



U.S. Department of Housing and Urban Development  
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# HUD

## Information Bulletin

CPD 24-01

**TO:** All Participating Jurisdictions (PJs) under the Region IX San Francisco Field Office Jurisdiction

**FROM:** Alice Walkup, Director, Community Planning and Development Division

**SUBJECT:** HOME Investment Partnership Program 2024 Limits for HOME Maximum Per-Unit Subsidies Limits Effective February 13, 2024.

In May 2024, HUD published the new Section 234 HOME Investment Partnerships Program (HOME) Maximum Per-Unit Subsidy Limits and Annual Base City High-Cost Percentage Exceptions (HCP) effective February 13, 2024.

The per-unit subsidy requirements are described in the HOME regulations at 24 CFR 92.250. The minimum HOME investment in rental housing or homeownership is \$1,000 times the number of HOME-assisted units as described in the HOME regulations at 24 CFR 92.205(c).

Due to the discontinuation of the Section 221(d)(3) mortgage insurance program, alternate maximum per-unit subsidy limits must be used for 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 can be published, HUD published a Notice ([CPD Notice 15-003](#)). This Notice establishes an interim policy that Field Office staff and participating jurisdictions (PJs) must follow directing PJs to use 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 projects. This interim policy remains in effect until the effective date of the new final rule provisions, amending the existing provisions of 24 CFR 92.250(a).

HUD has also issued [HOMEfires - Vol. 12 No. 1, Revised July 2017](#): Guidance on Using the Base City High-Cost Percentages to Determine the Maximum Per-Unit Subsidy Limits for HOME, including guidance for a PJ listed and those not listed on the published list of “Base City High-Cost Percentages” to determine the maximum per unit subsidy limits for HOME.

The following amounts are applicable to all participating jurisdictions located within the jurisdiction of the San Francisco Field Office and are effective February 13, 2024. **Please note that the Section 234 HOME per-unit subsidy limits effective [February 13, 2024](#), have changed from the previous year.**

**Region IX HOME PJs HOME Maximum Subsidy Limits effective  
February 13, 2024**

<b>Bedroom Size</b>	<b>Section 234 Elevator Base Limits</b>	<b>High Cost Percentage Cap</b>	<b>Maximum Per Unit HOME Subsidy Limit</b>
0	\$ 75,620	240%	\$ 181,488
1	\$ 86,687	240%	\$ 208,049
2	\$ 105,414	240%	\$ 252,994
3	\$ 136,372	240%	\$ 327,293
4	\$ 149,693	240%	\$ 359,263

Information on the maximum subsidy limits can be found at the following HUD Exchange link: <https://www.hudexchange.info/resource/undefined/home-per-unit-subsidy/>.

Please note that the above amounts have been adjusted to the maximum 240 percent that is allowed under the HOME Program on a program-wide basis, therefore, your jurisdiction may not request an additional increase in the subsidy limits. If you have any questions, please contact the Community Planning and Development Representative assigned to your jurisdiction.