



HOME Investment Partnerships Program (HOME) and National Housing Trust Fund (NHTF) Maximum Per-Unit Subsidy Limits

The applicable Section 234 Condominium Housing limits for elevator projects, which are effective April 7, 2023, for all regions of Kentucky, are as follows:

Section 234 Condominium Elevator Limits

0 Bedroom	\$173,011
1 Bedroom	\$198,331
2 Bedroom	\$241,176
3 Bedroom	\$312,005
4+ Bedroom	\$342,482

On December 8, 2015, HUD published a notice on the HUD Exchange advising that 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 can be published, HUD published CPD Notice 15-003: Interim Policy on Maximum Per-unit Subsidy Limits for the HOME Program establishing an interim policy that Field Office staff and Participating Jurisdictions (PJs) must follow.

The notice directs 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 provision of 24 CFR 92.250(a).