New USDA Motto:

“Together, America Prospers”
USDA RD RHS Hierarchy:

U.S. Department of Agriculture

Rural Development (RD)

Rural Housing Service (RHS)
Waushara County, Wisconsin
Myth: Total Dollar Amounts Involved Are Insignificant

Reality: USDA Is One of the Largest Real Estate Lenders in the Country
Single-Family Homes and More Besides
Repair Loans - $19.8 Million for 3,225 homes
Repair Grants - $28.2 Million for 4,585 homes
Direct Loans - $1.1 Billion for 7,199 homes
GRH Loans - $16.8 Billion for 115,226 homes
Myth & Reality #2

**Myth:** USDA Multi-Family Housing (MFH) Projects Are Physically Tiny

**Reality:** Most Are Big Enough to Have Significant Local Impact
USDA MFH Developments Nearly Everywhere
USDA RD MFH Programs
(CURRENTLY PREVALENT)

Farm Labor Housing
Rural Rental Housing
Multifamily Preservation and Revitalization
Guaranteed Rural Rental Housing Preservation Grants (HPG)
Rental Assistance (RA)
Myth & Reality #3

**Myth:** Only Rural Farmsteads Receive USDA Loans

**Reality:** USDA Loans Are Made for Almost Every Type of Rural Real Estate
Rural Duplex Condominium
Myth & Reality #4

**Myth:** USDA MFH Properties Are Similar to Local Public Housing

**Reality:** Most USDA MFH Properties Are Privately Owned and Managed
USDA Senior Housing
**Myth & Reality #5**

**Myth:** USDA Housing Programs Are A Recent Phenomenon

**Reality:** Most Have Been Around in Various Forms Since Postwar Era
Rural Postwar Housing Construction
Myth & Reality #6

**Myth:** USDA MFH Programs Are Strictly Stand-Alone in Character

**Reality:** These Loans Are Often Made in Tandem with Other Local or Federal Government Programs
Myth & Reality #7

**Myth:** Most USDA Housing Beneficiaries Are Unemployed

**Reality:** Most Are Employed Full-Time, Many at More than One Job
Suburban Single-Family Home
Myth & Reality #8

**Myth:** Most USDA Housing Beneficiaries Are Ethnic Minorities

**Reality:** A Minority of USDA Housing Beneficiaries Are Ethnic Minorities
Tribal Single-Family Manufactured Housing
Myth & Reality #9

**Myth**: All Renters in USDA MFH Projects Are Families

**Reality**: Many Renters Are Seniors, Singles, Veterans, DINKs, and Seasonal Farm Laborers
USDA MFH Developments Often Mistaken for Market Rate
Myth & Reality #10

**Myth:** Typical Rents Paid at USDA MFH Projects Are Below Market Rents

**Reality:** In Many Communities, Rents Paid and Market Rents Are About the Same Amount
Renovated USDA MFH Development
1862: Lincoln and the War between the States
USDA Housing Timeline

1862: USDA Established
1935: Resettlement Administration
1937: Farm Security Administration
1946: Farmers Home Administration (FmHA)
1949: Housing and Agricultural Acts
1969: Food and Nutrition Service (FNS)
1994: FmHA Phase Out Begins
1994: USDA Rural Development
2006: FmHA Phase Out Completed
Current USDA Major Roles
(in order of spending)

Food and Nutrition (SNAP)
Real Estate Lending / Grants (includes housing)
Risk Management / Farm Services
Forestry (Timber Resources)
Research and Development
Food Safety
Roles of USDA RD Staff Appraisers
(in order of current priority)

1. Review Appraisal Reports
2. Work with Appraisal Contractors
3. Work with USDA Staff
4. Work with USDA Management
5. Do Appraisals

(Value Types – Restricted As-Complete; Unrestricted As-Is)

Wisconsin USDA MFH Fun Facts

1. 355 Total Projects
2. 7,650 Total Units
3. Avg. Project Size – 22 Units
4. $13,650 Avg. Household Income
5. Ranks 23rd in Total Units
6. Ranks 23rd in Geographic Size
7. Ranks 20th in Population
Colorado USDA MFH Fun Facts

1. 129 Total Projects
2. 3,276 Total Units
3. Avg. Project Size – 25 Units
4. $14,661 Avg. Household Income
5. Ranks 35th in Total Units
6. Ranks 8th in Geographic Size
7. Ranks 21st in Population
Near-Term Outlook

**Major Factors**
- Federal Budgets
- Farm Bills
- Continuing Resolutions and Shutdowns
- Elections-Special Interests-Voter Attitudes

**Modest Predictions**
- Specific programs must adapt to market changes
- More programs in tandem with those of other agencies
- Funding shifts among geographic areas
- More emphasis on rental housing
- More MFH portfolio bundling
“It [the bank of England] acts, not only as an ordinary bank, but as a great engine of state.”

(The Wealth of Nations, 1776)
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