

**UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT**

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For Administrative Use Only	Missouri RD AN No. 1448	(HB-1-3550)
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February 19, 2009

TO: All Sub-Area and Area Offices
Missouri

FROM: Raymond C. Homer, Jr.
Acting State Director

SUBJECT: Single Family Housing Direct Loan Limits

PURPOSE/INTENDED OUTCOME:

The purpose of the AN is to advise field staff of the Single Family Housing Direct Loan Limits in Missouri that will be in effect on March 1, 2009.

COMPARISON WITH PREVIOUS AN:

This AN replaces MO AN 1445 (HB-1-3550) dated January 31, 2008.

IMPLEMENTATION RESPONSIBILITIES:

Effective March 1, 2009 and through February 28, 2010 USDA Rural Development Section 502 Direct Rural Housing loans may not exceed the loan limits listed, except for the appraisal fee, tax monitoring fee and borrower's initial contribution to their escrow account as follows:

EXPIRATION DATE: 2-28-10	FILING INSTRUCTIONS: Preceding Rural Development Inst. 3550 & Appendix 10 of the HB-1-3550
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MSA Areas

Columbia, MO MSA (Boone & Howard Counties)	\$147,400
Fayetteville-Springdale-Rogers, AR-MO MSA (McDonald County)	\$129,900
Jefferson City, MO MSA (Callaway, Cole, Osage, & Moniteau Counties)	\$152,000
Joplin, MO (Jasper and Newton Counties)	\$133,400
Kansas City, MO MSA (Bates, Caldwell, Cass, Clay, Clinton, Jackson, Lafayette, Platte & Ray Counties)	\$157,600
Springfield, MO MSA (Dallas, Polk, Christian, Greene & Webster Counties)	\$142,800
St. Joseph, MO MSA (Andrew, Buchanan & DeKalb Counties)	\$152,200
St. Louis, MO MSA (Franklin, Jefferson, Lincoln, St. Charles, Warren & Washington Counties)	\$173,300

NON MSA AREAS

North Region (Adair, Atchison, Audrain, Carroll, Chariton, Clark, Cooper, Daviess, Gentry, Grundy, Harrison, Holt, Knox, Lewis, Linn, Livingston, Macon, Marion, Mercer, Monroe, Montgomery, Nodaway, Putnam, Ralls, Randolph, Schuyler, Scotland, Shelby, Sullivan, & Worth)	\$140,600
Southeast Region (Bollinger, Butler, Cape Girardeau, Carter, Crawford, Dent, Dunklin, Iron, Madison, Maries, Mississippi, New Madrid, Pemiscot, Perry, Phelps, Pike, Reynolds, Ripley, Scott, St. Francois, Ste. Genevieve, Stoddard, & Wayne)	\$130,200
Southwest Region (Barry, Barton, Benton, Camden, Cedar, Dade, Douglas, Gasconade, Henry, Hickory, Howell, Johnson, Laclede, Lawrence, Miller, Morgan, Oregon, Ozark, Pettis, Pulaski, Saline, Shannon, St. Clair, Stone, Taney, Texas, Vernon, & Wright)	\$129,000