

4. HUD Total Development Cost (TDC) Standard Cap Calculate the TDC Standard Cap in the table below. The following example shows computation of Project TDC Standard for the above hypothetical project.

Indian Housing TDC Standards specify:

- a geographical area with a defined boundary
- a type of construction (detached/duplex, row, or walk-up)
- a specific number of bedrooms included in the design
- a dollar amount expressed as total development cost or TDC per unit

A published TDC figure represents the TDC for one unit of a certain type of construction with a certain number of bedrooms in a certain location.

The TDC Standard for an Indian housing project depends upon the distribution of units within the project and may be calculated as in the following example:

The TDC Standards for 2, 3 and 4 bedroom detached housing units in Indian Standard Area X are \$50,000., \$60,000., and \$70,000., respectively. There are 10 two bedroom units, 20 three bedroom units and 30 four bedroom units.

$$\begin{aligned} 10 \times \$50,000. &= 500,000. \\ 20 \times \$60,000. &= 1,200,000. \\ 30 \times \$70,000. &= 2,100,000. \end{aligned} \quad \left. \vphantom{\begin{aligned} 10 \times \$50,000. \\ 20 \times \$60,000. \\ 30 \times \$70,000. \end{aligned}} \right\} = \text{Project TDC } (\$3,800,000)$$

The TDC Standards are to be used as guidelines for field office latitude in the funding of Indian housing projects. **They do not determine an entitlement.**

An Indian housing project is cost approvable when:

- the TDC is reasonable, and
- each line item on the standard development budget is reasonable, and
- a standard breakdown of the dwelling construction line item is reasonable.

If any of the above three components are non-approvable, the entire project is not cost approvable.

"Reasonable" cost is operationally defined as cost that is consistent with current MIRS cost data on file in the field office.

TDCs do not include off-site water and sewer in these calculations or cost comparisons.

Total Development Cost Standard Cap									
Indian Standard Area: Sacaton, Arizona*									
Type	0 Bedroom Unit 3 Rooms		1 Bedroom Unit 3 1/2 Rooms		2 Bedroom Unit 4 1/2 Rooms		3 Bedroom Unit 5 1/2 Rooms		TDC
W	(1)	(2)	42	32,675	2	41,031	36	88,645	80
	(3)		1,372,350		82,062		1,751,320		3,204,632
R			4	34,283	6	42,159	8	50,287	18
			137,052		252,894		391,402		891,808
D							12	86,484	24
							995,994		1,526,182
AE							4	64,784	8
							593,328		
Total			46		8		34		126
	1,509,402		135,916		2,715,330		287,094		3,423,432

(1) Enter the number of units by bedrooms count and type.
 (2) Enter latest TDC Cap per unit per latest HUD instructions.
 (3) Enter product of (1) and (2).
 * Locality shown in HUD instructions for which TDC standards costs have been used.

4. Total Development Cost Standard Cap

Indian Standard Area:

Type	0 Bedroom Unit 3 Rooms		1 Bedroom Unit 3 1/2 Rooms		2 Bedroom Unit 4 1/2 Rooms		3 Bedroom Unit 5 1/2 Rooms		4 Bedroom Unit 6 1/2 Rooms		5 Bedroom Unit 7 1/2 Rooms		6 Bedroom Unit 8 1/2 Rooms		TDC
W															
R															
D															
AE															
Total															