

IHFA has adopted the HOME Program’s Maximum Per Unit Subsidy Limits for HTF. NSP per-unit subsidy will be determined on a per-project basis by the HOME Programs Department.

- Maximum Per-unit Subsidy Limits based on the number of bedrooms in the unit. These limits remain in effect until revised by HUD-CPD.
- Click here <https://www.idahohousing.com/federal-programs/home-program>
- For information about how HUD-CPD calculated the per-unit subsidy limits: <https://www.hudexchange.info/resource/2315/home-per-unit-subsidy>

HOME Maximum Per-Unit Subsidy Limits (Effective February 13, 2024)			
Bedrooms	Section 234 Basic (Elevator type) Limit ^a	High Cost Percentage ^b	HOME Maximum Per-Unit Subsidy Limit
0	\$ 75,620	240%	\$ 181,488
1	\$ 86,687	240%	\$ 208,048
2	\$ 105,414	240%	\$ 252,993
3	\$ 136,372	240%	\$ 327,292
4+	\$ 149,693	240%	\$ 359,263

^a “Annual Indexing of Basic Statutory Mortgage Limits for Multifamily Housing Programs,” 87 FR 52 (3/17/2022), 15258.

^b “The Base Percentages for High Cost Areas reported in HUD Mortgagee Letter 2022-05 (3/2/2022) are limited to 240% by the National Affordable Housing Act of 1990 (NAHA) and HOME implementing regulations at 24 CFR 92.250(a). For more information, see Notice CPD-15-03 or HOMEfires, Vol. 12 No. 1.)

HUD-CPD Region X Office determines the Maximum Subsidy Limits for Idaho. Idaho’s maximum subsidy limits are calculated at 240% of the base limit for the Section 234 Program¹. The high-cost percentages listed in Notice CPD 15-003 for Boise and Portland continue to apply throughout Idaho and Oregon.

¹ Due to the discontinuation of the Section 221(d)(3) mortgage insurance program, alternate maximum per-unit subsidy limits must be used for the HOME Investment Partnerships Program (HOME). HUD is required to undertake rulemaking to establish new maximum per-unit subsidy limits for the HOME Program because it is no longer updating and publishing limits for the Section 221(d)(3) mortgage insurance program.

Until a new rule is published, HUD issued [click here] [CPD Notice 15-003: Interim Policy on Maximum Per-Unit Subsidy Limits for the Home Program](#), the interim policy which uses the Section 234-Condominium Housing basic mortgage limits for elevator-type projects as an alternative to the Section 221(d)(3) limits. In order to determine the maximum amount of HOME funds a PJ may invest on a per-unit basis in HOME-assisted housing project. This interim policy will remain in effect until the existing provisions of 24 CFR 92.250(a) are amended