



**CITY OF TUCSON HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND COMMUNITY DEVELOPMENT DIVISION
2022 INFORMATION BULLETIN**

BULLETIN #HCD-HOME-2022-02

ISSUED: April 13, 2022

SUBJECT: HOME Investment Partnership Program (HOME)
Maximum Per Unit Subsidy

Notice is given to City of Tucson-Pima County HOME Consortium participating jurisdictions (PJ), Community Housing Development Organizations (CHDOs), and subrecipient agencies/contractors awarded HOME funds through the City of Tucson and/or Pima County that updated HOME Maximum Per Unit Subsidies were published by the U.S. Department of Housing and Urban Development for use within the City of Tucson and Pima County, Arizona on April 11, 2022 (see attached Notice).

PJs, CHDOs, and subrecipient/contractor organizations may begin using the updated HOME Maximum Per Unit Subsidies, provided below, effective March 17, 2022. These limits remain in effect until new limits are approved and published by HUD and distributed by the City of Tucson as the HOME Consortium Lead Entity.

PJs, CHDOs, and subrecipient/contractor agencies using HOME funds for either homebuyer assistance (including down payment assistance), single-family rehabilitation, and/or rental housing development projects must ensure that the HOME subsidy provided to HOME-assisted units does not exceed the maximum per unit subsidy.

HOME Maximum Per Unit Subsidy, Effective March 17, 2022	
0-bedroom (efficiency/studio)	\$159,754
1-bedroom	\$181,132
2-bedroom	\$222,694
3-bedroom	\$288,094
4(+)-bedroom	\$316,236

Note: Please note that the above amounts have been adjusted to the maximum 240 percent of Section 234 Elevator Base Limits that is allowed under the HOME Program on a program-wide basis, therefore, HUD will not approve requests for additional increase to the subsidy limits.

Background: 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) which establishes an interim policy that Field Office staff and participating jurisdictions (PJs) must follow 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).

For More Information Regarding This Notice, Please Contact:

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www.tucsonaz.gov/hcd



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HUD

Information Bulletin

CPD 22-01

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

FROM: Kim Nash, Director Community Planning and Development Division

SUBJECT: HOME Investment Partnerships Program 2022 Limits for HOME Maximum Per-Unit Subsidies Limits Effective March 17, 2022.

On March 17, 2022, 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 March 17, 2022.

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 a PJ, listed and those not listed on the published list of “Base City High-Cost Percentages,” can use 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 March 17, 2022. **Please note that the Section 234 HOME per-unit subsidy limits published [March 17, 2022](#), have changed from the previous year.**

**Region IX HOME PJs HOME Maximum Subsidy Limits
effective March 17, 2022**

Bedroom Size	Section 234 Elevator Base Limits	High Cost Percentage Cap	Maximum Per Unit HOME Subsidy Limit
0	\$ 66,564	240%	\$ 159,754
1	\$ 76,305	240%	\$ 183,132
2	\$ 92,789	240%	\$ 222,694
3	\$ 120,039	240%	\$ 288,094
4+	\$ 131,765	240%	\$ 316,236

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.