



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

ASSISTANT SECRETARY FOR HOUSING-  
FEDERAL HOUSING COMMISSIONER

September 9, 2013

MORTGAGEE LETTER 2013-30

TO: ALL FHA APPROVED MULTIFAMILY MORTGAGEES

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

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 2013. 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 270 or greater.

The attached designated Annual Base City High Cost Percentages and High Cost Areas are effective January 1, 2013.

## **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

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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>	<u>BASE CITY</u>	<u>HCP</u>
<b>BOSTON MA Hub</b>	270 %	<b>DETROIT MI Hub</b>	270 %
HARTFORD CT	270 %	GRAND RAPIDS MI	236 %
BANGOR ME (PORTLAND)	270 %	<b>MINNEAPOLIS MN Hub</b>	270 %
MANCHESTER NH	270 %	MILWAUKEE WI	270 %
PROVIDENCE RI	270 %	<b>FORT WORTH TX Hub</b>	211 %
BURLINGTON VT	270 %	LITTLE ROCK AR	214 %
<b>NEW YORK NY Hub</b>	270 %	NEW ORLEANS LA	214 %
ALBANY NY	270 %	SHREVEPORT LA	214 %
<b>BUFFALO NY</b>	270 %	ALBUQUERQUE NM	239 %
<b>PHILADELPHIA PA Hub</b>	270 %	DALLAS TX	211 %
CHARLESTON WV	270 %	HOUSTON TX	204 %
CAMDEN NJ (TRENTON)	270 %	LUBBOCK TX	204 %
NEWARK NJ	270 %	SAN ANTONIO TX	192 %
PITTSBURGH PA	270 %	<b>KANSAS CITY KS Hub</b>	270 %
WILMINGTON DE	270 %	DES MOINES IA	230 %
<b>BALTIMORE MD Hub</b>	270 %	TOPEKA KS	236 %
WASHINGTON DC	270 %	ST. LOUIS MO	270 %
RICHMOND VA	257 %	OMAHA NE	223 %
<b>GREENSBORO Hub</b>	247 %	OKLAHOMA CITY OK	217 %
COLUMBIA SC	236 %	TULSA OK	217 %
<b>ATLANTA GA Hub</b>	247 %	<b>DENVER CO Hub</b>	260 %
LOUISVILLE KY	230 %	HELENA MT	239 %
KNOXVILLE TN	214 %	FARGO ND	233 %
MEMPHIS TN	214 %	SIOUX FALLS SD	220 %
NASHVILLE TN	217 %	SALT LAKE CITY UT	253 %
SAN JUAN PR (K WST)	270 %	CASPER WY	249 %
US VIRG ISL.(SPEC LMT)	405 %	<b>LOS ANGELES CA Hub</b>	270 %
<b>JACKSONVILLE Hub</b>	240 %	SANTA ANA CA (L.A.)	270 %
BIRMINGHAM AL	214 %	SAN DIEGO CA	270 %
JACKSON MS	211 %	<b>SAN FRANCISCO CA Hu</b>	270 %
MIAMI FL	250 %	PHOENIX AZ	249 %
TAMPA FL	257 %	SACRAMENTO CA	270 %
<b>CHICAGO IL Hub</b>	270 %	HONOLULU HI (SP LMT)	405 %
SPRINGFIELD IL	270 %	LAS VEGAS NV	270 %
INDIANAPOLIS IN	239 %	<b>SEATTLE WA Hub</b>	270 %
<b>COLUMBUS OH Hub</b>	246 %	ANCHORAGE AK(SP LMT)	405 %
CLEVELAND OH	265 %	BOISE ID	267 %
CINCINNATI OH	233 %	PORTLAND OR	270 %
		SPOKANE WA	270 %

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