



Date: January 30, 2024

Dear Lender Letter 2024-01

To: All Section 184 Approved Lenders and Servicers
All Section 184A Approved Lenders and Servicers
All Tribes
All Tribally Designated Housing Entities
Department of Hawaiian Home Lands

Subject Revised Maximum Loan Limits for the Section 184 Indian Home Loan Guarantee program and Section 184A Native Hawaiian Housing Loan Guarantee program.

Purpose The purpose of this Dear Lender Letter (DLL) is to revise the maximum loan limits for the Section 184 Indian Home Loan Guarantee (Section 184) program and the Section 184A Native Hawaiian Housing Loan Guarantee (Section 184A) program.

Effective Date This DLL is effective for Section 184 and Section 184A case numbers issued on or after the date of this DLL.

Public Feedback The Office of Native American Programs (ONAP) welcomes feedback from interested parties for a period of 30 calendar days from the date of issuance. To provide feedback on this policy document, please send feedback to ONAP at Section184Comments@HUD.gov. ONAP will consider the feedback in determining the need for future updates.

Affected Programs This DLL applies to the Section 184 and Section 184A programs.

Background

Pursuant to 12 U.S.C. § 1715z-13a(b), the U.S. Department of Housing and Urban Development (HUD) is authorized to set maximum loan limits under the Section 184 program.

Pursuant to 12 U.S.C. § 1715z-13b(c), HUD is authorized to set maximum loan limits under the Section 184A program. Pursuant to Section 208(6) of the Hawaiian Homes Commission Act (HHCA) of 1920, as amended, loans made by lending institutions, insured, or guaranteed by HUD may not exceed the maximum insurable limits established under the Federal Housing Administration (FHA) Section 247 mortgage insurance program.

ONAP periodically reviews Section 184 and Section 184A maximum loan limits and implements changes, as appropriate. The most recent Section 184 and Section 184A Maximum Loan Limits were published on April 25, 2023, under DLL 2023-03, and subsequently amended on August 1, 2023, under DLL 2023-06.

ONAP determined that the most recent FHA maximum single-family mortgage limits, published on November 28, 2023, called the “Nationwide Forward Mortgage Limits” has the most relevant data set for the Section 184 and Section 184A programs, provides equity within HUD programs, and reflects adjustments for higher cost areas. Additionally, for Section 184A, it complies with Section 208(6) of the HHCA.

Summary of Changes

ONAP is publishing new Section 184 and Section 184A Maximum Loan Limits. Additionally, ONAP includes the Section 184 Maximum Loan Limits for the newly added counties of Putnam in Texas and LaSalle in Illinois.

Section 184 and Section 184A Loan Limits

The revised maximum loan limits for the Section 184 and Section 184A programs are based on the 2024 FHA Nationwide Forward Mortgage Limits. However, if the 2024 FHA Nationwide Forward Mortgage Limit for an area is less than the Section 184 Maximum Loan Limit published in Notice PIH 2020-15, ONAP will retain the limit from Notice PIH 2020-15 until the 2024 FHA Nationwide Forward Mortgage Limit is equal to or exceeds the PIH 2020-15 limit.

Areas retaining the PIH Notice 2020-15 limits are all Section 184 eligible areas in Alaska, except for the counties of Aleutians West and Juneau, Hoonah Angoon, Sitka, Skagway Municipality.

We also note the revised maximum loan limits includes the newly approved counties of Putnam in Texas and LaSalle County in Illinois.

Attached are two separate documents: the 2024 Maximum Loan Limits for Section 184 areas by state and county for one-to-four-unit properties and the 2024 Maximum Loan Limits for Section 184A by county.

Questions

Any questions regarding this DLL may be emailed to Section184Comments@hud.gov.

Signature



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Public and Indian Housing