



Louisiana Rural Development



USDA Rural Development
U.S. DEPARTMENT OF AGRICULTURE

USDA Rural Development



USDA Rural Development is committed to helping improve the economy and quality of life in rural America. Through our programs, we help rural Americans in many ways.



Housing Programs



Housing

- Our innovative housing programs include the Single Family Housing program which can provide assistance to **buy, build, and repair homes**, as well as partner with local lending institutions to **guarantee housing loans**.



The American Dream - 502 Direct Loan Program

- Direct loans to assist very-low and low income families in rural areas
 - Payment based on income
 - No down payment required
 - Fixed rate financing – up to 33 years
 - Homes must be located in eligible rural areas
 - Agree to occupy the property
 - Descriptions and maps are available on the internet:
<http://eligibility.sc.egov.usda.gov/eligibility.welcomeAction.do?Home>
 - First-time homebuyers to complete Homeownership Education Training.



The American Dream – Guaranteed Loan Program

Guaranteed loans to assist low to moderate income families in rural areas

- Loans made by a regional or local bank
- No down payment required

Applicants must:

1. Household income not to exceed 115% of median income.
2. Agree to occupy dwelling as primary residence.
3. US Citizen, non-citizen national, or qualified alien.
4. Unable to get conventional financing
5. Not be suspended or debarred from participating in federal programs

Where to Apply

- Approved Lender, link below:

[Single Family Housing Guaranteed Loan Program | Rural Development \(usda.gov\)](https://www.usda.gov/Single-Family-Housing-Guaranteed-Loan-Program)



504 Home Improvement

- Loans to assist very-low income homeowners in rural areas for essential repairs
 - 1% interest rate – Max 20 yr. term
 - Terms based on repayment ability
 - Maximum Loan amount = \$40,000
- Grants to assist very-low income rural homeowners
 - 62 years or older
 - Rehabilitate substandard housing
 - Grant assistance not to exceed \$10,000



Home Improvement

Home Repair Loan –

Before and after photographs of a home which received a Rural Development Direct 504 Loan/Grant to make much-needed siding, gutter, electrical and flooring home repairs.



Rural Development Single Family Housing Office Locations

Office	Telephone
Monroe	318-343-4467 ext 4 opt 1
Natchitoches	318-352-7100 ext 4
Lafayette	337-262-6601 ext 4
Amite	985-748-8751 ext 4
Alexandria State Office	318-473-7630

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