



*Committed to the future of rural communities*

**Financing Programs**

**for**

**Community and Economic Development**

**Available in New York State**

**Fiscal Year 2007**

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## Rural Housing Program (RHP)

Program	Objective	Applicant	Uses	Population	Loan/Grant	Terms/Conditions
Community Facilities Programs	Provide essential community facilities for rural communities	Public bodies and non-profit corporations. Direct and grant: apply to local RD office. Guaranteed: apply to commercial lender.	Fire and rescue, public safety, public buildings, schools, libraries, museums, day care, health services. Not for recreation activities (except guaranteed)	Rural areas and populations of 20,000 or less	Direct loan, loan guarantee, grant, or combination	Up to 100% of market value Up to 40 years or life of security Interest rates are set quarterly based on an index of current market yields for municipal obligations, except guaranteed. Guarantee d rates set by commercial lender. 1% guaranteed fee.
Farm Labor Housing	Safe, well-built affordable rental housing for farm workers	Individuals, profit and non-profit organizations apply to RD	New construction or substantial rehabilitation of rental housing	Rural areas and populations of 20,000 or less	Direct loan and grant	Up to 100% of market value Up to 33 years @ 1% interest
Housing Preservation Grants	Repair and rehabilitate housing owned or occupied by low income rural residents	Public bodies and non-profit corporations apply to RD	Operate a program which finances the repair and rehabilitation activities	Rural areas and populations of 10,000 or less	Grant	Grant Agreement Conditions
Rental Housing for Families and Elderly Direct Loans and Loan Guarantees	Safe, well-built affordable rental housing for rural Americans	Individuals, profit and non-profit organizations. For guarantees, apply to intermediary; for direct, apply to RD State Office	New construction or substantial rehabilitation of rental housing	Rural areas and populations of 10,000 or less	Direct loan or loan guarantee	Up to 100% of market value (non-profits) ; 97% (for-profits) Up to 30 years with 50- year amortization.
Self-Help Housing Loans and Grants	Single family homes built by a group of program eligible applicants using RD financing. Project development and construction guidance provided by a participating non-profit grantee	Loan applications are packaged and developed by the grantee organization – referred to RD for final underwriting and approval.  Grant application information provided by local RD office	Loan made to individuals and/or families for site, material and skilled labor Grants provided to non-profit organizations to develop self-help project, provide technical assistance, counseling and construction supervision.	Rural areas and populations of 10,000 or less	Direct loan  Direct grant	Loan: Same as Single Family Home Ownership guidelines below; however, substantial portion of labor involved with constructing home provided by applicant. Grant: Organization must have technical and supervisory experience to carry out objectives of self help project
Single Family Home Ownership Loan Guarantees	Assist eligible applicants to purchase homes in rural areas by issuing loan note guarantees to private lenders	Families and individuals apply to approved lenders.	Loans may be made to construct new or purchase existing homes in rural areas.	Rural areas and populations of 10,000 or less	Loan guarantee	30 year, fixed rate. Interest negotiated between lender and borrower. Loans to 100 percent of market value. Guaranteed fee of 2% can be financed, based on 100% LTV. No PMI, no limit on seller concessions or property value
Single Family Home Ownership Loans	Finance safe, well-built, affordable homes for rural Americans	Families and individuals apply to local RD office	Buy, build, improve, repair or rehabilitate rural homes as the applicant's permanent residence	Rural areas and populations of 10,000 or less	Direct loan	Finance up to 100% of market value. Loans typically amortized over 33 years. Applicant may be eligible for payment assistance (subsidy) to reduce monthly payment
Single Family Home Repair Loans and Grants	To assist very-low income homeowners repair their homes	Families and individuals who currently own their home apply to local RD office	Repairs to improve or modernize a home, remove health or safety hazards or to make property accessible for household members with disabilities	Rural areas and populations of 10,000 or less	Direct loan Direct grant	Maximum loan term 20 years @ 1% fixed interest rate. Outstanding balance on loan(s) not to exceed \$20,000. Grants available to applicants age 62 years or older to remove health or safety hazards or make property accessible to household members with disabilities. Lifetime grant assistance \$7,500

## Rural Business Program (RBP)

Program	Objective	Applicant	Uses	Population	Loan/Grant	Terms/Conditions
Business and Industry Loan Guarantees (B&I)	Create jobs and stimulate rural economies by providing financial backing for rural businesses	Business applies through Federal or State Chartered banks, credit unions, savings & loan associations or other approved lenders.	Most legal business purposes except farms, golf courses, gambling and certain other businesses. Acquisition, start-up and expansion of businesses that create rural employment.	All areas except cities of more than 50,000 and their immediately adjacent urban areas.*	Loan guarantee	Lender and borrower negotiate terms within maximum terms allowed by USDA. Interest rates set by lenders, may be fixed or variable. Applications must be filed through an eligible lender. Preapplications are recommended.
Intermediary Relending Program Loans (IRP)	Finance business facilities and community development projects in rural areas	Public bodies, nonprofit corporations, cooperatives, Federally recognized Indian tribal groups, apply to area RD office.	Community development projects, establishment or expansion of businesses, creation or saving rural jobs	Rural areas and places with populations of less than 25,000	Direct loan	USDA loan to intermediary at 1% interest for 30 years. The intermediary makes loans to businesses from its revolving loan fund on terms consistent with security offered
Renewable Energy – Energy Efficiency Grants (REEG) and Loan Guarantees	Funding assistance to purchase renewable energy systems and/or make energy efficiency improvements	Agricultural producers, rural small businesses (sole proprietorships, partnerships, corporations, cooperatives), certain electric utilities for grants; approved lenders working with the same entities for loan guarantees	Purchase equipment, construction and/or installation of renewable systems or energy efficiency improvements, energy audits, professional service fees, permit fees, retrofitting. Not for research and development.	All areas except cities of more than 50,000 and their immediately adjacent urban areas.*	Grants, loan guarantees and combination grant/loan guarantees	Grants of \$2,500 - \$500,000 for up to 25% of total cost of renewable energy system; grants of \$1,500 to \$250,000 for up to 25% of total cost of energy efficiency improvements. Loan guarantees for \$5,000 to \$10 million, up to 50% of total eligible project costs. Grant projects must demonstrate financial need.
Rural Business Enterprise Grants (RBEG)	Finance and facilitate the development of small and emerging private business enterprises	Public bodies; nonprofit corporations apply to RD office in their area. Public bodies include Federally recognized Indian tribal groups	Buy and develop land, construct buildings, plants, roads, utility and service extensions, purchase and own equipment. Provide technical assistance to small businesses. Operate revolving loan funds for small businesses	All areas except cities of more than 50,000 and their immediately adjacent urban areas.*	Grant	When grant funds are used for revolving loan fund (RLF) the intermediary makes loans to businesses from its RLF on terms consistent with security offered
Rural Business Opportunity Grants (RBOG)	Promote sustainable economic activity in rural communities	Public bodies, nonprofit corporations, Federally recognized Indian tribal groups and cooperatives	Identify & analyze business opportunities, provide technical assistance, establish business support centers, conduct economic development planning & leadership training	All areas except cities of more than 50,000 and their immediately adjacent urban areas.*	Grant	Up to 100% of eligible project costs for projects of 2 years duration or less. Grantee establishes an evaluation method in the application. The Agency will assess the instructional value to be shared with other communities.
Rural Economic Development Loans and Grants (REDLG)	Finance economic development and job creation in rural areas	Electric Cooperatives & Rural Telephone Companies with RUS or Rural Telephone Bank outstanding loans, apply to local RD office.	Business startup or expansion projects that create rural jobs	Rural areas and places with populations of 2,500 or less	Direct loan	Intermediary electric cooperative or rural telephone company makes loans to profit or non-profit businesses and public bodies for rural economic development and/or job creation projects.
Value-added Agricultural Product Market Development Grants (VAPG)	Help eligible applicants to develop business plans for viable marketing opportunities and develop strategies to create marketing opportunities	Individual farmers, producer owned corporations and partnerships, farmer cooperatives, agricultural producer groups, majority owned producer-based business ventures and steering committees in the process of organizing a value-added venture	Planning grants for feasibility studies, marketing plans, business plans, etc.  Working capital grants to pay organizational and start-up costs, legal fees, and operating expenses of the business	No restrictions	Grant	Grants of up to \$300,000. Applicant must provide 100% matching funds, cash and/or in-kind; cannot be used for real estate or equipment. Working capital grants only available if the applicant shows that both an independently prepared feasibility study and a business plan for the proposed venture have been completed.

*Direct Loans and Grants - Apply to Rural Development*

*Loan Guarantees - Apply to Intermediary (approved banks, credit unions, etc.)*

\* - All Programs with a 50,000 population limit can access <http://www.ers.usda.gov/data/LoanLookup/> to check locations eligibility via zip code.

## Rural Utilities Program (RUP)

Program	Objective	Applicant	Uses	Population	Loan/Grant	Terms/Conditions
Distance Learning and Telemedicine	Development and deployment of advanced telecommunication services throughout rural America	Incorporated entities, including municipal corporations, for-profit and not-for-profit groups, which operate or will operate an educational institution, including a regional educational laboratory, library, hospital, medical center, medical clinic or any rural community facility. Rural schools, libraries, health care clinics and other organizations that operate educational or health care facilities. Application submitted to the RD National Office, Washington, DC through NY RD State RUS Office	Equipment for classrooms: cameras, video monitors computers and LAN; and for physician consultation, radiology, x-ray scanners and digital microscopes	Rural areas. Points awarded on sliding scale based on degree of rurality, as measured by 2000 US Census data. Multiple areas within proposed service area will be scored and averaged to reach final score.	Direct loan and/or grant	Matching funds are required
Electric and Telecommunication	Provide financial aid through direct and guaranteed loans	Non-profit and cooperative associations, public bodies and other utilities. Contact USDA-RUS-Electric Staff Div., Stop 1569, 1400 Independence Ave. SW, Washington, DC 20250-1569	Generation, bulk transmission facilities and distribution of electric power. Enhance 911 emergency service, digital switching equipment, fiber optic cable	Rural areas	Direct loan or loan guarantee	Interest rates are established in accordance with 7CFR 17145
Solid Waste Management Grants	Provide technical assistance and/or training to help communities reduce the solid waste stream	Non-profit organizations and public bodies. Contact RD State Office in Syracuse.	Provide technical assistance and training to reduce pollution of water resources and improve management of solid waste facilities, reduction of solid waste streams	Rural areas and places with up to 10,000 population	Grant	Projects funded based on selection at National Level
Water and Waste Disposal Loans and Grants	Providing infrastructure for rural areas	Public entities and non-profit corporations apply to local RD office	Build, repair, and other related costs to improve public water systems and waste collection and treatment systems	Rural areas and places with up to 10,000 population	Direct loan and grant	Interest rates are set quarterly based on an index of current market yields for municipal obligations. Repayment maximum: 40 years. Grant funds may be available
Water and Waste Disposal Loan Guarantees	Providing infrastructure for rural areas	Eligible lenders obtain guarantee for loans made and serviced by them. Lenders should contact local RD office.	Construct, repair, modify, expand, and other related costs to improve water supply and distribution systems and waste collection and treatment systems	Rural areas and places with up to 10,000 population	Loan guarantee	Not eligible for grant

## Summary of Program Purposes

	LAND & BUILDING	MACH. & EQUIP.	WORKING CAPITAL	INFRA STRUCT.	TRAIN/ TECH.
<b>RURAL HOUSING PROGRAM - SINGLE FAMILY</b>					
Section 502 - Direct loan	●				
Section 504 - Loan/grant	●				
Section 523 Self Help Technical Assistance Grants					●
Section 502 - Guaranteed loan	●				
<b>RURAL HOUSING PROGRAM - MULTI- FAMILY</b>					
Rural rental housing - Guaranteed loan	●			●	
Rural rental housing - Direct loan	●			●	
Farm labor housing - Loan/grant	●			●	
Housing preservation -Grant	●	●	●	●	●
<b>RURAL HOUSING PROGRAM – COMMUNITY FACILITIES</b>					
Community facilities - Direct loan/grant	●	●	●	●	
Community facilities - Guaranteed loan	●	●	●	●	
<b>RURAL BUSINESS-COOPERATIVE PROGRAM</b>					
Business & Industry - Guaranteed loan	●	●	●	●	
Rural Business Enterprise Grant	●	●	●	●	●
Rural Business Opportunity Grant	●	●	●	●	●
Intermediary Relending - Loan	●	●	●	●	
Value-Added Agricultural Product Market Development Grant			●		●
Renewable Energy/Energy Efficiency Improvements Grant/Loan	●	●		●	
Rural Economic Development Loan and Grant	●	●	●	●	●
<b>RURAL UTILITIES PROGRAM</b>					
Water and Wastewater - Loan/Grant	●	●	●	●	
Water and Wastewater - Guaranteed loan	●	●	●	●	
Solid Waste Management Grant					●
Distance Learning/Telemedicine, Telecomm loan/grant		●		●	

## USDA Rural Development New York Offices

### USDA RD New York State Office

The Galleries of Syracuse  
441 S. Salina Street, Suite 357  
Syracuse, NY 13202-2541  
315-477-6400  
315-477-6438 (fax)  
315-477-6468 (Single Family Housing fax)

*Note: Home County of each area office is underlined.*

### Binghamton Area Office

1163 Upper Front Street  
Binghamton, NY 13905  
607-723-1384 ext. 4  
607-723-1015 (fax)

Counties served: Broome, Chenango, Cortland,  
Delaware, Tioga  
Email: [barbara.thompson@ny.usda.gov](mailto:barbara.thompson@ny.usda.gov)

### Ellicottville Area Office

8 Martha Street, Suite B  
P.O. Box 776  
Ellicottville, NY 14731-0776  
716-699-2375 ext. 4  
716-699-5357 (fax)

Counties served: Cattaraugus, Chautauqua, Erie  
Email: [darla.granger@ny.usda.gov](mailto:darla.granger@ny.usda.gov)

### Johnstown Area Office

113 Hales Mills Road  
Johnstown, NY 12095-3741  
518-762-0077 ext. 4  
518-762-7020 (fax)

Counties served: Fulton, Albany, Greene,  
Montgomery, Otsego, Schoharie  
Email: [patricia.snover@ny.usda.gov](mailto:patricia.snover@ny.usda.gov)

### Batavia Area Office

29 Liberty Street, Suite 2  
Batavia, NY 14020-3294  
585-343-9167 ext. 2200  
585-344-4662 (fax)

Counties served: Genesee, Monroe, Niagara, Orleans,  
Wyoming  
Email: [james.walfrand@ny.usda.gov](mailto:james.walfrand@ny.usda.gov)

### Canandaigua Area Office

Agricultural Service Center  
3037 County Road #10  
Canandaigua, NY 14424  
585-394-0525 ext. 4  
585-394-8367 (fax)

Counties served: Ontario, Wayne, Yates  
Email: [michaela.sergent@ny.usda.gov](mailto:michaela.sergent@ny.usda.gov)

### Greenwich Area Office

2530 State Route 40  
Greenwich, NY 12834-9627  
518-692-9440 ext. 4  
518-692-2203 (fax)

Counties served: Washington, Columbia, Hamilton,  
Rensselaer, Saratoga, Warren  
Email: [gretchen.pinkel@ny.usda.gov](mailto:gretchen.pinkel@ny.usda.gov)

### Lafayette Area Office

2571 US Route 11, Suite 4  
Lafayette, NY 13084-9641  
315-677-3552 ext. 4  
315-677-0072 (fax)

Counties served: Onondaga, Cayuga, Oswego  
Email: [william.coles@ny.usda.gov](mailto:william.coles@ny.usda.gov)

### Bath Area Office

415 W. Morris Street  
Bath, NY 14810-1038  
607-776-7398 Ext. 4  
607-776-7487 (fax)

Counties served: Steuben, Allegany, Livingston  
Email: [margaret.evaneck@ny.usda.gov](mailto:margaret.evaneck@ny.usda.gov)

### Canton Area Office

1942 Old DeKalb Road  
Canton, NY 13617  
315-386-2401 Ext. 4  
315-386-1740 (fax)

County served: St. Lawrence  
Email: [brian.murray@ny.usda.gov](mailto:brian.murray@ny.usda.gov)

### Ithaca Area Office

903 Hanshaw Road  
Ithaca, NY 14850  
607-257-2737 Ext. 4  
607-257-5514 (fax) **Mark fax for RD**

Counties served: Tompkins, Chemung,  
Schuyler, Seneca  
Email: [margaret.west@ny.usda.gov](mailto:margaret.west@ny.usda.gov)

### Marcy Area Office

9025 River Road  
Marcy, NY 13403-2301  
315-736-3316 ext. 4  
315-736-5782 (fax)

Counties served: Oneida, Herkimer, Madison  
Email: [kathleen.goodman@ny.usda.gov](mailto:kathleen.goodman@ny.usda.gov)

## USDA Rural Development NYS List

### Middletown Area Office

Suite 104, 1st Floor, 225 Dolson Avenue  
Middletown, NY 10940-6569  
845-343-1872 ext. 4  
845-343-2630 (fax)

**Counties served:** **Orange, Bronx, Dutchess, Kings,  
Nassau, New York, Putnam, Queens, Richmond,  
Rockland, Suffolk, Sullivan, Ulster, Westchester  
Email: [george.popp@ny.usda.gov](mailto:george.popp@ny.usda.gov)**

### Plattsburgh Area Office

6064 Route 22, Suite 3  
Plattsburgh, NY 12901-9601  
518-561-4616 ext.4  
518-563-0957 (fax)

**Counties served:** **Clinton, Essex, Franklin  
Email: [robert.ivy@ny.usda.gov](mailto:robert.ivy@ny.usda.gov)**

### Watertown Area Office

PO Box 838  
(21168 NYS Route 232)  
Watertown, NY 13601-0838  
315-782-7289 ext. 4  
315-788-2454 (fax)

**Counties served:** **Jefferson, Lewis  
Email: [carol.mcdonald@ny.usda.gov](mailto:carol.mcdonald@ny.usda.gov)**

**Comments or suggestions regarding this booklet should be referred** to Tim Jones, Special Projects Coordinator, Assistant to the State Director., USDA Rural Development, The Galleries of Syracuse, 441 S. Salina Street, Suite 357, Syracuse, NY 13202-2425 E-mail: [timothy.jones@ny.usda.gov](mailto:timothy.jones@ny.usda.gov) (315)477-6436 fax: (315)477-6438.

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