



OFFICE OF PUBLIC AND INDIAN HOUSING

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

Special Attention of:
Office of Native American Programs
Administrators, Tribes, and Tribally
Designated Housing Entities

Notice: PIH 2025-25

Issued: September 26, 2025

Expires: This notice remains in effect until amended, superseded, or rescinded.

Cross References: 24 CFR
1000.156-162, Notice PIH 2024-28

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

I. PURPOSE

This notice provides guidance on the Total Development Cost (TDC) limits—the maximum amount of funds that may be used for affordable housing under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA)—based on the most current Marshall & Swift/Boeckh (M&S/B) and RSMeans Cost Data (RSMeans) publications. This notice also outlines circumstances under which Tribes and Tribally Designated Housing Entities (TDHEs) may exceed the TDC limits. The requirement for the development and implementation of these limits are found at [24 CFR 1000.156-162](#) of the Indian Housing Block Grant (IHBG) regulations.

All previously provided regulatory relief concerning TDC limits for the IHBG-CARES and IHBG-ARP programs are preserved in this notice.

This notice supersedes [Notice PIH 2024-28](#), issued August 9, 2024, [Notice PIH 2010-47](#), issued November 19, 2010, and all notices extending that notice, up to and including [Notice PIH-2022-16](#), issued June 9, 2022.

II. BACKGROUND

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

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

III. APPLICABILITY

TDCs apply to:

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

IV. RESPONSIBILITY

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

V. DETERMINING TDC

A TDC is published for each Tribe and covers the Tribal area. It specifies five dwelling sizes, ranging from one to five bedrooms, and can be applied to a single family building up to four units. The construction of each dwelling unit must not exceed TDC limits.

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

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

Step 2: Apply Geographic Specific Multiplier to Determine Tribe’s Local Construction Base Cost Indices. HUD then applies the Local Cost Multiplier, based on ZIP Code, to the respective Base Construction Cost, for the Tribe or Tribal area. These multipliers account for cost variations across geographies, including differences in labor, shipping, and material costs.

- The M&S/B index publishes a Regional Multiplier (Eastern, Central, and West) that HUD applies in addition to the Local Cost Multiplier. RSMeans does not publish a similar regional multiplier.

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

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

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

VI. AFFORDABLE HOUSING/MODERATE DESIGN

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

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

VII. RECIPIENT DEVELOPMENT OF STANDARDS FOR HOUSING OF MODERATE DESIGN

A recipient must either use the TDC limits published by HUD or adopt written standards for its affordable housing programs that reflect the requirement specified in [24 CFR 1000.156](#). The standards must describe the type of housing, explain the basis for the standards, and use similar housing in the Tribe’s general geographic area. See [24 CFR 1000.158\(b\)](#).

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

NOTE: [24 CFR 1000.158](#) specifies that a recipient that develops standards for its affordable housing programs may not exceed by more than 10 percent the HUD published TDC limits without prior HUD approval.

VIII. VARIANCES

- a. **Variance to Published TDC.** If a Tribe/TDHE determines that the published TDC amounts are not representative of construction costs in its area, it may provide the Area Office of Native American Programs (AONAP) with a justification and request a variance. Variances may be requested for an individual project or for adjustments to current cost limits. The AONAP will review the request and justification to ensure it meets the requirements of this notice and then forward its recommendations to ONAP Headquarters for final review. The AONAP Administrator has the authority to approve variance requests that do not exceed 10 percent.
- b. **Request to Exceed the Tribe's Written Standards by More than 10 Percent.** In accordance with [24 CFR 1000.158\(b\)](#), a recipient that has adopted written standards for its affordable housing programs must request HUD approval to exceed TDC limits by more than 10 percent by providing the AONAP with a justification and requesting a variance. The AONAP will review the request and justification to ensure it meets the requirements of this notice and then forward its recommendations to ONAP Headquarters for final review and approval.

IX. VARIANCE SUBMISSION REQUIREMENT

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

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

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

X. SPECIAL REQUESTS

- a. **Development Outside of Tribe's Recognized Land-Base.** If a Tribe/TDHE chooses to fund the development of housing outside of its Tribally recognized land-base, the Tribe or TDHE must request TDCs that are appropriate for that location since the published TDCs only cover the tribally recognized land base. Tribes that are constructing or renovating affordable housing outside of their Tribally recognized land base but within their Indian Area, as defined in their Indian Housing Plan, must request TDCs from the AONAP on a project-by-project basis for those locations. Indian Area is defined in [24 CFR 1000.10](#) as the area within which a Tribe or TDHE operates affordable housing programs or the area in which a TDHE is authorized by one or more Tribes to operate affordable housing programs.
- b. **Development of Multifamily Units.** If a Tribe/TDHE decides to fund the development of a construction type that is not covered by these TDCs, including multifamily buildings of more than four units, it must request HUD provide TDC limits specific to the type of housing it is developing. The AONAP will review the request to ensure it meets the requirements of this notice and then forward to ONAP Headquarters for review and approval.

XI. TDCS FOR ALASKA

For remote Alaskan locations, HUD applies an additional multiplier to accommodate the increased construction and transportation costs of building materials in these areas. Additionally, this notice constitutes HUD approval for a two percent increase above the posted TDC limits to meet Building Energy Efficiency Standards (BEES). BEES are only required when funds provided by the State of Alaska are used in conjunction with HUD funds. Contact the Alaska AONAP for information on the applicability of BEES requirements.

XII. TIME ADJUSTMENTS

TDCs are calculated using the most recently published data and are valid until the next TDCs are published by HUD. No additional adjustments to the published TDCs are authorized. A Tribe/TDHE can use these new limits for current construction contracts if needed to accommodate change orders to cover increased housing costs since the last TDCs were published.

XIII. PERIODIC PUBLISHING OF THE TDC LIMITS AND EFFECTIVE DATE OF THE TDC

HUD will post the new TDC limits to the Native American Programs webpage in the Resources section at the following address: hud.gov/codetalk.

The new TDC limits are effective on the date they are published to this webpage.

XIV. ADDITIONAL INFORMATION

Please contact your AONAP for additional information regarding TDC requirements.



Benjamin Hobbs
Principal Deputy Assistant Secretary
Public and Indian Housing

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Afognak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	AHTNA Native Regional Corporation	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Akhiok	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Akiachak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Akiak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Akutan	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Alakanuk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Alatna	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Aleknagik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Aleutian Regional Corp.	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Algaaciq (St. Mary's)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Allakaket	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Ambler	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Anaktuvuk Pass	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Andreafski	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Angoon	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Aniak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Annette Island (Metlakakla)	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Anvik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Arctic Village	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Arctic Slope Native Regional Corp.	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Atka	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Atmautluak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Atkasuk (Atkasook)	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Barrow	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Beaver	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Belkofski	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Bering Straits Regional Corp. (BSRHA)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Bill Moore's Slough	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Birch Creek	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Brevig Mission	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Bristol Bay Native Regional Corp.	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Buckland	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Calista Native Regional Corporation	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Cantwell	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Chalkyitsik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chanega	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Chefornak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chevak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chickaloon	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Chignik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chignik Lagoon	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chignik Lake	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chilkat	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Chilkoot	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Chistochina	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chitina	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chuathbaluk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Chugach Native Regional Corporation	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Chuloonawick	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Circle	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Clark's Point	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Cook Inlet Native Regional Corporation	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Council	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Craig	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Crooked Creek	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Curyung (aka Dillingham)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Deering	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Dot Lake	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Douglas	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Doyon Native Regional Corporation	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Eagle	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Eek	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Egegik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Eklutna	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Ekuk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Ekwok	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Elim	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Emmonak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Evansville (Bettles Field)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Eyak	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	False Pass	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Fort Yukon	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Gakona	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Galena	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Gambell	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Georgetown	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Golovin (Chinik)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Goodnews Bay	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Grayling	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Gulkana	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Hamilton	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Healy Lake	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Holy Cross	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Hoonah	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Hooper Bay	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Hughes	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Huslia	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Hydaburg	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Igiugig	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Iliamna	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Inalik (Diomedes)	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Inupiat Community	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Ivanoff Bay	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kaguyak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kake	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Kaktovik (Barter Island)	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Kalskag	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kaltag	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kanatak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Karluk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kasaan	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Kasigluk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kenaitze	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Ketchikan	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Kiana	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	King Cove	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	King Island	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	King Salmon	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kipnuk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kivalina	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Klawock	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Kluti Kaah (Copper Center)	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Knik	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Kobuk	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Kokhanok	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Koliganek	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Kongiganak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Koniag Native Regional Corporation	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kotlik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kotzebue	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Koyuk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Koyukuk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Kwethluk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kwigillingok	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Kwinhagak (Quinhagak)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Larsen Bay	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Levelock	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Lime	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Lower.Kalskag	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Manley Hot Springs	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Manokotak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Marshall	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Mary's Igloo	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	McGrath	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Mekoryuk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Mentasta	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Minto	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Mountain Village	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Naknek	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	NANA Native Regional Corporation	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Nanwalek (English Bay)	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Napaimute	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Napakiak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Napaskiak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Nelson Lagoon	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Nenana	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	New Stuyahok	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Newhalen	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Newtok	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Nightmute	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Nikolai	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Nikolski	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Ninilchik	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Noatak	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Nome	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Nondalton	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Noorvik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Northway	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Nuiqsut	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Nulato	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Nunapitchuk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Ohogamiut	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Old Harbor	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Orutsaramuit (Bethel)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Oscarville	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Ouzinkie	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Paimiut	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Pauloff Village	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Pedro Bay	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Perryville	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Petersburg	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Pilot Point	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Pilot Station	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Pitka's Point	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Platinum	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Point Hope	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Point Lay	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Port Graham	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Port Heiden	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Port Lions	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Portage Creek	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Qagan Tayagungin (Sand Point)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Qawalangin (Unalaska)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Rampart	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Alaska	AK	Red Devil	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Ruby	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Russian Mission (Yukon)	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Saint George	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Saint Michael	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Saint Paul	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Salamatoff	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Savoonga	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Saxman	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Scammon Bay	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Selawik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Seldovia	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Shageluk	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Shaktolik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Sheldon's Point	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Shishmaref	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Sun'aq Tribe of Kodiak	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Shungnak	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Sitka (Baranof Island HA)	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Skagway	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Sleetmute	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Solomon	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	South Naknek	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Stebbins	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Stevens	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Stoney River	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Takotna	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Tanacross	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Tanana	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Tangirnaq Native Village	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Tatitlek	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Tazlina	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Telida	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Teller	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Tetlin	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Tlingit and Haida	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Togiak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Toksook Bay	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Tuluksak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Tuntutuliak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Tununak	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Twin Hills	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Tyonek	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Ugashik	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Umkumiute	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Unalakleet	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Unga	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Venetie	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Wainwright	\$750,919	\$833,453	\$938,505	\$1,019,231	\$1,103,809
Alaska	AK	Wales	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	White Mountain	\$691,233	\$766,702	\$862,823	\$936,676	\$1,014,268
Alaska	AK	Wrangell	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Alaska	AK	Yakutat	\$596,321	\$661,515	\$744,540	\$808,332	\$875,316
Eastern/Woodlands	AL	MOWA Band of Choctaw Indians	\$361,557	\$402,000	\$452,415	\$487,517	\$527,169
Eastern/Woodlands	AL	Poarch Band of Creek Indians	\$361,557	\$402,000	\$452,415	\$487,517	\$527,169
Eastern/Woodlands	CT	Mashantucket Pequot Tribe	\$468,403	\$519,372	\$585,238	\$634,292	\$686,054
Eastern/Woodlands	CT	Mohegan Tribe of Connecticut	\$468,403	\$519,372	\$585,238	\$634,292	\$686,054
Eastern/Woodlands	FL	Miccosukee Tribe (Miami Dade)	\$367,498	\$408,718	\$460,086	\$495,861	\$536,213
Eastern/Woodlands	FL	Seminole Tribe - Hollywood (Broward Co.)	\$363,501	\$404,277	\$455,091	\$490,482	\$530,397
Eastern/Woodlands	FL	Seminole Tribe - Tampa (Hillsborough Co.)	\$367,462	\$408,756	\$460,205	\$496,044	\$536,426
Eastern/Woodlands	FL	Brighton Reservation (Glades Co.)	\$353,528	\$393,157	\$442,545	\$476,940	\$515,748
Eastern/Woodlands	FL	Immokalee Reservation (Collier Co.)	\$353,528	\$393,157	\$442,545	\$476,940	\$515,748

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Eastern/Woodlands	FL	Big Cypress Reservation (Broward/Hendry/PB	\$363,501	\$404,277	\$455,091	\$490,482	\$530,397
Eastern/Woodlands	FL	Fort Pierce (St. Lucie Co.)	\$361,449	\$402,114	\$452,773	\$488,066	\$527,807
Eastern/Woodlands	IA	Sac & Fox Tribe	\$412,336	\$457,597	\$516,010	\$559,526	\$605,259
Eastern/Woodlands	IN	Pokagon Band of Potawatomi	\$480,612	\$533,848	\$602,462	\$653,592	\$707,101
Eastern/Woodlands	MA	Wampanoag Tribe - Aquinnah	\$609,499	\$676,165	\$762,249	\$826,371	\$893,871
Eastern/Woodlands	MA	Wampanoag Tribe - Mashpee	\$478,964	\$531,436	\$599,175	\$649,635	\$702,714
Eastern/Woodlands	ME	Aroostook Band of Micmac	\$401,816	\$445,500	\$501,959	\$544,007	\$588,393
Eastern/Woodlands	ME	Houlton Band of Maliseets	\$401,816	\$445,500	\$501,959	\$544,007	\$588,393
Eastern/Woodlands	ME	Indian Township Passamaquody	\$408,201	\$452,698	\$510,184	\$553,000	\$598,143
Eastern/Woodlands	ME	Penobscot Tribe	\$408,201	\$452,698	\$510,184	\$553,000	\$598,143
Eastern/Woodlands	ME	Pleasant Point Passamaquody	\$408,201	\$452,698	\$510,184	\$553,000	\$598,143
Eastern/Woodlands	MI	Bay Mills Indian Community	\$401,445	\$445,636	\$502,646	\$545,120	\$589,698
Eastern/Woodlands	MI	Grand Traverse Band	\$412,431	\$457,862	\$516,465	\$560,127	\$605,938
Eastern/Woodlands	MI	Hannahville Community	\$405,735	\$450,235	\$507,673	\$550,462	\$595,447
Eastern/Woodlands	MI	Huron Band of Potawatomi	\$412,384	\$457,729	\$516,238	\$559,826	\$605,598
Eastern/Woodlands	MI	Keweenaw Bay Indian Community	\$410,167	\$455,231	\$513,383	\$556,705	\$602,215
Eastern/Woodlands	MI	Lac Vieux Desert Band	\$410,167	\$455,231	\$513,383	\$556,705	\$602,215
Eastern/Woodlands	MI	Little River Band of Ottawa	\$412,431	\$457,862	\$516,465	\$560,127	\$605,938
Eastern/Woodlands	MI	Little Traverse Bay Band	\$408,093	\$453,131	\$511,210	\$554,484	\$599,849
Eastern/Woodlands	MI	Match-E-Be-NASH-She-Wish Band	\$412,289	\$457,464	\$515,783	\$559,226	\$604,919
Eastern/Woodlands	MI	Pokagon Band of Potawatomi	\$425,681	\$472,719	\$533,366	\$578,556	\$625,901
Eastern/Woodlands	MI	Saginaw Chippewa	\$414,647	\$460,360	\$519,320	\$563,248	\$609,322
Eastern/Woodlands	MI	Sault Ste. Marie Tribe	\$401,445	\$445,636	\$502,646	\$545,120	\$589,698
Eastern/Woodlands	MI	Sault Ste. Marie Tribe - Marquette	\$410,167	\$455,231	\$513,383	\$556,705	\$602,215
Eastern/Woodlands	MI	Sault Ste. Marie Tribe - Escanaba	\$405,735	\$450,235	\$507,673	\$550,462	\$595,447
Eastern/Woodlands	MN	Bois Forte Band of Minnesota Chippewa	\$449,538	\$498,741	\$562,268	\$609,590	\$659,388
Eastern/Woodlands	MN	Fond Du Lac Band of Minn. Chippewa	\$460,619	\$511,231	\$576,542	\$625,197	\$676,307
Eastern/Woodlands	MN	Grand Portage Band of Minn. Chippewa	\$460,619	\$511,231	\$576,542	\$625,197	\$676,307
Eastern/Woodlands	MN	Leech Lake Band of Minnesota Chippewa	\$438,694	\$486,912	\$549,131	\$595,483	\$644,167
Eastern/Woodlands	MN	Lower Sioux	\$456,187	\$506,235	\$570,833	\$618,954	\$669,540
Eastern/Woodlands	MN	Mille Lacs Band of Minnesota Chippewa	\$478,065	\$530,422	\$598,016	\$648,368	\$701,341
Eastern/Woodlands	MN	Prairie Island Sioux	\$486,929	\$540,414	\$609,435	\$660,854	\$714,876
Eastern/Woodlands	MN	Red Lake Band of Chippewa	\$438,694	\$486,912	\$549,131	\$595,483	\$644,167
Eastern/Woodlands	MN	Shakopee Sioux	\$489,098	\$542,780	\$612,063	\$663,676	\$717,920
Eastern/Woodlands	MN	Upper Sioux Indian Community	\$475,801	\$527,791	\$594,934	\$644,946	\$697,617
Eastern/Woodlands	MN	White Earth Band of Minnesota Chippewa	\$438,741	\$487,045	\$549,358	\$595,784	\$644,506
Eastern/Woodlands	MS	Mississippi Choctaw Tribe	\$354,891	\$394,619	\$444,139	\$478,621	\$517,556
Eastern/Woodlands	NC	Coharie State Tribe	\$383,774	\$426,175	\$479,107	\$515,917	\$557,782
Eastern/Woodlands	NC	Eastern Cherokee	\$383,738	\$426,213	\$479,227	\$516,100	\$557,994
Eastern/Woodlands	NC	Haliwa-Saponi State Tribe	\$391,694	\$435,132	\$489,335	\$527,043	\$569,840
Eastern/Woodlands	NC	Lumbee State Tribe	\$383,774	\$426,175	\$479,107	\$515,917	\$557,782
Eastern/Woodlands	NC	Meherrin State Tribe	\$383,774	\$426,175	\$479,107	\$515,917	\$557,782
Eastern/Woodlands	NC	Waccamaw Siouan State Tribe	\$383,774	\$426,175	\$479,107	\$515,917	\$557,782
Eastern/Woodlands	NY	Cayuga Nation	\$466,194	\$517,040	\$582,725	\$631,648	\$683,215
Eastern/Woodlands	NY	Oneida Nation of New York	\$446,715	\$495,716	\$558,964	\$606,080	\$655,611
Eastern/Woodlands	NY	Onondaga Nation	\$446,715	\$495,716	\$558,964	\$606,080	\$655,611
Eastern/Woodlands	NY	Seneca Nation of New York	\$466,194	\$517,040	\$582,725	\$631,648	\$683,215
Eastern/Woodlands	NY	Shinnecock	\$509,369	\$564,521	\$635,845	\$688,956	\$745,129
Eastern/Woodlands	NY	St. Regis Mohawk Tribe	\$429,647	\$476,556	\$537,144	\$582,273	\$629,819
Eastern/Woodlands	NY	Tonawanda Band of Senecas	\$466,194	\$517,040	\$582,725	\$631,648	\$683,215
Eastern/Woodlands	NY	Tuscarora Nation	\$461,897	\$512,275	\$577,356	\$625,829	\$676,921
Eastern/Woodlands	RI	Narragansett Tribe	\$464,065	\$514,641	\$579,983	\$628,650	\$679,966
Eastern/Woodlands	SC	Catawba Indian Tribe	\$381,721	\$424,012	\$476,789	\$513,502	\$555,192
Eastern/Woodlands	VA	Nansemond Indian Tribe	\$389,714	\$432,893	\$486,778	\$524,261	\$566,825
Eastern/Woodlands	VA	Monacan Indian Tribe	\$381,721	\$424,012	\$476,789	\$513,502	\$555,192
Eastern/Woodlands	VA	Chickahominy Tribe	\$395,691	\$439,573	\$494,329	\$532,423	\$575,657
Eastern/Woodlands	VA	Eastern Chickahominy Tribe	\$395,691	\$439,573	\$494,329	\$532,423	\$575,657
Eastern/Woodlands	VA	Upper Mattaponi Tribe	\$395,691	\$439,573	\$494,329	\$532,423	\$575,657
Eastern/Woodlands	VA	Pamunkey	\$407,572	\$453,009	\$509,671	\$549,111	\$593,745
Eastern/Woodlands	VA	Rappahonock Tribe	\$395,691	\$439,573	\$494,329	\$532,423	\$575,657
Eastern/Woodlands	WI	Bad River Band	\$447,464	\$496,640	\$560,095	\$607,369	\$657,023
Eastern/Woodlands	WI	Forest County Potawatami	\$425,586	\$472,453	\$532,912	\$577,955	\$625,222

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Eastern/Woodlands	WI	Ho-Chunk Nation	\$441,099	\$489,941	\$552,895	\$599,806	\$648,909
Eastern/Woodlands	WI	Lac Courte Oreilles	\$447,464	\$496,640	\$560,095	\$607,369	\$657,023
Eastern/Woodlands	WI	Lac Du Flambeau Band	\$425,586	\$472,453	\$532,912	\$577,955	\$625,222
Eastern/Woodlands	WI	Menominee Indian Tribe	\$436,430	\$484,282	\$546,049	\$592,062	\$640,444
Eastern/Woodlands	WI	Oneida Tribe	\$438,647	\$486,780	\$548,904	\$595,183	\$643,827
Eastern/Woodlands	WI	Red Cliff Band of Lake Superior Chippewa	\$447,464	\$496,640	\$560,095	\$607,369	\$657,023
Eastern/Woodlands	WI	Saint Croix Chippewa	\$447,464	\$496,640	\$560,095	\$607,369	\$657,023
Eastern/Woodlands	WI	Sokagoan Chippewa Tribe	\$425,586	\$472,453	\$532,912	\$577,955	\$625,222
Eastern/Woodlands	WI	Stockbridge-Munsee Tribe	\$432,093	\$479,550	\$540,794	\$586,419	\$634,355
Northern Plains	CO	Southern Ute Tribe	\$404,685	\$449,131	\$506,487	\$549,217	\$594,111
Northern Plains	CO	Ute Mountain Tribe	\$406,854	\$451,496	\$509,115	\$552,038	\$597,156
Northern Plains	MT	Blackfeet Tribe	\$420,653	\$466,971	\$526,723	\$571,240	\$617,957
Northern Plains	MT	Crow Tribe	\$427,159	\$474,068	\$534,605	\$579,704	\$627,089
Northern Plains	MT	Fort Belknap Indian Community	\$411,977	\$457,509	\$516,213	\$559,955	\$605,779
Northern Plains	MT	Fort Peck Assiniboine and Sioux	\$416,315	\$462,240	\$521,468	\$565,597	\$611,868
Northern Plains	MT	Little Shell Chippewa	\$279,622	\$309,048	\$350,283	\$379,340	\$408,819
Northern Plains	MT	Northern Cheyenne	\$427,159	\$474,068	\$534,605	\$579,704	\$627,089
Northern Plains	MT	Rocky Boy Chippewa-Cree	\$411,977	\$457,509	\$516,213	\$559,955	\$605,779
Northern Plains	MT	Salish and Kootenai Tribes	\$416,315	\$462,240	\$521,468	\$565,597	\$611,868
Northern Plains	ND	Devils Lake Sioux	\$412,478	\$457,995	\$516,692	\$560,427	\$606,278
Northern Plains	ND	Ft. Berthold Affiliated Tribes	\$412,478	\$457,995	\$516,692	\$560,427	\$606,278
Northern Plains	ND	Standing Rock Sioux	\$414,600	\$460,228	\$519,092	\$562,948	\$608,982
Northern Plains	ND	Trenton Band of Chippewa	\$414,695	\$460,493	\$519,547	\$563,549	\$609,661
Northern Plains	ND	Turtle Mountain Band of Chippewa	\$412,478	\$457,995	\$516,692	\$560,427	\$606,278
Northern Plains	NE	Northern Ponca Tribe of Nebraska	\$396,918	\$440,375	\$496,482	\$538,276	\$582,251
Northern Plains	NE	Omaha Tribe	\$396,918	\$440,375	\$496,482	\$538,276	\$582,251
Northern Plains	NE	Santee Sioux Tribe	\$392,580	\$435,643	\$491,227	\$532,633	\$576,163
Northern Plains	NE	Winnebago Tribe	\$396,918	\$440,375	\$496,482	\$538,276	\$582,251
Northern Plains	SD	Cheyenne River Sioux	\$384,047	\$426,578	\$481,399	\$522,249	\$565,004
Northern Plains	SD	Crow Creek Sioux	\$377,398	\$419,084	\$472,835	\$512,884	\$554,853
Northern Plains	SD	Flandreau Santee Sioux	\$418,985	\$465,091	\$524,575	\$568,891	\$615,410
Northern Plains	SD	Lower Brule Sioux	\$399,087	\$442,740	\$499,109	\$541,097	\$585,296
Northern Plains	SD	Oglala Sioux of Pine Ridge Reservation	\$401,539	\$445,901	\$503,100	\$545,720	\$590,377
Northern Plains	SD	Rosebud Sioux	\$399,087	\$442,740	\$499,109	\$541,097	\$585,296
Northern Plains	SD	Sisseton-Wahpeton Sioux	\$392,675	\$435,908	\$491,681	\$533,234	\$576,842
Northern Plains	SD	Yankton Sioux	\$395,127	\$439,069	\$495,673	\$537,857	\$581,923
Northern Plains	UT	Goshute Reservation	\$434,608	\$482,702	\$544,699	\$590,896	\$639,265
Northern Plains	UT	NW Band of Shoshoni Nation	\$441,743	\$490,824	\$554,056	\$601,179	\$650,426
Northern Plains	UT	Skull Valley Band of Goshute	\$436,934	\$485,324	\$547,695	\$594,172	\$642,816
Northern Plains	UT	Uintah & Ouray Ute Indian Tribe	\$436,934	\$485,324	\$547,695	\$594,172	\$642,816
Northern Plains	UT	Utah Paiute Tribe	\$423,135	\$469,849	\$530,087	\$574,971	\$622,015
Northern Plains	WY	Northern Arapahoe	\$398,493	\$442,546	\$499,342	\$541,663	\$585,993
Northern Plains	WY	Shoshone Tribe of the Wind River Res.	\$398,493	\$442,546	\$499,342	\$541,663	\$585,993
Northwest	ID	Coeur D'Alene Tribe	\$445,452	\$494,531	\$557,837	\$605,003	\$654,486
Northwest	ID	Fort Hall Shoshone-Bannock	\$429,642	\$476,946	\$537,970	\$583,434	\$631,148
Northwest	ID	Kootenai Tribe	\$445,452	\$494,531	\$557,837	\$605,003	\$654,486
Northwest	ID	Nez Perce Tribe	\$449,790	\$499,262	\$563,092	\$610,645	\$660,574
Northwest	OR	Burns-Paiute Tribe	\$467,769	\$519,212	\$585,586	\$635,035	\$686,957
Northwest	OR	Coos Bay Confederated Tribes	\$486,533	\$540,443	\$609,923	\$661,698	\$715,875
Northwest	OR	Coquille Indian Tribe	\$486,533	\$540,443	\$609,923	\$661,698	\$715,875
Northwest	OR	Cow Creek Tribes	\$486,533	\$540,443	\$609,923	\$661,698	\$715,875
Northwest	OR	Grand Ronde Confederated Tribes	\$488,388	\$542,296	\$611,813	\$663,610	\$717,905
Northwest	OR	Klamath Indian Tribe	\$463,431	\$514,481	\$580,331	\$629,392	\$680,868
Northwest	OR	Siletz Confederated Tribes	\$488,388	\$542,296	\$611,813	\$663,610	\$717,905
Northwest	OR	Umatilla Confederated Tribes	\$472,578	\$524,712	\$591,946	\$642,041	\$694,567
Northwest	OR	Warm Springs Confederated Tribes	\$474,747	\$527,077	\$594,574	\$644,863	\$697,611
Northwest	WA	Chehalis Confederated Tribes	\$497,849	\$553,040	\$624,166	\$677,169	\$732,617
Northwest	WA	Colville Confederated Tribes	\$482,353	\$535,968	\$605,037	\$656,510	\$710,293
Northwest	WA	Cowlitz	\$477,230	\$529,955	\$597,939	\$648,594	\$701,669
Northwest	WA	Hoh Indian Tribe	\$509,321	\$565,893	\$638,778	\$693,094	\$749,867
Northwest	WA	Jamestown S'Kallam Tribe	\$495,366	\$550,162	\$620,801	\$673,438	\$728,559
Northwest	WA	Kalispel Indian Community	\$480,184	\$533,602	\$602,409	\$653,689	\$707,249

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Northwest	WA	Lower Elwha Tribal Community	\$495,366	\$550,162	\$620,801	\$673,438	\$728,559
Northwest	WA	Lummi Tribe	\$497,535	\$552,527	\$623,429	\$676,259	\$731,603
Northwest	WA	Makah Indian Tribe	\$509,321	\$565,893	\$638,778	\$693,094	\$749,867
Northwest	WA	Muckleshoot Indian Tribe	\$515,828	\$572,990	\$646,660	\$701,558	\$759,000
Northwest	WA	Nisqually Indian Community	\$511,647	\$568,515	\$641,774	\$696,371	\$753,418
Northwest	WA	Nooksack Tribe	\$497,535	\$552,527	\$623,429	\$676,259	\$731,603
Northwest	WA	Port Gamble S'Kallam Tribe	\$495,366	\$550,162	\$620,801	\$673,438	\$728,559
Northwest	WA	Puyallup Tribe	\$515,828	\$572,990	\$646,660	\$701,558	\$759,000
Northwest	WA	Quileute Tribe	\$509,321	\$565,893	\$638,778	\$693,094	\$749,867
Northwest	WA	Quinault Tribe	\$507,152	\$563,527	\$636,150	\$690,273	\$746,822
Northwest	WA	Samish Nation	\$497,535	\$552,527	\$623,429	\$676,259	\$731,603
Northwest	WA	Sauk-Suiattle Indian Tribe	\$501,872	\$557,259	\$628,684	\$681,902	\$737,692
Northwest	WA	Shoalwater Bay Tribe	\$507,152	\$563,527	\$636,150	\$690,273	\$746,822
Northwest	WA	Skokomish Indian Tribe	\$509,478	\$566,149	\$639,147	\$693,549	\$750,374
Northwest	WA	Snoqualmie	\$497,535	\$552,527	\$623,429	\$676,259	\$731,603
Northwest	WA	Spokane Tribe	\$480,184	\$533,602	\$602,409	\$653,689	\$707,249
Northwest	WA	Squaxin Island Tribe	\$509,478	\$566,149	\$639,147	\$693,549	\$750,374
Northwest	WA	Stillaguamish Tribe	\$497,535	\$552,527	\$623,429	\$676,259	\$731,603
Northwest	WA	Suquamish Tribal Council	\$509,321	\$565,893	\$638,778	\$693,094	\$749,867
Northwest	WA	Swinomish Indians	\$497,535	\$552,527	\$623,429	\$676,259	\$731,603
Northwest	WA	Tulalip Tribes	\$513,816	\$570,880	\$644,401	\$699,192	\$756,462
Northwest	WA	Upper Skagit Tribe	\$497,535	\$552,527	\$623,429	\$676,259	\$731,603
Northwest	WA	Yakama Indian Nation	\$479,556	\$532,577	\$600,935	\$651,870	\$705,221
Southern Plains	KS	Iowa Tribe of Kansas and Nebraska	\$381,513	\$424,409	\$477,851	\$515,080	\$557,015
Southern Plains	KS	Kickapoo Tribe	\$377,480	\$420,007	\$472,976	\$509,883	\$551,411
Southern Plains	KS	Prairie Band of Potawatomi	\$377,480	\$420,007	\$472,976	\$509,883	\$551,411
Southern Plains	KS	Sac and Fox of Missouri	\$377,480	\$420,007	\$472,976	\$509,883	\$551,411
Southern Plains	LA	Chitimacha Tribe	\$363,093	\$403,816	\$454,564	\$489,908	\$529,775
Southern Plains	LA	Coushatta Tribe	\$361,031	\$401,484	\$451,902	\$487,012	\$526,636
Southern Plains	LA	Jena Band of Choctaw	\$361,031	\$401,484	\$451,902	\$487,012	\$526,636
Southern Plains	LA	Tunica-Biloxi Tribe	\$361,031	\$401,484	\$451,902	\$487,012	\$526,636
Southern Plains	OK	Absentee-Shawnee	\$369,233	\$410,680	\$462,326	\$498,299	\$538,855
Southern Plains	OK	Alabama-Quassarte Tribal Town	\$367,126	\$408,218	\$459,439	\$495,105	\$535,379
Southern Plains	OK	Apache Tribe	\$350,632	\$389,565	\$438,139	\$471,936	\$510,268
Southern Plains	OK	Caddo Tribe	\$350,632	\$389,565	\$438,139	\$471,936	\$510,268
Southern Plains	OK	Cherokee Nation	\$367,126	\$408,218	\$459,439	\$495,105	\$535,379
Southern Plains	OK	Cheyenne-Arapaho Tribes	\$352,875	\$392,418	\$441,702	\$476,023	\$514,754
Southern Plains	OK	Chickasaw	\$348,615	\$387,363	\$435,702	\$469,338	\$507,466
Southern Plains	OK	Choctaw Nation	\$367,126	\$408,218	\$459,439	\$495,105	\$535,379
Southern Plains	OK	Citizen Band Potawatomi Tribe	\$369,233	\$410,680	\$462,326	\$498,299	\$538,855
Southern Plains	OK	Comanche Tribe	\$344,582	\$382,961	\$430,827	\$464,141	\$501,861
Southern Plains	OK	Delaware Tribe	\$350,632	\$389,565	\$438,139	\$471,936	\$510,268
Southern Plains	OK	Delaware Tribe of Indians (Eastern)	\$367,126	\$408,218	\$459,439	\$495,105	\$535,379
Southern Plains	OK	Eastern Shawnee Tribe	\$363,002	\$403,555	\$454,114	\$489,313	\$529,101
Southern Plains	OK	Fort Sill Apache Tribe	\$350,632	\$389,565	\$438,139	\$471,936	\$510,268
Southern Plains	OK	Iowa Tribe of Oklahoma	\$371,249	\$412,881	\$464,764	\$500,897	\$541,657
Southern Plains	OK	Kaw Tribe	\$356,908	\$396,821	\$446,577	\$481,220	\$520,358
Southern Plains	OK	Kialegee Tribal Town	\$365,109	\$406,017	\$457,001	\$492,507	\$532,577
Southern Plains	OK	Kickapoo Tribe of Oklahoma	\$360,986	\$401,353	\$451,677	\$486,714	\$526,299
Southern Plains	OK	Kiowa Tribe	\$350,632	\$389,565	\$438,139	\$471,936	\$510,268
Southern Plains	OK	Loyal Shawnee of OK	\$367,126	\$408,218	\$459,439	\$495,105	\$535,379
Southern Plains	OK	Miami Tribe	\$363,002	\$403,555	\$454,114	\$489,313	\$529,101
Southern Plains	OK	Modoc Tribe	\$363,002	\$403,555	\$454,114	\$489,313	\$529,101
Southern Plains	OK	Muskogee (Creek) Nation	\$367,126	\$408,218	\$459,439	\$495,105	\$535,379
Southern Plains	OK	Osage Tribe	\$356,817	\$396,560	\$446,127	\$480,624	\$519,685
Southern Plains	OK	Otoe-Missouria Tribe	\$356,908	\$396,821	\$446,577	\$481,220	\$520,358
Southern Plains	OK	Ottawa Tribe	\$363,002	\$403,555	\$454,114	\$489,313	\$529,101
Southern Plains	OK	Pawnee Tribe	\$360,940	\$401,223	\$451,452	\$486,417	\$525,963
Southern Plains	OK	Peoria Tribe	\$363,002	\$403,555	\$454,114	\$489,313	\$529,101
Southern Plains	OK	Ponca Tribe	\$356,908	\$396,821	\$446,577	\$481,220	\$520,358
Southern Plains	OK	Quapaw Tribe	\$363,002	\$403,555	\$454,114	\$489,313	\$529,101
Southern Plains	OK	Sac and Fox Tribe	\$369,233	\$410,680	\$462,326	\$498,299	\$538,855

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southern Plains	OK	Seminole Nation	\$360,986	\$401,353	\$451,677	\$486,714	\$526,299
Southern Plains	OK	Seneca-Cayuga	\$363,002	\$403,555	\$454,114	\$489,313	\$529,101
Southern Plains	OK	Thlopthlocco Tribal Town	\$365,109	\$406,017	\$457,001	\$492,507	\$532,577
Southern Plains	OK	Tonkawa Tribe	\$356,908	\$396,821	\$446,577	\$481,220	\$520,358
Southern Plains	OK	United Keetoowah	\$367,126	\$408,218	\$459,439	\$495,105	\$535,379
Southern Plains	OK	Wichita Tribe	\$350,632	\$389,565	\$438,139	\$471,936	\$510,268
Southern Plains	OK	Wyandotte	\$363,002	\$403,555	\$454,114	\$489,313	\$529,101
Southern Plains	TX	Alabama-Coushatta	\$352,920	\$392,549	\$441,927	\$476,321	\$515,090
Southern Plains	TX	Texas Band of Kickapoo Indians	\$336,471	\$374,026	\$420,852	\$453,449	\$490,315
Southwest	AZ	Ak-Chin Papago	\$421,124	\$467,740	\$527,829	\$572,604	\$619,478
Southwest	AZ	Cocopah Tribe	\$416,158	\$461,984	\$521,099	\$565,142	\$611,361
Southwest	AZ	Fort McDowell Mohave Apache	\$421,124	\$467,740	\$527,829	\$572,604	\$619,478
Southwest	AZ	Fort Mojave Tribe	\$458,338	\$509,690	\$575,766	\$625,022	\$676,299
Southwest	AZ	Gila River	\$425,461	\$472,471	\$533,084	\$578,247	\$625,566
Southwest	AZ	Havasupai	\$727,505	\$808,094	\$911,962	\$989,362	\$1,070,362
Southwest	AZ	Hopi	\$427,944	\$475,349	\$536,448	\$581,978	\$629,625
Southwest	AZ	Hualapai	\$432,596	\$480,593	\$542,440	\$588,530	\$636,727
Southwest	AZ	Kaibab Band of Paiute	\$427,944	\$475,349	\$536,448	\$581,978	\$629,625
Southwest	AZ	Navajo Nation	\$427,944	\$475,349	\$536,448	\$581,978	\$629,625
Southwest	AZ	Pascua Yaqui Tribe	\$416,472	\$462,496	\$521,836	\$566,052	\$612,375
Southwest	AZ	Payson Tonto Apache	\$423,607	\$470,618	\$531,193	\$576,335	\$623,536
Southwest	AZ	Salt River Pima-Maricopa	\$425,461	\$472,471	\$533,084	\$578,247	\$625,566
Southwest	AZ	San Carlos Apache	\$418,955	\$465,374	\$525,201	\$569,783	\$616,433
Southwest	AZ	San Juan Southern Paiute Tribe	\$427,944	\$475,349	\$536,448	\$581,978	\$629,625
Southwest	AZ	Tohono O'Odham Nation	\$425,461	\$472,471	\$533,084	\$578,247	\$625,566
Southwest	AZ	White Mountain Apache (Fort Apache)	\$421,124	\$467,740	\$527,829	\$572,604	\$619,478
Southwest	AZ	Yavapai-Apache (Camp Verde)	\$432,596	\$480,593	\$542,440	\$588,530	\$636,727
Southwest	AZ	Yavapai-Prescott	\$432,596	\$480,593	\$542,440	\$588,530	\$636,727
Southwest	CA	Agua Caliente Band of Cahuilla	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	Alturas Rancheria	\$539,528	\$598,755	\$675,194	\$732,137	\$791,979
Southwest	CA	Auburn Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Augustine Band of Cahuilla	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	Barona	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Berry Creek Rancheria	\$541,697	\$601,121	\$677,821	\$734,959	\$795,024
Southwest	CA	Big Lagoon Rancheria	\$555,338	\$616,340	\$695,060	\$753,706	\$815,318
Southwest	CA	Big Pine Band	\$524,346	\$582,196	\$656,802	\$712,388	\$770,670
Southwest	CA	Big Sandy Rancheria	\$553,641	\$614,743	\$693,539	\$752,249	\$813,795
Southwest	CA	Big Valley Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Blue Lake Rancheria	\$555,338	\$616,340	\$695,060	\$753,706	\$815,318
Southwest	CA	Bridgeport Paiute Indian Colony	\$524,346	\$582,196	\$656,802	\$712,388	\$770,670
Southwest	CA	Buena Vista Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Cabazon Band	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	Cahuilla Band	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	Camp Antelope Tribe	\$524,346	\$582,196	\$656,802	\$712,388	\$770,670
Southwest	CA	Campo Band	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Cedarville Rancheria	\$539,528	\$598,755	\$675,194	\$732,137	\$791,979
Southwest	CA	Chemehuevi	\$487,661	\$542,632	\$611,096	\$658,803	\$712,465
Southwest	CA	Chicken Ranch Rancheria	\$537,359	\$596,390	\$672,566	\$729,316	\$788,935
Southwest	CA	Chico Rancheria	\$541,697	\$601,121	\$677,821	\$734,959	\$795,024
Southwest	CA	Cloverdale Rancheria	\$561,845	\$623,437	\$702,943	\$762,169	\$824,450
Southwest	CA	Cold Springs Rancheria	\$553,641	\$614,743	\$693,539	\$752,249	\$813,795
Southwest	CA	Colorado River Indian Tribes	\$487,661	\$542,632	\$611,096	\$658,803	\$712,465
Southwest	CA	Colusa Rancheria	\$541,697	\$601,121	\$677,821	\$734,959	\$795,024
Southwest	CA	Cortina Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Coyote Valley Band	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Cuyapaipe Community	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Death Valley Timba-Sha	\$524,346	\$582,196	\$656,802	\$712,388	\$770,670
Southwest	CA	Dry Creek Rancheria	\$561,845	\$623,437	\$702,943	\$762,169	\$824,450
Southwest	CA	Elk Valley Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Enterprise Rancheria	\$541,697	\$601,121	\$677,821	\$734,959	\$795,024
Southwest	CA	Fort Bidwell	\$537,202	\$596,134	\$672,198	\$728,861	\$788,428
Southwest	CA	Fort Independence	\$524,346	\$582,196	\$656,802	\$712,388	\$770,670

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	CA	Graton Rancheria	\$549,901	\$609,815	\$687,225	\$744,879	\$805,680
Southwest	CA	Greenville Rancheria	\$541,697	\$601,121	\$677,821	\$734,959	\$795,024
Southwest	CA	Grindstone Rancheria	\$539,371	\$598,499	\$674,825	\$731,683	\$791,472
Southwest	CA	Guidiville Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Hoopa Valley	\$555,338	\$616,340	\$695,060	\$753,706	\$815,318
Southwest	CA	Hopland Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Inaja Band	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Ione Band of Miwok Indians	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Jackson Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Jamul Indian Village	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Karuk	\$555,338	\$616,340	\$695,060	\$753,706	\$815,318
Southwest	CA	La Jolla Band	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	La Posta Band	\$487,661	\$542,632	\$611,096	\$658,803	\$712,465
Southwest	CA	Laytonville Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Lone Pine Paiute-Shoshone	\$522,020	\$579,574	\$653,805	\$709,112	\$767,118
Southwest	CA	Los Coyotes Band of Cahuilla	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Lower Lake Rancheria	\$561,845	\$623,437	\$702,943	\$762,169	\$824,450
Southwest	CA	Lytton Rancheria of California	\$561,845	\$623,437	\$702,943	\$762,169	\$824,450
Southwest	CA	Manchester Point Arena Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Manzanita Band	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Mesa Grande Band	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Middletown Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Mooretown Rancheria	\$541,697	\$601,121	\$677,821	\$734,959	\$795,024
Southwest	CA	Morongo Band of Cahuilla	\$489,825	\$545,079	\$613,891	\$661,842	\$715,759
Southwest	CA	North Fork Rancheria	\$537,359	\$596,390	\$672,566	\$729,316	\$788,935
Southwest	CA	Paiute-Shoshone of Bishop Colony	\$524,346	\$582,196	\$656,802	\$712,388	\$770,670
Southwest	CA	Pala Bank	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Paskenta Band of Nomlaki Indian	\$541,697	\$601,121	\$677,821	\$734,959	\$795,024
Southwest	CA	Pauma Band	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Pechanga Band	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	Picayune Rancheria	\$537,359	\$596,390	\$672,566	\$729,316	\$788,935
Southwest	CA	Pinoleville Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Pit River Tribe	\$569,608	\$632,583	\$713,774	\$774,272	\$837,640
Southwest	CA	Potter Valley Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Quartz Valley Rancheria	\$551,001	\$611,609	\$689,806	\$748,063	\$809,229
Southwest	CA	Quechan Tribe	\$474,678	\$527,949	\$594,331	\$640,566	\$692,699
Southwest	CA	Ramona Band	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	Redding Rancheria	\$569,608	\$632,583	\$713,774	\$774,272	\$837,640
Southwest	CA	Redwood Valley Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Resighini Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Rincon Reservation	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Robinson Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Rohnerville Rancheria	\$555,338	\$616,340	\$695,060	\$753,706	\$815,318
Southwest	CA	Round Valley Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Rumsey Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	San Manuel Band	\$487,661	\$542,632	\$611,096	\$658,803	\$712,465
Southwest	CA	San Pasqual Band	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	San Rosa Band of Cahuilla	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	San Ysabel Reservation	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Santa Rosa Rancheria	\$514,885	\$571,452	\$644,449	\$698,829	\$755,957
Southwest	CA	Santa Ynez Band of Chumash	\$535,661	\$594,793	\$671,045	\$727,859	\$787,412
Southwest	CA	Scotts Valley (Pomo)	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Sheep Rancheria	\$541,697	\$601,121	\$677,821	\$734,959	\$795,024
Southwest	CA	Sherwood Valley Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Shingle Springs Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Smith River Rancheria	\$546,035	\$605,852	\$683,076	\$740,601	\$801,112
Southwest	CA	Soboba Band	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	Stewarts Point Rancheria	\$561,845	\$623,437	\$702,943	\$762,169	\$824,450
Southwest	CA	Sulphur Bank Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Susanville Rancheria	\$537,202	\$596,134	\$672,198	\$728,861	\$788,428
Southwest	CA	Sycuan Band	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Table Bluff Rancheria	\$555,338	\$616,340	\$695,060	\$753,706	\$815,318

2025 Total Development Costs

ONAP OFFICE	STATE	TRIBAL AREA	1BDRM	2BDRM	3BDRM	4BDRM	5BDRM
Southwest	CA	Table Mountain Rancheria	\$553,641	\$614,743	\$693,539	\$752,249	\$813,795
Southwest	CA	Tejon Tribe	\$489,677	\$544,833	\$613,534	\$661,401	\$715,267
Southwest	CA	Torres-Martinez Band of Cahuilla	\$489,825	\$545,079	\$613,891	\$661,842	\$715,759
Southwest	CA	Trinidad Rancheria	\$555,338	\$616,340	\$695,060	\$753,706	\$815,318
Southwest	CA	Tule River Indian Tribe	\$542,796	\$602,915	\$680,402	\$738,142	\$798,573
Southwest	CA	Tulomne Rancheria	\$537,359	\$596,390	\$672,566	\$729,316	\$788,935
Southwest	CA	Twenty Nine Palms Band	\$487,661	\$542,632	\$611,096	\$658,803	\$712,465
Southwest	CA	Upper Lake Rancheria	\$552,541	\$612,949	\$690,959	\$749,065	\$810,245
Southwest	CA	Utu Utu Gwaiti Paiute	\$524,346	\$582,196	\$656,802	\$712,388	\$770,670
Southwest	CA	Viejas Group of Capitan Grande	\$491,694	\$547,034	\$615,971	\$664,000	\$718,069
Southwest	CA	Wilton Rancheria	\$520,808	\$579,326	\$652,236	\$703,024	\$760,253
Southwest	CA	Yurok Tribe	\$555,338	\$616,340	\$695,060	\$753,706	\$815,318
Southwest	NM	Acoma Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Cochiti Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Isleta Pueblo	\$402,516	\$446,765	\$503,860	\$546,395	\$591,067
Southwest	NM	Jemez Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Jicarilla Reservation	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Laguna Pueblo	\$402,516	\$446,765	\$503,860	\$546,395	\$591,067
Southwest	NM	Mescalero Reservation	\$388,718	\$431,290	\$486,252	\$527,194	\$570,266
Southwest	NM	Nambe Pueblo	\$409,494	\$454,631	\$512,848	\$556,224	\$601,721
Southwest	NM	Pajoaque Pueblo	\$409,494	\$454,631	\$512,848	\$556,224	\$601,721
Southwest	NM	Picuris Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	San Felipe Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	San Ildefonso Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	San Juan Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Sandia Pueblo	\$402,516	\$446,765	\$503,860	\$546,395	\$591,067
Southwest	NM	Santa Ana Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Santa Clara Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Santo Domingo Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Taos Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Tesuque Pueblo	\$409,494	\$454,631	\$512,848	\$556,224	\$601,721
Southwest	NM	Zia Pueblo	\$407,168	\$452,009	\$509,852	\$552,948	\$598,170
Southwest	NM	Zuni Tribe	\$395,696	\$439,156	\$495,240	\$537,022	\$580,920
Southwest	NV	Duck Valley Shoshone-Paiute	\$469,182	\$521,518	\$588,903	\$639,128	\$691,520
Southwest	NV	Duckwater Shoshone	\$488,231	\$542,040	\$611,445	\$663,155	\$717,398
Southwest	NV	Ely Shoshone	\$466,542	\$518,384	\$585,170	\$634,942	\$686,955
Southwest	NV	Fallon Paiute-Shoshone	\$449,790	\$499,262	\$563,092	\$610,645	\$660,574
Southwest	NV	Las Vegas Colony	\$488,231	\$542,040	\$611,445	\$663,155	\$717,398
Southwest	NV	Lovelock Colony	\$473,049	\$525,480	\$593,052	\$643,406	\$696,088
Southwest	NV	Moapa Band of Paiute	\$488,231	\$542,040	\$611,445	\$663,155	\$717,398
Southwest	NV	Pyramid Lake Paiute	\$466,071	\$517,615	\$584,064	\$633,578	\$685,434
Southwest	NV	Reno-Sparks Colony	\$466,071	\$517,615	\$584,064	\$633,578	\$685,434
Southwest	NV	Summit Lake Paiute Tribe	\$473,049	\$525,480	\$593,052	\$643,406	\$696,088
Southwest	NV	Te-Moak	\$469,182	\$521,518	\$588,903	\$639,128	\$691,520
Southwest	NV	Walker River Paiute Tribe	\$473,049	\$525,480	\$593,052	\$643,406	\$696,088
Southwest	NV	Washoe Tribe	\$473,049	\$525,480	\$593,052	\$643,406	\$696,088
Southwest	NV	Winnemucca Colony	\$473,049	\$525,480	\$593,052	\$643,406	\$696,088
Southwest	NV	Yerington Paiute Tribe	\$473,049	\$525,480	\$593,052	\$643,406	\$696,088
Southwest	NV	Yomba Shoshone Tribe	\$488,231	\$542,040	\$611,445	\$663,155	\$717,398
Southwest	NV	Fort McDermitt Paiute and Shoshone	\$463,902	\$515,249	\$581,437	\$630,756	\$682,390
Southwest	TX	Ysleta Del Sur	\$391,201	\$434,168	\$489,617	\$530,925	\$574,325