



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

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

September 2, 2010

MORTGAGEE LETTER 2010-31

MEMORANDUM FOR: ALL FHA APPROVED MULTIFAMILY MORTGAGEES

SUBJECT: Annual Base City High Cost Percentage and High Cost Area Revisions for 2010

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 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 2010. The threshold for a High Cost Area has been set for all areas (Special Limit Areas excepted) with an assigned High Cost Percentage (HCP) of 245 or greater.

The attached designated Annual Base City High Cost Percentages and High Cost Areas are effective 60 days from the publication date of this Mortgagee Letter.

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%.

Attachment

/s/

David H. Stevens
Assistant Secretary for Housing –
Federal Housing Commissioner

FHA MULTIFAMILY STATUTORY MORTGAGE PROGRAMS
BASE CITY HIGH COST PERCENTAGES - Effective January 1, 2010

<u>BASE CITY</u>	<u>HCP</u>	<u>BASE CITY</u>	<u>HCP</u>
BOSTON MA	270 %	DETROIT MI	270 %
HARTFORD CT	270 %	GRAND RAPIDS MI	228 %
BANGOR ME (PORTLAND)	255 %	MINNEAPOLIS MN	270 %
MANCHESTER NH	260 %	MILWAUKEE WI	254 %
PROVIDENCE RI	270 %	FORT WORTH TX	192%
BURLINGTON VT	256 %	LITTLE ROCK AR	194 %
BUFFALO NY	270 %	NEW ORLEANS LA	198 %
ALBANY NY	270 %	SHREVEPORT LA	197 %
NEW YORK NY	270 %	ALBUQUERQUE NM	224 %
PHILADELPHIA PA	270 %	DALLAS TX	192 %
CHARLESTON WV	263 %	HOUSTON TX	191 %
CAMDEN NJ (TRENTON)	270 %	LUBBOCK TX	194 %
NEWARK NJ	270 %	SAN ANTONIO TX	178 %
PITTSBURGH PA	265 %	KANSAS CITY KS	255 %
WILMINGTON DE	270 %	DES MOINES IA	229 %
BALTIMORE MD	252 %	TOPEKA KS	206 %
WASHINGTON DC	260 %	ST. LOUIS MO	261 %
RICHMOND VA	232 %	OMAHA NE	216 %
GREENSBORO	220 %	OKLAHOMA CITY OK	204 %
COLUMBIA SC	211 %	TULSA OK	202 %
ATLANTA GA	227 %	DENVER CO	240 %
LOUISVILLE KY	216 %	HELENA MT	223 %
KNOXVILLE TN	203 %	FARGO ND	220 %
MEMPHIS TN	197 %	SIOUX FALLS SD	216%
NASHVILLE TN	208 %	SALT LAKE CITY UT	229 %
SAN JUAN PR (K WST)	270 %	CASPER WY	232 %
US VIRG ISL.(SPEC LMT)	405 %	LOS ANGELES CA	270 %
JACKSONVILLE	225 %	SANTA ANA CA (L.A.)	270 %
BIRMINGHAM AL	200 %	SAN DIEGO CA	270 %
JACKSON MS	188 %	SAN FRANCISCO CA	270 %
MIAMI FL	225 %	PHOENIX AZ	231 %
TAMPA FL	238 %	SACRAMENTO CA	270 %
CHICAGO IL	270 %	HONOLULU HI (SP LMT)	405 %
SPRINGFIELD IL	254 %	LAS VEGAS NV	270 %
INDIANAPOLIS IN	228 %	SEATTLE WA	270 %
COLUMBUS OH	225 %	ANCHORAGE AK(SP LMT)	405 %
CLEVELAND OH	245 %	BOISE ID	242 %
CINCINNATI OH	220 %	PORTLAND OR	270 %
		SPOKANE WA	253 %

NOTE: Offices with an HCP of 245 or higher are designated High Cost Areas (HCA) and are shaded