



## HOME & AHTF Single Family Homebuyer Development Per Unit Subsidy Limits

July 1, 2024

HB Public Notice 2024-01

### 1. Subject: Development Gap Subsidy Limits

**Guidance:** Kentucky Housing Corporation will increase the per unit development gap subsidy limit on HOME and AHTF **Single Family Homebuyer Development** projects (including acquisition, rehab/resale), which will affect any open HB20, HB21, HB22, HB23, and HB24 projects. The increase in development gap subsidy limits will remain in effect until June 30, 2025. Table 1-1 shows the applicable development gap subsidy.

*Table 1 – 1*

HERS Rating	Maximum Development Gap
66 or Above	\$35,000
56 - 65	\$40,000
55 or Below	\$45,000

### 2. Subject: Homebuyer Direct Subsidy Limits

**Guidance:** HCA will consider waiver requests on a per-unit basis to increase homebuyer direct subsidy beyond the \$40,000 limit with an increase in the affordability period.

### 3. Subject: Combined Homebuyer Per-Unit Subsidy Limit

**Guidance:** To help ensure that homebuyer units do not exceed the Section 234 condominium limits currently employed by HUD for HOME maximum per unit subsidies, KHC will adhere to a combined homebuyer per unit subsidy limit (development gap subsidy plus homebuyer direct subsidy) of \$95,256 for all homebuyer units except one-bedroom units, which will have a \$78,893 combined subsidy limit.

### 4. Subject: Set-ups

**Guidance:** All homebuyer development set-ups submitted from July 1, 2024 through June 30, 2025, which request the maximum development gaps from Table 1-1 will be effective until the final Project

Close-Out Report. If developers require additional subsidy for an already approved set up, they must submit set-up revisions to [hcadev@kyhousing.org](mailto:hcadev@kyhousing.org).

HB PN
Guidance Issued

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