

Does Your Home Need Repairs?



Let USDA Rural Development Nebraska help you

Improve Your Home!

Before



After



VERY AFFORDABLE 1% Fixed Rate Repair Loans for Home Owners

- ⇒ Up to 20 year loan term
- ⇒ \$20,000 maximum outstanding loan amount
- ⇒ Improve/modernize/remove health & safety hazards
- ⇒ Home must be owner occupied
- ⇒ Income guidelines apply (by county)—See reverse



Rural Development
U.S. DEPARTMENT OF AGRICULTURE

- ⇒ **Payment examples:** \$2,500 = \$11.48/mo.; \$7,500 = \$34.43/mo.; \$20,000 = \$91.80/mo.
- ⇒ Loan/Grant combos or grants may be available based on set eligibility formulas (for 62 & older). Maximum \$7,500 lifetime grant assistance. Under age 62 = Loan program only.
- ⇒ All communities in NE are eligible EXCEPT: Fremont, Grand island, Hastings, Kearney, Lincoln, North Platte, Omaha, & South Sioux/Dakota City

Contact Us Today for More Information

Single Family Housing Nebraska Staff

402-437-5551 Option 1.

If no answer, please leave a brief message with name and phone number.

The first available Housing Specialist will return your call.

Or e-mail: SM.RD.NE.SFHQST@usda.gov

USDA is an equal opportunity provider, employer, and lender.

COUNTY	1-4 Person	5-8 Person
Adams	\$36,450	\$48,150
Boone	\$36,600	\$48,350
Box Butte	\$39,250	\$51,850
Buffalo	\$40,200	\$53,100
Cass	\$43,900	\$57,950
Cedar	\$38,750	\$51,150
Cheyenne	\$41,100	\$54,300
Clay	\$36,250	\$47,850
Cuming	\$36,650	\$48,400
Dakota	\$37,500	\$49,500
Dixon	\$37,500	\$49,500
Douglas	\$43,900	\$57,950
Fillmore	\$38,100	\$50,300
Gage	\$35,850	\$47,350
Garden	\$37,200	\$49,150
Gosper	\$42,350	\$55,950
Hamilton	\$40,500	\$53,500
Howard	\$36,950	\$48,800
Holt	\$37,050	\$48,950
Kearney	\$39,800	\$52,550
Lancaster	\$41,250	\$54,450
Lincoln	\$37,750	\$49,850
Logan	\$36,200	\$47,800
Madison	\$35,900	\$47,400
McPherson	\$37,350	\$49,350
Merrick	\$37,300	\$49,250
Nemaha	\$39,600	\$52,300
Otoe	\$37,600	\$49,650
Perkins	\$38,750	\$51,150
Phelps	\$38,650	\$51,050
Pierce	\$37,100	\$49,000
Platte	\$40,950	\$54,100
Polk	\$40,800	\$53,900
Sarpy	\$43,900	\$57,950
Saunders	\$41,850	\$55,250
Seward	\$43,150	\$57,000
Sherman	\$35,850	\$47,350
Stanton	\$38,550	\$50,900
Thomas	\$39,050	\$51,550
Valley	\$36,450	\$48,150
Washington	\$43,900	\$57,950
Wayne	\$39,750	\$52,500
York	\$38,050	\$50,250
All other counties	\$35,800	\$47,300

Single Family Housing Repair Loans and Grants

What does this program do?

Also known as the Section 504 Home Repair program, it provides loans to very-low-income homeowners to repair, improve, or modernize their homes, or provides grants to elderly, very-low-income homeowners to remove health and safety hazards.

Who can apply for this program?

To qualify, you must:

- **Be the homeowner and occupy the house**
- **Be unable to obtain affordable credit elsewhere**
- **Have a family income within the very-low-income limit**
- **For grants, be age 62 or older and not be able to repay a repair loan**

What is an eligible area?

Properties must be located in an eligible rural area. You can visit the USDA Income and Property Eligibility website (available at this link: <https://go.usa.gov/xzcdM>) for complete details.

How can funds be used?

- Loans can be used to repair, improve, or modernize homes, or to remove health and safety hazards.
- Grants must be used to remove health and safety hazards.

How much money can I get?

- Maximum loan is \$40,000.
- Maximum grant is \$10,000.
- Loans and grants can be combined for up to \$50,000 in assistance.

What are the terms of the loan or grant?

- Loans are repaid over 20 years.
- Loan interest rate is fixed at 1 percent.
- Full title service is required for loans greater than \$25,000.
- Grants have a lifetime limit of \$10,000.
- Grants must be repaid if the property is sold in less than three years.

- If applicants can repay part - but not all - of the costs, they may be offered a loan and grant combination.

Is there a deadline to apply?

Applications are available year-round as long as funding is available, and are processed in the order they are received.

How long does an application take?

Approval times depend on funding availability in your area. Talk to a state or area office-based USDA home loan specialist (a map is available at this link: <https://www.rd.usda.gov/browse-state>) for help with your application.

How do I get started?

Contact a USDA home loan specialist (information is available at this link: <https://www.rd.usda.gov/browse-state>) in your area.

What governs this program?

- The Housing Act of 1949 as amended; 7 CFR, Part 3550 (available at this link: <https://go.usa.gov/xzcvG>)
- HB-1-3550 - Direct Single Family Housing Program Field Office Handbook (available at this link: <https://go.usa.gov/xzcvM> - PDF)

NOTE: Because citations and other information is subject to change, always consult the program instructions listed in the section above titled "What Governs This Program?" You can also contact your local office for assistance (a list is available at this link: <https://go.usa.gov/xzjP7>). You will find additional forms, resources, and program information at rd.usda.gov. USDA is an equal opportunity provider, employer, and lender.

Nebraska- Income Limits - DIRECT 504 Program
Effective 06/08/22

COUNTY	1-4 Person	5-8 Person
Adams	\$40,250	\$53,150
Boone	\$40,100	\$52,950
Box Butte	\$40,450	\$53,400
Boyd	\$39,550	\$52,250
Buffalo	\$44,350	\$58,550
Butler	\$39,750	\$52,500
Cass	\$47,550	\$62,800
Cedar	\$41,900	\$55,350
Cheyenne	\$41,200	\$54,400
Clay	\$40,450	\$53,400
Cuming	\$40,650	\$53,700
Dakota	\$41,000	\$54,150
Dixon	\$41,000	\$54,150
Douglas	\$47,550	\$62,800
Fillmore	\$42,600	\$56,250
Gage	\$40,100	\$52,950
Gosper	\$44,950	\$59,350
Hamilton	\$43,150	\$57,000
Howard	\$41,100	\$54,300
Holt	\$40,700	\$53,750
Kearney	\$43,500	\$57,450
Lancaster	\$45,300	\$59,800
Lincoln	\$41,650	\$55,000
Logan	\$40,450	\$53,400
Loop	\$39,750	\$52,500
Madison	\$40,150	\$53,000
McPherson	\$40,450	\$53,400
Merrick	\$40,450	\$53,400
Nemaha	\$40,050	\$52,900
Otoe	\$42,050	\$55,550
Perkins	\$43,350	\$57,250
Phelps	\$42,650	\$56,300
Pierce	\$41,500	\$54,800
Platte	\$43,350	\$57,250
Polk	\$43,100	\$56,900
Sarpy	\$47,550	\$62,800
Saunders	\$46,500	\$61,400
Seward	\$48,250	\$63,700
Sherman	\$40,100	\$52,950
Stanton	\$43,100	\$56,900
Thomas	\$42,950	\$56,700
Valley	\$40,750	\$53,800
Washington	\$47,550	\$62,800
Wayne	\$41,500	\$54,800
York	\$41,900	\$55,350
All other counties	\$39,300	\$51,900

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NEBRASKA Single Family Housing Team

Contact Us:

SM.RD.NE.SFHQST@usda.gov

Or

402-4374-5551, Option 1 for SFH

