



United States Department of Agriculture

Rural Development

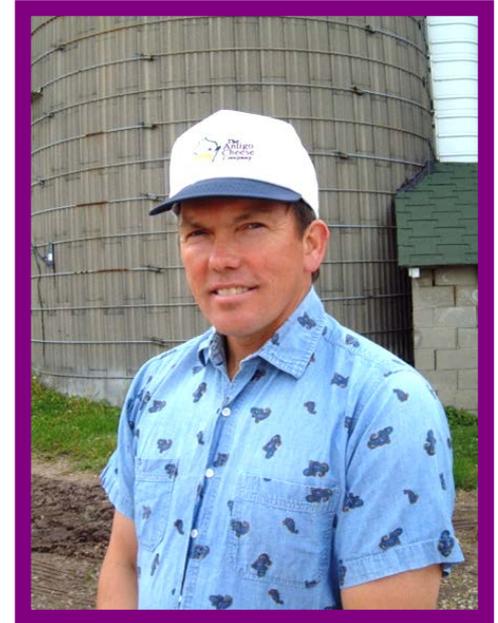
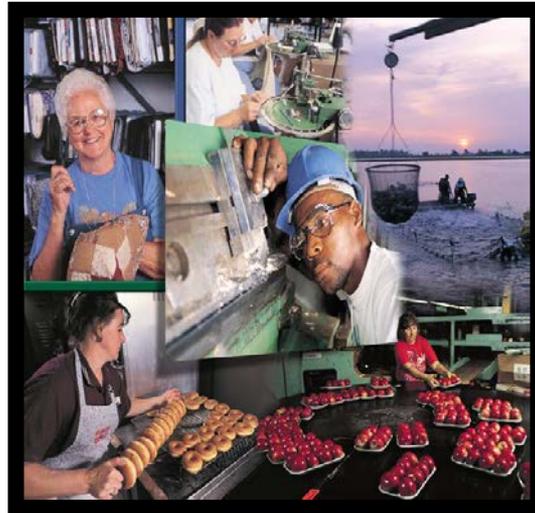
Committed to the future of rural communities.



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

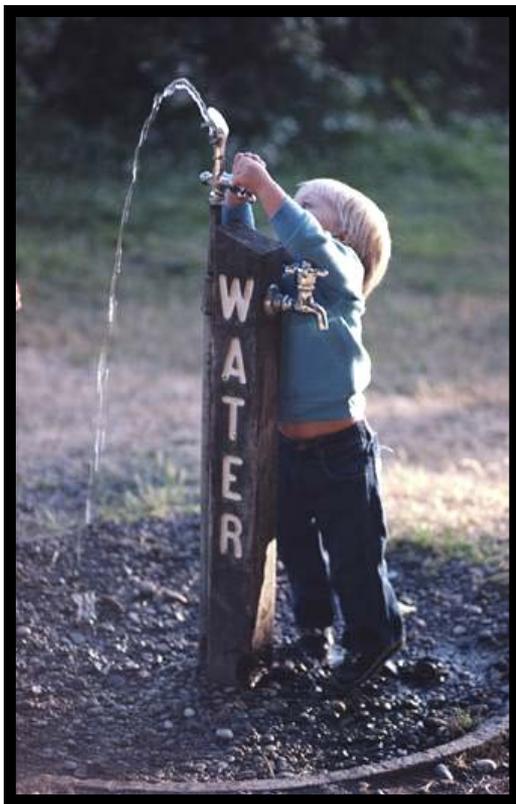
\$ 22.3 – Telecommunication Infrastructure



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 year

Interest Rate:

- Negotiated between lender and applicant, fixed or variable.

Housing Programs

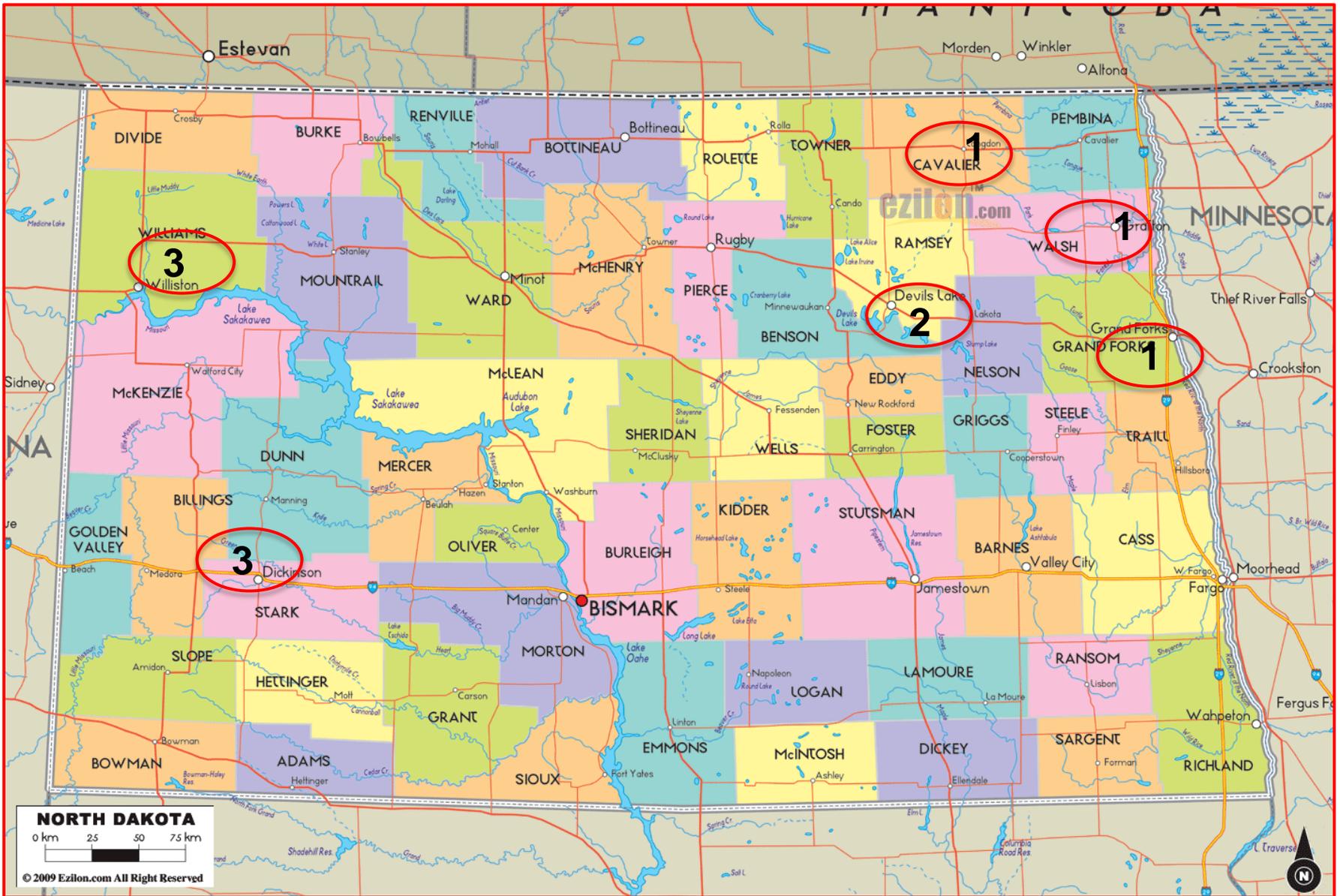
Multi-Family





Rural Development Multi-Family Loan Investments

	Projects	Apartments
Guaranteed	11	475
Direct	162	2537
TOTAL	173	3012



NORTH DAKOTA

0 km 25 50 75 km

© 2009 Ezilon.com All Right Reserved



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

$$\$78,200 \times 30\% / 12 = \underline{\$1955} \text{ MAX RENT}$$

Cass County

$$\$84,900 \times 30\% / 12 = \underline{\$2122} \text{ MAX RENT}$$

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

i.e.: Ward County:

Family size	1	2	3	4
Income Limit	\$37,250	\$42,550	\$47,900	\$53,200



Multi-Family Direct Projects

Website for Income Information

Website for Property Eligibility

**[http://eligibility.sc.egov.usda.gov/eligibility/
welcomeAction.do](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



USDA United States Department of Agriculture
Rural Development Multi-Family Housing Rentals



Home About MFH Rentals Help Contact Us

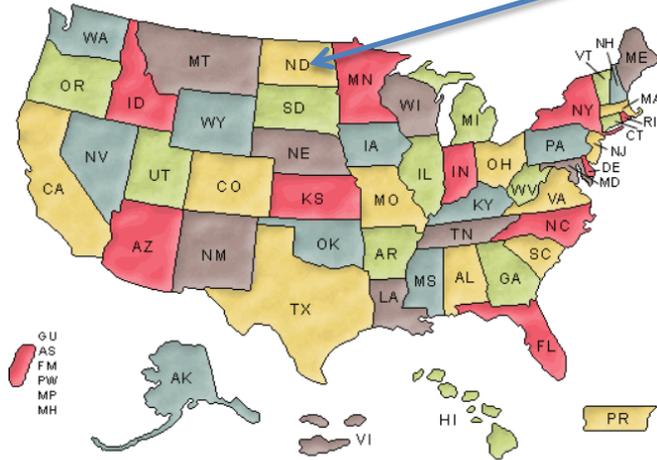
Search by

- ▶ Town
- ▶ Zip Code
- ▶ Property Name
- ▶ Management Agency Name

You are here: Home / Select State

Multi-Family Housing Rentals

Select a state on the map below to locate properties for rent. [Text Version](#)



Click on "ND"



Browser navigation bar showing address: <http://rdmfrentals.sc.gov.usda.gov/RDMFHRentals/proje...> and tabs for 'GLS Home Page', 'Home - TeamRD North D...', and 'webta Supervisor Main M...'. Includes standard browser icons and a search bar.

USDA United States Department of Agriculture
Rural Development Multi-Family Housing Rentals

Home | About MFH Rentals | Help | Contact Us

You are here: [Home](#) / [Select State](#) / [Select County](#) / [Properties](#)

Multi-Family Housing Rentals

Rental Properties Located in – Cass County, North Dakota

Name	Town
Arthur Housing Dev	Arthur
Buffalo Housing	Buffalo
Grandin Improvement	Grandin
Southside Apts	Leonard
Page Manor	Page
Tower City Dev Corp	Tower City

Last Modified: 9/3/2014

[MFH Rentals Home](#) | [USDA.gov](#) | [Rural Development](#)
[Accessibility Statement](#) | [Privacy Policy](#) | [Non-Discrimination Statement](#)

Click on
Project
Name





Search by

- [Town](#)
- [Zip Code](#)
- [Property Name](#)
- [Management Agency Name](#)

You are here: [Home](#) / [Select State](#) / [Select County](#) / [List of Properties](#) / Property Detail

Multi-Family Housing Rentals

Rental Property Information



Apartment Information

Arthur Housing Dev
345 3rd Street
Arthur, ND 58006

Total Units:	4
Units with Subsidy:	3
Complex Type:	Family
Bedrooms:	Studio: 0
	2 Bdr. 4

Contact Information

Engelke, Mary Beth
Phone: (701) 967-8486
Email:
MARYSMARKET@POLARCOMM.COM
Website: Unavailable

[View Map](#)

[Contact Servicing Office](#)

[View Income Limits](#)

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>



Current location: Home

Home | How to Buy | About Us | Subscribe to Email | Contact Us

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.

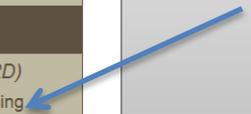
A [text version](#) of this site is also available for those who require it.

Search for Property

- Rural Development (RD)
 - Single Family Housing
 - Multi Family Housing
- Farm Service Agency (FSA)
 - Farm/Ranch

Advanced Search

- Rural Development (RD)
 - Single Family Housing
 - Multi Family Housing
- Farm Service Agency (FSA)
 - Farm/Ranch





[Home](#) | [How to Buy](#) | [About Us](#) | [Subscribe to Email](#) | [Contact Us](#)

Single Family Housing

Advanced Search

Search State:

Property Type:

Select ND and click on continue



[Home](#) | [How to Buy](#) | [About Us](#) | [Subscribe to Email](#) | [Contact Us](#)

Single Family Housing

North Dakota

All search fields are optional. If none are selected, then all properties for the selected state will be displayed. The county selection list only contains counties with available property.

Price Range: To:

Countries:

Beds: Baths:

To get all properties, click on continue



USDA-RD/FSA Properties

[Home](#) | [How to Buy](#) | [About Us](#) | [Subscribe to Email](#) | [Contact Us](#)

Single Family Housing

North Dakota 4 Properties

BURLEIGH County

 picture of property	Address	Bed/Bath	Govt Bid
	89 Custer Dr Lincoln, ND 58504 View Property Details	3/1	\$98,200.00 Foreclosure Sale

CASS County

	Address	Bed/Bath	Govt Bid
	821 Elm St Kindred, ND 58051 View Property Details	2/1	\$40,000.00 Foreclosure Sale

FOSTER County

	Address	Bed/Bath	Govt Bid
	1056 3rd Street N Carrington, ND 58421 View Property Details	3/1.5	\$56,300.00 Foreclosure Sale

STUTSMAN County

	Address	Bed/Bath	Price
	1503 2nd NE Jamestown, ND 58401 View Property Details	2/2	\$123,200.00 Real Estate Owned

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 $\leq 41\%$
- Proposed PITI ratio $\leq 29\%$



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

\$78,200

Family size 5-8

\$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 $\leq 41\%$
- Proposed PITI ratio $\leq 29\%$ 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:

Family size	1	2	3	4
Income Limit	\$37,250	\$42,550	\$47,900	\$53,200

Adjust income by deducting:

- \$480 for each minor child
- Child care expenses
- \$400 for elderly household
- Unreimbursed medical expenses for elderly household.



United States Department of Agriculture

Rural Development Single Family Direct Loan

[http://eligibility.sc.egov.usda.gov/eligibility/
welcomeAction.do](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

Family Size	1	2	3	4
Income Limit	\$23,300	\$26,600	\$29,950	\$33,250

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



United States Department of Agriculture

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