

2025 Limits for HOME Maximum per Unit Subsidy

HUD is required to undertake rulemaking to establish new maximum per-unit subsidy limits for the SFHP Program because it is no longer updating and publishing limits for the Section 221(d)(3) mortgage insurance program.

Texas Department of Housing and Community Affairs has contacted the local HUD Field office and obtained the limits below, which would apply to the Homebuyer Assistance with New Construction (HANC) Program. For more information about this program, visit [TDHCA's program page](#).

Southwest Region High Cost Percentage - Ft. Worth TX (Base City)			
Bedrooms	2025 Section 234— Condominium Housing - Elevator Type	*High Cost Percentage (HCP) Cap	HOME Maximum Per-Unit Subsidy Limit
0	\$78,191	240%	\$187,658
1	\$89,634	240%	\$215,122
2	\$108,998	240%	\$261,595
3	\$141,008	240%	\$338,419
4+	\$154,782	240%	\$371,477
*Maximum HCP Cap for Ft. Worth TX (Base City) Includes Dallas and Lubbock		240%	
Effective: 05-11-2026			

The per-unit subsidy requirements are described in the HOME regulations at 24 CFR 92.250. The minimum HOME investment in rental housing or homeownership is \$1,000 times the number of HOME-assisted units as described in the HOME regulations at 24 CFR 92.205(c).

24 CFR 92.250(a). *The total amount of HOME funds and ADDI funds that a participating jurisdiction may invest on a per-unit basis in affordable housing may not exceed the per-unit dollar limitations established under section 221(d)(3)(ii) of the National Housing Act (12 U.S.C.17151(d)(3)(ii)) for elevator- type projects that apply to the area in which the housing is located. HUD will allow the per-unit subsidy amount to be increased on a program-wide basis to an amount, up to 240 percent of the original per unit limits, to the extent that the costs of multifamily housing construction exceed the section 221(d)(3)(ii) limit.*

For questions please contact TDHCA's SFHP Division at HOME@tdhca.texas.gov