

## Office of Community Development

### Community Housing Improvement Program (CHIP) CHIP Limits of Assistance

The chart below identifies the per unit average costs, maximum per unit limits of assistance, and recommended soft costs percentages for CHIP-eligible primary housing activities. There are currently no set limitations on the actual amount of each project that may be charged to soft costs. However, the Office of Community Development (OCD) considers the percentages on the chart to be a reasonable guideline. OCD will be checking for reasonability as a part of routine monitoring. If soft costs are found to be unreasonable, then OCD will work individually with each grantee to resolve this issue. If the problem is perceived as widespread, then OCD may take additional measures to deal with this issue.

Primary Housing Activities	Per Unit Average Costs (hard + soft costs)	Maximum Per Unit Limit of Assistance	Percentage of Hard Costs Allowable as Soft Costs (recommended maximum average)
Private Owner Rehabilitation	\$15,000 - \$42,000	\$46,000	15%
Home Repair	\$0 – \$11,000	\$12,000	20%
Homeownership	\$1,000 - \$43,000	\$47,000	17%
New Housing Construction, non-Habitat for Humanity	Up to \$55,000 + 10% of projected total project CHIP hard costs	\$60,500	10% of total CHIP hard costs
Habitat for Humanity (HFH)	\$22,000	\$22,000	*10% of total CHIP hard cost
Tenant-Based Rental Assistance (TBRA)	\$0 – \$9,000 yearly	-	No soft costs allowed
Emergency Monthly Housing Payment (EMHP)	\$0 - \$5,000	-	**10% of <b>total</b> activity cost
Rental Rehabilitation	\$1,000 - \$42,000	\$46,000	15%
Home Repair – Septic Systems	\$0 – \$22,000	\$24,000	20%
Acquisition/Rehabilitation/Resale, <b>non-HFH</b>	\$72,000	\$75,000	16%

\*This is the maximum allowed for these activities

\*\*NOTE: Up to 10 percent of the **total amount expended** for the EMHP activity may be charged as soft cost.