

USDA RURAL HOUSING SERVICE

Program Obligation Reports Through September FY 2016

Summary

The Housing Assistance Council (HAC) presents this month's report on Fiscal Year 2016 USDA Rural Housing program obligations.

As of the end of September, USDA obligated 132,493 loans, loan guarantees, and grants totaling about \$17.76 billion. This is less than obligation levels from last year when there were 149,118 loans, loan guarantees, and grants obligated totaling about \$19.89 billion.

Most of the programs were fully obligated this year.

Single Family Housing Program Highlights

The Section 502 Guaranteed loan program, the largest of the Single Family Housing programs, obligated \$16.4 billion (116,684 loans) in loan guarantees. This is about \$2.27 billion (17,571 loans) less than last year.

For the Section 502 Direct program, USDA obligated about \$958.3 million (7,089 loans) in loan obligations in FY 2016; about \$58.4 million (25 loans) higher than last year. Very low-income (VLI) loan obligations comprised 37.5 percent of the total Section 502 Direct loan dollars obligated this year. USDA obligated about \$58.3 million more than the \$900 million appropriated this year. The additional funds were used for low-income loans. Of these funds, \$359.8 million were for VLI loans which represents about 40 percent of the \$900 million appropriation amount.

The Section 504 Repair and Rehabilitation programs obligated 3,162 loans representing \$17.4 million. This is 652 more loans or \$2.3 million higher than last year. There were 5,010 Section 504 grants totaling about \$30.7 million. This is \$1.7 million (282 grants) more than obligated last year.

In the Section 523 Self-Help Housing grant program, the agency obligated 36 grants representing nearly \$22.1 million and 5 national contracts totaling \$6.4 million for a total of \$28.5 million, 38 fewer grants and \$9.9 million less than last year. Also, there have been 24 credit sale loans of Single Family properties totaling \$1.9 million.

For the first time in a number of years, USDA obligated all of \$5 million in appropriated funds for the Section 524 site loan program. There was also a \$232,700 loan for the Section 523 site loan program as well.

Multi-Family Housing Programs.

USDA obligated 119 Section 538 Guaranteed Rental Housing loans this year totaling \$186.9 million. This represents 30 loans and over \$73 million over last year's totals.

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For the Farm Labor Housing program, 20 loans for nearly \$32.1 million and 11 grants (\$15.7 million) have been obligated this year. Last year, there were 12 FLH loans and 5 grants representing about \$19.3 million and \$6.4 million respectively. There have also been 127 Multifamily Housing Preservation & Revitalization loans or grants (\$96.1 million) obligated, a decrease of \$9.5 million (22 loans or grants) over last year.

Section 521 Rental Assistance obligations reached \$1.389 billion (301,792 units) in March. This is about \$301.2 million more (56,793 more units) than last year.

There were 5,303 Rural Housing Voucher obligations representing \$19.5 million, an increase of 834 units or \$3.8 million higher than last year.

* The Rural Housing Service (RHS) monthly obligation reports are produced by the Housing Assistance Council (HAC) 1025 Vermont Ave., NW, Suite 606, Washington, DC 20005. The monthly figures derive from HAC tabulations of USDA –RHS 205c, d, and f report data. For questions or comments about the obligation reports, please contact Michael Feinberg at 202-842-8600 or michael@ruralhome.org.