Rural Development
Committed to the future of rural communities.

Jasper Schneider, State Director
Rural Development

Our Mission

To Increase Economic Activity and Improve the Quality of Life for All Rural Americans.
Rural Development Programs

• Housing Programs
• Community Programs
• Business & Cooperative Programs
• Water and Utility Programs
Rural Development Investments

Over $506 Million invested in North Dakota in FY 2013 utilizing over 40 programs.

$ 75.8 – Housing
$ 32.9 – Community Programs
$ 22.7 – Water Programs
$ 28.7 – Business & Cooperative
$324.0 – Electric Loan Program
$ 22.3 – Telecommunication Infrastructure
Rural Development
Types of Assistance

• Loan Guarantees
• Loans
• Grants
• Technical Assistance
COMMUNITY PROGRAMS
Rural Development

Community Facility Funding

Use of Funds:

• Essential Community Facilities
• Medical facilities - Health care clinics, hospitals, nursing homes
• Homeless Shelters/Facilities that serve rural veterans
• Emergency Services
Rural Development
Community Facility Funding

• Applicants are Public Body, Non-Profit Organization, Native American Tribe
• No limit on loans
• Guarantees – up to 90%
• Grants – up to 75%, if eligible
• Communities up to 20,000 population
Rural Development
Community Facility Funding

Terms:
• Repayment based on useful life with maximum at 40 years.

Interest Rate:
• Guarantee - fixed or variable determined by lender and borrower.
• Direct – based on current market yields for municipal obligations and median income of service area.
Heart of America Library
Rugby, ND

Installed elevator and accessible bathroom with loan ($100,000) and grant ($40,000) funds.
Trinity Health Clinic
Williston, ND

$10 million construction project - $5.5 million in USDA Direct Loan Funds
Columbus Rural Fire Department
Columbus, ND

Loan and grant funds for truck and new gear. ($64,050 grant and $8100 loan)
Business Programs
Rural Development
Business & Industry Guarantee

- Guarantees up to 80%
- Start-up or existing business
- $10 million loan maximum
- Equity Requirements
  (10% if existing; 20% if start-up)
- 3% guarantee fee
- Annual servicing fee of .5 of 1 %
- Communities up to 50,000 population
Rural Development Business & Industry Guarantee

Terms:
• Real Estate – maximum 30 years
• Equipment – maximum 15 years
• Working Capital – maximum 7 years

Interest Rate:
• Negotiated between lender and applicant, fixed or variable.
Housing Programs
Multi-Family
<table>
<thead>
<tr>
<th></th>
<th>Projects</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guaranteed</td>
<td>11</td>
<td>475</td>
</tr>
<tr>
<td>Direct</td>
<td>162</td>
<td>2537</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>173</strong></td>
<td><strong>3012</strong></td>
</tr>
</tbody>
</table>
Multi-Family Guaranteed Loan

Income Requirements:

• Cannot exceed 115% of area median income (adjusted for family size)

• After initial occupancy, no further income restrictions or requirement for income certification.

Sample: Income Limits

Stark County – $80,300 MAX INCOME
Cass County - $84,900 MAX INCOME
Multi-Family Guaranteed Loan

Rent Requirements:
• Cannot exceed 30% of 115% of median income (adjusted for family size).

Sample:  
Williams County  
$78,200 x 30% / 12 = $1955 MAX RENT  
Cass County  
$84,900 x 30% / 12 = $2122 MAX RENT
Multi-Family Housing Projects

Burlington

Velva

Berthold
Multi-Family Direct Projects

Income Requirements:
- Cannot exceed Low income guidelines for initial entry.
- After initial occupancy, cannot exceed moderate income guidelines.

Sample: Low Income Limits

<table>
<thead>
<tr>
<th>Family size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Limit</td>
<td>$37,250</td>
<td>$42,550</td>
<td>$47,900</td>
<td>$53,200</td>
</tr>
</tbody>
</table>

i.e.: Ward County:
Multi-Family Direct Projects

Website for Income Information
Website for Property Eligibility

http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do
Multi-Family Direct Projects

Where do I find properties with rental assistance:

http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select_state.jsp
Click on "ND"
Click on County
Click on Project Name
Multi-Family Direct Projects

USDA Rural Development Multi-Family Housing Rentals

You are here: Home / Select State / Select County / List of Properties / Property Detail

Multi-Family Housing Rentals

Rental Property Information

<table>
<thead>
<tr>
<th>Property</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units</td>
<td>4</td>
</tr>
<tr>
<td>Units with Subsidy</td>
<td>3</td>
</tr>
<tr>
<td>Complex Type</td>
<td>Family</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>2 Bdr. 4</td>
</tr>
</tbody>
</table>

Contact Information

Engelke, Mary Beth
Phone: (701) 967-0486
Email: MARYSMARKET@POLARCOMM.COM
Website: Unavailable

Apartment Information

Arthur Housing Dev
345 3rd Street
Arthur, ND 58006

Last Modified: 9/3/2014
Housing Programs
Single Family
Rural Development
Inventory Property

Real Estate owned by USDA:
• Program Property - Available for purchase/lease to qualified applicants.
• Non-program property - Available for lease to public body or nonprofit organization for transitional housing for homeless.
Rural Development

Inventory Property

Requirements:

• Rent for $1/year up to 10 years.
• Maintain property and pay operational costs
• Pay all real estate taxes
• Maintain property insurance.
Rural Development
Inventory Property

http://www.resales.usda.gov/resales/index.jsp
Properties for Sale by the USDA-RD and USDA-FSA

The USDA-RD/FSA Resales web site provides current information about single- and multi-family homes and farms and ranches for sale by the U.S. Federal Government. These previously owned properties are for sale by public auction or other method depending on the property. Anyone can buy a home for sale by the U.S. Government, but you must work with a real estate agent, broker, or servicing representative to submit an offer or bid. Click one of the search types provided (Single Family Housing, Multi Family Housing, or Farm/Ranch) to begin looking at the available properties the USDA has to offer.

Currently the U.S. Department of Agriculture - Rural Development (USDA-RD) and U.S. Department of Agriculture - Farm Service Agency (USDA-FSA) have properties listed on this site. Learn how to buy these properties.

For additional information regarding property listings, please contact the corresponding agency, found on the Agency Contact Information page.

A text version of this site is also available for those who require it.
Select ND and click on continue

To get all properties, click on continue
## USDA-RD/FSA Properties

### Single Family Housing

#### North Dakota

<table>
<thead>
<tr>
<th>County</th>
<th>Address</th>
<th>Bed/Bath</th>
<th>Govt Bid</th>
<th>Foreclosure Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>BURLEIGH</td>
<td>89 Custer Dr</td>
<td>3/1</td>
<td>$96,200.00</td>
<td>Foreclosure Sale</td>
</tr>
<tr>
<td></td>
<td>Lincoln, ND 58504</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>View Property Details</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### CASS County

<table>
<thead>
<tr>
<th>Address</th>
<th>Bed/Bath</th>
<th>Govt Bid</th>
<th>Foreclosure Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>821 Elm St</td>
<td>2/1</td>
<td>$40,000.00</td>
<td>Foreclosure Sale</td>
</tr>
<tr>
<td>Kindred, ND 58051</td>
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<td></td>
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</tr>
<tr>
<td>View Property Details</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### FOSTER County

<table>
<thead>
<tr>
<th>Address</th>
<th>Bed/Bath</th>
<th>Govt Bid</th>
<th>Foreclosure Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1056 3rd Street N</td>
<td>3/1.5</td>
<td>$56,300.00</td>
<td>Foreclosure Sale</td>
</tr>
<tr>
<td>Carrington, ND 58421</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>View Property Details</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### STUTSMAN County

<table>
<thead>
<tr>
<th>Address</th>
<th>Bed/Bath</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1503 2nd NE</td>
<td>2/2</td>
<td>$123,200.00</td>
</tr>
<tr>
<td>Jamestown, ND 58401</td>
<td></td>
<td></td>
</tr>
<tr>
<td>View Property Details</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Rural Development
Single Family Guaranteed Loan

Purpose:
• To provide home-ownership opportunities to rural families with low to moderate incomes.
• Loans may be used to build homes in rural areas.
Rural Development
Single Family Guaranteed Loan

Who is Eligible?

• Have adequate and dependable income.
• Meet income limit guidelines for moderate.
• Have reasonable credit history.
• Be a U.S. citizen or legally admitted.
• Proposed total debt ratio ≤ 41%
• Proposed PITI ratio ≤ 29%
Rural Development
Single Family Guaranteed Loan

Income Limits:
• Income from all occupants cannot exceed limit for county and size of family.

i.e.: Ramsey, Rolette, Williams Counties:
Family size 1-4       Family size 5-8
$78,200              $103,200

Adjust income by deducting:
• $480 for each minor child
• Child care expenses
• $400 for elderly household
• Unreimbursed medical expenses for elderly household.
Rural Development
Single Family Guaranteed Loan

• Processed through lender
• No loan limit
• No down payment
• Income Limits Apply
• Home must be located in areas of less than 35,000 in population
• Loans can include 2% guarantee fee
• No Mortgage Insurance
Rural Development
Single Family Guaranteed Loan

Process:

• Applicant contacts lender of choice who has or will participate in RD guarantee program.
• Applicant completes lender’s application packet.
• Lender originates and underwrites loan.
• Lender submits information to RD for review and loan commitment.
Rural Development
Single Family Guaranteed Loan

Process:
- RD reviews, obtains any additional information needed, and provides conditional commitment within 48 hours of receipt of complete package.
- Lender closes loan and submits final paperwork.
- RD provides guarantee.
- Lender services loan.
Rural Development
Single Family Direct Loan

Purpose:

• To provide home ownership opportunities to rural families with very low to low incomes.
• Loans may be used to buy, build, improve, or repair rural homes.
Rural Development
Single Family Direct Loan

Who is Eligible?

• Have adequate and dependable income.
• Unable to obtain credit from another source (including RD guarantee).
• Have reasonable credit history.
• Be a U.S. citizen or legally admitted.
• Proposed total debt ratio ≤ 41%
• Proposed PITI ratio ≤ 29% or 33% depending upon income level.
Rural Development
Single Family Direct Loan

Why Rural Development?

• Low income requirement.
• Loan limit of $240,000 statewide.
• No down payment.
• No mortgage insurance.
• Payment assistance available.
Rural Development
Single Family Direct Loan

What types of Homes are Eligible?
- Located in areas of less than 35,000 population.
- New or existing single family.
- Structurally sound and in good repair. Must pass USDA Housing Quality Standards and pass an inspection completed by a state registered home inspector hired by applicant.
Rural Development
Single Family Direct Loan

Income Limits:

• Verified Income from all occupants cannot exceed limit for county and size of family.

i.e.: Rolette County:

<table>
<thead>
<tr>
<th>Family size</th>
<th>1</th>
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Rural Development
Single Family Direct Loan

http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do

Website for Income Information
Website for Property Eligibility
Rural Development
Single Family Direct Loan

Process:

• Applicant contacts RD and requests a prequalification or application.
• Prequalification provides potential loan amount and identifies any credit issues based on unverified income and debt data.
• Applicant files application and pays credit report fee.
• Income and debt verified, credit report ordered.
Rural Development
Single Family Direct Loan

Process:

• RD underwrites loan and provides Certificate of Eligibility or denial letter.
• Applicant finds dwelling and has RD and qualified inspector inspect dwelling.
• If dwelling adequate, appraisal ordered.
• Any additional negotiations completed.
• Loan approved and closed.
• RD services loan.
Rural Development
Home Repair Loan and Grant

Purpose:

• Provide loans and grants to very low income homeowners to repair, improve, or modernize their dwellings or to remove health and safety hazards.

• Provide accessibility for household members with disability.
Rural Development
Home Repair Loan and Grant

Who is Eligible?

- Must own home (or long-term lease).
- Unable to obtain credit elsewhere.
- Meet very low income guidelines.
- Need to make repairs and improvements.
- 62 or over and unable to pay on loan - grant.
Rural Development
Home Repair Loan and Grant

Why Rural Development?

• Assists very low income homeowners.
• 1% interest up to $20,000 loan limit.
• Grant limit of $7500 (must be 62 or older).
• Helps those unable to get credit elsewhere.
Rural Development
Home Repair Loan and Grant

Terms:
• Loans up to 20 years @ 1% interest rate.
• For loans over $7500, mortgage required.
• Grant funds only to remove health and safety hazards and provide accessibility features.
• Grants paid back if house sold within 3 years.
• Grant/loan combination possible.
Rural Development
Home Repair Loan and Grant

Income Limits:
Income cannot exceed very low income limit for county and size of family.

i.e.: Rolette County

<table>
<thead>
<tr>
<th>Family Size</th>
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<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Limit</td>
<td>$23,300</td>
<td>$26,600</td>
<td>$29,950</td>
<td>$33,250</td>
</tr>
</tbody>
</table>

Adjust income by deducting:
- $480 for each minor child
- Child care expenses
- $400 for elderly household
- Unreimbursed medical expenses for elderly household.
Rural Development
Home Repair Loan and Grant

Process:
• Complete RD application including budget.
• RD verifies income and debt.
• Free credit report ordered for loans.
• RD inspects home for required and requested repairs and provides list of repairs needed to applicant.
Rural Development
Home Repair Loan and Grant

Process:

- Applicant obtains 3 bids for work (if older than 1978, lead-based paint must be addressed).
- Determine if bids are under approval amount and minimum repair work to be completed.
- Loan and/or grant approved and closed.
- Contract awarded and work begins.
- RD inspects work and provides payment.
Rural Development
Home Repair Loan and Grant

“I'm 72 and I need a loan for a new roof and to put in a ramp and accessible bathroom but I can't afford a bank loan.”

- $7500 - grant
- $7000 - loan (based on budget)
- 20 years @ 1% = $33 monthly payment
Rural Development
Single Family Housing

Contact Information:

Sandy Dewald 701-250-4367, Ext 109
Sandra.dewald@nd.usda.gov

Michele Brossart 701-852-1754, Ext 123
Michele.brossart@nd.usda.gov

701-530-2037
info@nd.usda.gov
Rural Development is committed to the future of rural communities.

www.rurdev.usda.gov/nd

info@nd.usda.gov