



USDA Rural Development

515 Direct Rural Rental Housing Program

www.rurdev.usda.gov/me

◆ OBJECTIVE

Assist rural Maine households in obtaining affordable rental housing

◆ ELIGIBLE APPLICANTS

- ◆ Individuals
- ◆ Partnerships, including limited partnerships
- ◆ State or local public agencies
- ◆ Profit and non-profit corporations
- ◆ Associations
- ◆ Trusts
- ◆ Consumer Cooperatives
- ◆ Indian Tribes

◆ ELIGIBLE PROPERTIES

- ◆ Must be located in one of the communities identified on the State Place Ranking List published annually by Rural Development.
- ◆ Applications are accepted in accordance with the “Notice of Funding Availability (NOFA)” which is published annually in the federal register. The NOFA outlines timeframes and requirements for submitting an application which is rated competitively in order to select recipients.

◆ LOAN PURPOSES

- ◆ Buy and improve land on which the buildings are to be located
- ◆ Provide streets, water and waste disposal systems
- ◆ Provide appropriate recreation and service facilities
- ◆ Install laundry facilities and equipment
- ◆ Landscaping and other measures to make the housing an attractive addition to the community
- ◆ Substantial Rehabilitation of existing buildings (not currently within Rural Development’s portfolio) as long as the total development costs of the rehabilitation do not exceed the total development costs of new construction for a project similar in size and design.
- ◆ Repair and Rehabilitation of existing Rural Development properties
- ◆ Housing for tenants with very low, low, and moderate income as defined by Rural Development

◆ **RATES & TERMS**

- ◆ Competitive rates available at Rural Development offices
- ◆ Subsidized rates are available to applicants. Subsidy can reduce effective interest rate to 1%
- ◆ 30 year loans amortized at 50 years
- ◆ Up to 102% for non-profit corporations, 97% for applicants without tax credits, and 95% for applicants with tax credits, of the appraised value or total development costs can be borrowed. Proposals with higher amounts of leveraged assistance funding receive priority.
- ◆ Required initial contribution of 3% for applicants without tax credits and 5% for applicants with tax credits with an annual 8% return subject to adequate cash flow.
- ◆ Required 2% initial operating and maintenance contribution. Possible return of this contribution subject to procedural requirements

◆ **FEES**

- ◆ Credit Report: \$28 for individual; \$40 for corporations

For more information regarding the 515 Direct Rural Rental Housing Program visit our web site at www.rurdev.usda.gov/me, or contact the **Rural Development Area Office** serving your county:

State Office
Virginia A. Manuel, State Director
967 Illinois Avenue, Suite 4
Bangor, ME 04401-2767
Tel: (207) 990-9160

Presque Isle Area Office
Thomas R. Stevens, Area Director
735 Main Street, Suite 1
Presque Isle, ME 04769-2285
Tel: (207) 764-4155, Ext. 4

Aroostook, and Northern
Penobscot

Bangor Area Office
Lorrie S. Hamlin, Area Director
1423 Broadway, Suite 3
Bangor, ME 04401-2468
Tel: (207) 990-3676, Ext. 323

Hancock, Penobscot, Piscataquis
Somerset, and Washington

Lewiston Area Office
Orman Whitcomb, Area Director
254 Goddard Road, PO Box 1938
Lewiston, ME 04241-1938
Tel: (207) 753-9400, Ext. 200

Androscoggin, Franklin, Kennebec,
Oxford, and Waldo

Scarborough Area Office
William F. Bailey, Jr., Area Director
306 US Route 1, Suite B1
Scarborough, ME 04074-9774
Tel: (207) 883-0159, Ext. 4

Cumberland, Knox, Lincoln, Sagadahoc,
and York

USDA is an Equal Opportunity Lender, Provider, and Employer. Complaints of discrimination should be sent to USDA, Director, Office of Civil Rights, Washington, D. C. 20250-9410, or call (800) 759-3272 (voice) or (202) 720-6382 (TDD)