



Idaho AN 1884 (3550) (1901-A)

May 4, 2016

SUBJECT: Direct Single Family Housing Area Loan Limits

TO: All SFH Employees
USDA, Rural Development, Idaho

PURPOSE/INTENDED OUTCOME: The purpose of this Administrative Notice (AN) is to establish maximum loan limits, authorized under the Section 502 direct loan program and to provide guidance for USDA, Rural Development employees in the processing of direct Single Family Housing (SFH) applications.

COMPARISONS WITH PREVIOUS ANs: This AN replaces Idaho AN 1878 (3550) dated June 15, 2015. Area loan limits will increase in 39 counties. No change for Bear Lake, Butte, Clark, Lemhi & Teton Counties.

IMPLEMENTATION RESPONSIBILITIES: USDA, Rural Development employees will review and process direct Single Family Housing applications in the manner described below when determining maximum loan limitations.

A modest dwelling must be one that is considered “modest for the area,” must not be designed for income producing purposes, must not have an in-ground swimming pool or have a market value in excess of the applicable maximum area loan limit.

The area loan limits are a maximum market value and factor into the maximum loan limit. Loan amounts may be further limited by: the amount for which the applicant qualifies, loan to value ratios, and the property being considered modest for the area.

The area loan limit is the maximum value of the property RHS will finance in a given locality. Regional area limits were created on a geographical basis (two or more contiguous counties that are similar in economic characteristics). The Area Loan Limits for Idaho will change in 39 counties and are attached. These new limits will be effective May 4, 2016.

EXPIRATION DATE: May 31, 2017

FILING INSTRUCTIONS:
HB-1- 3550, Appendix 10
RD Instruction 1901-A

Idaho AN No. 1884 (3550) (1901-A)

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USDA is an equal opportunity provider and employer.

All area loan limit data will be updated annually. All USDA Rural Development offices are directed to begin collecting new comparable sales (existing property sales and typical sites located in eligible areas) so they will be available when area loan limits are updated on an annual basis.

As stated in 7 CFR Part 3550, paragraph 3550.63 (a) (2) and (3), the maximum loan limit for a particular loan will be reduced in the following situations:

- When the applicant owns the site or is purchasing the site at a sales price below market value, the market value of the lot will be deducted from the maximum loan limit, and
- When an applicant is receiving a housing grant or other form of affordable housing assistance for purposes other than closing costs, the amount(s) of such grants and affordable housing assistance will be deducted from the maximum loan limit.
- The maximum loan limit for self-help housing will be calculated by adding the total of the market value of the lot (including reasonable and typical costs of site development), the cost of construction, and the value of sweat equity. The total of these three factors cannot exceed the area loan limit.

Please contact the Housing Programs staff, if you have any questions.



WALLY HEDRICK
State Director

Attachment

USDA, RURAL DEVELOPMENT

Northern Idaho

MAXIMUM MORTGAGE LIMIT	MAXIMUM MORTGAGE LIMIT	MAXIMUM MORTGAGE LIMIT
\$155,000	\$185,000	\$190,000
COUNTIES	COUNTIES	COUNTIES
Benewah	Kootenai	Bonner
Boundary	Nez Perce	Latah
Clearwater		
Idaho		
Lewis		
Shoshone		

Central Idaho

MAXIMUM MORTGAGE LIMIT	MAXIMUM MORTGAGE LIMIT	MAXIMUM MORTGAGE LIMIT
\$166,000	\$171,000	\$176,000
COUNTIES	COUNTIES	COUNTIES
Camas	Cassia	Jerome
	Gooding	Twin Falls
	Lincoln	
	Minidoka	

Western Idaho

MAXIMUM MORTGAGE LIMIT	MAXIMUM MORTGAGE LIMIT	MAXIMUM MORTGAGE LIMIT	MAXIMUM MORTGAGE LIMIT
\$155,000	\$160,000	\$165,000	\$185,000
COUNTIES	COUNTIES	COUNTIES	COUNTIES
Adams	Washington	Gem	Ada
Boise		Payette	Canyon
Elmore			
Owyhee			

Eastern Idaho

| MAXIMUM MORTGAGE LIMIT |
|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| \$150,000 | \$160,000 | \$165,000 | \$170,000 | \$175,000 | \$180,000 |
| COUNTIES | COUNTIES | COUNTIES | COUNTIES | COUNTIES | COUNTIES |
| | | | | | |
| Butte | Bannock | Fremont | Bingham | Franklin | Teton |
| Caribou | Bear Lake | | Bonneville | | |
| Clark | Custer | | Jefferson | | |
| Lemhi | Oreida | | Madison | | |
| | Power | | | | |