information necessary for HUD to perform for each property any environmental review required by Part 50;

(3) carry out mitigating measures required by HUD or select an alternate eligible property;

(4) not acquire, rehabilitate, convert, lease, repair or construct property, nor commit or expend HUD or local funds for these program activities with respect to any eligible property until HUD approval of the property is received.

Definitions: The term "local funds" refers to any nonfederal funds. The term "HUD approval" means environmental approval by the HUD Area ONAP Administrator or his/her designee.

In submitting data to HUD, recipients may use the sample provided in the **Appendix A**, or develop and use an equivalent method. To the extent possible, recipients are to aggregate activities for a single evaluation by the Area ONAP in whose jurisdiction the project is located.

Recipients are to provide separate data for each property or community area. If available, recipients also may provide HUD with previously issued environmental reviews prepared by other local, State, or Federal agencies for the subject property. Recipients are encouraged to obtain outside information at the earliest possible stage. A recipient's failure to provide all necessary and required information in a timely manner may delay the environmental review process and thereby the implementation of the recipient's affordable housing activities.

A recipient's IHBG funds may be used to obtain the environmental information that the recipients are responsible for supplying to the HUD Field Office under this guidance. There is no requirement for an environmental review for the use of these funds for such purpose. Section 50.19(b)(1) and (3) respectively exclude from environmental review procedures both "environmental and other studies" as well as "administrative and management costs." This exclusion extends to the costs of environmental consultants engaged by the recipient and/or payments to local governments for this service.

B. HUD Area ONAP Administrator and staff responsibilities

The Area ONAP Administrator shall serve as the "HUD approving official" as defined in §50.2 for the IHBG program within the HUD field office jurisdiction. The responsibilities of the Area ONAP Administrator and staff are stated in **Appendix B**.

III. Activities Not Subject to Environmental Review

A. Documentation is not required.

Except in extraordinary circumstances, documentation is **not** required for activities that do not require environmental review (reference §50.19). The activities (1) through (12) listed below are categorically excluded from the environmental assessment required by the National Environmental Policy Act (NEPA) and these activities are also not subject to the compliance requirements of related environmental laws and authorities listed in §50.4. Recipients may proceed with any of these activities identified in its IHP without the environmental approval of HUD, unless there are other issues or conditions of funding approval not related to environmental review which must be resolved or met before implementation is allowed. If you have any questions regarding whether or not an activity identified in your IHP is subject to environmental review, contact the Area ONAP Administrator or his/her designee before you commit IHBG, local or other funds to the activity.

(1) Environmental and other studies, resource identification and the development of plans and strategies;

(2) Information and financial advisory services;

(3) Administrative and management expenses;

(4) Public and supportive services that will not have a physical impact or result in any physical changes;

(5) Inspections and testing of properties for hazards or defects;

(6) Purchase of insurance;

(7) Purchase of tools;

(8) Engineering or design costs;

(9) Technical assistance and training;

(10) Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;

(11) Tenant-based rental assistance;

(12) Operating costs including maintenance, security, operation, utilities, furnishings, supplies,

staff training and recruitment and other incidental costs; and

(13) Housing pre-development costs including legal, consulting, developer and other costs related to site options, project financing, administrative costs and fees for loan commitments, zoning approvals, and other related activities which do not have a physical impact.

B. Limited documentation is required.

Limited documentation is required for certain activities. Even though these activities do not require environmental review, compliance with certain laws must be documented. Certain affordable housing activities are categorically excluded from an environmental assessment required by NEPA (§50.19) and these activities are not generally subject to the compliance requirements of the Federal laws and authorities cited in §50.4, except as noted below. The activities (1) and (2) listed below require a finding of compliance with some of the laws or authorities and therefore HUD approval prior to implementation.

(1) Activities to assist homeownership of existing dwelling units, including closing costs and downpayment assistance to homebuyers, interest buydowns and similar activities that result in transfer of title to the property (referenced in §50.19(b)(15)). These activities are subject to the requirements of: the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128) as amended by the National Flood Insurance Reform Act of 1994; the Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501 et. seq.); and 24 CFR 51.303(a)(3) Airport Runway Clear Zones and Clear Zones.

(2) Equipment purchase (§50.19(b)(13)) as part of operating costs) is subject to compliance with the requirements of: the Flood Disaster Protection Act of 1973 as amended by the National Flood Insurance Reform Act of 1994. If equipment is Federally-assisted and located within the special flood hazard area, flood insurance is required.

IV. Activities Subject to Environmental Review (reference §§50.20, 50.31, and 50.42)

A. The following activities are subject to environmental review.

(1) Any activity that may have a significant impact to the human environment including: (a) new construction, (b) conversion of land use (including demolition) from non-residential to residential **or** from residential to non-residential use; and (c) acquisition of undeveloped land including acquisition for future development;

(2) Major rehabilitation and improvement of existing structures;

(3) Minor rehabilitation and repair of existing structures;

(4) Acquisition of existing structures; and

(5) Leasing or rental assistance involving existing structures.

B. Qualified data sources

Recipients are encouraged to obtain outside information at the earliest possible stage. The sample provided in **Appendix A** (or an equivalent method) should be used for providing HUD with the information pertaining to compliance with the Federal environmental laws and authorities. Information provided by recipients must be from a qualified data source.

Definition: a qualified data source may include any Federal, State, local, or tribal agency with expertise or experience in environmental protection or any other source qualified to provide reliable information on the particular subject. One letter from a qualified source could possibly provide threshold information for several of the applicable Federal environmental laws and authorities.

C. Federal environmental laws and authorities that apply to various IHBG activities

(1) Leasing or rental assistance involving existing structures:

Under Part 50, leasing or rental assistance involving existing housing and non-residential properties is generally subject only to applicable authorities for properties located within coastal barrier resources, contaminated sites, flood prone or wetland locations, or for project-based leasing activities. IHBG rental assistance under section 202(3) under Housing Services (25 U.S.C. 4132) would fall into this category. The use of IHBG assistance to make available affordable housing by subsidizing rental payments other than tenant-based requires that the proposed property to be used for rental assistance be in compliance with the above mentioned Federal laws and authorities. Refer to section G(1) of Appendix A.

(2) Acquisition of existing structures:

Acquisition of existing structures is subject to the same authorities as lease activities as well as generally to the applicable authorities for properties requiring flood insurance protection, or located within clear or accident potential zones of airports and airfields. IHBG assistance for real property acquisition under section 202(2) would fall into this category, if it were limited to acquisition of existing structures and conformed with §50.20(a)(4). Refer to section G(2) of Appendix A.

(3) Minor rehabilitation[1] and repair of existing structures:

Minor rehabilitation or repair activities are subject to the same authorities as lease and acquisition of existing structures as well as to the applicable authority for properties that are historic or affect a historic property. This also includes archeological and cultural resources.

[1] Minor rehabilitation means proposed fixing and building repair: (i) where the estimated cost of the work is less than 75 percent of the property value after completion; (ii) that does not involve changes in land use from residential to nonresidential, or from nonresidential to residential; and (iii) that does not increase unit density by more than 20 percent.

IHBG assistance for moderate rehabilitation under section 202(2) would fall into this category, if it conformed with the thresholds for minor rehabilitation in §50.20(a)(2). Refer to section G(3) of Appendix A.

(4) For new construction, conversion, acquisition of vacant land (including acquisition for future development) and for the major rehabilitation and improvement of existing structures:

(a) **Individual actions under §50.20(a)(3):** Individual actions cover new construction or acquisition of land for development of up to four housing units **or** for five or more units of housing on scattered sites where the housing sites are more than 2,000 feet apart and there are not more than four units on any one site. Refer to section G(4) of Appendix A. Except in extraordinary circumstances, an environmental assessment for compliance with NEPA is **not** required for "individual actions," however "individual actions" are subject to compliance with other environmental reviews under the applicable Federal laws and authorities cited in §50.4.

(b) **Other actions:** For new construction (other than for "individual actions"), for conversion of land use (including demolition) from nonresidential to residential (or from residential to nonresidential), for the acquisition of vacant land for future development, or for the major rehabilitation and improvement of existing structures,-- an **environmental assessment** is required for compliance with NEPA and all applicable Federal laws and authorities cited in §50.4. IHBG assistance for new construction, reconstruction, site improvement, development of utilities and utility services, conversion and demolition under section 202(2) would fall into this category. Also, IHBG assistance for substantial rehabilitation would fall into this category if it does not meet the criteria for categorical exclusion of minor rehabilitation in §50.20(a)(2). In addition, any activity that may have a significant impact to the human environment may require an **environmental impact statement**. Refer to section G(5) of Appendix A.

V. Environmental review: threshold determinations and compliance documentation

Each question below is numbered as it appears in section G of Appendix A or equivalent.

Question #1: Is the property located within designated coastal barrier resources?

Threshold: Recipients are **prohibited** by the Coastal Barrier Resources Act, as amended, (16 U.S.C. 3501 et seq.) from using Federal financial assistance for properties in their IHBG program if the properties are located within designated coastal barriers of the Atlantic Ocean, Gulf of Mexico, or the Great Lakes.

Documentation: Recipients are to select either **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient states that its program operates in an area or community that does not contain any shores along the Atlantic Ocean, the Gulf of Mexico, or the Great Lakes.

B. For a recipient whose program operates in an area or community that does contain shores

along the Atlantic Ocean, the Gulf of Mexico, or the Great Lakes, the recipient provides HUD with a finding made by a qualified source based upon the official map issued by the Department of the Interior or the flood insurance rate maps (FIRM) issued by the Federal Emergency Management Agency stating that the recipient's proposed property or project is not located within designated coastal barrier resources. The map panel number must be cited.

Example: The finding is that the coastal property is not located within designated coastal barrier resources as shown on FIRM map for Cameron County, TX, community-panel number 480101 0005 A, map revised March 18, 1991.

Question #2: Is the property contaminated by toxic chemicals or radioactive materials?

Threshold: HUD policy, as described in § 50.3(i), provides that "(1)...all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. (2) HUD environmental review of multifamily and non-residential properties shall include evaluation of previous uses of the site and other evidence of contamination on or near the site, to assure that occupants of proposed sites are not adversely affected by the hazards...". HUD will not approve the provision of financial assistance to residential properties located on contaminated sites that are not found to meet the criterion in (1) above. Sites known or suspected to be contaminated by toxic chemicals or radioactive materials include, but are not limited to, sites which: (i) are listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) are located within 3,000 feet of a toxic or solid waste landfill site; or, (iii) have an underground storage tank (which is not for residential fuel).

Documentation: Recipients are to select either **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient provides HUD with a finding made by a qualified data source stating that the property proposed for use in the IHBG program: (i) is not listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) is not located within 3,000 feet of a toxic or solid waste land fill site; (iii) does not have an underground storage tank (which is not a residential fuel tank); and (iv) is not known or suspected to be contaminated by toxic chemicals or radioactive materials.

B. The recipient states that the property: (i) is listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) is located within 3,000 feet of a toxic or solid waste land fill site; (iii) does have an underground storage tank (which is not a residential fuel tank); or (iv) is known or suspected to be contaminated by toxic chemicals or radioactive materials. For any of these conditions, the recipient must provide an American Society for Testing Materials (ASTM) Phase I report.

Question #3: Is the property located within a flood hazard area or designated wetlands?

Threshold: Projects located within a flood hazard area or designated wetland are subject to Executive Order 11988 (Floodplain Management) and Executive Order 11990 (Protection of Wetlands) respectively. HUD's implementing regulations at 24 CFR Part 55--Floodplain Management, prescribe measures for protecting floodplains. HUD will require 30 to 60 days in most cases to perform the required processing. Generally, Part 55 does not apply to financial assistance for existing single-family properties proposed for acquisition or lease and located within the floodplain, provided (i) the existing property is not located within a floodway or coastal high hazard area; (ii) the existing property does not involve substantial improvement, which for flood hazard purposes is defined in §55.2(b)(8); and (iii) in accordance with §55.12(b)(1), the community in which the property is located is in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24); and (iv) that the existing property does not involve a critical action.

Under the provisions of these Executive Orders HUD must avoid financial support for covered activities, unless it can demonstrate that there are no practicable alternatives outside the floodplain or wetland. Where flood-free and wetland-free sites are available within the community or housing market area, these are considered practicable.

Floodplain properties covered under E.O. 11988 are properties located within a Special Flood Hazard Area (SFHA) or for critical actions, properties within the 500-year floodplain. The critical action standard applies to the proposed use of IHBG assistance to structures or facilities located within the 500-year floodplain, when the structures or facilities are likely to contain occupants who may not be sufficiently mobile to avoid loss of life or injury during flood or storm events (24 CFR Part 55).

Documentation: Recipients are to select **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient provides HUD with a finding that the property is **not** located within the Special Flood Hazard Area or designated wetlands.

B. The recipient provides HUD with a finding that the property is located within the Special Flood Hazard Area or designated wetlands.

The response as to whether a property is located within a Special Flood Hazard Area or designated wetlands can be made as follows. To make a wetlands finding, the recipient would use maps issued by the Department of the Interior (DOI) for the National Inventory of Wetlands. To make a floodplain finding, the recipient would use maps issued by the Federal Emergency Management Agency (FEMA) for the National Flood Insurance Program. These findings should cite the map panel number of the official maps issued by DOI and FEMA on the basis of which the findings were made. For flood map information, see the FEMA homepage [http://www.fema.gov/nfip/fmapinfo.htm].

Note: If the property is found to be located within a SFHA, please proceed to the next section on Flood Insurance Protection and document the requisite insurance amount and period of coverage. This is not necessary if the project will consist of leasing of an existing structure that does not

involve IHBG funds for repair or rehabilitation.

Question #4: Is the property in a location requiring flood insurance?

Threshold: The Flood Disaster Protection Act of 1973 requires owners of HUD-assisted SFHA properties to purchase and maintain flood insurance protection as a condition of approval of any HUD financial assistance for proposed acquisition, rehabilitation, conversion, repair or construction of structures located within the Special Flood Hazard Area. The statutorily-prescribed period and dollar amount of flood insurance is discussed below and is more stringent for grant assistance than for loan types of assistance. Recipients cannot be self-insurers under the National Flood Insurance Program. As noted above, leasing activities are not subject to this requirement unless repairs or rehabilitation is assisted with IHBG funds.

Duration of Flood Insurance Coverage: The statutory period for such coverage may extend beyond project completion. For loans, loan insurance or guaranty, coverage must be continued for the term of the loan. For grants and other non-loan forms of assistance, coverage must be continued for the life of the property, regardless of transfer of ownership of such property. The statute mandates that "The requirement of maintaining flood insurance shall apply during the life of the property, regardless of transfer of ownership of such property." (42 U.S.C 4012a(a)).

Dollar Amount of Flood Insurance Coverage: For loans, loan insurance or guaranty, the amount of coverage need not exceed the outstanding principal balance of the loan. For grants and other non-loan forms of assistance, the amount of coverage must be at least equal to the development or project cost (less estimated land cost, if any) or to the maximum limit of coverage made available by the Act with respect to the particular type of building involved (single family, other residential, or non-residential), whichever is less. The development or project cost is the total cost for acquiring, constructing, reconstructing, repairing, or improving the building. This cost must include both the Federally-assisted and non-Federally assisted portion of the cost, including any machinery, equipment, fixtures, and furnishing. If the Federal assistance includes any portion of the cost of any machinery, equipment, fixtures or furnishing, the total cost of that item must be covered. The use of IHBG assistance for proposed furnishings for housing is not eligible under section 202.

Proof of Purchase of Flood Insurance Protection: Once HUD has approved a specific SFHA property, the recipient's file for any such property shall contain "proof of purchase" of flood insurance protection. The standard documentation for compliance is the "Policy Declarations" form issued by the National Flood Insurance Program (NFIP) or issued by any property insurance company offering coverage under NFIP.

Documentation: Recipients are to estimate the amount and period of flood insurance coverage and report these in Appendix A or equivalent.

Question #5: Is the property located within an airport runway clear zone at a civil airport or within a clear zone or accident potential zone at a military airfield?

Threshold: HUD policy described in 24 CFR part 51, subpart D applies to assisted properties located within Clear Zones (CZ). In the case of new construction, major or substantial rehabilitation (as defined below), and the acquisition of undeveloped land, this HUD policy also applies to properties located within Accident Potential Zones (APZ). Assisted construction or major rehabilitation of any property located on a clear zone site is prohibited for a project to be frequently used or occupied by people.

Definition: Rehabilitation (including conversion) is "major" or "substantial" when the estimated cost of the work is 75 percent or more of the property value after rehabilitation or, in the case of property in an APZ, when the work would change the use of the facility to a use that is not generally consistent with the recommendations of the Department of Defense's (DOD) "Land Use Compatibility Guidelines for Accident Potential Zones," or significantly increases the density or number of people at the site [§51.302(b)(1) and (2)].

The provision of HUD financial assistance in a CZ is allowed for properties proposed for acquisition or lease with or without minor rehabilitation or repair [§51.302 (c)]. Upon HUD approval for acquisition or lease of a property in a CZ, (a) HUD will give advance written notice to the prospective property buyer or lessor in accordance with §51.303(a)(3); and (b) a copy of the HUD notice signed by the prospective property buyer or lessor will be placed in the property file (for a sample notice, see **Appendix D**). The written notice informs the prospective buyer or lessor of the potential hazards from airplane accidents which studies have shown are more likely to occur within clear zones than in other areas around an airport/airfield and the potential by airport or airfield operators, who may wish to purchase the property at some point in the future as part of a clear zone acquisition program.

For properties located in an APZ, HUD shall determine whether the use of the property is generally consistent with DOD guidelines.

Documentation: Recipients are to select either **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient provides HUD with a finding from a qualified data source which states that the property proposed for assistance is not located within 3,000 feet of a civil airport or military airfield.

B. For properties located within 3,000 feet of a civil airport or military airfield, the recipient provides HUD with a finding from the airport or airfield operator stating whether or not the property proposed for assistance is located within a runway CZ (civil airport) or CZ or APZ (military airfield). For properties that are located within a runway CZ, CZ, or APZ, recipients who propose to rehabilitate such a property are to provide HUD with estimates of the cost of the proposed rehabilitation and the property value after the rehabilitation.

Question #6: Is the property listed on, or eligible for listing on, the National Register of Historic Places; located within, or adjacent to, a historic district; or is a property whose area of potential effect includes a historic district or property?

Threshold: If a property is proposed for repair (see definition below), rehabilitation, conversion, new construction, or the acquisition of undeveloped land, a HUD determination is needed following the Department of the Interior's Standards and Guidelines for Evaluation. In consultation with the DOI-approved Tribal Historic Preservation Officer (THPO), or if there is no THPO, then with the State Historic Preservation Officer (SHPO), HUD will make a determination whether the property is: (a) listed on or eligible for listing on the National Register of Historic Places; or, (b) located within or directly adjacent to a historic district; or (c) a property whose area of potential effects includes a historic district or property. (The National Historic Preservation Act of 1966, 16 U.S.C. 470 et seq.)

Definition: The term "repair" for historic preservation purposes does not include in-kind replacement or incidental maintenance of external and internal building features.

Historic properties and districts are subject by law to special protection and historic preservation processing which HUD must perform to comply with the regulations of the Advisory Council on Historic Preservation (36 CFR Part 800). Recipients seeking information from the THPO (or SHPO) need to allow sufficient time to obtain information from the THPO (or SHPO). The website for THPOs is [http://www2.cr.nps.gov/tribal/thpo1.htm].

Note: For properties determined to be historic properties, (or properties whose area of potential effects includes a historic district or property) even if the THPO (or SHPO) concludes that no adverse effect will occur as a result of the assisted project, HUD will require 30 to 90 days in most cases to perform the processing required by 36 CFR Part 800.

Documentation: The recipient should select either **A, B, or C** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient proposes to use IHBG assistance for the rehabilitation, conversion, or construction of the property and provides HUD with a THPO's (or SHPO's) finding that the proposed rehabilitation, conversion, or construction: (i) will have no effect on historic properties; or (ii) will have an effect on historic properties not considered adverse.

B. The recipient proposes to use IHBG assistance for rehabilitation, conversion, or construction of the property and provides HUD with a THPO's (or SHPO's) finding that the proposed rehabilitation, conversion, or construction will have an adverse effect on historic properties.

C. The recipient provides HUD with a copy of a letter from a THPO (or SHPO) stating the reasons for not being able to provide the recipient with the requested information or finding.

Question #7: Is the property located near hazardous industrial operations handling fuels or chemicals of an explosive or flammable nature?

Threshold: Properties that are located near hazardous industrial operations handling fuels or chemicals of an explosive or flammable nature are subject to HUD safety standards (reference 24 CFR Part 51, Subpart C). However, under the IHBG program these standards would apply only if a recipient proposes: (a) construction of a building; (b) conversion of a non-residential land

use to a residential land use including making an uninhabitable building habitable; (c) rehabilitation that increases the density of a residential structure by increasing the number of dwelling or rooming units; or (d) the acquisition of undeveloped land. In the case of tanks containing common liquid fuels, the requirement for an acceptable separation distance (ASD) calculation only applies to storage tanks that have a capacity of more than 100 gallons.

Documentation: Recipients are to select one of the following options **A, B, or C** that best describes the condition of the project, and report the option selected in Appendix A or equivalent.

A. The proposed project does not include: (i) the construction of a building; (ii) conversion of a non-residential land use to a residential land use including making an uninhabitable building habitable; (iii) rehabilitation that increases the density of a residential structure by increasing the number of dwelling or rooming units; or (iv) the acquisition of undeveloped land.

B. The proposed project includes: (i) construction of a building; (ii) conversion of a non-residential land use to a residential land use including making an uninhabitable building habitable; (iii) rehabilitation that increases the density of a residential structure by increasing the number of dwelling or rooming units; or, (iv) the acquisition of undeveloped land. The recipient provides HUD with a finding by a qualified data source that the property proposed for IHBG assistance is not located within the immediate vicinity of hazardous industrial operations handling fuels or chemicals of an explosive nature by citing data and maps used.

C. The recipient proposes: (i) construction of a building; (ii) conversion of a non-residential land use to a residential land use including making an uninhabitable building habitable; (iii) rehabilitation that increases the density of a residential structure by increasing the number of dwelling or rooming units; or (iv) the acquisition of undeveloped land. The recipient provides HUD with a finding made by a qualified data source which states that: (i) the proposed property is located within the immediate vicinity of hazardous industrial operations handling fuels or chemicals of an explosive or flammable nature; (ii) the type of and scale of such hazardous industrial operations; (iii) the distance of such operations from the proposed property; (iv) a preliminary calculation of the **acceptable separation distance** (ASD) between such operations and the proposed property; and, (v) a recommendation as to whether it is safe to use the property in accord with 24 CFR Part 51, Subpart C.

Question #8: Is the site noise-impacted?

Threshold: For new construction which is to occur in high noise areas, recipients shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51. Since the acquisition of undeveloped land with IHBG funds is eligible only if the land will be used for the development of IHBG assisted housing, the standards that apply to new construction also apply to land acquisition.

Definition: High noise areas are those in which the day-night average of exterior noise exceeds 65 decibels.

Approvals in a normally unacceptable noise zone (exceeding 65 decibels but not exceeding 75 decibels) require a minimum of 5 decibels of additional noise attenuation for buildings having noise sensitive (e.g. residences) uses if the day-night average is greater than 65 decibels but does not exceed 70 decibels, or minimum of 10 decibels of additional noise attenuation if the day-night average is greater than 70 decibels but does not exceed 75 decibels.

In unacceptable noise zones (exceeding 75 decibels) the use of IHBG assistance is prohibited without the specific approval by the HUD Assistant Secretary for Community Planning and Development of the noise attenuation measures proposed to be used. It is also possible in such a circumstance that an environmental impact statement would have to be prepared.

For major rehabilitation projects and conversions located in the normally unacceptable and unacceptable noise zones, HUD actively seeks to have noise attenuation features incorporated as part of the rehabilitation to be undertaken. For those properties in unacceptable noise zones HUD strongly encourages the conversion of such properties to land uses more compatible with the high noise levels.

Documentation: Recipients are to select **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient provides HUD with a finding made by a qualified data source stating that the property proposed for new construction, major rehabilitation, or conversion in its IHBG program is not located within: (i) 1,000 feet of a major noise source, road, or highway; (ii) 3,000 ft of a railroad; or, (iii) 1 mile of a civil or 5 miles of a military airfield.

B. The recipient provides HUD with a finding made by a qualified data source stating whether the property is located within a normally unacceptable or unacceptable noise zone; and, if so: (i) stating that the plans for the property proposed by the recipient for new construction, major rehabilitation or conversion activity in its IHBG program incorporate noise attenuation features in accord with HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control); and (ii) providing HUD the plans and a statement of the anticipated interior noise levels.

Question #9: Is the project consistent with the State's coastal zone management?

Threshold: The Coastal Zone Management (CZM) Act of 1972 (16 U.S.C. 1451 et seq.) only applies to new construction, major rehabilitation, conversion and substantial improvement activities, and the acquisition of undeveloped land. Projects which can affect the coastal zone must be carried out in a manner consistent with the approved State coastal zone management program under Sec. 307 of the Coastal Zone Management Act of 1972, as amended.

Documentation: Recipients are to select either **A, B, or C** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient states that its program operates in a community that does not contain coastal areas of the Atlantic or Pacific Oceans, the Great lakes or the Gulf of Mexico.

B. The recipient provides HUD with a finding made by a qualified source that even though the recipient operates in a community which contains coastal areas of the Atlantic or Pacific Oceans, the Great Lakes or the Gulf of Mexico, the IHBG assisted property is not located in a coastal zone, as defined in the relevant State's Coastal Zone Management Plan.

C. The proposed assisted activity would be located within a coastal zone and the recipient has provided HUD with a finding made by the State CZM agency that the proposed assisted activity is consistent with the approved State CZM program.

Question #10: Does the project affect a sole source aquifer?

Threshold: The sole source aquifer (SSA) authority only applies to proposed IHBG assisted new construction and conversion activities and the acquisition of undeveloped land. Projects which can affect aquifers designated by the EPA must be reviewed for impact on such designated aquifer sources. The Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300 et seq., and 21 U.S.C. 349) requires protection of drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health. For information see the homepage of the EPA Office of Ground Water and Drinking Water at (http://www.epa.gov/OGWDW//ssanp.html).

Documentation: Recipients are to select either **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient provides HUD with a finding made by a qualified data source stating that the property proposed for IHBG assistance is not located on nor does not affect a sole source aquifer designated by EPA.

B. For the recipient whose proposed assisted project is located on or would affect a sole source aquifer designated by the EPA, the recipient has identified the aquifer and has provided HUD with an explanation of the effect on the aquifer from a qualified data source, and/or a copy of any comments on the proposed project that the recipient has received from the EPA as well as from any State or local agency with jurisdiction for protecting the drinking water system.

Question #11: Will the project affect an endangered species?

Threshold: The Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.) applies only to proposed IHBG assisted new construction, conversion activities and the acquisition of undeveloped land. Section 7 of the Act sets out procedures for consultation. Consultation will be required with the Department of Interior (Fish and Wildlife Service) **or** the Department of Commerce (National Marine Fisheries Service) depending on the species involved. Consultation is required if an activity may affect a listed (endangered or threatened) species or a critical habitat. A conference is required if an action is likely to jeopardize the continued existence of a

proposed species or result in the destruction or adverse modification of a critical habitat proposed to be designated for such species.

Documentation: Recipients are to select either **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. For proposed new construction, conversion, or the acquisition of undeveloped land, the recipient has provided HUD with a finding made by a qualified data source that the project is not likely to affect any listed or proposed endangered or threatened species or critical habitat. The finding shall indicate whether the project is located within a critical habitat, and if so, explain why the project is not likely to affect the species or habitat.

B. For proposed new construction, conversion, or the acquisition of undeveloped land which is likely to affect listed or proposed endangered or threatened species or a critical habitat, the recipient has provided HUD with a biological assessment prepared by a qualified data source explaining the likely effect, and/or a finding made by the Fish and Wildlife Service of the Department of the Interior **or** the National Marine Fisheries Service of the Department of Commerce stating as acceptable the proposed mitigation that the recipient will provide to protect any affected, endangered or threatened species or critical habitat.

Question #12: Does the project affect listed wild and scenic rivers?

Threshold: IHBG assisted activities are subject to the requirements of the Wild and Scenic Rivers Act (16 U.S.C. 1271 et seq.). New construction, conversion, major or substantial rehabilitation, and the acquisition of undeveloped land which is proposed in areas within one mile of a listed Wild and Scenic River have the potential for impacting this natural resource. For information, see the homepage of National Park Service at [http://www.nps.gov/rivers/].

Documentation: The recipient should select **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient provided HUD with a finding made by a qualified data source which states that the project is not located within one mile of a listed Wild and Scenic River or the project will not have an effect upon the natural, free flowing or scenic qualities of such a river.

B. The project is located within one mile of a listed Wild and Scenic River and the National Park Service (NPS) of the Department of the Interior indicates that the project, as proposed, will have an effect upon the natural, free flowing or scenic qualities of the river.

Question #13: Does the project affect prime and unique farmland, or other farmland of statewide or local significance?

Threshold: A finding of compliance with the requirements of the Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.) must be made for assisted new construction activities and the acquisition of undeveloped land.

Documentation: Recipients are to select either **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient provides HUD with a finding from a qualified data source which states that the proposed project site does not include prime or unique farmland, or other farmland of statewide or local significance as identified by the Natural Resources and Conservation Service (NRCS) of the Department of Agriculture, or the project site includes prime farmland but is located in an area committed to urban uses.

B. The proposed project site includes farmland and the recipient has requested an evaluation of land type from NRCS using form AD 1006 and has provided the resultant rating to HUD.

Question #14: Is the project within a "non-attainment" or "maintenance" area and not in conformance with the State Implementation Plan (SIP) for clean air?

Threshold: IHBG assisted activities are subject to the requirements of the Clean Air Act (42 U.S.C. 7401 et seq.). New construction, conversion, major or substantial rehabilitation, and the acquisition of undeveloped land which are located in "non-attainment" or "maintenance" areas as determined by the EPA may need to be modified or mitigation measures developed and implemented.

Documentation: Recipients should select **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient has provided HUD with a finding made by a qualified data source which states that the project is located in an "attainment area" or if located in a "non-attainment area" the project conforms with the EPA approved State Implementation Plan (SIP).

B. The proposed project is located in a "non-attainment" area and is not in conformance with the SIP.

Question #15: Is the project located in a neighborhood where the proposed action is likely to raise environmental justice issues?

Threshold: Executive Order 12898 ("Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations") applies to low-income or minority neighborhoods where the recipient proposes the acquisition of housing, the acquisition of land for development, and new construction. Environmental justice issues may include, but are not limited to new, continued or historically disproportionate potential for high and adverse human health and environmental effects on minority or low-income populations. The recipient will need to determine if the site or neighborhood suffers from disproportionate adverse health and environmental effects relative to the community at large. EPA has Federal oversight for this matter. Recipients seeking more detailed information about the Executive Order are encouraged to see the EPA EJ homepage at [http://es.epa.gov/oeca/oejbut.htm].

Documentation: The recipient should select **A** or **B** for the condition that best describes their project and report the option selected in Appendix A or equivalent.

A. The recipient provides HUD with a finding that the project is not likely to raise environmental justice issues.

B. The project is likely to raise environmental justice issues and has the potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations. The recipient must consider mitigation or avoidance of adverse impacts from the project to the extent practicable.

Question #16: Does the recipient propose: (i) acquisition of land for development of more than four housing units on a site or five or more units of housing, where the housing sites are 2,000 feet or less apart; (ii) infrastructure; (iii) new construction other than for residential activities excluded under §50.20(a)(3); (iv) major rehabilitation of existing structures in accordance with §50.20(a)(2) that involves any of the following conditions: (a) in the case of residential buildings, an increase in the unit density of more than 20 percent; (b) changes in land use (from non-residential to residential or from residential to non-residential); or (c) estimated cost of rehabilitation that is 75 percent or more of the total estimated cost of replacement after rehabilitation; or (v) any other activity not categorically excluded under §50.20(a)?

Threshold: For the above activities, an environmental assessment is required for compliance with NEPA and the implementing regulations of the Council on Environmental Quality (CEQ). It is the policy of the Department to reject proposals which have significant adverse environmental impacts and to encourage the modification of projects in order to enhance environmental quality.

Documentation: If the answer to question #16 is "Yes," recipients are to provide information on any adverse environmental impacts that affect the project or that the project would create. Recipients are to identify any adverse impacts in terms of: (i) impact on unique natural features or areas; (ii) site suitability, access, and compatibility with surrounding development; (iii) soil stability, erosion, and drainage; (iv) nuisances and hazards (natural and built); (v) availability of water supply and sanitary sewers; (vi) availability of solid waste disposal; (vii) availability of schools, parks, recreation, and social services; (viii) availability of

emergency health care, fire and police services; and (ix) availability of commercial/retail and public transportation serving such proposed development. Recipients are to identify any significant impacts to the human environment. Report data and findings in Appendix A.

/s/ Harold Lucas
Assistant Secretary
for Public and Indian Housing

Appendix A

24 CFR PART 50 ENVIRONMENTAL REVIEWS PURSUANT TO SECTION 1000.20

THRESHOLD REVIEW FOR PROPOSED ACTIVITIES
INDIAN HOUSING BLOCK GRANT (IHBG) PROGRAM

IHBG Recipient's Name:_____
IHBG Program Number:_____
Preparer's Name:_____
Phone Number:_____
FAX Number:_____
E-mail Address:_____

A. Describe the project. Indicate the number of housing units to be assisted, and/or acreage to be developed. Include street address, if applicable:

B. Attach a map of the community and identify the location of the proposed project. Attach photographs of the property and adjacent properties. Check:

(1) Map of community is attached: Yes_____ No_____

(2) Photographs of the property and adjacent properties are attached: Yes_____ No_____

C. Indicate the present and proposed use of the property:

(1) Present use:_____

(2) Proposed use:_____

D. Which of the following activities are being proposed? Check one or more. For guidance, see paragraph IV, C of the Notice.

(1) Lease or rental assistance involving existing structures_____
(2) Acquisition of existing structures_____
(3) Minor rehabilitation[1] or repair of existing structures_____

[1] Minor rehabilitation means proposed fixing and building repair: (i) where the estimated cost of the work is less than 75 percent of the total estimated cost of replacement after completion; (ii) that does not involve changes in land use from residential to nonresidential, or from nonresidential to residential; and (iii) that does not increase unit density by more than 20 percent.

(4) Major rehabilitation or improvement of existing structures_____
(5) New construction (including demolition), conversion, or infrastructure improvements including the development of utilities and services_____
(6) Acquisition of undeveloped land for future development_____

E. Report the repair/rehabilitation costs and related property values, only if repair or rehabilitation of existing structures is proposed:

(1) Property value before repair/rehab $_____
(2) Repair/rehab costs (est.) $_____
(3) Property Value after repair/rehab $_____

F. Are there any physical or environmental conditions that are or may indicate a significant impact on the human environment? Indicate: No_____, Uncertain_____, or Yes_____.

G. Respond to these questions. For guidance, see section C in IV of the Notice:

(1) For leasing or rental assistance involving of existing structures:
Complete questions #1 through 3 only.

(2) For acquisition of existing structures:
Complete questions #1 through 5 only.

(3) For minor rehabilitation and repair of existing structures:
Complete questions #1 through 6 only.

(4) Individual actions: For new construction or acquisition of land for development of up to four housing units **or** for five or more units of housing on scattered sites where the housing sites are more than 2,000 feet apart and there are not more than four units on any one site: Complete questions #1 through 15 only.

(5) Other actions: Compete questions #1 through 16 for other new construction (including demolition), acquisition of undeveloped land, conversion from one land use to another, infrastructure improvements, or major rehabilitation and improvement (unless otherwise noted) of existing buildings.

Questions:

#1 Is the property located within designated coastal barrier resources?

Indicate: A_____ or B_____
Documentation:

#2 Is the property contaminated by toxic chemicals or radioactive materials?
Indicate: A_____ or B_____
Documentation:

#3 Is the property located within a flood hazard area or designated wetland?
Indicate: A_____ or B_____
Documentation:

#4 Is the property in a location requiring flood insurance protection?
Indicate: A_____ or B_____
Estimated coverage amount of flood insurance $_____
Indicate coverage period:
Year in which flood insurance policy is to start:_____
Year in which flood insurance policy is to stop:_____

#5 Is the property located within an airport runway clear zone at a civil airport or within a clear zone or accident potential zone at a military airfield?
Indicate: A_____ or B_____
Documentation:

#6 Is the property listed on, or eligible for listing on, the National Register of Historic Places; located within, or adjacent to, a historic district; or is a property whose area of potential effect includes a historic district or property?
Indicate: A_____, B_____, or C_____
Documentation:

#7 Is the property located near hazardous industrial operations handling fuels or chemicals of an explosive or flammable nature? Indicate: A_____, B_____, or C_____
Documentation:

#8 Is the site noise-impacted?
Indicate: A_____ or B_____

Documentation:

#9 Is the project consistent with the State's coastal zone management?
Indicate: A_____, B_____, or C_____
Documentation:

#10 Does the project affect a sole source aquifer?
Indicate: A_____ or B_____
Documentation:

#11 Does the project affect an endangered species?
Indicate: A_____ or B_____
Documentation:

#12 Does the project affect listed wild and scenic rivers?
Indicate: A_____ or B_____
Documentation:

#13 Does the project affect prime and unique farmland, or other farmland of statewide or local significance?
Indicate: A_____ or B_____
Documentation:

#14 Is the project within a "non-attainment" area and not in conformance with the State Implementation Plan for clean air? Indicate: A_____ or B_____
Documentation:

#15 Is the project located in a neighborhood which suffers from adverse human health or environmental conditions?
Indicate: A_____ or B_____
Documentation:

#16: Does the recipient propose: (i) acquisition of land for development of more than four

housing units on any one site **or** five or more units of housing, where the housing sites are 2,000 feet or less apart; (ii) infrastructure; (iii) new construction other than for residential activities excluded under §50.20(a)(3); (iv) major rehabilitation of existing structures in accordance with §50.20(a)(2) that involves any of the following conditions: (a) in the case of residential buildings, an increase in the unit density of more than 20 percent; (b) changes in land use (from non-residential to residential or from residential to non-residential); or (c) estimated cost of rehabilitation that is 75 percent or more of the total estimated cost of replacement after rehabilitation; or (v) any other activity not categorically excluded under §50.20(a)?

Indicate: Yes_____ or No_____. If the answer is "yes," indicate which of the above activities (i), (ii), (iii), (iv) and/or (v) is proposed.

Documentation: For compliance with the National Environmental Policy Act, report data needed for HUD's preparation of the environmental assessment. Submit data on separate sheets. Indicate any potential impacts of the proposed project on the surrounding area as well as the potential impact of the surrounding area on the proposed project. Identify any adverse and beneficial impacts in terms of:

(1) Unique natural features and areas

(2) Site suitability, access, and compatibility with surrounding development

(3) Soil stability, erosion, and drainage

(4) Hazards and nuisances (both natural and built)

(5) Water supply/sanitary sewers

(6) Solid waste disposal

(7) Schools, parks, recreation, and social services

(8) Emergency health care, fire and police services

(9) Commercial/retail and transportation

(10) Other: (i) project's conformance with the locality's or tribal community's comprehensive plans and zoning; (ii) proposed displacement of residents or structures by the project; and (iii) energy conservation measures proposed for the project.

Appendix B

HUD Area ONAP Administrator and staff responsibilities

The Area ONAP Administrator shall serve as the "HUD approving official" as defined in §50.2 for the IHBG program within the HUD field office jurisdiction. The ONAP Administrator and staff shall:

(1) provide adequate outreach to the IHBG recipient and communicate with the recipient to explain the environmental review responsibilities and how the recipient may obtain the environmental information that is to be supplied to HUD;

(2) make certain that the environmental assurance is submitted with the Indian Housing Plan (IHP) accepted for processing;

(3) assure that the grant agreement contains or, as appropriate, has attached to it the following items:

(a) the environmental procedures with explicit warning that IHBG recipients are not to acquire, rehabilitate, convert, lease, repair or construct property, nor commit HUD or nonfederal funds to these IHBG program activities with respect to any eligible property, until HUD environmental approval of the property is received from the Area ONAP Administrator;

(b) an appendix containing a copy of this Notice;

(c) the name, address, phone and FAX numbers of the Area ONAP Administrator to whom recipients must supply the environmental information and from whom recipients obtain environmental approval of the project; and

(d) a schedule requirement for the recipient's submission of environmental information to the Area ONAP Administrator as set forth in this Notice;

(4) use any information (in accordance with §50.32) supplied by the recipient or its contractor, **provided** HUD independently evaluates the information, so that HUD will be responsible for its accuracy, and supplements the information (if necessary) to conform to the requirements of Part 50 and prepares the environmental finding;

(5) establish as necessary (in accordance with §50.22) commitments for environmental management and monitoring of the implementation of mitigation and other safeguards;

(6) complete the environmental review in accordance with Part 50 and upon satisfactory completion, document the Department's compliance on the "Sample Field Notes Checklist for HUD Form-4128" (April 10, 1997) and complete HUD form-4128--Environmental Assessment and Compliance Findings for the Related Laws; attach to form-4128 the information provided by the recipient or other sources used for completing the environmental analysis and findings; and obtain the signature of the ONAP Administrator as the HUD Approving Official. These

documents serve as the environmental review record, which the Area ONAP must maintain and make available upon request.

On HUD form-4128, complete both Part A (Compliance Findings for §50.4 Related Laws) **and** Part B (Environmental/Program Factors) for HUD approval of all actions except those categorically excluded from the NEPA assessment. For example, Parts A and B must be filled out for: (i) acquisition of land for developments of more than four housing units on any one site **or** five or more units of housing, where the housing sites are 2,000 feet or less apart; (ii) infrastructure including development of utilities and services; (iii) new construction other than for residential activities excluded under §50.20(a)(3); (iv) major rehabilitation of existing structures in accordance with §50.20(a)(2) that involves any of the following conditions: (a) in the case of residential buildings, an increase in the unit density of more than 20 percent; (b) changes in land use (from non-residential to residential or from residential to non-residential); or (c) estimated cost of rehabilitation that is 75 percent or more of the total estimated cost of replacement after rehabilitation; or (v) any other activity not categorically excluded under §50.20(a). Refer to section C(4)(b) in IV of the Notice. Guidance is also provided in the "Sample Field Notes Checklist for HUD Form-4128--Environmental Assessment and Compliance Findings for the Related Laws."

(7) Complete only Part A (Compliance Findings for §50.4 Related Laws) for HUD approval of the categorically excluded activities **(a)** through **(d)** listed below. However, any categorical exclusion having the potential for significant impact because of extraordinary circumstances under §50.20(b) also requires completion of both Part A (Compliance Findings for §50.4 Related Laws) **and** Part B (Environmental/Program Factors).

(a) **Individual actions under §50.20(a)(3):** Individual actions cover new construction or acquisition of land for development of up to four housing units **or** for five or more units of housing on scattered sites where the housing sites are more than 2,000 feet apart and there are not more than four units on any one site. Refer to section C(4)(a) in IV of the Notice.

(b) minor rehabilitation of existing structures (§50.20(a)(2)) when the following conditions are met: (i) in the case of residential buildings, the unit density is not changed more than 20 percent; (ii) the project does not involves changes in land use (from non-residential to residential or from residential to non-residential); and (iii) the estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation; or

(c) acquisition or disposition of an existing structure.

(8) prepare the written approval letter or other typed letter, if approval is not warranted (see form letters in **Appendix C**) for the ONAP Administrator's signature and dispatch the written notification to the recipient.

Appendix C

REPLY TO RECIPIENT REGARDING HUD ENVIRONMENTAL APPROVAL

[Type on HUD Area ONAP stationery]

Dear recipient:

We have reviewed the information that you supplied to us in your letter of (month, day, year) requesting environmental processing under the Indian Housing Block Grant (IHBG) Program for tribes not assuming environmental responsibilities under 24 CFR Part 58.

[Type the appropriate option]

[Option 1: HUD approval]

The following property (or neighborhood area) listed in your submission does not exceed any of the thresholds that activate the Federal environmental laws and authorities. Therefore HUD approves the use of this property (or neighborhood area) in your local IHBG program. You may proceed to commit or expend IHBG grant funds and non-HUD funds to undertake property acquisition, rehabilitation, conversion, leasing, repair or construction for this property (or properties within this neighborhood area).

[Option 2: HUD environmental approval with special conditions]

The following property (or neighborhood area) listed in your submission exceeds one or more of the thresholds that activate the Federal environmental laws and authorities, and it was necessary for us to perform a compliance review. We approve the use of this property (or neighborhood area) in your local IHBG program. You may proceed to commit or expend IHBG grant funds and non-HUD funds to undertake property acquisition, rehabilitation, conversion, leasing, repair or construction for this property (or properties within this neighborhood area) under the following specified conditions: (explain the specified conditions).

[Option 3: HUD request for additional information to perform either the threshold determination or the compliance review, or both]

The following property (or neighborhood area) appears to exceed one or more of the thresholds that activate the Federal environmental laws and authorities. Therefore, (we request that you provide the following necessary information so that we may perform the threshold determination) or (a compliance review is required and significantly more time will be needed for us to complete this review). You are prohibited from committing or expending IHBG funds and non-HUD funds to undertake property acquisition, rehabilitation, conversion, leasing, repair or construction with respect to any eligible property (or neighborhood area), until HUD approval is

received for the specific property (or neighborhood area). If you wish to remove this property (or neighborhood area) from further consideration, please call us as soon as possible. For this property (or neighborhood area), the following action is required (explain action required).

[Option 4: HUD disapproval]

The following property (or neighborhood area) exceeds one or more of the thresholds that activate the Federal environmental laws and authorities, and for the following reasons HUD disapproves the use of this property (or neighborhood area) in your local IHBG program. You are prohibited from committing or expending IHBG funds to undertake property acquisition, rehabilitation, conversion, leasing, repair or construction with respect to this property (or neighborhood area). For this property (or neighborhood area), the specific reasons for this disapproval are the following: (explain reasons).

For further information regarding this review, please contact [type the name of ONAP staff person processing the request, his/her phone number and extension, office hours, FAX number, and e-mail address].

Yours truly,

Administrator
Office of Native American Programs

cc:
File: Environmental Review Record
Area IHBG Grants Administration
Beneficiary Tribe (if different than recipient)

Appendix D

NOTICE TO PROSPECTIVE BUYERS OF PROPERTIES LOCATED IN RUNWAY CLEAR ZONES AND CLEAR ZONES

[In accordance with 24 CFR 51.303(a)(3), this Notice must be given to anyone interested in using HUD assistance, subsidy or insurance to buy an existing property which is located in either a runway Clear Zone[1] at a civil airport or a Clear Zone at a military installation. HUD staff should fill out the area shown in parentheses below. **The original signed copy of the Notice to Prospective Buyers must be maintained as part of the HUD project file on this action.**]

The property which you are interested in purchasing at (street address, city, state, zip code) is located in the Runway Clear Zone/Clear Zone for (provide the name of the airport/airfield, city, state).

Studies have shown that if an aircraft accident were to occur, it is more likely to occur within the Runway Clear Zone/Clear Zone than in other areas around the airport /airfield. Please note that we are not discussing the chances that an accident will occur, only where one is most likely to occur.

You should also be aware that the airport/airfield operator may wish to purchase the property at some point in the future as part of a clear zone acquisition program. Such programs have been underway for many years at airports and airfield across the country. We cannot predict if or when this might happen since it is a function of many factors, particularly the availability of funds but it is a possibility.

We want to bring this information to your attention. Your signature on the space below indicates that you are now aware that the property you are interested in purchasing is located in a Runway Clear Zone/Clear Zone.

_____ _____

Signature of prospective buyer Date

_____

Typed or printed name of prospective buyer

[1] Also referred to as runway protection zone.

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 99-36 (ONAP)
Office of Native American Program Administrators; Tribes; Tribally Designated Housing Entities (TDHEs)	Issued: August 19, 1999 Expires: August 31, 2000 Cross Reference: 24 CFR Part 1000

Subject: Reinstatement - Notice PIH 98-36 (ONAP), Line of Credit Control System/Voice Response System (LOCCS/VRS) for the Indian Housing Block Grant Program

This Notice reinstates Notice PIH 98-36 (ONAP), same subject, which expired June 30, 1999, for another year until August 31, 2000.

/s/
Harold Lucas, Assistant Secretary
for Public and Indian Housing

PI: Distribution: W-3-1, R-3-1(PIH), R-9, 138-8

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:

All Recipients of Indian Housing Block Grant Funds; Administrators, Offices of Native American Programs

NOTICE PIH 99-29 (THDEs)

Issued: July 26, 1999

Expires: July 31, 2000

SUBJECT: Form HUD-272-I - Federal Cash Transactions Report ONAP

Purpose: This notice transmits form HUD 272-I, and the instructions for reporting Indian Housing Block Grant (IHBG) funds under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA). The requirements for reporting NAHASDA funds are found at 24 CFR 1000.26 and Part 85.41(c).

Form HUD-272-I will not be used to report expenditures under programs other than NAHASDA (i.e., the Indian Community Development Block Grant, HOME or Drug Elimination). The reporting requirements for each of these programs can be found in the applicable regulations.

Background: Recipients of IHBG funds and unobligated United States Housing Act of 1937 ('37 Act) funds are required to use form HUD- 272-I to report expended funds to the Area Office of Native American Programs (ONAP). Reports are due to the Area ONAP within 30 calendar days of the end of each quarter (i.e., April 30th, July 30th, October 30th, and January 30th). Requirements for reporting IHBG funding become effective at the time IHBG funds are obligated by the recipient. Recipients will receive reminder letters from the Line of Credit Control System (LOCCS) that reports for respective programs are due to their Area ONAP. A lack of notification by LOCCS does not release the recipient from reporting requirements. Failure to submit form HUD-272-I by the due date may cause ONAP to proceed with actions in accordance with 24 CFR 1000 Subpart F on the grant until the required form is received and the Area ONAP enters the receipt into LOCCS.

For the '37 Act program funds that were obligated prior to the implementation of NAHASDA, recipients are required to follow the requirements in effect at the time the funds were awarded. See NAHASDA Guidance 98-04 for reporting requirements for '37 Act and IHBG funds.

Procedure: The form HUD- 272-I and the instructions for its use are attached. This form is also located on HUD CLIPS at www.hudclips.org and an automated version of form HUD-272-I will be found on Code Talk in the near future. When this site is available, recipients will be able to access the form HUD-272-I at http://www.codetalk.fed.us/bulletin.html by clicking on "Office of Native American Programs" and then on "Guidances and Bulletins." Recipients will be prompted to fill in amounts on specified lines and calculations will be made automatically. For additional assistance on completing form HUD- 272-I, please contact your Area Office of Native American Programs.

/s/
Harold Lucas, Assistant Secretary
for Public and Indian Housing

Attachment (not included)

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 99-6 (TDHE)
Administrators, Offices of Native American Programs; Tribes; Tribally Designated Housing Entities; Indian Housing Authorities	Issued: February 6, 1999 Expired: February 28, 2000
	Cross References:

SUBJECT: Providing Assistance to Non Low-Income Indian families under the Native American Housing Assistance and Self-Determination Act of 1996

1. **PURPOSE:** This notice describes the exception to the low-income requirement whereby non low-income Indian families may receive assistance under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) and under the Notice of Transition Requirements from the United States Housing Act of 1937 to NAHASDA. This notice also describes the method for determining and documenting when housing need cannot reasonably be met without NAHASDA assistance. The process for recipients to request HUD approval to assist non low-income Indian families is also described.

2. **BACKGROUND:** One of the national objectives of NAHASDA is to assist and promote affordable housing activities to develop, maintain, and operate affordable housing in safe and healthy environments on Indian reservations and in other Indian areas for occupancy by *low-income Indian families*.

   Section 201(b)(1) of NAHASDA, Eligible Families, states that except as provided under paragraph (2), assistance under eligible NAHASDA housing activities shall be limited to low-income Indian families on Indian reservations and other Indian areas.

   Paragraph (2) of section 201(b) describes the exception to the low-income requirement. It states that a recipient may provide assistance for homeownership activities under section 202(2) (development activities), model activities under section 202(6), or loan guarantee activities under title VI to Indian families who are not low-income families, to the extent that the Secretary approves the activities pursuant to such section or title because there is a need

for housing for such families that cannot reasonably be met without such assistance. (A recipient is defined in NAHASDA as an Indian tribe or the entity for one or more Indian tribes that is authorized to receive grant amounts under NAHASDA on behalf of the tribe or tribes.)

The NAHASDA regulations establish limits and criteria governing assistance to non low-income Indian families. 24 CFR §1000.110 describes the conditions under which non low-income Indian families can receive benefits under the Indian Housing Block Grant (IHBG) Program. The regulation states that a recipient may provide the following types of assistance, under certain circumstances (described later), to non low-income Indian families:

a. Homeownership activities under section 202(2) of NAHASDA, which may include assistance in conjunction with loan guarantees under the Section 184 program (24 CFR part 1005);

b. Model activities under section 202(6) of NAHASDA; and

c. Loan guarantee activities under title VI of NAHASDA.

3. **CONDITIONS**: In order to provide assistance to non low-income Indian families, certain conditions must be met. In all cases, a recipient must determine and document that there is a need for housing for each family which cannot reasonably be met without assistance.

A recipient may use up to 10 percent of its annual grant amount to assist Indian families with incomes that fall within 80 to 100 percent of the median income without HUD approval. HUD approval is required if a recipient plans to use more than 10 percent of its annual grant amount for such assistance or when a recipient plans to provide assistance to families with incomes over 100 percent of median income.

Additionally, a non low-income Indian family cannot receive the same benefits provided to a low-income Indian family unless the recipient determines the family to be essential to the well-being of the Indian families residing in the housing area.

(The housing area is defined as the Indian area. The Indian area is the area within which an Indian tribe operates affordable housing programs or the area in which a tribally designated housing entity (TDHE) is authorized by one or more Indian tribes to operate affordable housing programs.)

Recipients determine whether a family is essential to the well-being of the Indian families residing in the Indian area. The criteria and rationale for determining whether a

family is essential should be clearly described in the recipient's policy. Additionally, documentation must be maintained which clearly supports determinations.

Examples of the amount of assistance that can be provided to nonessential, non low-income Indian families are provided as an attachment to this notice.

4. **DETERMINING AND DOCUMENTING WHEN HOUSING NEED CANNOT REASONABLY BE MET WITHOUT IHBG ASSISTANCE:** As previously mentioned, in order to provide assistance to a non low-income Indian family, the recipient must determine and document that there is a need for housing which cannot reasonably be met without IHBG assistance. The recipient must make a determination and document its determination even in cases where HUD approval is not required. When a recipient is considering providing assistance to a non low-income Indian family, it is helpful to break down the determination process into two parts: First, it must be determined that there is a legitimate housing need. Second, it must be determined that the housing need cannot reasonably be met without IHBG assistance from the recipient.

A. **Determining Housing Need** - To determine whether a housing need exists, recipients should consider the following situations that constitute housing need. (This guidance is not all-inclusive and there may be other situations which constitute housing need.)

- Inadequate housing - A housing need exists if a family resides in inadequate housing. Inadequate housing includes substandard and overcrowded housing, and for the purposes of this notice, inadequate housing is defined as housing that:

  - is not safe, is not in a physically sound condition with all systems performing their intended design functions, or

  - does not provide adequate space and privacy for all intended household members.

- Temporary housing and homelessness - Families living in temporary housing such as emergency shelters or transitional housing, or in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings have a housing need.

- Cost burden - When a family pays over 50 percent of their gross income for housing (including

utilities) due to the lack of more affordable housing, it can be determined that there is a housing need or a need for housing that is more affordable.

If the recipient determines that a family seeking IHBG assistance does not have a legitimate housing need, the family should be notified, in writing, why they are not eligible to receive assistance.

B. **Determining When Housing Need Cannot Reasonably Be Met Without IHBG Assistance** - Once the need for housing is established, the next step is to determine whether the need can reasonably be met without IHBG assistance. The following information should be considered when making a determination whether the non low-income family could secure adequate housing without IHBG assistance:

- Rental and homeowner housing - In cases where a family is living in inadequate rental housing, the recipient should determine if the family could find adequate rental housing without requiring IHBG assistance before other options, such as homeownership, are considered. If a family can afford adequate rental housing without assistance, the recipient may not want to consider providing IHBG assistance for homeownership.

- Income and assets - It should be determined if the family has sufficient income and/or assets that would enable them to obtain adequate housing (which may mean rental housing) without IHBG assistance.

- Private and governmental programs - In cases involving homeownership, the recipient should determine whether the family could qualify for a conventional or government backed mortgage, e.g., Section 184, FHA, VA, or RDA. Are there any local or state programs available to the family? For a family who could qualify for a mortgage, but was rejected due to credit problems, the recipient should consider whether the family would be able to meet program requirements including repayment, if applicable.

- Housing market conditions - What is the current availability of housing, both rental and homeownership units? Is there a sufficient number of affordable units on the market that would allow the family to find an adequate unit without IHBG assistance?

- Housing location - For a family who lives outside of the boundaries of the reservation/Indian area and does not have adequate housing, could the family secure adequate housing outside the reservation/Indian area without assistance? If so, assistance should not be provided. For families who reside within the reservation/Indian area and would not consider moving from the reservation/Indian area, the recipient need only consider the availability of housing on the reservation/Indian area when determining if the housing need can be met without IHBG assistance.

- Overcrowded conditions - In cases of overcrowded conditions, the recipient should determine if the situation exists due to choice or necessity. Does the family or families have adequate resources to alleviate the overcrowded conditions without IHBG assistance?

C. **Documenting Housing Need And The Need For IHBG Assistance** - Recipients must carefully document their determination of housing need and the reasons why the housing need cannot reasonably be met without IHBG assistance. Because housing need and the inability to secure housing without IHBG assistance can occur due to a variety of different circumstances, the type of documentation required will vary depending on the situation. The recipient should consider the documentation listed below and determine, based on the circumstances of the non low-income family, the type(s) of documentation that would best support its determinations.

Documentation supporting the determination of housing need and a determination that the need cannot reasonably be met without IHBG assistance could include, but is not limited to, the following:

- Property inspections (completed by the recipient or other reliable sources); code violation letters from a local government citing unsafe conditions; family information including size and the number, age, and sex of children living in the home.

- A statement from a temporary housing facility stating that the family has been residing at the facility because they have no other reasonable alternative. For homeless families, the lack of any information indicating that the family has adequate housing along with an explanation from

the family stating why they do not have adequate housing would be sufficient documentation.

- A statement signed by the head of household explaining why the family has a housing need that cannot be met without assistance. The statement should be specific regarding the reasons why a housing need exists and the steps that the family has taken to secure housing without assistance. The family should provide the recipient with verification to support its statement.

- Copies of tax returns, payroll stubs, rent receipts, utility receipts or canceled checks, etc. Third party verifications can be used to confirm information provided by the family.

- Rejection letters from financial institutions or landlords.

- Letters from state, local or federal agencies stating that the family does not qualify for housing programs or that there are no programs available.

- Notes including names and phone numbers of persons the family has contacted in an attempt to secure housing.

If HUD approval is required before a family can obtain assistance (as explained in section 3 of this notice), a copy of the recipient's documentation and request for HUD approval is to be sent to the Area Office of Native American Programs (ONAP). If HUD approval is not required, the recipient's documentation should be kept on-site and be available for HUD review. Recipients should remember that a determination and supporting documentation must be completed on a case-by-case basis for each family seeking assistance.

Recipient's policies and procedures for assisting non low-income Indian families, including information to be provided by the family, the types of documentation required, recipient verification procedures, etc. must be developed prior to assistance being provided.

As part of its policy, recipients may allow a non low-income Indian family to appeal the recipient's decision and permit the family to provide additional information which might cause the recipient to change its determination.

5. **NON-DISCRIMINATION REQUIREMENTS**: In making the case-by-case determinations outlined in this notice, recipients must comply with the applicable non-discrimination requirements

at 24 CFR §1000.12. The Indian Civil Rights Act (ICRA), which is Title II of the Civil Rights Act of 1968, applies to Federally recognized Indian tribes that exercise powers of self-government. This Act provides that no Indian tribe, in exercising powers of self-government, should deny to any person within its jurisdiction the equal protection of its laws or deprive any person of liberty or property without due process of law. Section 504 of the U.S. Rehabilitation Act of 1973 (See 24 CFR 8) and the Age Discrimination Act of 1975 (See 24 CFR 146) are applicable in their entirety. Recipients must document the rationale for determinations to demonstrate consistency and non-discrimination.

6. **VACANT 1937 HOUSING ACT UNITS AND NEW UNITS DEVELOPED WITH 1937 HOUSING ACT FUNDS WHERE IHBG FUNDS HAVE NOT BEEN USED:** The Notice of Transition Requirements from the United States Housing Act of 1937 to NAHASDA as published in the Federal Register on January 27, 1998, will govern the following two situations:

   a. Admission of over-income families to vacant units developed under the 1937 Housing Act which is counted as Current Assisted Stock under the IHBG Formula, but for which IHBG funds have not been used.

   b. Admission of over-income families to new units developed under the 1937 Housing Act which will be counted as Current Assisted Stock under the IHBG Formula, but for which IHBG funds will not be used.

   Question and Answer number 16 in the Notice of Transition Requirements from the United States Housing Act of 1937 to NAHASDA explains that since the 1937 Act no longer applies to these units and the NAHASDA final rule will only address the procedures for admitting over-income families when using the recipient's annual grant amount, there is a need to develop procedures for these units.

   For units to be developed after September 30, 1997, with funds provided under the 1937 Act, a recipient may use up to 10 percent of its funds available from 1937 Act programs to admit families whose income falls within 80 to 100 percent of median income without HUD approval. HUD approval is required if a recipient plans to use more than 10 percent of its 1937 Act funds for such assistance or to provide housing for families over 100 percent of median income.

   For vacancies in homeownership programs where the units were under management as of September 30, 1997, occupancy by families whose income falls within 80 to 100 percent of median income may not exceed 10 percent of the dwelling units in the project or 5 dwelling units, whichever is

greater, without HUD approval. HUD approval is required if a recipient plans to admit more than this amount in a project or to provide housing for families over 100 percent of median income.

In both instances, the recipient must determine and document that there is a need for housing for each family which cannot reasonably be met without assistance. The same guidance provided above for determining and documenting that there is a need for housing for each family which cannot reasonably be met without assistance should be applied here.

7. **RECIPIENT REQUEST TO ASSIST NON LOW-INCOME INDIAN FAMILIES:** In cases where HUD approval is required prior to providing assistance to non low-income Indian families, the recipient will submit its request including supporting documentation to its Area ONAP. The Area ONAP will review the request and supporting documentation to determine if the information provided is complete and adequate. Upon determining the information is sufficient, the Area ONAP will forward the request to the National ONAP with their recommendation for approval. The National ONAP will review the information and forward it to the Deputy Assistant Secretary for Native American Programs for approval.

If the Area ONAP determines that the information provided by the recipient is incomplete or inadequate, the Area ONAP will deny the request and notify the recipient of specific reasons why it cannot forward the request to the National ONAP. To the extent resources are available, the Area ONAP will provide technical assistance to the recipient in amending and modifying its request.

8. **RECIPIENT APPEAL OF HUD DENIAL TO ASSIST NON LOW-INCOME INDIAN FAMILIES:** When the Area ONAP denies a recipient's request to provide assistance to a non low-income Indian family, the recipient may request reconsideration of the denial in writing. The request must be made within thirty calendar days of receiving HUD's denial and must include justification for the reconsideration. Within twenty calendar days of receiving the request, the Area ONAP shall reconsider the recipient's request and will either affirm or reverse its initial decision in writing, setting forth its reasons for the decision.

The recipient may appeal any denial by the Area ONAP to the Assistant Secretary for Public and Indian Housing within twenty calendar days of receiving the denial. The appeal shall set forth the reasons why the recipient does not agree with HUD's decision and set forth justification for the reconsideration. Within twenty calendar days of receipt of

the appeal, the Assistant Secretary shall review the recipient's appeal and act on the appeal, setting forth the reasons for the decision. Any decision made by the Assistant Secretary constitutes final agency action.

9. **ADDITIONAL INFORMATION:** If you have any questions or require further information, please contact your Area ONAP.

/s/ Deborah Vincent for
Harold Lucas, Assistant Secretary
for Public and Indian Housing

Attachment

ATTACHMENT

CALCULATION OF RENTAL/HOMEBUYER PAYMENTS AND OTHER ASSISTANCE FOR NONESSENTIAL, NON LOW-INCOME INDIAN FAMILIES

A non low-income Indian family that is not determined to be essential to the well-being of the Indian families residing in the Indian area, cannot receive the same benefits as a low-income Indian family. This means that a non low-income Indian family will pay a higher rental/homebuyer payment than a low-income Indian family and that a non low-income Indian family will receive a lesser amount of other assistance than a low-income family. Examples 1 and 2 below illustrate how to calculate minimum rental/homebuyer payments. Example 3 shows how to calculate the maximum amount of other assistance that can be provided to a non low-income Indian family.

1. **RENTAL AND HOMEBUYER PAYMENTS:** The rent payment or homebuyer payment under a lease purchase agreement to be paid by a non low-income family cannot be less than: (The income of the non low-income family divided by the income of a family at 80 percent of median income) multiplied by the rental (homebuyer) payment of the family at 80 percent of median income. However, at the recipient's discretion, the rent or homebuyer payment need not exceed the fair market rent or value of the unit.

   The ※ income of family at 80 percent of median income※ referred to above means the dollar amount representing 80 percent of median income adjusted by family size.

   Median income is the greater of the median income for the counties, previous counties, or their equivalent in which the Indian area is located; or the median income for the United States.

   Fair market rent means the fair market rent for the Section 8 Housing Assistance Payments Program. Fair market rents are published annually in the Federal Register.

   RENTAL PAYMENTS

   The following example illustrates how a rental payment is calculated for a nonessential, non low-income Indian family.

   Example 1:

   - A non low-income Indian family of four has an income of $60,000.
   - Eighty percent of the median income for a family of four is $30,000.

- The rental payment for a family at 80 percent of median income is $500 a month.
- The fair market rent is $700.

Step one:
Divide the income of the non low-income family by 80 percent of the median income adjusted by family size.

Income of now low-income family	=	$60,000	=	2
Eighty percent of median income	=	$30,000		

Step two:
Multiply the rental payment of the family at 80 percent of median income by the answer from step one.

Rental payment of family at 80 percent of median	=	$500
Answer from step one	=	x 2
		$1,000

Step three:
At the discretion of the recipient, the answer in step two may be compared to the fair market rent. The recipient may charge the non low-income Indian family a rental payment of $1,000 or it may limit the payment to the fair market rent of $700. Remember that the calculated amount of $1,000 as well as the fair market rent of $700 represent a minimum payment, the recipient may charge more. The recipient's procedures for determining rental payments must be included in its admissions and occupancy policies.

HOMEOWNER PAYMENTS

Following is an example illustrating how a homebuyer payment is calculated for a nonessential, non low-income Indian family.

Example 2: Homebuyer Payment

- A non low-income Indian family of four has an income of $60,000.
- Eighty percent of the median income for a family of four is $30,000.
- The homeowner payment for a family at 80 percent of median income is $500 a month.
- The value of the homeowner unit (converted to a monthly value) is $900.

Step one:
Divide the income of the non low-income family by 80 percent of the median income adjusted by family size.

Income of non low-income family	=	$60,000	=	2
Eighty percent of median income	=	$30,000		

Step two:
Multiply the homeowner payment of the family at 80 percent of median income by the answer from step one.

Homeowner payment of family at 80 percent of median	=	$500
Answer from step one	=	x 2
		$1,000

Step three:
At the discretion of the recipient, the answer in step two may be compared to the monthly value of the unit. The recipient may charge the non low-income Indian family a homebuyer payment of $1,000 or it may limit the payment to $900 (the monthly value of the unit). Remember that the calculated amount of $1,000 as well as the monthly value of the unit of $900 represent a minimum payment, the recipient may charge more. The recipient's procedures for determining rental payments must be included in its admissions and occupancy policies.

The recipient is responsible for determining the value of the unit. The value of the unit can be determined by obtaining an appraisal, by using the dwelling construction and equipment amounts, or by using another reliable method. Once the value is determined, a monthly payment(principal and interest)is calculated based on the value of the unit. Recipients may wish to consult with local lending institutions to determine the correct monthly payment. The monthly payment should be calculated using the industry standard for first-time homebuyers which is a 30-year term and a current market fixed interest rate.

The value of the unit only needs to be established when the recipient chooses to cap the homebuyer payment at the value of the unit rather than charging the homebuyer the amount calculated using the formula in example 2 above.

2. **OTHER ASSISTANCE:** Other assistance is assistance other than rental and homebuyer payments such as down payment assistance. The amount of other assistance provided to a nonessential, non low-income Indian family cannot exceed: (Income of family at 80 percent of median income/Income of non low-income family) x (Present value of the assistance provided to family at 80 percent of median income).

The present value of the assistance is the current value of the assistance at the time the assistance is provided.

DOWN PAYMENT ASSISTANCE

The example below illustrates how to calculate the maximum amount of assistance that can be provided to a non low-income Indian family for down payment assistance.

Example 3: Maximum down payment assistance

- A non low-income Indian family of four has an income of $60,000.
- Eighty percent of the median income for a family of four is $30,000.
- The present value of the down payment assistance provided to a family at 80 percent of median income is $10,000.

Step one:
Divide the income of a family at 80 percent of median by the income of the non low-income family.

Eighty percent of median income	=	$30,000	=	**0.5**
Income of non low-income family	=	$60,000		

Step two:
Multiply the present value of the assistance provided to family at 80 percent of median income by the answer from step one.

Present value of the assistance provided to family at 80 percent of median income	=	$10,000
Answer from step one	=	x 0.5
		$5,000

The answer from step two, $5,000, is the maximum amount of other assistance that can be provided to a nonessential, non low-income Indian family.

New Mexico and Ysleta Del Sur in Texas	Albuquerque Division of Native American Programs, 9EPIO, Albuquerque Plaza, 201 3rd Street, N.W. Suite 1830, Albuquerque, NM 87102-3368, (505) 766-1372
Idaho, Oregon and Washington	Northwest Office of Native American Programs, 10PI, 909 First Avenue, Suite 300, Seattle, WA 98104-1000, (206) 220-5273, TTY Number: (206) 220-5185 e-Mail: Robert Kroll Acting Administrator, Robert_S._Kroll@hud.gov.
Alaska	Alaska Office of Native American Programs, OCPI, 949 East 36th Avenue, Suite 401, Anchorage, Alaska 99508-4399, (907) 271-4625, TTY Number: (907) 271-4328. e-Mail: Marlin Knight, Administrator, Marlin_Knight@hud.gov

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Special Attention of:	NOTICE PIH 99-5(TDHEs)
ONAP Administrators; Tribes, and Tribally Designated Housing Entities (TDHEs)	Issued: February 4, 1999 Expires: February 28, 2000

Subject: Transfer from an Indian housing authority to the tribe or tribally designated housing entity of the United States Housing Act of 1937 program funds that remain in the Line of Credit Control System.

Applicability: This Notice applies only to a tribe that will dissolve an Indian housing authority (IHA) originally created by tribal resolution under the United States Housing Act of 1937 (USHA).

This Notice is not applicable to:

- tribes who are former members of an umbrella IHA, and are creating a distinct housing entity that is apart from the umbrella organization,
- tribes who have not previously participated in any HUD programs (USHA, Community Development Block Grant (CDBG), Emergency Shelter Grants (ESG), HOME, etc.) and will be the recipient under the Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) or will authorize a tribally designated housing entity (TDHE) to be the recipient,
- tribes who have designated its former IHA as the TDHE, etc.

Instructions for establishing these entities in the Line of Credit Control System (LOCCS) will be provided under separate guidelines.

Background: Housing assistance that was established under USHA will no longer be provided to IHAs. The NAHASDA creates a new Indian Housing Block grant program (IHBG) under which grants will be made directly to Indian tribes. A tribe may be the recipient of the IHBG or they will designate a TDHE for this purpose. In addition to the implementation of NAHASDA, the recipient will access the funds that are currently held by an IHA in LOCCS.

Examples of the resources held by the IHA may include but are not limited to: reserves, investments, funds provided by Fiscal Year 1997 (FY 97) operating subsidy, modernization funds, funds granted but not obligated for the Traditional Indian Housing Development program (TIHD) in FY 97, units developed under the USHA, etc.

Procedure: This Notice describes the procedures that a tribe or its TDHE will follow to transfer USHA funds from the IHA through the Line of Credit Control System-Voice Response System (LOCCS-VRS). The LOCCS-VRS is the system by which funds are disbursed for USHA funds; this system will continue to be used for disbursement of NAHASDA funds.

In order to access the funds in LOCCS currently held by the former IHA, the recipient will submit the following documentation to the Area Office of Native American Programs (AONAP):

1. A copy of the enabling tribal resolution demonstrating that the tribe will be the recipient for purposes of implementing NAHASDA or that it will authorize a TDHE for this purpose. The tribe must provide to the AONAP a copy of the tribal ordinance dissolving the IHA and assuming the IHA's assets and liabilities or other documentation that the governing body of the tribe has dissolved the IHA and assumed the assets and liabilities of the IHA.

2. A copy of the grant agreement to be developed between HUD and the recipient for transfer of the funds that remain in LOCCS. The grant agreement will be originated by the AONAP, sent to the tribe for signature by its authorized official and then returned to the AONAP for execution.

3. Form HUD-27054 and Standard Form SF-1199A - If the tribe has not been set up in LOCCS through participation in other HUD programs (e.g. CDBG, ESG, HOME), form HUD-27054, LOCCS Voice Response System, Access Authorization and Standard Form 1199A, Direct Deposit Sign-up form must be sent to the AONAP for purposes of drawdown privileges.

Form HUD-27054 is to be submitted by each staff person who will perform drawdown or query functions. Once this form has been received and reviewed by HUD, a user identification number and step-by-step instructions for accessing the LOCCS-VRS system will be sent to the user designated for this purpose. The LOCCS program area code for the new Indian Housing Block Grant program under NAHASDA is IHBG (to be inserted in block 5a of form HUD-27054).

If a tribe has been established in LOCCS for other HUD programs, form HUD-27054 must be revised to reflect the addition of the programs that will be assumed from the housing authority.

Program	LOCCS CODE
Comprehensive Grant Program	COMP
Comprehensive Improvement Assistance Program	CIAP
Family Investment Center	FIC
Family Self Sufficiency Program	FSS
Indian HOME Program	HOMI
HOME Technical Assistance	HMTA
Homeownership and Opportunity for People Everywhere	HOP1
Homeownership and Opportunity for People Everywhere - 3	HOP3
Lead-Based Paint Risk Assessment	LBP
Traditional Indian Housing Development	TIHD
Tenant Opportunities Technical Assistance	TOP
Youth Apprenticeship Program	YAP
Youth Development Initiative	YDI
Youth Sports Program	YSP

The banking information originally set up by the former IHA under USHA must be canceled in LOCCS, and a Standard Form 1199A completed to establish the new recipient.

Copies of Notices and forms can be obtained on the Internet at http://www.hud.gov by contacting the HUD Customer Service Center at 1-800-767-7468 or by contacting the AONAP (a list of these offices is attached).

/s/
Harold Lucas
Assistant Secretary

Attachment

Attachment 1:

Tribes & TDHEs location	ONAP addresses
East of the Mississippi River (including all of Minnesota and Iowa)	Eastern/Woodlands Office of Native American Programs, 5P, Metcalfe Federal Bldg 77 West Jackson Boulevard, Chicago, IL 60604-3507, (312) 886-4532 or 1-800-735-3239, TTY Numbers: 1-800-927-9275 or 312-886-3741. e-Mail for Thomas W. Boockmeier, Administrator, Thomas_W._Boockmeier@hud.gov
Louisiana, Missouri, Kansas, Oklahoma, and Texas except for Ysleta del Sur	Southern Plains Office of Native American Programs, 6IPI, 500 W. Main, Suite 400, Oklahoma City, OK 73102 (405) 553-7545, TTY numbers: (405) 231-4181 or (405) 231-4891. e-Mail for Wayne Sims, Administrator, Wayne_Sims@hud.gov
Colorado, Montana, Nebraska, North Dakota, South Dakota Utah and Wyoming	Northern Plains Office of Native American Programs, 8PI, First Interstate Tower North, 633 17th Street, Denver, CO 80202-3607, (303) 672-5465, TTY Number: (303) 672-5248. e-Mail for Vernon N. Haragara, Administrator, Vernon_N._Haragara@hud.gov
Arizona, California and Nevada	Southwest Office of Native American Programs, 9EPI, Two Arizona Center, 400 North Fifth Street, Suite 1650, Phoenix, AZ 85004-2361, (602) 379-4143, TTY Number: (602) 379-4461, e-Mail for C. Raphael Mecham, Administrator, C._Raphael_Mecham@hud.gov

New Mexico and Ysleta Del Sur in Texas	Albuquerque Division of Native American Programs, 9EPIO, Albuquerque Plaza, 201 3rd Street, N.W. Suite 1830, Albuquerque, NM 87102-3368, (505) 766-1372
Idaho, Oregon and Washington	Northwest Office of Native American Programs, 10PI, 909 First Avenue, Suite 300, Seattle, WA 98104-1000, (206) 220-5273, TTY Number: (206) 220-5185 e-Mail: Robert Kroll Acting Administrator, Robert_S._Kroll@hud.gov.
Alaska	Alaska Office of Native American Programs, OCPI, 949 East 36th Avenue, Suite 401, Anchorage, Alaska 99508-4399, (907) 271-4625, TTY Number: (907) 271-4328. e-Mail: Marlin Knight, Administrator, Marlin_Knight@hud.gov

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:

Tribes, Tribally Designated Housing Entities, Indian Housing Authorities, ONAP Administrators

Notice: PIH 99-4 (TDHEs)

Issued: February 3, 1999
Expires: February 28, 2000
Cross Reference:

SUBJECT: Administrative Requirements for Investing Indian Housing Block Grant Funds

1. **PURPOSE:** This Notice establishes the basis upon which the Department will determine if a recipient of Indian Housing Block Grant (IHBG) funds, as authorized by the Native American Housing Assistance and Self-Determination Act (NAHASDA) of 1996 (Pub. L. 104-330, approved October 26, 1996), has the administrative capacity to draw down IHBG funds for investment purposes.

2. **BACKGROUND:** NAHASDA is implemented through HUD regulations at 24 CFR Part 1000. These regulations were developed by a Negotiated Rulemaking Committee comprised of 48 tribal members and 10 HUD representatives. One provision of the regulation, 24 CFR §1000.58, authorizes a recipient to invest certain grant amounts for the purposes of carrying out affordable housing activities in investment securities and other obligations as approved by the Secretary. The recipient may continue to invest NAHASDA funds in accordance with 24 CFR §1000.58 as long as it demonstrates to HUD that it has administrative capacity.

3. **DEFINITIONS:**

   a. Self governance tribe - For purposes of this notice, a self-governance Indian tribe is an Indian tribe that participates in tribal self-governance as authorized under Public Law 93-638, as amended (25 U.S.C. 450 et seq).

b. Recipient - An Indian tribe or the entity for one or more Indian tribes that is authorized to receive grant amounts under this Act on behalf of the tribe or tribes.

c. Significant and Material Audit Findings - For purposes of this notice, a significant or material finding is one that (1) identifies a material weakness in financial or accounting controls; or (2) a finding of substantial financial mismanagement or misapplication of funds that has not been resolved; or (3) has any questioned costs for HUD Programs which were subsequently disallowed which total 5 percent or more of the total expenditures for HUD Programs identified in the audit.

4. PROCEDURE:

Pursuant to 24 CFR §1000.58 (*b*), an IHBG **recipient** must demonstrate, to HUD's satisfaction, that:

a. There are no unresolved significant and material audit findings or exceptions in the most recent annual audit completed under the Single Audit Act or in an independent financial audit prepared in accordance with generally accepted auditing principles; and

b. it is a self-governance Indian tribe or that it has the administrative capacity and controls to responsibly manage the investment.

5. DOCUMENTATION REQUIRED:

a. In order to document that there are no unresolved significant and material audit finding or exceptions, the recipient must submit to the Area ONAP the most recent audit of the recipient together with evidence that the cognizant audit agency (if other than HUD) reviewed and accepted the Single Audit Act report. ONAP must also be provided with a status of the Single Audit Act findings controlled by the cognizant agency (if other than HUD). This audit must be current in

accordance with the Single Audit Act requirements. If an independent financial audit was conducted in place of an annual audit or in addition to an annual audit, a copy of this financial audit must be submitted. Based on the information provided, the Area ONAP will determine if there are any unresolved significant and material audit findings. If the recipient is not required to submit an audit report under the Single Audit Act, an audit will not be required to comply with this provision. If the recipient is a newly created tribally designated housing entity (TDHE) without a current audit, an audit will not be required to comply with this provision.

b. To document that the recipient is a self-governance tribe as defined above, a certification from the tribe that it is a self-governance tribe or a copy of the designation from the Bureau of Indian Affairs. This provision applies only if the tribe is the recipient. If the tribe has designated a TDHE, the recipient is the TDHE, not the tribe.

c. If the recipient is not a self-governance tribe, the recipient must demonstrate it has the administrative capacity and controls to responsibly manage the investment.

1. The recipient's financial management system must comply with 24 CFR §85.20. This includes accurate, current and complete financial reporting, adequate accounting records, effective internal controls, budget control and reasonable procedures for cash management. In order to document to ONAP that a system is in place, the recipient shall submit the following:

a. A copy of the internal control policy. The policy must provide for adequate safeguard of all grant and subgrant cash, real and personal property and other assets. Additional provisions of the policy must be as follows:

- authorization by the appropriate oversight body (e.g., the Board of Commissioners) for the

transaction, documented in the official records of that body;

- safekeeping procedures covering security of investment documents;

- separation of responsibilities for custody of securities from maintenance of accounting records;

- maintenance of investments in a custodian or trust account;

- investments made only in the name of the IHBG recipient;

- investments recorded in detail in an investment ledger;

- use of a system to insure that all interest earned is collected, recorded and credited to appropriate accounts;

- periodic reconciliation to the investment ledger; and

- requirement to maintain a maturity schedule (See Paragraph 7.b.)

b. The recipient must also adopt and use a written investment policy. The policy must be submitted to ONAP. The policy must include a statement of purpose, list the eligible investment instruments, contain an assignment of authority to staff, and outline each staff member's responsibilities.

2. The recipient shall have no outstanding findings as a result of a HUD audit or review (including Inspector General Audits) that affects the administrative capacity and controls to responsibly manage the investment. The recipient shall submit a certification that there are no findings which affect the administrative capacity.

6. PROCESSING REQUESTS:

a. A recipient requesting approval to invest IHBG funds in accordance with 24 CFR §1000.58 must submit the documentation outlined above to the Area ONAP. The Area ONAP will review the documentation and approve or disapprove the request within 60 calendar days of receipt of the request.

b. If the request is approved, the recipient will receive written notification with the effective date that the investment draw down will be available in LOCCS and the amount available for investment purposes based on the calculation in 24 CFR §1000.58(f).

c. If the request is not approved by the Area ONAP, the recipient will be notified in writing with the specific reasons for the denial. Within thirty calendar days of receiving HUD's denial of a request for investment, the recipient may request reconsideration of the denial in writing. The request shall set forth justification for the reconsideration. Within 30 calendar days of receiving the request, HUD shall reconsider the recipient's request and either affirm or reverse its initial decision in writing, setting forth its reason f r the decision. If the decision was made by the Assistant Secretary, the decision will constitute final agency action.

d. If the request is denied and an appeal is not successful, the tribe or TDHE may request another determination when the conditions for denial have been corrected. This resubmittal will be processed in accordance with the procedures in 6.a. above.

7. ADDITIONAL INFORMATION

a. Depository Agreement: IHBG funds shall be held in one or more accounts separate from other funds of the recipient. Each of these accounts shall be subject to a general depository agreement.

b. Maturity Schedule: Investments may be for a period no longer than two years. The recipient shall maintain a schedule evidencing that the proposed investments will

mature on the approximate dates the funds will be needed and that investment maturity dates do not exceed two years.

8. **ELIGIBLE INVESTMENT INSTRUMENTS:** 24 CFR §1000.58(c) states that recipients shall invest IHBG funds only in:

   a. Obligations of the United States; obligations issued by Government sponsored agencies; securities that are guaranteed or insured by the United States; mutual (or other) funds registered with the Securities and Exchange Commission and which invest only in obligations of the United States or securities that are guaranteed or insured by the United States; or

   b. accounts that are insured by an agency or instrumentality of the United States or accounts that ensure the continuous and full collateralization of deposits that are in excess of FDIC insurance amounts to ensure protection of the funds, even in the event of bank failure. Collateralization shall consist of identifiable U.S. Government securities as prescribed by HUD and specific authority contained in the agreement permitting HUD to exercise its rights pursuant to 24 CFR §1000.60.

9. **CONTACTS:** Should you need additional information, please contact your Area Office of Native American Programs.

/s/ Harold Lucas
Assistant Secretary for Public
and Indian Housing

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing
Office of Lead Hazard Control

Special Attention:
Directors, Offices of Public Housing;
Administrators, Offices of Native
American Programs; Public Housing
Agencies, Indian Housing Authorities and
Section 8 Housing Agencies, Tribes, and Tribally
Designated Housing Entities

Notice PIH 98-54 (HA)

Issued: November 5, 1998
Expires: November 30, 1999

Subject: Lead-Based Paint (LBP) Disclosure requirements for Public and Indian Housing and Section 8 Rental Programs

1. **Purpose.** The purpose of this Notice is to **remind** HUD field staff, public housing agencies, Indian housing authorities (HAs), Tribes, tribally designated entities and HAs administering Section 8 rental programs that any lease or sales contract for a pre-1978 unit shall not be approved or executed unless it includes a form containing the required disclosure of information on lead-based paint. This includes any lease or sales contract developed by a housing authority, private landlord, or other agent.

2. **Background.** 24 CFR Part 35 and 40 CFR Part 745, Lead; Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing was published as a Final Rule in the Federal Register on March 6, 1996 and took effect on September 6, 1996 for owners of more than four residential units and on December 6, 1996 for owners of one to four units. The regulation implements Section 1018 of the Housing and Community Development (HCD) Act of 1992. According to this regulation, virtually all residential property owners in the United States, including HUD program participants, that sell or lease pre-1978 dwelling units must take steps to provide lead-based paint disclosures.

3. **Requirements.** 24 CFR Part 35.92 requires housing authorities and/or owners participating in Section 8 rental programs to provide notification and disclosure information to new tenants or purchasers of pre-1978 units before they become obligated under the lease or sales contract or upon renewal or recertification of an existing lease (unless the lessor has previously disclosed the required information and

no new information has come into the possession of the housing authority).

The Department recommends that housing authorities and/or Section 8 owners use the attached sample Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form which was provided in the March 6, 1996 final rule (see 24 CFR Part 35.92) and is attached again here for your information. Housing authorities and Section 8 owners may choose to include this information in the lease itself or on their own form which is attached to the lease or sales contract to satisfy this regulatory requirement. A copy of the disclosure form signed by the owner (which may be the housing authority) and the tenant or buyer must be attached to the lease and/or sales contract and retained for no less than three (3) years by the owner and the housing authority from the commencement of the lease and/or completion date of the sales contract.

Housing authorities shall not execute or approve a lease or sales contract for a pre-1978 unit unless it contains the disclosure of information on lead-based paint and/or lead-based paint hazards.

Please contact Carolyn Newton, Office of Lead Hazard Control, on (202) 755-1785 ext. 125, if you have questions concerning the information in this notice.

Attachment

/s/ Harold Lucas

Assistant Secretary for Public and Indian Housing

/s/ David E. Jacobs

Director, Office of Lead Hazard Control

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:

ONAP Administrators; Tribes; Tribally Designated Housing Entities; Indian Housing Authorities

Notice: PIH 98-47 (ONAP)

Issued: September 4, 1998
Expires: September 30, 1999

Cross Reference: 24 CFR Part 1000

SUBJECT: Annual Performance Report

BACKGROUND: Section 404 of the Native American Housing Assistance and Self-Determination Act (NAHASDA) of 1996, requires that recipients annually review progress made to carry out the activities described in their Indian Housing Plans. An annual review of progress requires the recipient to prepare a report on their performance for review by the general public within the recipient's jurisdiction and to submit the report to HUD describing the conclusions of the review.

PURPOSE: Attached is the Annual Performance Report (APR), form HUD-52735-A, which was created to satisfy this requirement.

SUBMISSION: APR submission for the first year: In accordance with the program regulations at 24 CFR 1000.516, the first APR must cover the activities accomplished during the period October 1, 1997, through September 30, 1998. The APR for the first year is to be submitted to the Area Office of Native American Programs (ONAP) on or before November 30, 1998.

Submission of the second year APR: Section 1000.516 provides for the submission of subsequent APRs to coincide with the recipient's program year. To avoid the administrative burden on recipients who have program years beginning January 1 and April 1, and to assure adequate time has elapsed since the first year APR was submitted, the Department has determined that the second APR is to be submitted in accordance with the following table:

Recipient's program Year	Reporting period for 2nd APR	Length of reporting period	Deadline for submission of 2nd APR
1/1 - 12/31	10/1/98 - 12/31/99	15 months	2/28/00
4/1 - 3/31	10/1/98 - 3/31/00	18 months	5/31/00
7/1 - 6/30	10/1/98 - 6/30/99	9 months	8/30/99*
10/1 - 9/30	10/1/98 - 9/30/99	12 months	11/30/99

*NOTE: For recipients whose program year begins on July 1, the 2nd APR must be submitted on or before 8/30/99. The length of the reporting period is 9 months for the 2nd APR only.

Submissions following the second APR: All APRs following the second submission are due 60 days after the end of the recipient's program year. The reporting period will be 12 months for all subsequent APRs.

Details for submission of the APR can be found at 24 CFR 1000.512 through 1000.518.

METHODS OF SUBMISSION:

1. Paper version may be prepared and submitted to the Area ONAP by using one of the following sources:

   - the enclosed APR format, form HUD-52735-A, or

   - download a copy of the form from the Internet. This form will be included in HUD's Forms Warehouse at http://www.hud.gov/forms/formwrhs.html

2. Electronic submission of the APR can be accomplished on the Internet using one of the following methods:

   - on-line submission through http://www.hud.gov/pih/apr_app.html or at http://www.codetalk.fed.us and then clicking on the NAHASDA button (this site allows a recipient to prepare their report using the same software HUD uses to review and store reports. The recipient builds the report on-line and releases it to HUD only after they have completed their preparation of the report), or

   - a diskette containing a template of the draft APR in a Microsoft Word 6.0 format and Word 97 compatible

format. This diskette will be sent to tribes/TDHEs by September 30, 1998, and will include instructions for completion and submission of the APR. This template can also be downloaded from the NAHASDA Internet site at http://www-domino.hud.gov/ihp/newhome.nsf.

COMMENTS ON APR FORMAT: HUD is interested in your ideas for improving the format of the APR. Comments regarding the APR format may be directed to Carol Quinlan, National Office of Native American Programs, at Carol_A._Quinlan@hud.gov on the Internet or at (303) 675-1690, extension 3313.

Questions regarding completion and submission of the APR should be directed to your Area ONAP.

/s/

General Deputy Assistant Secretary
for Public and Indian Housing

Attachment

U.S. Department of Housing and Urban Development
Washington, D.C. 20410-7000

Public and Indian Housing

Special Attention of:

Public Housing Agencies;
Tribally Designated Housing Entities;
State/Area Coordinators;
Public Housing Directors;
Administrators, Offices of Native American Programs; Resident Management Corporations (RMCS)

Notice PIH 98-46 (HA)

Issued: September 1, 1998
Expires: September 30, 1999

Cross References:
Notice PIH 96-33 (HA)
Notice PIH 97-41 (HA)

Subject: Reinstatement of **Notice PIH 96-33 (HA)**, Required HA Cash Management and Investment Policies and Procedures

This Notice reinstates the above subject Notice until September 30, 1999. **Notice PIH 97-41 (HA)** extended Notice PIH 96-33 until July 31, 1998.

Signed
Deborah Vincent, General Deputy
Assistant Secretary for Public
and Indian Housing

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:

ONAP Administrators; Indian Housing Authorities; Indian Tribes; Tribally Designated Housing Entities; Public Housing Directors; State/Area Coordinators; Public Housing Agencies

Notice: PIH 98-38 (ONAP)

Issued: July 9, 1998
Expires: July 31, 1999

Cross Reference: PIH 97-50

SUBJECT: Procedures to Avoid Displacement of Section 8 Program Participants Receiving Rental Assistance from Indian Housing Authorities

1. **Purpose:** This Notice clarifies the guidance contained in Notice PIH 97-50 (HA), issued September 19, 1997, and provides procedures to prevent displacement of families receiving Section 8 tenant-based rental assistance under the Section 8 moderate rehabilitation, certificate and voucher programs from Indian housing authorities (IHA).

   This Notice only applies to funding increments under consolidated Section 8 Annual Contributions Contracts (ACC) that were entered into by an IHA and HUD prior to October 1, 1997.

2. **Background:** The Native American Housing Assistance and Self-Determination Act (NAHASDA) (Pub. L. 104-330, approved Oct.26, 1996) became effective on October 1, 1997. It repealed in its entirety all provisions relating to Indian housing assistance under the United States Housing Act of 1937 (the 1937 Act) and certain other laws. The various categorical programs that were repealed in Title V of NAHASDA were consolidated into a single Indian Housing Block Grant, which will be made available to eligible Indian tribes or their tribally designated housing entities (TDHE).

   NAHASDA terminated HUD's authority to provide new assistance for IHAs under Section 8 of the 1937 Act, effective October 1, 1997. Therefore, the Department is prohibited from renewing any expiring funding

increments under a Section 8 ACC with any IHA, or its successor entity, after September 30, 1997. Until the expiration of the ACC term, HUD will continue to provide funds under any Section 8 rental certificate, rental voucher, and moderate rehabilitation program ACC executed with an IHA on or before September 30, 1997.

NAHASDA assistance, with certain limited exceptions, is required to be directed to Indian families living on Indian reservations and in other Indian areas. Under Section 8 of the 1937 Act, IHAs that administered Section 8 programs were required to serve eligible families that applied for assistance, regardless of tribal affiliation.

Indian tribes and TDHEs in implementing NAHASDA have discretion to operate or not to operate a program that is substantially similar to the Section 8 programs. Although the Department strongly encourages them to continue to operate such programs, there is no statutory provision that mandates this.

If a tribe or TDHE chooses not to operate such a program, it cannot count the former Section 8 units as "formula current assisted stock (FCAS)" for NAHASDA formula calculation purposes, resulting in no NAHASDA funds being made available to the grant recipient for FCAS purposes.

This Notice provides procedures to allow families who have been recipients of IHA Section 8 rental certificate, rental voucher and moderate rehabilitation program assistance under ACCs entered into before September 30, 1997, to continue receiving assistance after expiration of the IHA ACC through renewal of ACCs with local public housing agencies (PHA), subject to the availability of appropriations. Owners in the moderate rehabilitation program may exercise their statutory right to renew for one year by contacting the Office of Native American Programs for further information.

3. **PROCEDURE:** All Area Offices of Native American Programs (Area ONAP) are directed to immediately review all current and recently-expired (as of September 30, 1997 or thereafter) Section 8 ACCs. As part of the transition from the 1937 Act programs to program operations under NAHASDA, the Area ONAP should contact each IHA, tribe or TDHE under its jurisdiction and verify the status of Section 8 participants. The

following information should be updated for all families served under the current and recently-expired IHA Section 8 ACCs and transmitted to the National Office of Native American Programs within 30 days of the issuance of this Notice:

a. A good faith estimate from the IHA or its successor entity of the number of Section 8 families that it intends to continue to serve with NAHASDA funds.

b. A list of each family or individual who will not be served by the tribe or TDHE under a substantially similar program. The list should include the family's name, family size and composition, street address, county of residence and landlord's name, address and telephone number, and any other pertinent data that would specifically identify a family that will not continue to receive housing assistance from the tribe or TDHE.

c. A determination whether each such family that will not be served is located within the area of operation of a PHA; and

d. A determination as to whether the PHA is willing to execute an ACC, subject to the availability of funds, to serve those Section 8 families not served by the tribe, TDHE, IHA or its successor entity. The IHA or its successor entity must report to the Area ONAP on the results of its efforts to place currently-eligible Section 8 families.

Area ONAPs should prioritize obtaining the above information for families that will be affected by loss of IHA Section 8 rental assistance (i.e., for the earliest expiring funding increments and ACCs).

The IHA shall notify all owners, individuals and families that will no longer be served under NAHASDA, at least 90 days in advance of the termination of each funding increment under the ACC, that the Housing Assistance Payments (HAP) contract will terminate, the Section 8 ACCs will expire and that Section 8 subsidies will end.

Every effort should be made to submit the requested information to Headquarters two months prior to the

funding increment, HAP contract and ACC expiration. This will facilitate renewal fund assignments to PHAs in a timely manner.

4. **INFORMATION TO BE PROVIDED TO PHAs:** PHAs that agree to administer renewal assistance for Section 8 families formerly assisted by an IHA should be informed that they will receive renewal funding for this purpose under an amended ACC. PHAs would treat incoming families the same as portability move-ins that they absorb. Families may choose to stay in their current dwelling units or move.

   PHAs must verify income and establish tenant rents as usual. The dwelling unit selected must pass Housing Quality Standards inspection and a new lease and HAP contract must be executed (the old lease and HAP contract expires when the IHA's ACC expires).

5. **FUNDING:** The Department plans to provide an allocation of renewal funds to the local PHAs that agree to administer the renewal assistance for any Section 8 families facing loss of rental assistance by an IHA, tribe, TDHE or successor entity's decision not to serve individual families and/or operate a program that is substantially similar to the Section 8 program. HUD expects to make the renewal ACC with the PHA effective on the first of the month following expiration of the IHA's ACC. This can only be accomplished with your full cooperation by supplying the requested information promptly.

/s/
Deborah Vincent, General Deputy
Assistant Secretary for Public
and Indian Housing

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:

ONAP Administrators; Tribes; and Tribally Designated Housing Entities

Notice: PIH 98-36 (ONAP)

Issued: June 26, 1998
Expires: June 30, 1999

Cross Reference: 24 CFR Part 1000

Subject: Line of Credit Control System/Voice Response System (LOCCS/VRS) for the Indian Housing Block Grant Program

1. **Purpose**: This Notice provides specific guidance on the use of the Line of Credit Control System (LOCCS) and the Voice Response System (VRS) for the Indian Housing Block Grant (IHBG) program. The Notice includes guidance for both the grant recipient and staff from the Office of Native American Programs (ONAP).

2. **Background**: The IHBG program is authorized by the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) and the regulations governing the program that are found at 24 CFR Part 1000. These regulations became effective on April 13, 1998, and fiscal year (FY) 1998 is the initial year for the IHBG program. This Notice provides program specific guidance for the IHBG program area created in LOCCS. More general, or non-program specific guidance is still provided by the LOCCS User Guide.

3. **Overview**: LOCCS is an automated payment system used by HUD to provide grant recipients with a convenient system of requesting funds. The system allows for timely disbursements and accountability of funds. LOCCS provides ONAP with a method of establishing payment thresholds and reviewing the history of payments to the grant recipient. The grant recipient uses the VRS to requisition grant funds as needed via a touch-tone telephone.

4. **Program Guidance:**

a. **Program Area:** Each program within LOCCS has a three or four-character LOCCS program area identifier code. The LOCCS program area code for the Indian Housing Block Grant program is **IHBG**. Grant recipients will use this code in block 2 of the LOCCS/VRS Indian Housing Block Grant Payment Voucher, form HUD-50080-IHBG (Attachment 1). ONAP staff will use this code at the initial sign-on screen in LOCCS for access to the IHBG program area.

b. **VRS Number:** Each grant established in LOCCS is automatically assigned a unique all-numeric 10-digit number. This number is used by the grant recipient in the VRS to specify which grant is being accessed. The LOCCS VRS number format is **BBBBB-NNSSS**, where:

BBBBB	represents a base number assigned by LOCCS to the recipient.
NN	is a numeric code assigned by LOCCS to the program area. The numeric code for the IHBG program area is **79**.
SSS	is a sequential number beginning with 001 representing the number of grants assigned to the recipient within the program area.

The VRS number is generated by LOCCS after the Area ONAP staff spreads the grant funds to one or more Budget Line Items (BLI). LOCCS automatically generates a letter to the grant recipient notifying them of the assigned VRS number.

c. **Establishing a Grant in LOCCS:** To establish a grant in LOCCS, the Funding Approval/Agreement, form HUD-52734-B, (Attachment 2) must be submitted to the Field Accounting Division (FAD) by the Area ONAP (See NOTE below). The FAD will enter the fund obligation amount from the HUD-52734-B into the Program Accounting System (PAS). LOCCS will automatically retrieve this information from PAS. For a detailed listing of the various actions which must take place before a grant is established in LOCCS, please refer to pages 2-3 and 2-4 of the LOCCS User Guide dated October 1996. NAHASDA Guidances 98-7 (Tribe/TDHE) and

98-3A (ONAP) also provides additional details on the various forms required for an IHBG grant.

If the grant recipient is a tribally designated housing entity (TDHE) and the TDHE submits an Indian Housing Plan (IHP) for each tribe it serves, a HUD-52734-B should be executed for each tribe. If the TDHE submits one IHP for all the tribes it serves, a single HUD-52734-B should be executed with an addendum identifying the tribes and amounts included in the HUD-52734-B. In this case, ONAP will use the representative tribe (in agreement with the representative tribe for the IHP in the Lotus Notes system) to determine the grant number for block 5 of the HUD-52734-B. If the TDHE submits one IHP, but provides separate tables within the IHP for each tribe it serves, the Area ONAP should contact the TDHE to verify whether a single or multiple HUD-52734-B's should be executed.

NOTE: HUD is in the process of reorganizing the Accounting Division. Area ONAPs will be notified when the address to forward accounting documents changes from the FAD to the Fort Worth Accounting Center.

d. **Budget Line Items:** Disbursements from IHBG grants will be directed against specific funding activities called Budget Line Items (BLIs). The BLIs for IHBG grants are specific to this program and have unique four-digit numbers associated with each BLI as follows:

Line Item #	Line Item Activity
1600	**Current Assisted Stock (CAS) Operating Subsidy** - In accordance with 24 CFR 1000.58(f), the operating subsidy element of the Formula Current Assisted Housing Stock (FCAS) component of the formula is subtracted from the IHBG annual grant to allow for calculation of the allowable funds for investment. This BLI identifies the amount of operating subsidy from the FCAS for each grant recipient as identified in the formula listing; however, disbursements from this BLI may be

used by the grant recipient for operating subsidy purposes or for any other eligible affordable housing activity.

1601 **Investments** - In accordance with 24 CFR 1000.58(b) and 1000.58(f), a grant recipient that demonstrates to HUD the capacity to invest IHBG funds (A Notice providing guidance on this topic will be issued as soon as possible) may invest a portion of its IHBG annual grant. Because the regulations established a two-year limitation on the term of the investments, this BLI will be used to monitor the timing of investment activity as discussed in item f. below. This BLI is used to record the maximum amount of funds from the grant which may be invested. However, disbursements from this BLI may be used by the grant recipient for investment purposes or for any eligible affordable housing activity.

1602 **IHBG Balance** - This BLI will reflect the balance of the grant funds (annual grant amount minus FCAS Operating Subsidy and Investments). Funds disbursed from this BLI may be used for any eligible affordable housing activity.

9900 **Post Audit Adjustment** - This is a "Protected", "Undisbursable" BLI used to record any funds which might be recaptured when the grant is "Closed Out" in LOCCS. For additional information on "Protected", "Undisbursable" BLIs refer to page 2-8 in the LOCCS User Guide dated October 1996. The "Close Out" of IHBG grants in LOCCS is discussed in item g. below.

While environmental review requirements apply to certain IHBG activities, due to the nature of the IHBG program and the range of activities which can be performed under the IHBG, ONAP will not control the release of funds in LOCCS. It

is the grant recipient's responsibility to ensure that prior to obligating funds and/or requesting funds from LOCCS, all environmental review requirements have been met in accordance with 24 Parts 50 or 58. **Any funds obligated and/or disbursed by a grant recipient prior to the completion of required environmental review activities are ineligible costs and must be repaid by the grant recipient.**

e. **Grant Thresholds and Edits**

i) **BLI Edits** - The three BLIs specific to the IHBG program (1600, 1601, and 1602) have been established with a "hard" edit which limits the amount of funds a grant recipient may drawdown from that BLI to no more than 100% of the BLI. The VRS will not accept a voucher request that causes the disbursements from that BLI to exceed the amount budgeted. Because of the nature of the IHBG program and its BLIs, once a "hard" edit is reached on either BLI 1600, CAS Operating Subsidy, or BLI 1602, IHBG Balance, the grant recipient may drawdown funds from the other BLI until both BLI 1600 and 1602 are fully disbursed. However, if the "hard" edit is reached on BLI 1601, Investments, the grant recipient may not draw funds from either of the two other BLIs for investment purposes.

Area ONAP staff are responsible for spreading the IHBG funds to the three BLIs in accordance with 24 CFR 1000.58(f) and formula amounts using the F01 screen in LOCCS. If the grant recipient does not qualify to invest funds (based upon a Notice which will be issued as soon as possible) or the procedures to qualify to invest funds have not yet been established, then **no funds** should be spread to BLI 1601. Instead all funds would be spread in accordance with the proceeding instructions to BLIs 1600 and 1602.

ii) **Monthly Thresholds** - The IHBG program in LOCCS has a monthly threshold of 10 percent. If a grant recipient's voucher request in VRS would cause drawdowns in that month to exceed 10 percent of the full grant amount, the

voucher request will be sent to the Area ONAP for review and approval. VRS will notify the caller if an Area ONAP review is required before a payment can be disbursed. The grant recipient should notify the Area ONAP after the voucher has been entered into VRS so that the approval can be expedited. In some cases the Area ONAP may request supporting documentation in order to approve the request. If the voucher request is for BLI 1601, Investments, the Area ONAP will approve such vouchers without requesting supporting documentation after verifying that the grant recipient has established capacity to invest funds in accordance with 24 CFR 1000.58(b). Because of the anticipated size of drawdowns from BLI 1601, Investments, any voucher request which follows a disbursement of investment funds within the month will most likely be sent for review because of the 10 percent threshold; therefore, it is suggested that investment drawdowns be requested from VRS toward the end of a month.

The Area ONAP also has the ability to establish a lower, project specific, monthly threshold using the M09 screen. Area ONAPs may only take this action in accordance with 24 CFR 1000.530, 1000.532, or 1000.538.

f. **Investments** - In accordance with 24 CFR 1000.58(g), investment of IHBG funds may be for a period no longer than two years. Therefore, it is the responsibility of the Area ONAP to monitor disbursements from BLI 1601, Investments, and verify that within two years of disbursement, the funds have been expended for affordable housing activities under section 202 of NAHASDA. It is anticipated that by year 2000 LOCCS will be able to assist the Area ONAP in tracking investment funds which have reached two years from disbursement.

g. **Control Dates** - The IHBG program area in LOCCS has only one control date which is maintained by the Area ONAP, the Close Out Date. The Area ONAP will use the A01 screen to record the date when it has been verified that all funds from the grant have been audited and any questioned costs have been resolved. A grant should **NOT** be closed out if

funds disbursed for investment have not subsequently been spent for affordable housing activities under section 202 of NAHASDA. Entry of the Close Out date will automatically stop any further disbursements and all LOCCS reporting requirements. Any funds remaining in the grant will be recaptured by HUD. (It is not anticipated that a project will be closed out before all funds are disbursed; however, exceptions may occur which will require the recapture of funds. This will probably occur when pennies remain in a grant but must be accounted for to comply with HUD accounting procedures.) Recaptured funds will be reflected on BLI 9900, Post Audit Adjustment.

h. **Reporting Requirements**

i) **Federal Cash Transaction Report, SF-272** - In accordance with 24 CFR 85.41, the SF-272 (Attachment 3) must be submitted to the Area ONAP within 30 calendar days of the end of each quarter (i.e., April 30th, July 30th, October 30th, and January 30th). LOCCS will automatically generate a letter for each grant without a Close Out date 15 days prior to the end of each quarter, to remind the grant recipient of the requirement to submit the SF-272 (For more information on this requirement see NAHASDA Guidance 98-4 (Tribe/TDHE)). The Area ONAP is responsible for entering into LOCCS the receipt date of the form using the M10 screen. If the Area ONAP does not receive the SF-272 by the due date, LOCCS will automatically notify the grant recipient that the report is overdue. ONAP may proceed with actions in accordance with 24 CFR 1000 Subpart F to address this deficiency.

ii) **FY 1998 Annual Performance Report** - In accordance with 24 CFR 1000.512, 514, and 516, the Annual Performance Report must be submitted to the Area ONAP within 60 calendar days of the end of the grant recipient's program year. In federal fiscal year (FFY) 1998, the end of the program year for all grant recipients is September 30, 1998. Subsequently, the end of the program year will depend upon the grant recipient's fiscal year. Due to system limitations, LOCCS will

only perform the following functions for FFY 1998. LOCCS will automatically generate a letter for each grant without a Close Out date on September 15, 1998, to remind the grant recipient of the requirement to submit the Annual Performance Report. The Area ONAP is responsible for entering into LOCCS the receipt date of the report. If the Area ONAP does not receive the Annual Performance Report by the due date, LOCCS will automatically notify the grant recipient that the report is overdue. ONAP may proceed with actions in accordance with 24 CFR 1000 Subpart F to address this deficiency.

iii) **Annual Performance Report, FY 1999 and Forward** - In accordance with 24 CFR 1000.516, Annual Performance Reports for all program years except for FFY 1998 must be submitted to the Area ONAP within 60 calendar days of the end of the grant recipient's fiscal year. Because LOCCS cannot perform the following functions automatically, the Area ONAPs are responsible for notifying the grant recipient 15 days prior to the end of the grant recipient's fiscal year of the requirement to submit the Annual Performance Report for each grant without a Close Out date. If the Annual Performance Report is not received by the Area ONAP within 60 calendar days of the end of the grant recipient's fiscal year, the Area ONAP will notify the grant recipient that the report is overdue. ONAP may proceed with actions in accordance with 24 CFR 1000 Subpart F to address this deficiency.

i. **Vouchers** - The grant recipient must prepare a voucher for every payment request made using the VRS. The grant recipient should complete items 2-14 of the LOCCS/VRS Indian Housing Block Grant Payment Voucher, form HUD-50080-IHBG (Attachment 1), prior to placing the call to VRS. During the call the VRS will generate the voucher number to be inserted in item 1. All voucher numbers for the IHBG program area in LOCCS will begin with the number **079** which has been pre-printed on the form HUD-50080-IHBG. For detailed steps and information on the VRS call-in process see pages 4-1 through 4-8 of the LOCCS User Guide dated October 1996. The grant recipient must keep the

original voucher and backup documentation on file to support expenditures. No copies of the voucher are to be sent to HUD unless specifically requested by the Area ONAP.

5. **LOCCS Security:** To gain access to the IHBG program area in LOCCS, all users of either LOCCS or VRS must be authorized for that program area. To obtain authorization, the staff person for the grant recipient must submit a LOCCS VRS Access Authorization, form HUD-27054, (Attachment 4), with the IHBG code in block 5a and Indian Housing Block Grant in block 5b. The form must specify what type of access is required in block 5c (Query Only or Drawdown), based on the activities that staff person will perform within VRS. If the LOCCS VRS Access Authorization form is requesting access for a new user in LOCCS, the form must be notarized. The form should then be sent to the Area ONAP for review. The Area ONAP should retain a copy and forward the original HUD-27054 to the following address instead of the address on the form:

U.S. Department of Housing and Urban Development
Office of the Chief Financial Officer, FBSM
Attn: LOCCS Security Team
P.O. Box 23774
Washington, DC 20026-3774

ONAP staff must also request authorization for access to the IHBG program area in LOCCS. To do so, ONAP staff must complete the LOCCS Access Authorization Security Form for HUD Staff, form HUD-27054-A. (Attachment 5 - This form is available to ONAP staff on the Local Area Network (LAN) from both Fast Forms Filler and Graphics Form Filler.) Include the IHBG code in block 12 along with the type of access requested (see the form instructions for additional information on the types of access available) and forward the form to the address above.

LOCCS will automatically generate a notification letter when the request for access has been processed. For additional information see pages 3-1 through 3-13 of the LOCCS User Guide dated October 1996.

6. **Banking Information:** If a grant recipient has not previously used LOCCS, the grant recipient should submit to the Area ONAP a Direct Deposit Sign-Up, form

SF-1199A (Attachment 6) and a cancelled check or copy of a cancelled check from the bank account to which the funds are going to be deposited. The Area ONAP will review the form, retain a copy, and then forward the original SF-1199A and cancelled check to:

U.S. Department of Housing and Urban Development
Office of the Chief Financial Officer, FBSM
Attn: ACH Team
P.O. Box 44816
Washington, DC 20026-4816

This form allows for the automatic deposit of funds requested from LOCCS. The form identifies the grant recipient's Tax Identification Number (TIN), bank name, account number, and the type of account.

Since banking information can be maintained in LOCCS at three different levels (i.e., TIN, Program Area, or Grant), if a grant recipient has previously used LOCCS for other programs, an SF-1199A would be used to establish different banking information specific to either the IHBG program area or to the grant itself. To establish banking information specific to the IHBG program area, specify IHBG in Section 1, block G of the SF-1199A. If a grant recipient wishes to have banking information specific to a project or projects, the project number(s) must be listed in Section 1, block G or on an attachment to the SF-1199A. See the pages 2-1 through 2-5 of LOCCS User Guide dated October 1996 for further information.

NOTE: The banking policy stated in the second paragraph of section 2.1 of the LOCCS User Guide dated October 1996 does not pertain to IHBG. Grant recipients may designate different bank accounts for the deposit of IHBG funds that are received from HUD.

7. **Additional Guidance**: For program specific guidance, grant recipients should contact their Area ONAP. For detailed, non-program specific LOCCS/VRS guidance please refer to the LOCCS User Guide. To obtain copies of the User Guide, please call (800) 767-7468.

/s/Deborah Vincent, General Deputy A/S

U. S. Department of Housing and Urban Development

Public and Indian Housing

Special Attention of:	**Notice PIH 98-17 (IHA)**
Administrators, Offices of Native American Programs; Tribes, Tribally Designated Housing Entities; Indian Housing Authorities	**Issued: March 12, 1998** **Expires: March 31, 1999**
	Cross References:

SUBJECT: Native American Housing Assistance and Self-Determination Act Advance Funding for Tribes or Tribally Designated Housing Entities with an Indian Housing Authority having a Fiscal Year End Date of December 31, 1997, March 31, 1998, and June 30, 1998

1. **BACKGROUND:** The Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) was enacted on October 26, 1996, and this Act and the amendments made by this Act took effect on October 1, 1997. NAHASDA requires HUD to make grants on behalf of Indian tribes to carry out affordable housing activities (to the extent amounts are made available to carry out this Act).

   Section 502 of the NAHASDA states that after September 30, 1997, financial assistance may not be provided under the United States Housing Act of 1937 (USHA), unless such assistance is provided from amounts made available for Fiscal Year (FY) 1997 and pursuant to a commitment entered into before September 30, 1997. This Section also states that after September 30, 1997, any housing developed or operated pursuant to a contract between the Secretary and an Indian housing authority (IHA) pursuant to the USHA shall not be subject to any provision of such Act or any Annual Contributions Contract (ACC).

   As a result, funds provided for affordable housing programs are made in the form of an Indian Housing Block Grant (IHBG) which will be distributed annually to tribes and/or tribally designated housing entities (TDHE) based upon a formula-driven calculation. The tribe/TDHE is required by section 203(b) of NAHASDA to use IHBG funds in an amount necessary to provide for the continued maintenance and operation of the USHA units. IHBG funds cannot be distributed until HUD determines that an Indian Housing Plan (IHP) is in

compliance with NAHASDA requirements.

Due to delays in publishing a Final Rule, NAHASDA cannot be fully implemented at this time. The publishing delay will ultimately delay the distribution of IHBG funds and therefore have an adverse effect on recipients. There is immediate concern where an IHA had a Fiscal Year End (FYE) of December 31, 1997, March 31, 1998, or June 30, 1998, ***and*** the IHA does not have sufficient operating reserves to continue to pay administrative expenses for the continuation of housing services. Accordingly, pursuant to section 101(b)(2) of NAHASDA, HUD is waiving the IHP requirement and will advance funds for the sole purpose of funding operating expenses and renewal of tenant-based rental assistance for those IHAs.

2. **PURPOSE:** This Notice provides instructions to tribes/TDHEs and Area Offices of Native American Programs (AONAP) to request and process an advance of IHBG funds to ensure uninterrupted delivery of operating expenses for housing owned by an IHA for the second quarter, third quarter and possibly the fourth quarter of Federal Fiscal Year (FFY) 1998. Eligible operating expenses are those that were previously subsidized, such as salaries, benefits, taxes, insurance, travel, training, and maintenance. Until the Final Rule is published and an IHP is approved, advance IHBG funds may only be used for operating expenses of units assisted under the USHA and renewal of tenant-based rental assistance where required, and may not be used for any other housing activities such as modernization, development, etc.

3. **ELIGIBILITY:** Tribes/TDHEs are eligible if their IHA has a FYE of December 31, 1997, March 31, 1998, or June 30, 1998, and received operating subsidy appropriated with FFY 1997 funds under the USHA. Tribes/TDHEs whose IHA had a 12/31 FYE may be eligible for up to three fiscal quarters; tribes/TDHEs whose IHA had a FYE of 3/31 may be eligible for two fiscal quarters; and tribes/TDHEs whose IHA had a FYE of 6/30 may be eligible for one fiscal quarter.

4. **PROCESSING STEPS:**

A. Determine Eligibility of Tribes/TDHEs for Subsidy

1. Tribes/TDHEs are eligible for an advance of IHBG funds only if, for the fiscal periods from January 1 through December

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:

ONAP Administrators;
Facilities Planning and
Development Directors;
Facilities Management
Directors; and Indian
Housing Authorities (IHAs)

Notice: PIH 97-25 (HUD)
Issued: May 15, 1997
Expires: May 29, 1998

Cross Reference: 24 CFR Part 950

Subject: Extension of Notice PIH 96-26(HUD), Policies and Procedures on Maximum Allowable Total Development Cost (TDC) for the HUD-assisted Indian Housing Program

This Notice extends Notice PIH 96-26(HUD), same subject, which expires May 31, 1997, until May 29, 1998.

/s/
Kevin Emanuel Marchman, Acting Assistant Secretary

PI:Distribution: W-3-1, R-3-1(PIH), R-9, 138-7

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of: ONAP Administrators; Community Development and Tribal Relations Directors; Indian Tribal Governments; and the governments of Alaska Native Villages

Notice PIH 96-64 (HA)
Issued: August 14, 1996
Expires: August 31, 1997

Subject: Final Rule - Part 953 - Community Development Block Grants for Indian Tribes and Alaska Native Villages

1. **Purpose. This Notice transmits a copy of** the Final Rule for the Community Development Block Grant Program for Indian Tribes and Alaska Native Villages.

2. **Background.** This final rule is the end product of a process which began on June 21, 1991, with the publication of a proposed rule. Two interim rules were subsequently published in April 1992 and July 1994. There were several principal reasons for this rule making process. First was the need to implement various statutory mandates included in Section 105 of the Department of Housing and Urban Development Reform Act as amended by the Cransto n-Gonzales National Affordable Housing Act of 1990. Second, the transfer of the authority for this program to the Office of Public and Indian Housing (PIH), specifically the Office of Native American Programs within PIH, provided an impetus for a re-evaluation of various policy determinations which were reflected or embodied in program regulations which had previously been issued by the Office of Community Planning and Development. Finally, this process was seen as an opportunity to provide a means for the clients of this program to make comments and recommendations for changes to a program which has not been substantially revised since its inception in 1978.

3. **Significant Changes.** The regulations have been reviewed and revised to make terminology which was previously more germane to large city urban situation more appropriate to the predominantly rural character of Native American communities and more consistent with the unique legal relationship Indian tribes and Alaska native villages have with the Federal government. To the greatest extent legally permissible and practical, this rule has been made free-standing--all references to Part 570 community development block grant regulations have been removed and replaced with corresponding sections of Part 953, if necessary or appropriate, or eliminated entirely, if unnecessary.

4. **Additional Copies.** Additional copies of the Notice are available from HUD's Direct Distribution Center at 1-800-767-7468.

/s/

Kevin Emanuel Marchman, Acting Assistant Secretary for Public and Indian Housing

Attachment (not included)

Public Housing Agencies; Indian Housing Authorities; Secretary's Representatives; State/Area Coordinators; Directors, Public Housing Divisions; Administrators, Offices of Native American Programs; Resident Management Corporations (RMCs)

Notice PIH 96-33(HA)
Issued: June 4, 1996
Expires: June 30, 1997

Required HA Cash Management and Investment Policies and Procedures

1. PURPOSE

The purpose of this Notice is to advise public housing agencies and Indian housing authorities (herein referred to as HAs) and Area Offices of the Department's HA requirements governing cash management and approved investment instruments. The Notice extends and reissues, with minor editorial changes, the policies and procedures, including the list of HUD approved investment instruments, previously set forth in Notice PIH 95-27.

2. BACKGROUND

The Annual Contributions Contract (ACC) requires the HA to deposit and invest all program funds for projects under an ACC in accordance with the terms of a General Depository Agreement. The General Depository Agreement must be in a form approved by HUD and is executed between the HA and the depository. In addition, the ACC requires the HA to invest General Fund (program) monies only in HUD approved investments.

The Federal Code of Regulations, Part 85, Subpart C, (24 CFR § 85.20) requires HAs to establish cash management procedures. Cash management is the process of managing the cash flow of a HA to optimize its use of funds. This process involves the timing of receipts and disbursements to assure the availability of funds to meet expenditures and to maximize the yield from the investment of temporarily surplus funds. Effective cash management calls for organized planning. Good relations between the HA and the financial institution can improve the effectiveness of a cash management program.

3. APPLICABILITY

This Notice applies to the Low Rent Public Housing Program, the HA Owned/Leased Housing Homeownership Program (Turnkey III Program), the Section 23 Leased Housing Program, and the Mutual Help Homeownership Program.

4. BANKING SERVICES

Banking services shall be arranged by selecting a bank through competitive solicitation to assure the HA that it receives the banking services provided at the lowest cost. It should be noted, however, that HAs must designate a single bank account for the deposit of all payments that are received from HUD through Direct Deposit-Electronic Funds Transfer (DD-EFT). (A Standard Form 1199A, Direct Deposit Sign-Up Form, must be submitted to designate this account.) A copy of the General Depository Agreement (see below) with the financial institution shall be attached with the SF-1199A. Once the funds are received, they may be transferred to separate accounts according to the applicable program.

a. General Depository Agreement

The General Depository Agreement (Form HUD-51999) shall be executed by the HA and the depository. The depository must be a financial institution whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Share Insurance Fund (NCUSIF). An original HUD-51999 should be maintained by the HA and the financial institution. A copy of the HUD-51999 should be sent to the HUD Area Office and the Field Accounting Office (along with the SF-1199A).

b. Procurement Procedure and Period of Service

Banking services should be periodically solicited through competitive negotiation. The solicitation in the form of a Request for Proposal (RFP) would permit the HA to evaluate the quality of the services received as well as the price. This periodic process should prevent the bank supplying the services from becoming complacent in its dealings with the HA.

5. COLLATERALIZATION OF DEPOSITS

HAs shall require their depositories to continuously and fully (100%) secure all deposits regardless of type (i.e. regular, savings, etc.) that are in excess of the

$100,000 insured amount. This may be accomplished by the pledging or setting aside collateral of identifiable U.S. Government securities as prescribed by HUD. The HA has possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by safe keeping receipt and a written bailment for wire contract) and will be maintained for the full term of the deposit. Such securities shall be owned by the depository and the manner of collateralization shall provide the HA with a continuing perfected security interest for the full term of the deposit in the collateral in accordance with applicable laws and Federal regulations. Such collateral shall, at all times, have a market value at least equal to the amount of the deposits so secured.

6. INVESTMENT OF FUNDS

a. Funds Available for Investment

1) Funds on deposit in the General Fund are comprised of four components: (1) funds for current transaction purposes, (2) development and/or modernization funds (see #2 below), (3) funds exceeding those necessary for the daily operation of the HA which are considered available for investment and (4) any operating reserve funds. As a general rule, the average amount on deposit in the General Fund cash accounts (the targeted maximum cash balance) should be the amount needed on hand for transaction purposes or as a safeguard against cash shortages. In the interest of good cash management, non-interest bearing deposits should be reduced to the amount necessary to maintain a good banking relationship.

2) Under the Modernization and Development Programs, the term "cash management" also means minimizing the time elapsing between the drawdown and disbursement of funds by the HA. HUD has established the maximum time to be generally three working days. Therefore, reference to "excess funds" also means the amount of modernization or development funds drawn down, but not needed for immediate disbursement (see 24 CFR § 85.21 (b)). Interest income earned on modernization funds is included as operating income in the calculation of operating subsidy eligibility under the Performance Funding System (PFS). Interest income earned on development funds is credited to the development program and reduces the development cost of the project.

b. Approved Investment Securities

In most cases, purchases of securities shall have maturities which coincide with expected disbursements by the HA. For the purpose of investing operating reserves, issues shall be limited to maturities three years or less. Although some of the following securities have maturities longer than three years, they can be traded in the secondary market. A list of investments approved by HUD for the investment of HA funds is attached. HAs are required to choose from these financial instruments. Within the HUD approved instruments, HAs are permitted to modify their investment policy without prior HUD approvals. The choice of investments from the approved list should be made using the criteria developed in the remainder of this paragraph.

c. Determination of Investment Type

The determination of the best or appropriate types and mixtures of investments is dependent on several factors. The primary objective is safety. Once that objective is attained, the optimum return on the investment should be consistent with the goals of the cash management program of the HA. The factors that should be taken into account include the following:

(1) Safety - Safety is achieved through adherence to the list of permitted investments which are backed by the full faith and credit of, or a guarantee of principal and interest by, the U.S. Government, a Government agency or issued by a Government-sponsored agency, coupled with an appropriate maturity date.

(2) Yield - The HA should strive to achieve the highest yield consistent with the other factors of the investment policy. Tax-exempt securities are not appropriate for investment by a HA because it would not benefit from the tax advantage.

(3) Liquidity - All investments must be capable of being liquidated on one day's notice. Therefore, no investments may be made which impose a longer notice period for redemption or which are not readily marketable.

(4) Maturity - Investments should be scheduled to mature when the funds are needed. Sale of securities prior to maturity should be avoided due to the inherent risk. (If the market interest rate increases above the

yield on the investment, the market value of the securities will decline.) Investments shall be limited to securities maturing in periods of up to one year, or such lesser period that coincides with expected disbursements by the HA, but not beyond the current financing cycle. HAs may invest in securities up to three years for the investment of operating reserves.

(5) Amount - The best or most appropriate type of investment depends, to some degree, on the amount available for investment because certain investments require a large initial amount.

(6) Administrative Cost - In choosing an investment, a HA must consider the administrative work involved, particularly with regard to investments of short duration. Substantial amounts can be invested for periods as short as one or two days. However, the administrative costs with small amounts may be greater than the return on the investment, thus would not be justified or cost effective. Administrative costs will be higher with a more frequent turnover of investments and must be taken into account together with the yield and term in determining the optimum investment strategy.

d. INVESTMENT OF FUNDS HELD BY HA FISCAL AGENTS

Funds held by the Fiscal Agent in any trust funds shall be invested in strict accordance with the Resolution establishing such funds. Where the Resolution contains no provision concerning the investment of funds, the funds shall be invested in securities approved for General Fund Investment provided such investment will mature or may be redeemed at the option of the purchaser at not less than the purchase price on or prior to the date such funds are required to be disbursed by the Fiscal Agent. A description of funds established by HA resolutions authorizing the issues of bonds is attached.

e. Investment Register

An investment register or other record shall be maintained by the HA or its agent. The register/record shall be maintained in such a manner that a determination can be made as to the amount of investment securities purchased from each fund and at a minimum provide for recording a complete description of investment instrument, date of purchase, purchase

price, interest rate, and applicable date of sale or maturity. The investment

register/record may also be used to identify the source of funds invested (i.e., modernization or development funds, tenant security deposit funds, operating funds).

f. Internal Controls

HAs shall implement the following internal controls to assist in controlling investments and preventing loss or misuse.

(1) Investment transactions shall be authorized by the HA governing board and documented in the board minutes.

(2) Investment documents shall be kept in a safe fire-resistant locked file cabinet, safe deposit box, or other similarly secured location.

(3) Individuals responsible for custody of securities shall be someone other than an individual maintaining the accounting records.

(4) Investments shall be maintained in a custodian or trust account.

(5) Investments shall be in the name of the HA.

(6) Investments shall be recorded in detail in an investment ledger.

(7) A system shall be in place to insure that all interest earned is collected and credited to the appropriate HA records.

(8) Investments shall be reconciled periodically to the detailed record (investment ledger).

7. CASH MANAGEMENT

A major factor contributing to the success of an investment program is the delegation of responsibility and authority for developing and executing it. A HA should compare the cost of establishing a cash management program in-house (if qualified professional staff are available) to contracting out. If HAs contract for cash management and investment services, then the organization should have qualified personnel to achieve cost-effectiveness. Commercial banks and savings and loans association offer such services.

Good cash management, which is an objective of management, creates responsibilities for the use of funds. Such responsibilities are placed on both the HA and HUD for a successful program to benefit both. The primary goals of cash management are to assure the availability of cash for transaction needs,
preserve the value of cash resources and earn the maximum return on funds until disbursed.

a. Cash Management by the HA

The HA should compare the return from an in-house cash management program with a program managed by an agent. If the HA finds that administrative costs of an in-house program are such that the net yield on investments is less than that obtainable through an alternative, the general rule is that the HA should use that alternative.

b. Cash Management by an Agent

As an alternative to an in-house cash management program, a HA may enter into a contract with an approved governmental unit such as a State agency established for this purpose (see attachment A, #6, Municipal Depository Fund), or a financial institution (excluding investment bankers and brokerage houses) to administer its cash management program.

Such a program may include any of the functions of cash management, i.e., receipts, disbursements and investments. Such a contractual arrangement will give a small HA the expertise and administrative skills which it would not otherwise be expected to have and often can make a cash management program cost-effective.

c. Temporary Funds Available for Investment

(1) Each HA with an average cash balance of $20,000 or more shall invest such funds in HUD-Approved Investment Securities in order to meet the PFS Target Investment requirements (24 CFR Section 990.109 (e), 24 CFR §950.725 (e)).

HAs with average cash balances of less than $20,000 shall also invest such funds in HUD-Approved Investment Securities. For the purpose of calculating operating subsidy eligibility under the PFS (24 CFR Section 990.109 (e), 24 CFR §950.725 (e)) these HAs shall make a reasonable estimate of investment income for the requested budget

year. Please note that investment income estimates for these HAs are not subject to the mandatory year-end adjustment.

(2) See Handbook 7475.13, Performance Funding System (PFS), regarding reporting requirements for projecting investment income for the purpose of calculating PFS operating subsidy eligibility. These requirements mandate a minimum investment income (Target Investment Income) for calculating operating subsidies and allow HAs to retain investment income in excess of the required amount. HAs should review these requirements carefully in developing their cash management programs.

8. MONITORING

The Office of Finance and Budget, PIH, will continue to oversee the overall cash management policy and programs for HAs. Actual monitoring of each HA's cash management will continue to be the responsibility of the respective Area Office. Monitoring will be accomplished through review of documentation submitted to support the investment income shown in the calculation of operating subsidy and during on-site monitoring reviews.

If there are questions regarding the contents of this Notice, please contact the Office of Finance and Budget at 202-708-1872.

_Casimir Bonkowski for Acting
Assistant Secretary for Public and Indian Housing

Attachments

ATTACHMENT A

HUD APPROVED INVESTMENT INSTRUMENTS

1. Direct Obligations of the Federal Government Backed by the Full Faith and Credit of the United States

   a. U.S. Treasury Bills

   These securities are short-term obligations which a HA or its agent may purchase directly. Treasury Bills with 3- month and 6-month maturities are issued weekly and those with 9-month and 12-month maturities are issued monthly. The minimum denomination is $10,000. They are issued on a discount basis and are redeemed at par upon maturity.

   U.S. Treasury Bills are available for purchase at any time after issuance from investment departments of banks and from dealers in investment securities. Purchases may be made conveniently using the HA's depository bank. Treasury Bills may be acquired by subscription on the issue date from a Federal Reserve Bank or branch in amounts not in excess of $200,000. Detailed information is contained in the weekly or monthly announcements which may be received regularly upon application to a Federal Reserve Bank or branch.

   b. U.S. Treasury Notes and Bonds

   These securities are issued periodically by the Treasury Department through Federal Reserve Banks and branches. They are medium to long-term obligations which a HA or its agent can only purchase in the secondary market to assure that they will mature at a date which coincides with scheduled disbursements by the HA. Outstanding issues may be purchased from banks or dealers in investment securities at the market price which on any given day may be more or less than the face amount.

   (1) U.S. Treasury Notes

   These notes mature in not less than one and not more than 10 years from the issue date and bear interest at fixed rates payable semi-annually.

(2) U.S. Treasury Bonds

These bonds mature after ten years from the issue date and bear interest at fixed rates payable semi- annually. Many issues of bonds are redeemable on call by the Treasury Department before maturity. The yield of such issues usually is computed to the first call date which may be as much as 5 years prior to maturity.

2. Obligations of Federal Government Agencies

a. Federal Financing Bank (FFB)

The Federal Financing Bank is authorized to purchase obligations held by Federal agencies and to issue obligations to the public.

b. Government National Mortgage Association (GNMA), Mortgage- Backed Securities (GNMA I and GNMA II)

The securities, guaranteed by GNMA are issued by an issuer (a GNMA-approved mortgage lender). The securities are backed by a pool of government-insured or guaranteed mortgages. The holders of the securities receive monthly payments of principal and interest. The minimum denomination issued is $25,000. The difference in GNMA I and GNMA II is that the GNMA II payment date is on the 20th of the month and the GNMA I payment date is on the 15th; GNMA II uses a central paying agency whereas GNMA I has individual issuers sending checks to investors; and GNMA II has interest rates that vary within a one percent range. The maximum maturity for GNMA I and GNMA II is 30 years, except that GNMA I project loans mature in 40 years.

c. GNMA Participation Certificates

These securities, guaranteed by GNMA, were sold by GNMA as the trustee with various other Federal agencies as trusters. They represent beneficial interest in future payments of principal and interest on mortgage pools. Their maturities range between one and 20 years and the minimum denomination is $5,000.

d. Maritime Administration Merchant Marine Bonds, Notes, and Obligations

These securities are issued by shipping companies and are backed by the full faith and credit of the U.S. Government. Each issue is further secured by a first preferred ship or fleet mortgage. Maturities and denominations vary.

e. Small Business Administration (SBA), Small Business Investment Corporation (SBIC) Debentures

When authorized by appropriation acts, the SBA may guarantee principal and interest payments on debentures of SBIC. The SBA may also pool these debentures and sell SBA- guaranteed debentures. These issues have maturities of 10 years and are issued in $10,000 denominations.

f. Tennessee Valley Authority (TVA) Power Bonds and Notes

These securities are secured by a first charge on net power proceeds. Payment of interest and principal on them is ranked ahead of annual payments to the U.S. Treasury. They have been issued in multiples of $1,000.

3. Securities of Government-Sponsored Agencies

a. Farm Credit Consolidated System-Wide Discount Notes

These notes are the secured joint and several obligations of the Farm Credit System which consists of the Federal Land Banks, the Federal Intermediate Credit Banks, and the Banks for Cooperatives. They are issued in denominations of $5,000 and maturities are authorized from 5 to 365 days.

b. Federal Farm Credit Banks Consolidated System-wide Bonds

These bonds are the secured joint and several obligations of the Farm Credit Banks. Their issuance supersedes individual bond issues by the Federal Land Banks, the Federal Intermediate Credit Banks, and the Banks for Cooperatives. They are issued in multiples of $1,000 for maturities in excess of 13 months and in multiples of $5,000 for shorter maturities.

c. Federal Home Loan Banks Consolidated Obligations

These securities are the secured joint and several obligations of the Federal Home Loan Banks comprised of:

(1) Bonds

Bonds which have maturities of one year or more. They are issued in multiples of $10,000, $25,000, $100,000 and $1,000,000.

(2) Notes

Notes which have maturities of less than one year. They are issued in multiples of $10,000, $25,000, $100,000 and $1,000,000.

(3) Discount Notes

Discount notes which have maturities ranging from 30 to 170 days. They are issued in denominations of $100,000 and $1,000,000.

d. FHLMC Mortgage Participation Certificates (PC) (Guaranteed)

These certificates represent undivided interest in specific fixed rate, first lien conventional and residential mortgages. FHLMC provides monthly interest and principal payments. The final payment is the first of the month and year in which the last monthly payment on the last maturing mortgage is scheduled to be paid.

e. FHLMC Collateralized Mortgage Obligations (CMOs)

CMOs are general obligations of FHLMC that are secured by a single pool of conventional mortgages owned by FHLMC. CMOs are issued in several classes with varying stated maturities. Semiannual principal payments are allocated to each class of the CMOs in the order of the stated maturity of each class so that no principal payments are made to holders of a class until classes with an earlier maturity are retired.

f. Federal National Mortgage Association (FNMA) Debentures

These debentures are issued in denominations ranging from $10,000 and with maturities ranging from 20 to 25 years.

g. FNMA Notes

The minimum investment in these notes is $50,000 with maturities ranging from 1 to 20 years.

h. FNMA Short-Term Discount Notes

These notes are similar to commercial paper and are tailored to the individual needs of investors. They are sold at published rates with maturities of 30 to 270 days and in denominations ranging from $5,000.

i. FNMA Capital Debentures

These debentures are subordinated to the non-capital debentures, notes, and short-term discount notes. They were last issued in 1975 in a $10,000 minimum denomination and with maturities of 5 and 25 years.

j. Student Loan Marketing Associations (SLMA) Obligations

SLMA issues obligations comprises of guaranteed student loans as follows:

(1) Floating Rate and Master Notes.

These notes bear interest at rates that vary with the 91-day Treasury Bill rate. Short-term borrowing have an original or remaining term maturity of one year or less.

(2) The Series E and F Floating Rate Notes.

These notes bear interest at rates which vary with the 91-day Treasury Bill, except that each issue has fixed minimum and maximum rates known as interest rate "collars" for any quarterly interest period.

(3) Zero Coupon Notes

These notes are shown at net proceeds adjusted for accretion of discount.

4. Demand and Savings Deposits

Demand and savings deposits at commercial banks, mutual savings banks, savings and loan associations and credit unions are permitted for HA funds provided that the entire deposit is insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF). A deposit in excess of the insurance coverage may be made at a depository institution provided that it is 100 percent collateralized by any of the securities listed under paragraphs 1, 2, and 3 of this Attachment. Care should be taken that withdrawals may be made on demand without loss of interest and without penalty.

5. Money-Market Deposit Accounts

Money-Market Deposit Accounts at depository institutions that may not be insured fully by the FDIC or NCUSIF are permitted provided that the certificates are fully backed by 100 percent collateral consisting of securities listed under paragraphs 1, 2, or 3 of this Attachment. When accounts exceed the $100,000 insurance limitation, their safety also may depend on the HA's control of the underlying collateral which must consist of clearly identified (not pooled) U.S. Government securities. Possession of the collateral securities and a continuous perfected security interest may be the only sure protection against loss in case of financial institution failure.

6. Municipal Depository Fund

A Municipal Depository Fund (Fund) or Local Government Investment Pool which is established by States, municipalities, units of local government or other political subdivisions to serve as an investment fund for HAs is permitted. The securities purchased by a Fund shall be on the HUD-approved list of investment securities. HA shall have either an undivided or divided interest in securities comprising the Fund. The Fund shall be under the control of the Investment Company Act of 1940, and its objective shall be clearly stated. The investment objective of the Fund shall be to obtain as much income as possible consistent with the preservation and conservation of capital. The Fund shall disclose clearly the basis of earnings and how they are distributed. HA shall obtain a statement of potential default and risk and a clear demonstration that withdrawals from the Funds will not be so restricted as to impair a HA's day-to-day cash management

needs. The management fee shall be fixed at a reasonable amount and management shall be passive. HA shall limit the amount of funds invested in the Fund to no more than 30 percent of a HA's available investment funds. The Fund shall disclose the relationships of the investment advisor, manager, trustees, custodian and transfer agent. Each financial advisory relationship shall be evidenced by a written document executed prior to, upon, or promptly after the inception of the financial advisory relationship, or promptly after the creation or selection of the issuer. If the issuer does exist or has not been determined at the time the relationship commences, that written document shall set forth the basis of compensation for the financial advisory services to be rendered.

7. Super NOW Accounts

Super NOW accounts have been available and approved for public funds since January 1983. They offer a relatively high market rate and are fully transactional (have no limitations on the number of checks or transfers). Insurance and collateral requirements are as above for subparagraph e Demand and Savings Deposits.

8. Certificates of Deposit

a. Certificates of Deposit are permitted at depository institutions that are insured by an agency of the Federal Government. Caution must be exercised for certificates exceeding the $100,000 insurance limit or when the term is longer than 30-90 days. Although the certificates' rate of return may be attractive for larger amounts and longer terms, U.S. Treasury securities offer superior safety and liquidity for the same amounts and terms. Certificates shall be in the HA's name. In addition a General Depository Agreement must be executed by each financial institution that issues a Certificate of Deposit.

b. Certificate amounts above $100,000 are permitted provided that the excess is 100 percent collateralized by clearly identified (not pooled) U.S. Government securities. Possession of the collateral securities and a continuous perfected security interest may be the only sure protection against loss in case of bank failure.

c. Brokered deposits should be avoided because it is impossible to get $100,000 federal insurance on a number of deposits placed by brokers.

9. Repurchase Agreements

Repurchase (repos) agreements for a term not to exceed 30 days may be entered into with Federally insured depository institutions to purchase and sale of securities identified under paragraphs 1, 2, and 3. A repurchase agreement is an agreement negotiated with a bank usually for a short period (1 to 7 days) wherein securities approved for investment are purchased from that bank at a stated price with the bank agreeing to repurchase them on a specified date for a specified amount. The minimum may vary, although it is usually $100,000. There are three main types: (1) fixed term, where both parties are bound to the negotiated time period, (2) demand, where the agreement stays in effect until terminated by either party, and (3) day-to-day, where daily renewal is by mutual consent and 24- hour notice is required for termination. The HA should review existing and future repos for compliance with the following certifications. Prior approval by HUD is not necessary, however, the repos seller depository or its agency must provide a written certification to HUD, Assistant Secretary for Public and Indian Housing (Office of Finance and Budget), the Area Office, and to the HA.

a. that the depository's repo program complies with applicable Federal and State statutes and regulations and that the program does not involve sales or loans of Federal securities by securities dealers that are not regulated or that report to the Federal Reserve Board;

b. that the depository owns the underlying Federal securities (approved for repurchase under HUD guidelines) when the repo interest is sold and that the value of the securities is equal to or greater than the amount the HA pays for the repo;

c. that the HA has possession of the securities (or the HA will take possession of the securities) or an independent custodian (or an independent third party) holds the securities on behalf of the HA as a bailee (evidenced by a safe keeping receipt and a written bailment for hire contract), from the time the repo interest is sold to the HA and will be (or is expected to be) maintained for the full term of the repo;

d. that the repo agreement and any related documents identify specific Federal securities related to the specific repo purchased by the HA;

e. that the repo interest does not represent any interest in a pool or fund of Federal securities for which registration under the Investment Company Act of 1940 may be required;

f. that the HA will have a continuous perfected security interest in the underlying Federal securities under State or Federal law for the full term of the repo (disclosing the method by which perfection has or will be accomplished, i.e., by possession, filing, registration of book-entry securities and/or Federal preemption of State law by Federal regulation);

g. that the depository or a reporting dealer selling the repo has not received any adverse financial report from a credit reporting agency, State or Federal regulatory agency; and

h. that the depository will not substitute other securities as collateral, except to increase the value of the repo security to match the repos's purchase price.

10. Sweep Accounts

Sweep Accounts is a contractual agreement between a bank and a HA which provides that the bank will regularly "sweep" or transfer any available collected balances from the HA's account into repurchase agreements. The Sweep Accounts agreement shall include all the certification provided in the Repurchase Agreement and adherence to paragraph 4-3, Collateralization of Deposits.

11. Separate Trading of Registered Interest and Principal of Securities

Separate Trading of Registered Interest and Principal of Securities (STRIPS) are Treasury-based zero-coupon securities which consist of interest or principal on U. S. Treasury securities. STRIPS were issued in minimum increments of $1,000. STRIPS pay no interest until maturity and the rate of return is "locked in" at the time of purchase. The delivery of STRIPS is accomplished by wire transfer through the Federal Reserve book entry system. STRIPS shall be in the name of the HA.

12. Mutual Funds

A Mutual Fund (Fund) is an investment company that makes investments on behalf of individuals and institutions. The Fund pools the money of the investors and buys various securities that are consistent with the Fund's objective.

a. Mutual Fund Criteria

The Fund shall be organized as a no-load, open-end, diversified management company and its shares shall be registered under the Securities Act of 1933. The Fund shall be under the control of the Securities Exchange Act of 1934, Investment Advisers Act of 1940 and the Investment Company Act of 1940. The investment objective of the Fund shall be to obtain as much income as possible consistent with the preservation, conservation and stability of capital. The mutual fund objective cannot be changed without the prior approval of fund shareholders.

b. The securities purchased by the Fund shall be on the HUD-approved list of investment securities. The Fund will not engage in options or financial futures. The HA shall limit the amount of funds invested in the Fund to no more than 20 percent of the HA's available investment funds. The Fund shall disclose clearly the basis of earnings and how they are distributed. The HA shall obtain a statement of potential default and risk. The HA's invested funds shall be accessible to the HA daily. It shall be demonstrated that any limitations on withdrawals will not impair the HA's day-to-day cash management needs.

c. The management fee shall be fixed at a reasonable amount. The Fund shall disclose the relationships of the investment advisor, manager, trustee, custodian and transfer agent. The Fund shall clearly state all services (such as wire transfers and check writing privileges) and charges.

d. Investment in the Fund shall be authorized by a Board Resolution. A certified copy of the resolution shall accompany the initial application for the Fund.

e. The Fund (or custodian) and the HA shall sign the General Depository Agreement, HUD-51999 dated June 1991, modified as follows:

(1) In the title, "(Mutual Fund)" shall be added after General Depository Agreement. Whenever "depository" appears in the text it also refers to "mutual fund."

(2) The HA's name and location (including county or city) will be filled in the first clause of the General Depository Agreement. The name, location and the HA's mutual fund account number also will be filled in the first clause. The second clause remains unchanged.

(3) The third clause is substituted as follows: "Whereas, under the terms of the Contract the HA shall invest in a mutual fund (herein called the depository) only on the terms set forth hereafter. Mutual fund is defined as an investment company that makes investments on behalf of individuals and institutions. The depository shall be organized as a no-load, open-end, diversified management company and its shares shall be registered under the Securities Exchange Act of 1933. The depository shall be under the control of the Securities Exchange Act of 1934, the Investment Advisers Act of 1940 and the Investment Company Act of 1940. HA shall acquire shares in a mutual fund whose portfolio includes only securities on the HUD-approved list of investment securities."

(4) Paragraphs 1, 3, 11 and 12 are deleted.

(5) Paragraphs 4 through 6 are modified to read as follows:

(a) Paragraph 4: Any shares purchased from HA funds shall be held by the depository in safe-keeping for the HA until sold. Dividends and distributions on such shares and the proceeds from the sale thereof shall be used to purchase additional shares or remitted directly to the HA.

(b) Paragraph 5: The language "from said Accounts" is deleted.

(c) Paragraph 6: The language "in respect of the Accounts" is deleted.

(d) Paragraphs 7 through 10 are not changed.

(e) The additional language can be typed on a separate page, attached and duly executed. The following language shall be added to the bottom of the page: Page number ___ incorporated in and made a part of the General Depository Agreement between ___(HA) and ___ (Depository).

ATTACHMENT B

INVESTMENT OF FUNDS HELD BY HA FISCAL AGENTS

Description of Funds

The funds established by HA resolutions authorizing the issuance of bonds to finance the development cost of projects are as follows:

(1) Debt Service Fund

This Fund is established pursuant to the Annual Contributions Contracts and HA Resolutions providing for the issuance of new HA bonds. The Fiscal Agent is explicitly required under the form of the Fiscal Agency Agreement entered into since 1964 to purchase and sell investment securities as the HA, with the approval of the Federal Government, may direct. Where a Fiscal Agency Agreement does not contain a specific requirement for the investment of Debt Service Funds, such investment must, nevertheless, be made since it is a general power and duty of a trustee, (implied if not expressed) to keep funds properly invested in order to attain safety and produce income for the trust funds.

(2) Advance Amortization Fund

(a) Since 1952, the form of Fiscal Agency Agreement in use requires the Fiscal Agent to invest funds on deposit in the Advance Amortization Fund as the HA, with the approval of the Federal Government, may direct.

(b) With respect to the investment of funds resulting from a consolidated sale of bonds by an Agency Authority, only the Agency Authority of HUD may issue investment instructions to the Fiscal Agent. These instructions shall be consistent with HUD guidelines.

(3) Annual Contributions Reduction Account (sometimes called Supplementary Revenues Account); Bond Service Account; Series A Reserve Fund; General Bond Reserve Fund; Rental Debt Service Fund; and Excess Lands Account.

The Resolution authorizing Series A and Series B Bonds issued prior to 1951 established these funds and the Resolution usually contains limitations on the investment of funds on deposit in one or more of such accounts.

U.S. Department of Housing and Urban Development
Public and Indian Housing

Special Attention of:

ONAP Administrators; Facilities Planning & Development Directors; Facilities Management Directors; and Indian Housing Authorities (IHAs)

Notice: PIH 96-26 (IHA)
Issued: May 15, 1996
Expires: May 31, 1997

Cross Reference: 24 CFR Part 950

Subject: Policies and Procedures on Maximum Allowable Total Development Cost (TDC) for the HUD-assisted Indian Housing Program

1. Purpose: This Notice provides policies and procedures on the maximum allowable Total Development Cost (TDC) for the HUD-assisted Indian Housing (IH) Program. The imposition and determination of the maximum TDC of a project is required by Section 6(b) of the U.S. Housing Act of 1937, as amended. A schedule of per unit maximum allowable TDCs for Indian TDC Areas is included.

2. Background: The maximum allowable TDC ensures that adequate funds for decent, safe, sanitary, durable, cost effective, energy efficient, and culturally relevant housing will be provided for IH development projects. The statutory maximum allowable TDC represents an upper limit to be used by Area Offices of Native American Programs [herein after called area offices] in the funding of IH developments and the review of development budgets. All costs, excluding off-site water and sanitation facilities infrastructure and any donations received, excluding other HUD funds and Mutual Help Contributions, are considered in determining the maximum allowable TDC of an IH development.

   The maximum allowable TDC for a development is calculated by multiplying the number of units for each bedroom size and structure type in the development by the applicable per unit maximum allowable TDC for bedroom size and structure type published herein and adding the resultant amounts for all units in the development.

3. Applicability: All IH developments without an approved Actual Development Cost Certificate shall be covered by the provisions of this Notice.

4. Development Grant Approval: The area office shall reserve funds for initial Development Grant Approval at the maximum allowable TDC for that IH development. The area office may reserve below maximum allowable TDC for special circumstances; such as, but not limited to:

   a. The area office has insufficient funds to reserve at maximum allowable TDC.