



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

Special Attention of:

Notice H 13-27

All Regional Directors, Multifamily Hub

Issued: September 09, 2013

Directors, Multifamily Program Center
Directors, Supervisory Project Managers

Expires: December 31, 2013

Cross Reference:
Mortgagee Letter 2013-30

SUBJECT: Annual Base City High Cost Percentage and High Cost Area Revisions for 2013

In accordance with Chapter 5, paragraph 5-6 of HUD Handbook 4445.1 REV-2, Underwriting Technical Direction for Project Mortgage Insurance, we have reviewed the High Cost Percentages (HCP) for each Base City. Each Base City HCP has been recalculated based on Marshall & Swift construction data. The results are reflected in the attached list of authorized Base City HCPs, effective January 1, 2013.

Statutory Exceptions to the Maximum Mortgage Amounts and High Cost Areas

Maximum mortgage amounts were revised by the Consolidated Appropriations Act 2008 (Public Law 110-161, approved December 26, 2007) (FY 2008 Appropriations Act) which appropriated Fiscal Year 2008 funds for the majority of Federal agencies, including HUD. Section 221 of the General Provisions of Title II of Division K of the FY 2008 Appropriations Act revises the statutory exceptions to maximum mortgage amounts for the FHA Multifamily Housing Programs, listed in Section 221 of the FY 2008 Appropriations Act, by (1) substituting 170 percent for the 140 percent exception of any geographical area, and (2) substituting 215 percent for 170 percent as the maximum exception allowed for a specific project. Accordingly, the statutory revision allows the Secretary to grant exceptions to maximum mortgage limits for certain Multifamily Housing Programs by (1) up to 170 percent, (equivalent to a 270 percent multiplier) in geographical areas where cost levels so require or (2) up to 170 percent, or up to 215 percent in High Cost Areas, (equivalent to a 315 percent multiplier) where necessary on a project-by-project basis.

The Law does not determine which areas are to be considered “High Cost Areas.” Accordingly, the Office of Multifamily Development has developed a list of High Cost Areas. For 2013, the threshold for a High Cost Area has been set for all areas (Special Limit Areas excepted) with assigned HCP multipliers of 271 percent or greater. This list (Base City High Cost percentages) is attached.

Hub Offices and Program Centers are instructed to examine the list in order to determine if their area is a High Cost Area, eligible for the maximum 215 percent increase (equivalent to a 315 percent multiplier) on a project-by-project basis.

Note that any change in any Office's annual HCP and High Cost Area can only be made by HUD Headquarters.

Special Limit Areas

Guam, the U.S. Virgin Islands, and the states of Alaska and Hawaii are Special Limit areas. Care should be taken to ensure that the appropriate limits are used for corresponding programs. The HCP for Special Limit Areas is 405 percent.

Exceeding Assigned Geographic Field Office HCPs on a Case-by-Case Basis for FHA Statutory Mortgage Programs

Under the Delegation of Authority, the Commissioner has delegated Hub Directors the authority to waive the Handbook, on a case-by-case basis, and exceed their assigned geographic HCP ceilings, up to statutory maximum of 170 (270 multiplier). Those Directors who choose to exercise this Handbook waiver authority must document the project file in accordance with Paragraph 5-3 of HUD Handbook 4425.1 REV-2 CHG-1.

Carol J. Galante
Assistant Secretary for Housing –
Federal Housing Commissioner

FHA MULTIFAMILY STATUTORY MORTGAGE PROGRAMS
BASE CITY HIGH COST PERCENTAGES - Effective January 1, 2013

<u>BASE CITY</u>	<u>HCP</u>
BOSTON MA	270 %
HARTFORD CT	270 %
BANGOR ME (PORTLAND)	270 %
MANCHESTER NH	270 %
PROVIDENCE RI	270 %
BURLINGTON VT	270 %
NEW YORK NY Hub	270 %
ALBANY NY	270 %
BUFFALO NY	270%
PHILADELPHIA PA	270 %
CHARLESTON WV	270 %
CAMDEN NJ (TRENTON)	270 %
NEWARK NJ	270 %
PITTSBURGH PA	270 %
WILMINGTON DE	270 %
BALTIMORE MD	270 %
WASHINGTON DC	270 %
RICHMOND VA	257 %
GREENSBORO Hub	247 %
COLUMBIA SC	236 %
ATLANTA GA Hub	247 %
LOUISVILLE KY	230%
KNOXVILLE TN	214 %
MEMPHIS TN	214 %
NASHVILLE TN	217 %
SAN JUAN PR (K WST)	270 %
US VIRG ISL.(SPEC LMT)	405 %
JACKSONVILLE Hub	240 %
BIRMINGHAM AL	214 %
JACKSON MS	211 %
MIAMI FL	250 %
TAMPA FL	257 %
CHICAGO IL Hub	270 %
SPRINGFIELD IL	270 %
INDIANAPOLIS IN	239 %
COLUMBUS OH Hub	246 %
CLEVELAND OH	265 %
CINCINNATI OH	233 %

<u>BASE CITY</u>	<u>HCP</u>
DETROIT MI Hub	270 %
GRAND RAPIDS MI	237 %
MINNEAPOLIS MN	270 %
MILWAUKEE WI	270 %
FORT WORTH TX Hub	211%
LITTLE ROCK AR	214 %
NEW ORLEANS LA	214 %
SHREVEPORT LA	214 %
ALBUQUERQUE NM	239 %
DALLAS TX	211 %
HOUSTON TX	204 %
LUBBOCK TX	204 %
SAN ANTONIO TX	192 %
KANSAS CITY KS Hub	270 %
DES MOINES IA	230 %
TOPEKA KS	236 %
ST. LOUIS MO	270 %
OMAHA NE	223 %
OKLAHOMA CITY OK	217 %
TULSA OK	217 %
DENVER CO Hub	260 %
HELENA MT	239 %
FARGO ND	233 %
SIOUX FALLS SD	220%
SALT LAKE CITY UT	253 %
CASPER WY	249 %
LOS ANGELES CA Hub	270 %
SANTA ANA CA (L.A.)	270 %
SAN DIEGO CA	270 %
SAN FRANCISCO CA	270 %
PHOENIX AZ	249 %
SACRAMENTO CA	270 %
HONOLULU HI (SP LMT)	405 %
LAS VEGAS NV	270 %
SEATTLE WA Hub	270 %
ANCHORAGE AK(SP LMT)	405 %
BOISE ID	267 %
PORTLAND OR	270 %
SPOKANE WA	270 %

NOTE: Offices with an HCP of 270 or higher are designated High Cost Areas (HCA) and are shaded

