

Provide a list of single family home buyers resources available in Knox County Nebraska including financing and down payment assistance.

Here is an overview of key resources and opportunities for **single-family home buyers** in **Knox County, Nebraska**, focusing on financing options and down payment assistance for owner-occupied homes. Knox County is largely rural, so many statewide and federal programs apply, often with enhanced benefits in eligible rural areas.

Statewide Nebraska Programs (Available in Knox County)

The **Nebraska Investment Finance Authority (NIFA)** is the primary state agency offering affordable homeownership financing. These programs are accessible statewide, including Knox County, through participating lenders.

- **First Home Program** — Offers competitive, low-interest 30-year mortgages (conventional, FHA, VA, or USDA) for first-time homebuyers (those who haven't owned a primary residence in the last 3 years). Income and purchase price limits apply. A targeted version provides benefits for homes in designated target areas.
- **Welcome Home Loan Program** — Available to both first-time and repeat buyers, with options for down payment and closing cost assistance.
- **Homebuyer Assistance Program (HBA)** — Provides down payment and closing cost help through a second mortgage (often up to 5% of the purchase price, with low or 1% interest on the assistance portion). It can reduce the upfront cash needed to as little as \$1,000 in some cases. Combines with the first mortgage for overall affordability.
- **Military Home Program** — Special low-rate options for veterans and active-duty military, with minimal down payment requirements.

Eligibility varies by income, household size, credit, and home location/purchase price. Use NIFA's online tools (like Quinn the QualBot on their site) or contact a participating lender to check qualification and current rates.

Regional/Local Down Payment Assistance (Northeast Nebraska, Including Knox County)

- **Northeast Nebraska Economic Development District (NENEDD) Direct Homebuyer Assistance Program** — Offers a 0% interest deferred loan for down payment and closing costs (up to \$30,000 or 20% of project costs in some cases). Repayment is deferred until the home is sold or title transfers. Available in Knox County and nearby areas (e.g., Antelope, Boone, Burt, Cedar, etc.). Income limits

apply (typically based on area median income), with purchase price caps around \$308,000 for most counties. Contact NENEDD for applications and details.

- **NeighborWorks Northeast Nebraska** — Provides down payment assistance loans (up to \$20,000, 0% interest, deferred/no monthly payments, due on resale). Requires at least \$1,000 buyer contribution and a primary mortgage from any lender. Income must not exceed HUD guidelines; the home must be owner-occupied.

Federal Rural Development Options (Highly Relevant for Knox County)

Much of Knox County qualifies as rural, making **USDA Rural Development** loans a strong fit for affordable single-family home purchases.

- **USDA Single Family Housing Guaranteed Loan Program** — 100% financing (no down payment required) for eligible rural properties and moderate-income buyers. Low interest rates, relaxed credit standards, and available through approved lenders.
- **USDA Single Family Housing Direct Home Loans** — For low- and very-low-income applicants; provides payment assistance to make mortgages affordable in eligible rural areas.

Check property eligibility using the USDA online map tool (eligibility.sc.egov.usda.gov). Contact the Nebraska USDA Rural Development office in Lincoln for applications.

Additional Notes

- Local housing authorities (e.g., Goldenrod Regional Housing Authority, which serves Knox County, or Niobrara Housing Authority) primarily focus on rental assistance (like Housing Choice Vouchers/Section 8), but they may offer referrals or limited homeownership resources.
- Programs often require homebuyer education classes, which NIFA and others can help arrange.
- Availability, income limits, and terms can change; verify current details directly with providers.
- Start by visiting www.nifa.org for NIFA programs, nenedd.org for regional assistance, www.rd.usda.gov/ne for USDA options, or contacting a local lender participating in these programs.

These resources can significantly reduce barriers to homeownership in Knox County by lowering down payments, interest rates, or monthly costs for eligible owner-occupied single-family buyers.