

Oregon Housing and Community Services Department

Rural Housing Service

Funding from ARRA

For More Information

USDA Rural Development

Oregon State Office

Phone: (503) 414-3335

Website: www.rurdev.usda.gov/or/

Page 1 of 2

Program Overview

Rural Development (RD) is a mission area within the Rural Housing Service (RHS), an agency within USDA. Their housing programs provide funding for single-family homes, apartments, and housing for farm laborers. The housing is for families and individuals with very low- to moderate-income families, and individuals including persons age 62 or over and/or disabled persons. The loans can be direct loans through the agency or guaranteed loans through an approved lender.

ARRA Funding

Nationally, ARRA provides \$150 million for the Rural Development Single Family Housing Programs as follows:

Rural Housing Insurance Fund Program Account:

ARRA provides \$200,000,000 in budget authority. This funding will support \$11,472,000,000 in direct and guaranteed single-family housing loans under the Rural Housing Insurance Fund, of which \$1,000,000,000 is for direct single-family housing loans and \$10,472,000,000 is for guaranteed single-family housing loans.

Eligibility for Loans

Section 502 Single Family Housing Direct Loan Program

Under the Direct Loan program, eligible individuals or families can receive 100% financing to buy, build, repair, renovate, relocate homes, or in some instances, to refinance their existing home loan. No down payment is required and no mortgage insurance is charged. Loans are made at an affordable interest rate. The loans can be subsidized and an eligible borrower can pay as low as 1% interest in accordance with their income.

The program requires applicants to purchase, construct, and/or repair a home in eligible [rural areas](#). Household income must be within the [household income limit](#) and home purchase cannot exceed the [loan limit](#) for the area. The homes must be owner occupied and payments are based on household income. Loans are typically made for up to 33 years or 30 years for a new manufactured home. For additional information including application, materials for our Direct Single Family Housing Loan Program please contact the [Area Office](#) that services the location in which you are interested in obtaining housing assistance.

Continued –



225 Summer St NE Suite B, Salem, Oregon 97301-1266 | www.oregon.gov/ohcs

TEL 503.986.2000 | FAX 503.986.2020 | TTY 503.986.2100



Oregon Housing and Community Services Department

Rural Housing Service

Funding from ARRA

For More Information

USDA Rural Development
Oregon State Office
Phone: (503) 414-3335
Website: www.rurdev.usda.gov/or/

Page 2 of 2

Eligibility for Loans

Section 502 Rural Housing Guaranteed Loan Program

Guaranteed Rural Housing Loans offer 100% financing designed to bridge the gap between government and private mortgage lending which exists in many rural areas. Guaranteed loans fill a tremendous need for thousands of rural individuals and families who have the income, but lack the down payment ability, or face other homeownership challenges.

When participating banks, savings and loans, credit unions, mortgage companies, mortgage brokers, and other participating institutions choose 100% financing through the Guaranteed program for their clients—everyone wins! 100% financing with Guaranteed loans provide superior affordable mortgage terms to homebuyers and reduced risk to the lender.

The guarantee loan program is geared toward moderate and low-income households. Guarantee loans are financed with a 30 yr. term, a fixed interest rate and are fully pre-payable. The program requires applicants to purchase or construct a home in an eligible rural area, and to meet income eligibility guidelines. The Rural Development income and property eligibility website address is located at [eligibility/home](#). Contact a local lender, or one of our [Rural Development Area Offices](#) for names of approved lenders in your area.

Implementation Process/Steps

For more information on Rural Development Programs and ARRA funding, see the USDA Rural Development Oregon State Office website at www.rurdev.usda.gov/or/

Last updated 4-17-09

OHCS is the state housing finance agency, providing financial and program support to create and preserve opportunities for quality, affordable housing for lower income Oregonians. The agency also administers federal and state antipoverty, homeless and energy assistance community service programs.



725 Summer St NE Suite B, Salem, Oregon 97301-1266 | www.oregon.gov/ohcs

TEL 503.986.2000 | FAX 503.986.2020 | TTY 503.986.2100

