



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

BULLETIN #HCD-HOME-2022-01

ISSUED: April 6, 2022

SUBJECT: HOME Investment Partnership Program (HOME)

Increased HOME Homeownership Value Limits ("95% Limits")

Notice is given to City of Tucson-Pima County HOME Consortium participating jurisdictions (PJ), Community Housing Development Organizations (CHDOs), and subrecipient agencies awarded HOME funds through the City of Tucson and/or Pima County that updated HOME Homeownership Value Limits have been approved by the U.S. Department of Housing and Urban Development for use within the City of Tucson and Pima County, Arizona.

PJs, CHDOs, and subrecipient organizations may begin using the updated HOME Homeownership Value Limits, provided below, effective April 6, 2022. These limits remain in effect until new limits are approved and published by the City of Tucson as the HOME Consortium Lead Entity.

PJs, CHDOs, and subrecipient agencies using HOME funds for either homebuyer assistance (including down payment assistance) and/or single-family rehabilitation projects must determine that the assisted property has an initial purchase price or estimated value after rehabilitation that does not exceed 95% of the median purchase price for the area. These limits apply to homeownership units assisted with HOME funds for the following single-family activity types:

- New housing construction for resale
- Acquisition with rehabilitation for resale
- Homebuyer assistance
- Owner-occupied housing rehabilitation

HOME Homeownership Value Limits Effective April 6, 2022	
New Single-Family Homes	Existing Single-Family Homes (Re-sale)
\$334,680.25	\$299,250.00

Note: PJs must also be aware of and continue to separately apply the HOME Maximum Per-Unit Subsidy Limits as outlined in HUD CPD Notice CPD-15-003.

Background: Section 215(b) of NAHA requires that the initial purchase or after-rehabilitation value of homeownership units assisted with HOME funds cannot exceed 95% of the area median purchase price for single-family housing, as determined by HUD. In lieu of the limits provided by HUD, a PJ may determine 95% of the median area purchase price for single family housing in the jurisdiction annually in accordance with the procedures established at 24 CFR 92.254(a)(2)(iii). More information can be found here:

<https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>.

For More Information Regarding This Notice, Please Contact:

Leticia Carpio, Community Development Manager
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www.tucsonaz.gov/hcd



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April 3, 2022

Elizabeth Morales, Director
Housing and Community Development
City of Tucson
310 N Commerce Park Loop
Santa Rita Building, First Floor
Tucson, AZ 85726

Dear Ms. Elizabeth Morales:

Subject: Tucson Pima County HOME Consortium
Fiscal Year 2021 Median Purchase Price Market Analysis


This letter is to inform you that the Office of Community Planning and Development in San Francisco has received and evaluated the City's request for review and approval regarding the Fiscal Year (FY) 2021 maximum purchase price thresholds for the Tucson Pima County HOME Consortium. The regulations at 24 CFR Section 92.254, require that HOME Participating Jurisdictions using HOME funds for either homebuyer assistance or single-family rehabilitation projects determine the assisted property has an estimated value after rehabilitation that does not exceed 95 percent of the median purchase price for the area. Participating Jurisdictions (PJ) can either use the Single-Family Mortgage Limits provided by HUD or use methodology as prescribed by HUD to determine 95 percent of the median purchase price. These limits must be submitted as part of the PJ's Consolidated Plan/ Annual Action Plan.

As allowed by regulation, City of Tucson has submitted to the Department an analysis of the local market that indicates a higher median purchase price than indicated by the current Single-Family Mortgage Limit. To establish the "After Rehabilitation HOME Value Limits," the City obtained four months of single-family home sales for the members of the HOME Consortium: Tucson and Pima County. Using the sales data for the area, the PJ determined the maximum purchase price (at 95 percent of the median) to be \$299,250.00 for Single Family Resale and \$334,680.25 for Single Family New Construction. The methodology used to develop the single-family limits are consistent with program requirements at 24 CFR Section 92.254(a)(2)(iii).

HUD is accepting this market analysis. The Tucson Pima County HOME Consortium may use the determined 95 percent purchase price limit for housing activities. Please keep in mind that this analysis must be updated annually, or the Department's published median sales price will prevail for use with the HOME program.

If there are any questions, please contact Ms. Adriane Clarke, Community Planning and Development Representative, by email at Adriane.J.Clarke@hud.gov .

Sincerely,
KIMBERLY
NASH
Kimberly Y. Nash
Director
Community Planning and
Development Division

 Digitally signed by: KIMBERLY NASH
DN: CN = KIMBERLY NASH C = US O = U.S.
Government OU = Department of Housing and
Urban Development, Office of Administration
Date: 2022.04.03 18:43:45 -0700

cc:

Jason Thorpe, Community Services Administrator, Housing and Community Development