



# Tennessee Housing Development Agency

404 James Robertson Parkway, Suite 1114

Nashville, TN 37243-0900

(615) 741-2400

**Ted R. Fellman**

Executive Director

## Memorandum

TO: HOME Grantees and Administrators

FROM: Coralee Holloway, Director of Community Programs

RE: Increase in HOME Maximum Per Unit Subsidy Limits

DATE: March 5, 2008

The HOME maximum subsidy limits, which are based on the Section 221(d)(3) limits for elevator-type projects, have been increased. Effective immediately, the maximum per unit subsidy for the HOME program is as follows:

<b>MINIMUM HOME DOLLARS</b>	<b>\$ 1,000</b>	<b>PER UNIT</b>
<b>MAXIMUM HOME DOLLARS</b>	<b>\$50,859</b>	<b>EFFICIENCY LIMIT</b>
	<b>\$58,300</b>	<b>1-BEDROOM LIMIT</b>
	<b>\$70,893</b>	<b>2-BEDROOM LIMIT</b>
	<b>\$91,712</b>	<b>3-BEDROOM LIMIT</b>
	<b>\$100,672</b>	<b>4-BEDROOM OR MORE LIMIT</b>

The new subsidy limits apply to any project that is not already under contract.

Please refer to your HOME Manual for the applicability of the subsidy limits and the THDA limitations to rehabilitation costs for units built pre-1978 or testing positive for lead-based paint. The THDA limit of \$10,000 for rehabilitation of manufactured housing units remains in effect regardless of the HOME subsidy limit.