



TO: Mayor & Members of the City Council, Nevada
FROM: Brenda S. Dryer, Executive Director
DATE: January 7, 2026
RE: Recap 2024/2025 Major Improvement Grant Program

In 2024 the City of Nevada was awarded up to \$80,000 in grant funding from the Story County Housing Trust Fund to support major repairs focused on safety and stability to owner-occupied homes in the community that are at or below 80% of the Story County median wage based on household size (the 2025 income chart is included with this memo).

I served as the project advisor for this program and conducted the income verification in accordance with the Iowa Finance Authority guidelines.

We had the goal of assisting 10 Nevada households with these grant funds.

We asked for and were granted an extension to make the funds available for a year beyond our original grant deadline of 12.31.2024.

Our extension has expired and here are the program results:

Number of Nevada households assisted: 8

Amount of grant funds dispersed: \$67,913.79

Income category breakdown:

0-30%	2 households
31-50%	3 households
51-80%	3 households

Thank you for your support of this program.



Story County Housing Trust

April 2, 2025

To: SCHT Grantees
From: Lucas Young, SCHT Program Administrator

The US Department of Housing and Urban Development (HUD) released the 2025 income limits. The SCHT always uses the current version of the HUD limits. The new numbers are listed below.

2025 HUD Area Median Income for Story County <i>Effective April 1, 2025</i>			
Household Size	30% Limit	50% Limit	80% Limit
1	\$26,050	\$43,400	\$69,400
2	\$29,750	\$49,600	\$79,300
3	\$33,450	\$55,800	\$89,200
4	\$37,150	\$61,950	\$99,100
5	\$40,150	\$66,950	\$107,050
6	\$43,150	\$71,900	\$115,000
7	\$48,650	\$76,850	\$122,900
8	\$54,150	\$81,800	\$130,850