



March 30, 2018

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 1896 (3550) dated March 28, 2017. Area loan limits will increase in all 44 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 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 counties are attached. **These new limits will be effective March 30, 2018.**

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.

EXPIRATION DATE: March 31, 2019

FILING INSTRUCTIONS:
HB-1- 3550, Appendix 7

Rural Development • Idaho State Office
9173 West Barnes Drive • Suite A1 • Boise, ID 83709
Voice (208) 378-5600 • Fax (208) 378-5643

USDA is an equal opportunity provider and employer.

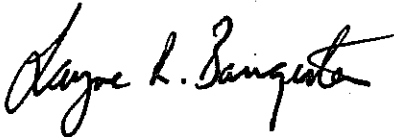
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

Idaho AN No. 1903 (3550)

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 Program staff if you have any questions.



LAYNE BANGERTER
State Director

Attachment

Attachment to ID AN 1903 (HB-1-3550)
USDA – RURAL DEVELOPMENT

Northern Idaho						
Area Loan Limit						
\$218,000	\$222,000	\$223,000	\$239,500	\$242,900	\$248,800	\$263,000
COUNTIES	COUNTIES	COUNTIES	COUNTIES	COUNTIES	COUNTIES	COUNTIES
Benewah	Idaho	Boundary	Latah	Nez Perce	Kootenai	Bonner
Clearwater	Shoshone					
Lewis						

Western Idaho						
Area Loan Limit						
\$209,000	\$211,000	\$217,000	\$222,000	\$228,000	\$246,000	\$267,000
COUNTIES	COUNTIES	COUNTIES	COUNTIES	COUNTIES	COUNTIES	COUNTIES
Owyhee	Elmore	Boise	Adams	Gem	Ada	Valley
			Payette		Canyon	
			Washington			

Central Idaho				
Area Loan Limit				
\$218,000	\$220,000	\$230,000	\$251,000	\$395,000
COUNTIES	COUNTIES	COUNTIES	COUNTIES	COUNTIES
Cassia	Camas	Gooding	Lincoln	Blaine
Minidoka		Jerome		
		Twin Falls		

Eastern Idaho				
Area Loan Limit				
\$220,000	\$225,000	\$230,000	\$235,000	\$366,800
COUNTIES (10)	COUNTIES	COUNTIES	COUNTIES	COUNTIES
Bear Lake	Custer	Lemhi	Bannock	Bonneville
Bingham	Fremont			Franklin
Butte	Jefferson			Madison
Caribou	Oneida			
Clark	Power			