

V. Rural Housing Program Historic Activity



USDA RD* HOUSING PROGRAM HISTORIC ACTIVITY REPORT
Programs Which Construct, Purchase, or Repair Rural Housing Units

Units Funded and Dollars Obligated Since Program Inception Through Fiscal Year (FY) 2009

Program	Units (a)	Dollars (b)
Section 502 Direct Loans (Since FY 1950)	2,097,287	\$64,825,660,575
Section 502 Guaranteed Loans (Since FY 1977)	608,312	\$49,051,234,125
Section 504 VLI Repair Loans (Since FY 1950)	169,209	\$736,354,427
Section 504 VLI Repair Grants (Since FY 1950)	168,432	\$745,479,685
Section 514 / 516 Farm Labor Housing (Since FY 1962)	37,834	\$1,233,524,336
Section 515 Rental Housing (Since FY 1963)	532,084	\$15,511,996,852
Section 533 Housing Preservation Grants (Since FY 1986)	74,907	\$336,652,085
Section 538 Guaranteed Multifamily Loans (Since FY 1996)	29,292	\$1,125,963,450
Section 306-C WWD (Since FY 1993)	6,220	\$21,514,104
Totals	3,723,577	\$133,588,379,639
Section 521 Rental Assistance (Since FY1978)	1,312,964	\$14,403,322,712

(a) Indicates new units built or repaired. Units from subsequent loans/grants are excluded.

(b) Total dollars obligated, not adjusted for inflation.

* Formerly Farmers Home Administration (FmHA)

Housing Assistance Council



SECTION 502 DIRECT HOMEOWNERSHIP LOANS, FY 1950 -- FY 2009

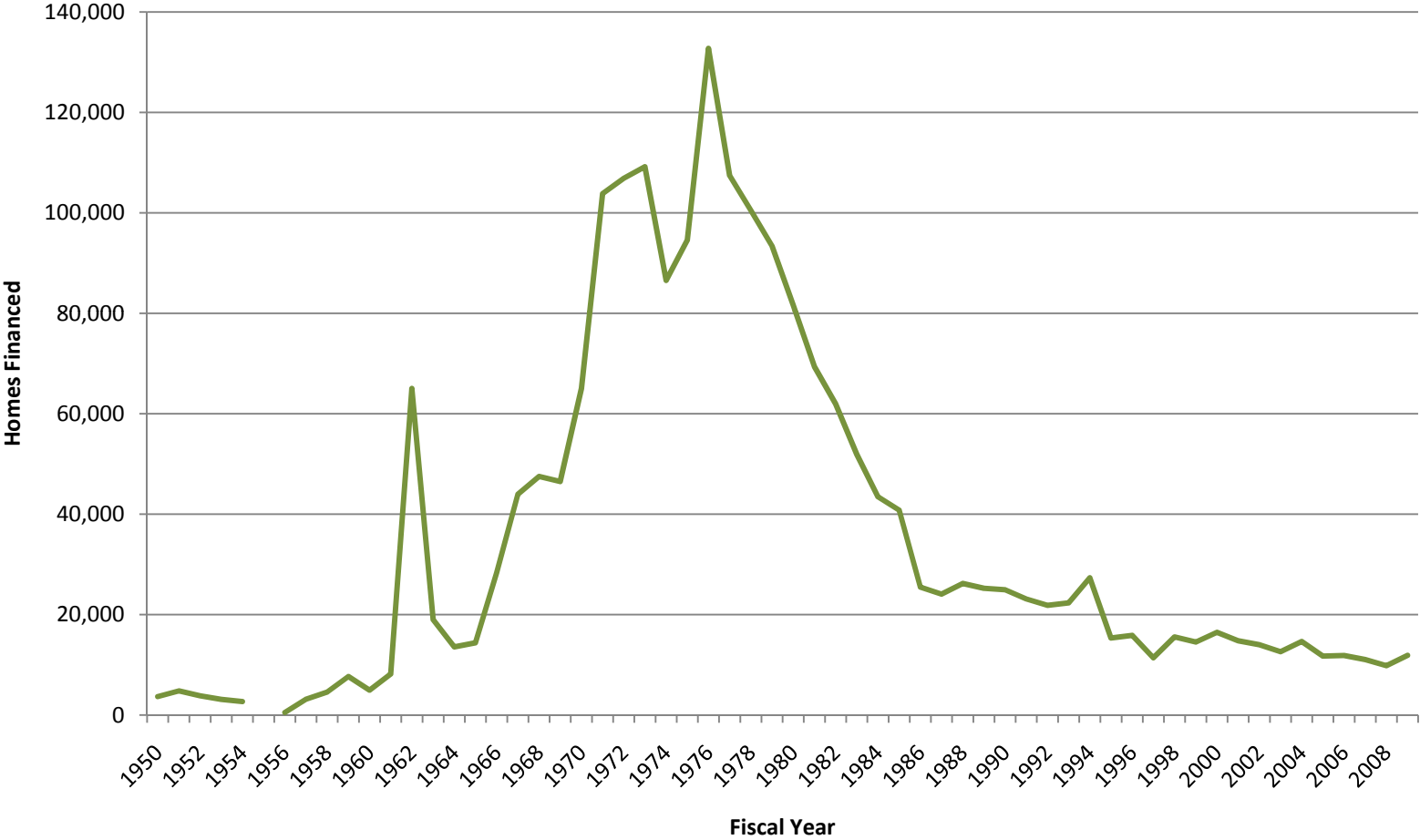
Year	Number of Units	Initial Loan Dollars */**	Total Dollars**
1950	3,691		\$16,941,528
1951	4,817		\$22,894,108
1952	3,835		\$20,038,527
1953	3,137		\$18,458,787
1954	2,688		\$16,059,729
1955			
1956	523		\$3,720,904
1957	3,163		\$21,290,884
1958	4,591		\$33,065,871
1959	7,693		\$60,674,466
1960	4,962		\$40,735,995
1961	8,198		\$70,341,121
1962	65,033		\$756,351,941
1963	19,014		\$186,192,346
1964	13,579		\$130,279,176
1965	14,381		\$130,235,417
1966	28,304		\$256,458,080
1967	43,973		\$427,527,854
1968	47,515		\$468,486,968
1969	46,512		\$480,421,834
1970	65,033		\$756,351,941
1971	103,824		\$1,362,275,872
1972	106,878		\$1,561,220,800
1973	109,183		\$1,735,688,490
1974	86,543		\$1,589,883,200
1975	94,589		\$1,926,643,300
1976	132,771		\$2,899,924,862
1977	107,441		\$2,567,015,270
1978	100,476		\$2,690,853,100
1979	93,400		\$2,854,440,670
1980	81,657		\$2,805,625,100
1981	69,362		\$2,577,882,360
1982	61,957		\$2,476,416,760
1983	51,920		\$2,137,125,930
1984	43,479		\$1,844,912,360
1985	40,814		\$1,789,930,270
1986	25,475		\$1,155,417,940
1987	24,085		\$1,144,420,730
1988	26,203		\$1,270,904,060
1989	25,264		\$1,266,863,330
1990	24,969		\$1,310,803,710
1991	23,122		\$1,269,674,290
1992	21,862		\$1,253,799,880
1993	22,340		\$1,291,307,530
1994	27,351		\$1,656,830,960
1995	15,351		\$931,335,950
1996	15,883		\$1,016,448,520
1997	11,403		\$706,404,350
1998	15,563		\$1,007,778,300
1999	14,531		\$966,910,110
2000	16,493		\$1,140,938,091
2001	14,789	\$1,051,662,230	\$1,074,712,403
2002	14,013	\$1,066,094,020	\$1,080,636,610
2003	12,633	\$1,023,877,840	\$1,038,359,350
2004	14,643	\$1,337,395,929	\$1,351,660,052
2005	11,744	\$1,129,435,641	\$1,140,711,032
2006	11,865	\$1,199,449,268	\$1,210,413,227
2007	11,051	\$1,198,066,159	\$1,208,329,152
2008	9,831	\$1,130,248,293	\$1,138,776,122
(regular) 2009	9,878	\$1,181,437,646	\$1,188,734,908
(**ARRA) 2009	2,009	\$265,596,395	\$267,124,147
Totals	2,097,287		\$64,825,660,575

* Initial loan and grant dollar column added in FY 2001. These correspond to initial units.

** Dollars not adjusted for inflation.

*** Funded under the 2009 American Recovery & Reinvestment Act

USDA Section 502 Homeownership Loans, FY 1950 – FY 2009



— Homes Financed



SECTION 502 GUARANTEED HOMEOWNERSHIP LOANS, FY 1977 - FY 2009

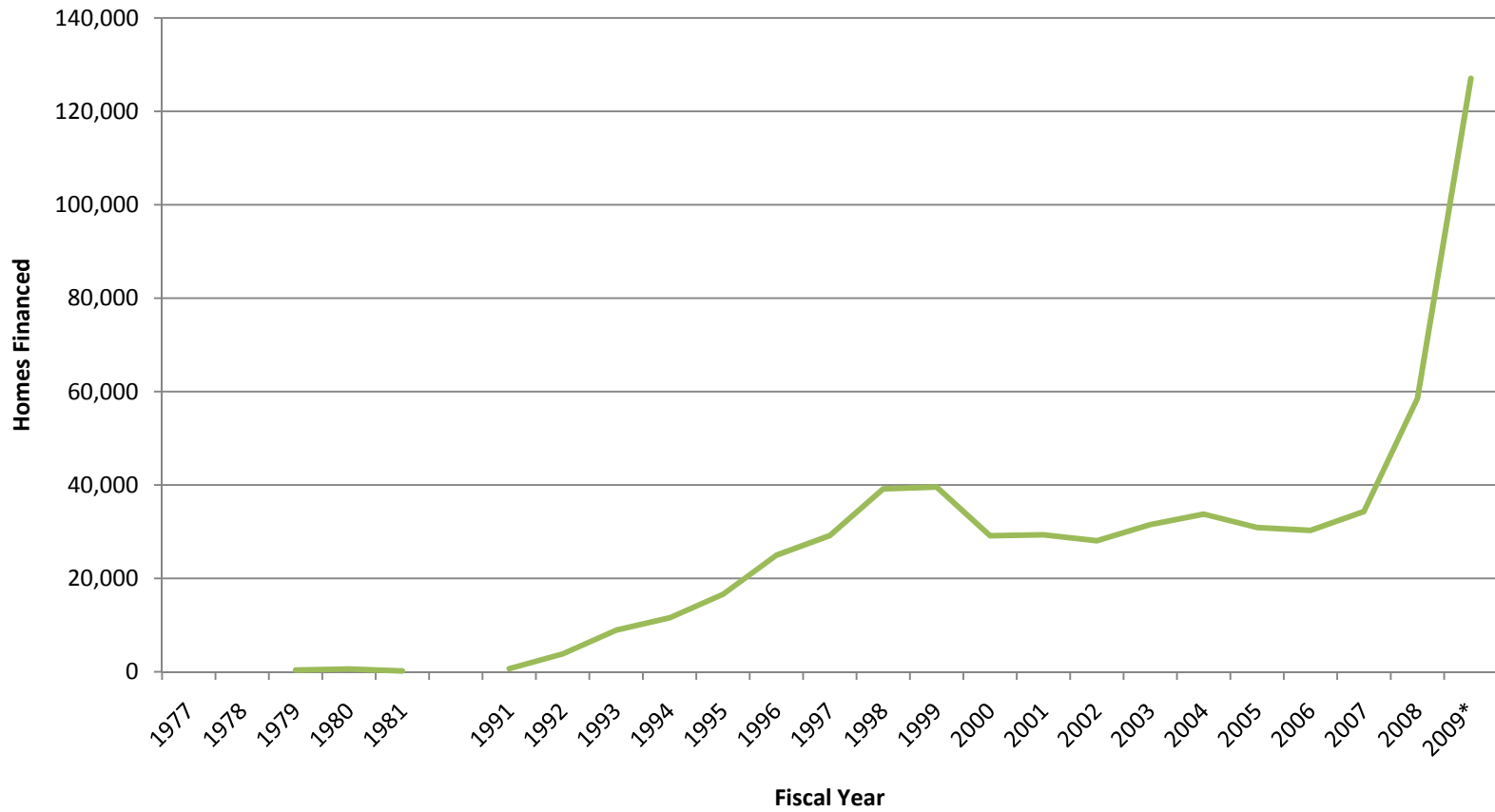
Year	Number of Units	Initial Loan Dollars */**	Total Dollars**
1977	74		\$1,726,100
1978			
1979	374		\$11,587,770
1980	590		\$18,865,770
1981	172		\$5,723,450
1991	660		\$38,400,700
1992	3,828		\$214,391,470
1993	8,901		\$539,836,190
1994	11,523		\$725,917,800
1995	16,580		\$1,048,757,640
1996	24,955		\$1,699,955,030
1997	29,161		\$1,999,941,080
1998	39,144		\$2,822,474,430
1999	39,566		\$2,976,977,550
2000	29,123		\$2,150,522,375
2001	29,326	\$2,299,112,840	\$2,341,577,420
2002	28,056	\$2,315,653,610	\$2,418,665,760
2003	31,508	\$2,824,226,280	\$3,086,740,470
2004	33,760	\$3,131,872,661	\$3,233,395,414
2005	30,871	\$2,955,892,374	\$3,045,473,402
2006	30,268	\$2,984,051,575	\$3,074,685,565
2007	34,318	\$3,553,491,945	\$3,663,597,113
2008	58,524	\$6,484,888,348	\$6,756,293,547
(regular 2009)	57,527	\$6,913,865,019	\$7,175,728,079
(***ARRA 2009)	69,503	\$8,557,497,577	\$8,557,497,577
Totals	608,312		\$49,051,234,125

* Column added in FY2001. Initial loan dollars equate to units

** Dollars not adjusted for inflation.

*** Funded under the 2009 American Recovery & Reinvestment Act

USDA Section 502 Guaranteed Homeownership Loans, FY 1977 – FY 2009



— Homes Financed

* Includes loans funded the 2009 American Reinvestment & Recovery Act (ARRA)



SECTION 504 VERY LOW-INCOME REPAIR PROGRAM, FY 1950 - FY 2009

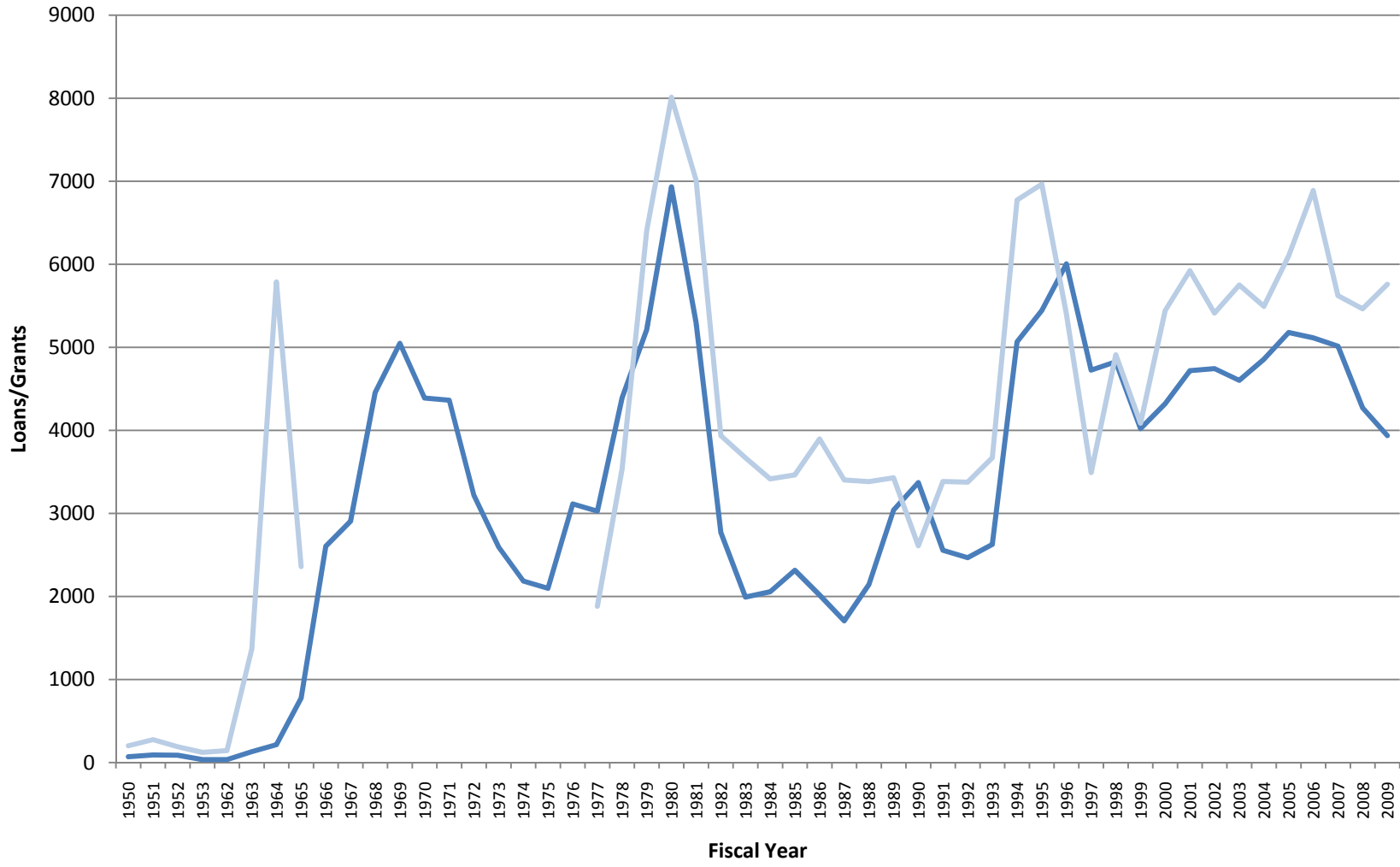
Year	Loans:		Grants:	
	Number of Units*	Dollars **/***	Number of Units*	Dollars**/***
1950	70	\$65,630	203	\$89,566
1951	92	\$84,535	277	\$131,228
1952	88	\$72,530	191	\$90,365
1953	35	\$33,660	123	\$57,775
1962	36	\$17,260	145	\$69,390
1963	132	\$65,750	1,364	\$1,029,655
1964	215	\$138,810	5,789	\$4,805,435
1965	777	\$603,220	2,361	\$1,922,020
1966	2,604	\$2,162,031		
1967	2,906	\$2,604,915		
1968	4,455	\$4,818,030		
1969	5,048	\$5,799,110		
1970	4,390	\$5,244,590		
1971	4,364	\$5,492,080		
1972	3,219	\$5,399,275		
1973	2,596	\$4,567,782		
1974	2,185	\$4,429,729		
1975	2,099	\$4,808,570		
1976	3,115	\$8,288,660		
1977	3,028	\$7,885,690	1,882	\$4,999,820
1978	4,393	\$11,941,510	3,537	\$9,000,080
1979	5,213	\$14,710,250	6,407	\$18,999,990
1980	6,934	\$21,923,910	8,013	\$23,999,990
1981	5,296	\$17,870,830	7,014	\$22,743,320
1982	2,771	\$10,043,550	3,937	\$13,605,300
1983	1,993	\$7,075,910	3,670	\$12,499,930
1984	2,057	\$7,174,310	3,416	\$12,499,900
1985	2,315	\$7,896,610	3,464	\$12,498,670
1986	2,018	\$6,992,490	3,897	\$13,890,850
1987	1,707	\$5,851,550	3,403	\$12,498,390
1988	2,145	\$7,554,780	3,384	\$12,500,090
1989	3,041	\$11,263,760	3,430	\$12,500,450
1990	3,372	\$11,558,040	2,611	\$12,642,930
1991	2,557	\$11,195,590	3,385	\$12,743,040
1992	2,467	\$11,329,450	3,376	\$12,804,650
1993	2,627	\$11,842,790	3,670	\$14,278,780
1994	5,067	\$25,214,790	6,773	\$27,487,180
1995	5,444	\$29,475,660	6,964	\$27,821,590
1996	6,006	\$35,111,240	5,400	\$25,711,810
1997	4,726	\$30,881,910	3,492	\$17,570,360
1998	4,827	\$30,251,090	4,910	\$25,684,472
1999	4,021	\$25,472,079	4,087	\$21,313,810
2000	4,321	\$27,440,420	5,442	\$30,373,300
2001	4,720	\$30,761,910	5,924	\$33,695,450
2002	4,744	\$31,985,860	5,413	\$31,192,980
2003	4,602	\$32,104,660	5,750	\$33,720,920
2004	4,856	\$33,573,996	5,493	\$32,410,636
2005	5,179	\$36,755,292	6,101	\$37,429,676
2006	5,114	\$35,859,513	6,889	\$47,018,174
2007	5,014	\$35,716,601	5,622	\$37,610,070
2008	4,272	\$29,918,139	5,464	\$37,137,521
2009	3,936	\$27,024,080	5,759	\$36,400,122
Totals :	169,209	\$736,354,427	168,432	\$745,479,685

* Unit totals indicate initial loans or grants only.

** Total dollars include initial and supplemental loan & grants.

*** Dollars not adjusted for inflation

USDA Section 504 Home Rehabilitation & Repair Program, FY 1950 – FY 2009



— Section 504 Loans — Section 504 Grants



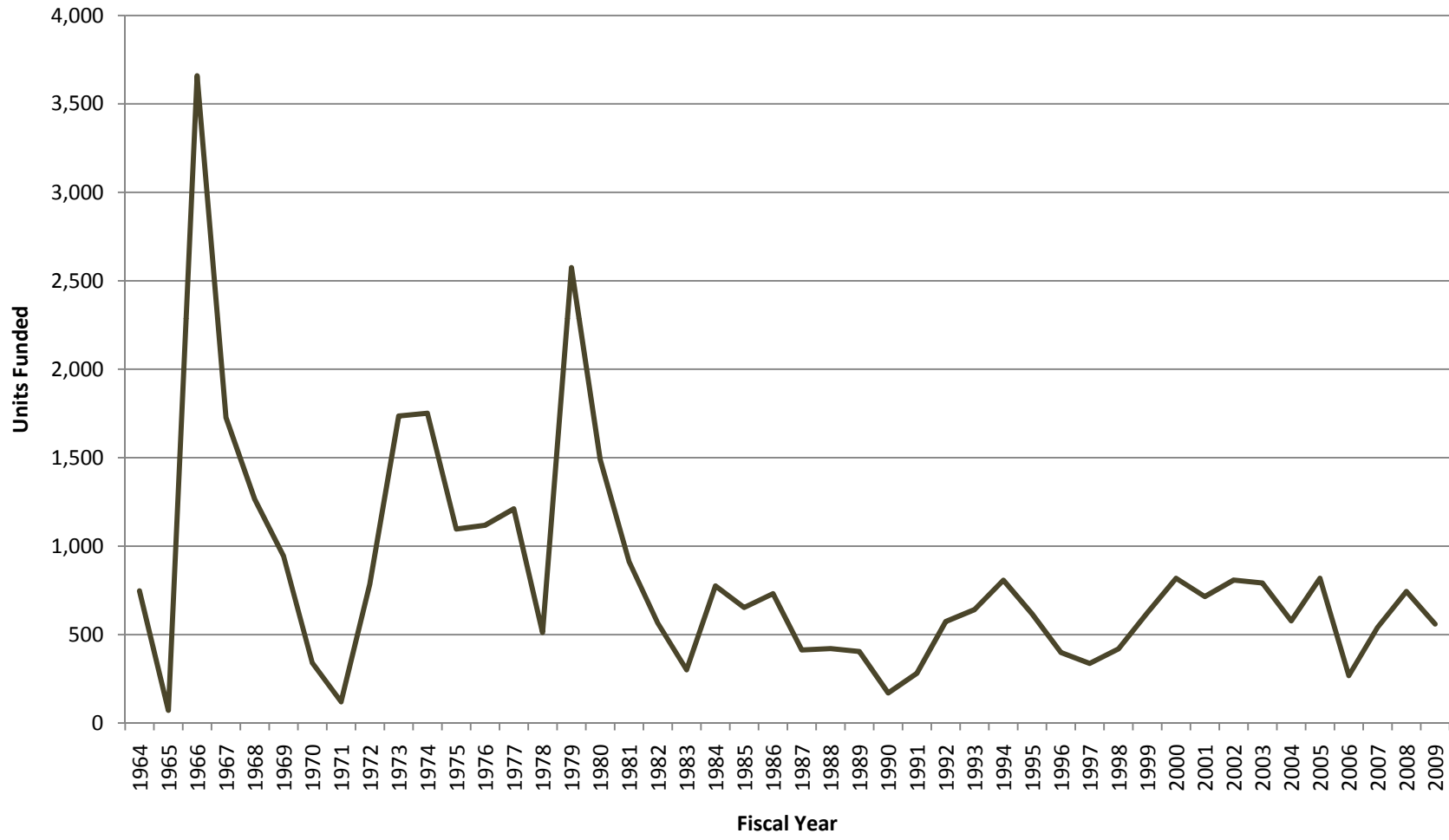
SECTION 514/516 FARM LABOR HOUSING LOANS AND GRANTS, FY 1962 - FY 2009

Year	Number of Units*		Dollars**		Total
	Individuals	Family	514 Loans	516 Grants	
1962			\$52,500		\$52,500
1963			\$221,450		\$221,450
1964	617	130	\$884,300		\$884,300
1965	54	18	\$47,480		\$47,480
1966	2,789	870	\$3,465,840	\$2,156,320	\$5,622,160
1967	528	1,199	\$3,818,360	\$2,678,440	\$6,496,800
1968	147	1,118	\$4,494,620	\$2,700,290	\$7,194,910
1969	234	710	\$3,530,910	\$5,003,500	\$8,534,410
1970	74	266	\$1,549,660	\$2,133,770	\$3,683,430
1971	0	120	\$474,300	\$736,550	\$1,210,850
1972	72	713	\$2,693,080	\$6,683,180	\$9,376,260
1973	97	1,639	\$10,214,260	\$1,745,930	\$11,960,190
1974	17	1,734	\$10,000,000	\$10,080,730	\$20,080,730
1975	266	831	\$8,065,000	\$5,000,000	\$13,065,000
1976	10	1,108	\$10,115,920	\$10,729,570	\$20,845,490
1977	54	1,157	\$5,335,760	\$7,250,000	\$12,585,760
1978	104	408	\$9,998,390	\$7,750,000	\$17,748,390
1979	206	2,369	\$36,328,810	\$32,427,860	\$68,756,670
1980	120	1,370	\$24,576,970	\$22,279,100	\$46,856,070
		(combined)			
1981	913		\$18,548,040	\$10,518,320	\$29,066,360
1982	565		\$1,910,600	\$14,948,400	\$16,859,000
1983	301		\$3,994,290	\$7,543,530	\$11,537,820
1984	775		\$5,484,870	\$9,807,080	\$15,291,950
1985	653		\$17,588,200	\$11,155,710	\$28,743,910
1986	731		\$10,675,120	\$10,849,720	\$21,524,840
1987	413		\$10,685,780	\$7,135,430	\$17,821,210
1988	421		\$11,372,380	\$11,221,300	\$22,593,680
1989	404		\$11,445,610	\$9,379,240	\$20,824,850
1990	170		\$11,287,160	\$10,751,090	\$22,038,250
1991	281		\$13,836,330	\$10,377,020	\$24,213,350
1992	574		\$15,942,440	\$13,518,767	\$29,461,207
1993	641		\$16,299,970	\$15,935,697	\$32,235,667
1994	807		\$15,676,370	\$40,584,711	\$56,261,081
1995	617		\$15,070,860	\$11,005,192	\$26,076,052
1996	399		\$14,981,881	\$9,988,520	\$24,970,401
1997	337		\$14,954,230	\$8,396,963	\$23,351,193
1998	419		\$14,600,100	\$10,019,947	\$24,620,047
1999	622		\$19,999,970	\$13,176,155	\$33,176,125
2000	818		\$28,790,533	\$19,293,861	\$48,084,394
2001	715		\$33,152,013	\$9,944,676	\$43,096,689
2002	808		\$47,321,652	\$14,461,761	\$61,783,413
2003	792		\$55,861,660	\$7,128,580	\$62,990,240
2004	578		\$24,082,662	\$6,794,791	\$30,877,453
2005	818		\$32,937,335	\$33,473,779	\$66,411,114
2006	268		\$19,915,933	\$25,941,291	\$45,857,224
2007	541		\$31,905,590	\$14,002,033	\$45,907,623
2008	744		\$30,391,693	\$12,749,541	\$43,141,234
2009	560		\$34,529,669	\$14,955,440	\$49,485,109
Totals :	37,834		\$719,110,551	\$514,413,785	\$1,233,524,336

* Unit totals include newly constructed units only

** Dollars not adjusted for inflation

USDA Section 514/516 Farm Labor Housing Program, FY 1962 – FY 2009



— Units Funded



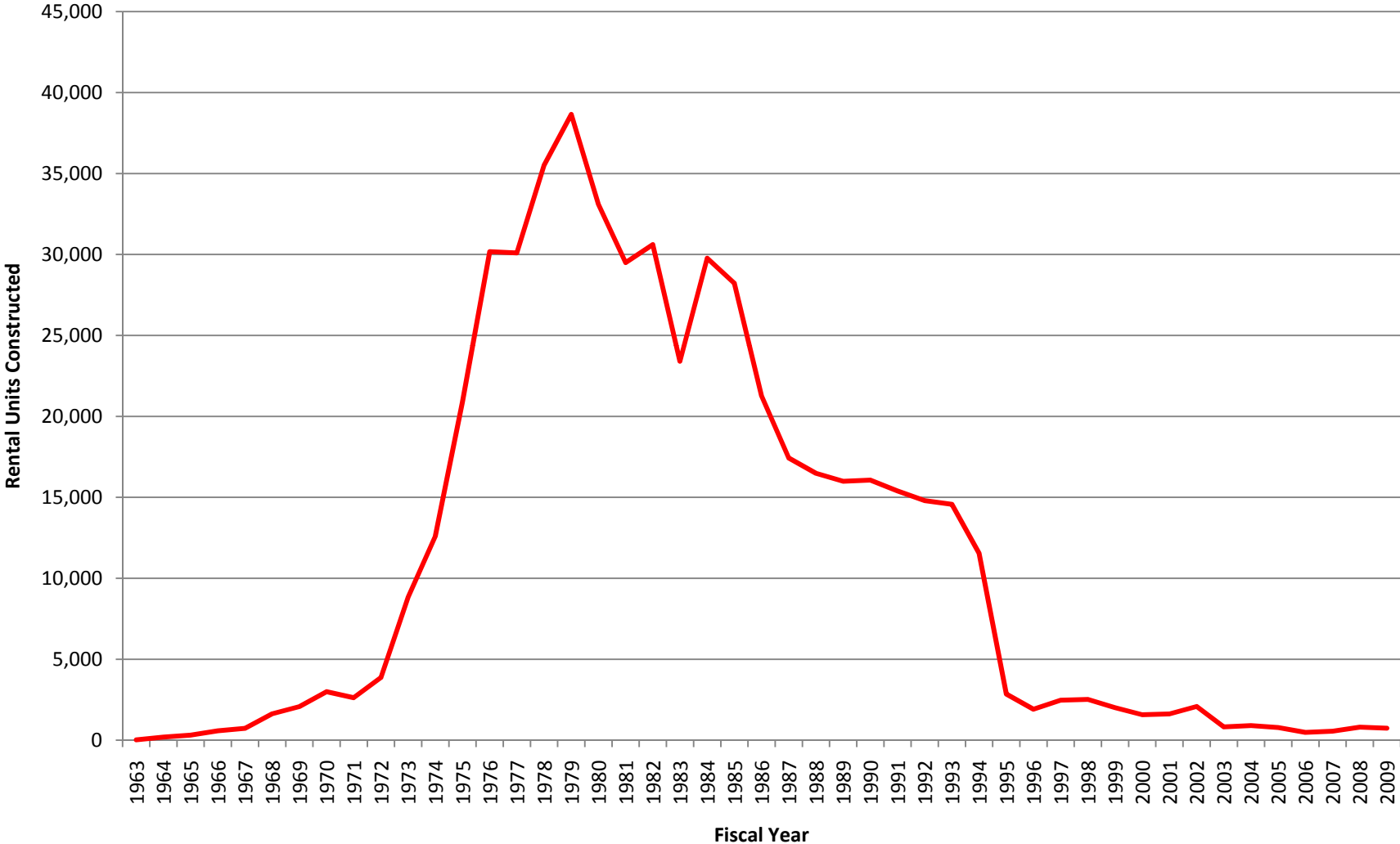
SECTION 515 RURAL RENTAL HOUSING PROGRAM, FY 1963 - FY 2009

Year	New Construction Loans	New Construction Units	Total Dollars*/**
1963	2	24	\$117,000
1964	22	192	\$1,166,000
1965	35	310	\$2,017,530
1966	81	578	\$4,307,170
1967	110	737	\$5,489,730
1968	297	1,627	\$13,175,000
1969	390	2,075	\$17,334,500
1970	510	2,995	\$28,440,740
1971	422	2,624	\$26,788,690
1972	515	3,868	\$40,117,880
1973	730	8,839	\$105,062,630
1974	879	12,590	\$173,314,030
1975	1,153	20,903	\$292,356,340
1976	1,539	30,175	\$499,983,000
1977	1,336	30,096	\$544,954,180
1978	1,466	35,511	\$675,944,550
1979	1,645	38,650	\$869,508,560
1980	1,539	33,100	\$881,336,140
1981	1,466	29,500	\$864,765,230
1982	1,428	30,616	\$953,667,720
1983	1,195	23,406	\$801,997,400
1984	1,264	29,772	\$919,002,010
1985	1,085	28,218	\$902,956,520
1986	921	21,252	\$652,347,650
1987	744	17,434	\$554,898,600
1988	722	16,489	\$554,934,070
1989	759	15,996	\$554,934,070
1990	761	16,063	\$571,903,340
1991	722	15,396	\$576,334,260
1992	755	14,798	\$573,899,440
1993	745	14,568	\$573,856,390
1994	715	11,542	\$512,393,440
1995	168	2,853	\$183,317,630
1996	144	1,913	\$151,009,240
1997	352	2,468	\$152,497,187
1998	344	2,520	\$149,352,849
1999	238	2,007	\$114,348,812
2000	274	1,576	\$113,790,706
2001	65	1,621	\$114,069,532
2002	82	2,080	\$118,381,784
2003	32	826	\$115,052,535
2004	40	902	\$115,857,375
2005	35	783	\$99,200,000
2006	21	486	\$99,000,000
2007	24	557	\$98,999,999
2008	23	805	\$69,927,000
2009	25	743	\$67,888,393
Totals	27,820	532,084	\$15,511,996,852

* Total dollars includes new construction and repair loans

** Dollars not adjusted for inflation

USDA Section 515 Rental Housing Program, FY 1963 – FY 2009



— Rental Units Constructed

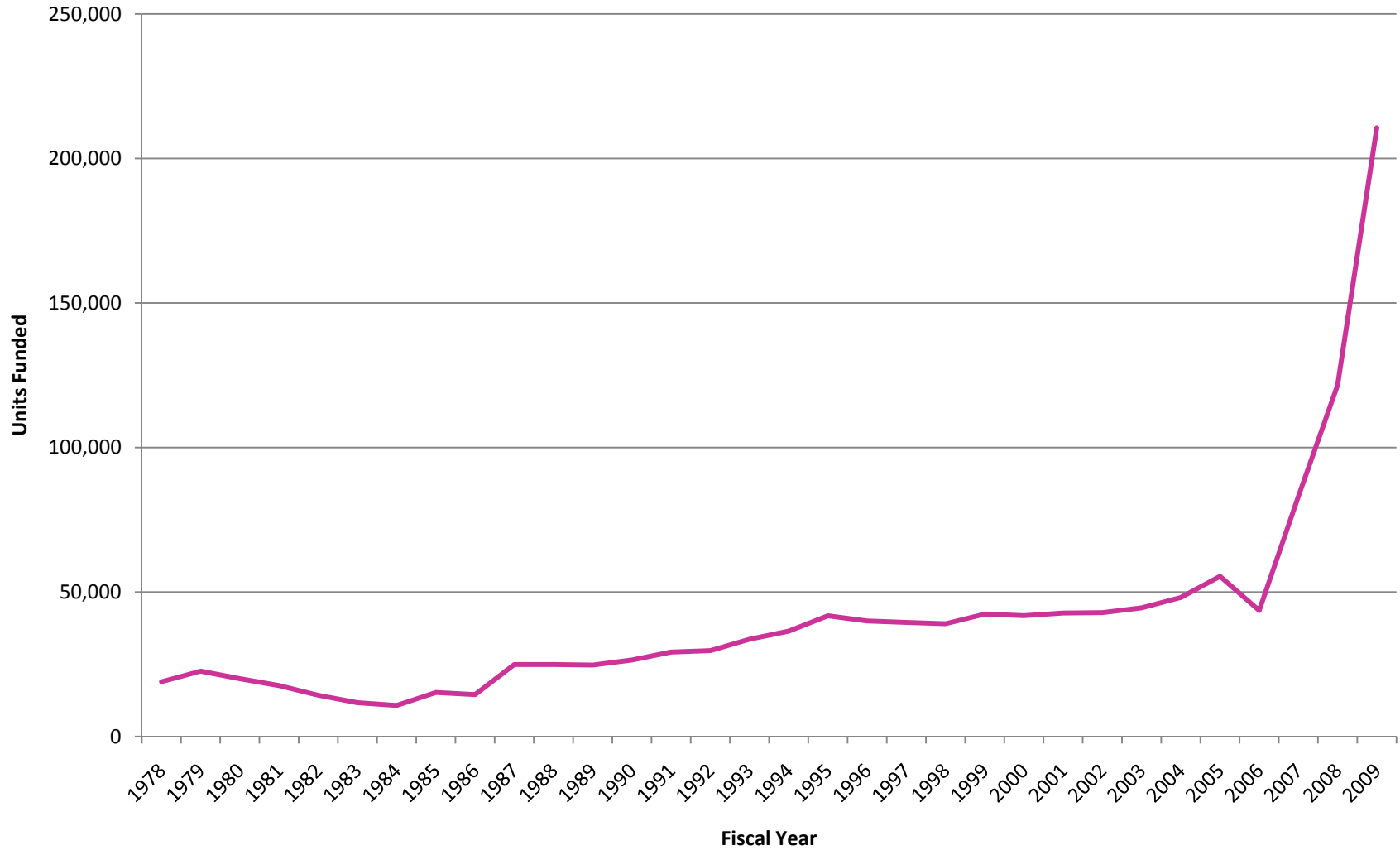


SECTION 521 RENTAL ASSISTANCE PROGRAM, FY 1978 - FY 2009

Fiscal Year	Units	Total Contract Dollars*
1978	18,975	\$348,843,295
1979	22,623	\$422,955,250
1980	20,000	\$392,990,000
1981	17,655	\$402,982,396
1982	14,280	\$397,997,880
1983	11,746	\$123,744,110
1984	10,750	\$110,994,250
1985	15,250	\$168,273,500
1986	14,511	\$160,303,000
1987	24,921	\$275,308,669
1988	24,921	\$275,302,287
1989	24,749	\$275,390,663
1990	26,467	\$296,353,258
1991	29,240	\$311,118,674
1992	29,735	\$319,846,353
1993	33,662	\$403,979,997
1994	36,477	\$446,673,582
1995	41,760	\$523,005,568
1996	40,012	\$540,490,871
1997	39,495	\$520,211,292
1998	39,044	\$541,396,971
1999	42,357	\$583,396,979
2000	41,807	\$639,642,660
2001	42,745	\$685,739,204
2002	42,868	\$701,003,994
2003	44,512	\$723,650,680
2004	48,080	\$580,560,690
2005	55,428	\$587,263,968
2006	43,597	\$646,570,837
2007	83,111	\$616,020,000
2008	121,568	\$478,815,366
2009	210,618	\$902,496,468
Totals	1,312,964	\$14,403,322,712

* Dollars not adjusted for inflation

USDA Section 521 Rental Assistance Program, FY 1978 – FY 2009



— Units Funded with Rental Assistance

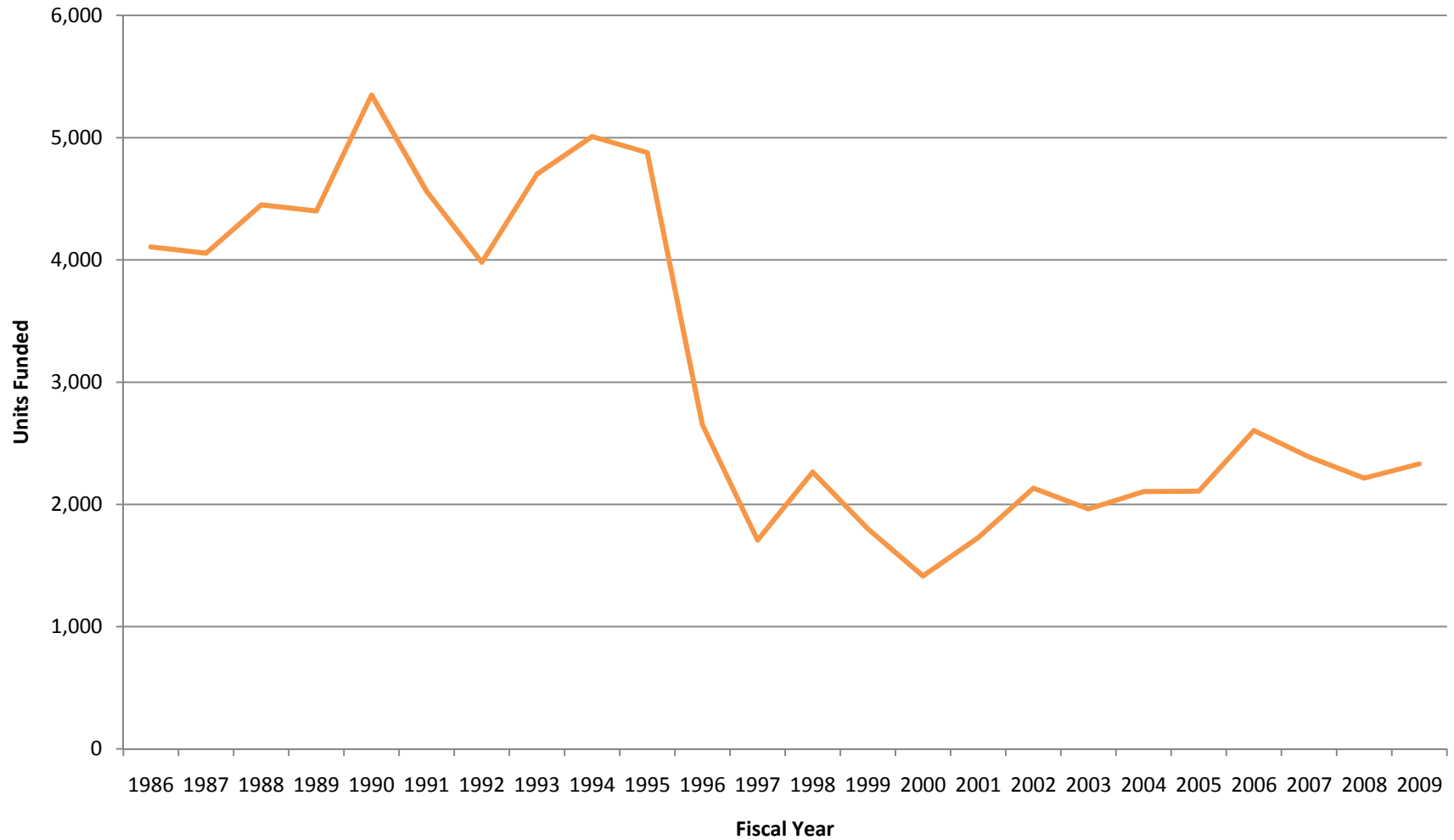


SECTION 533 HOUSING PRESERVATION GRANT PROGRAM, FY 1986 - FY 2009

Year	Grants	Units Assisted	Dollars*
1986	128	4,106	\$19,140,000
1987	155	4,055	\$19,140,000
1988	156	4,450	\$19,140,000
1989	156	4,401	\$19,140,000
1990	160	5,349	\$19,140,000
1991	193	4,560	\$22,999,700
1992	190	3,981	\$23,000,000
1993	197	4,702	\$22,999,970
1994	203	5,009	\$23,000,000
1995	207	4,878	\$21,999,990
1996	160	2,651	\$10,999,920
1997	138	1,707	\$7,586,705
1998	165	2,265	\$11,059,998
1999	127	1,801	\$7,167,610
2000	114	1,414	\$5,465,080
2001	119	1,729	\$7,415,860
2002	197	2,133	\$8,614,966
2003	146	1,963	\$10,092,260
2004	145	2,105	\$9,292,387
2005	164	2,108	\$8,583,648
2006	175	2,605	\$10,782,217
2007	163	2,388	\$10,209,904
2008	159	2,215	\$9,593,704
2009	154	2,332	\$10,088,166
Totals	3,871	74,907	\$336,652,085

* Dollars not adjusted for inflation

USDA Section 533 Housing Preservation Program, FY 1986 – FY 2009



— Units Funded



GUARANTEED SECTION 538 MULTI-FAMILY HOUSING LOANS, FY 1996 - FY 2009

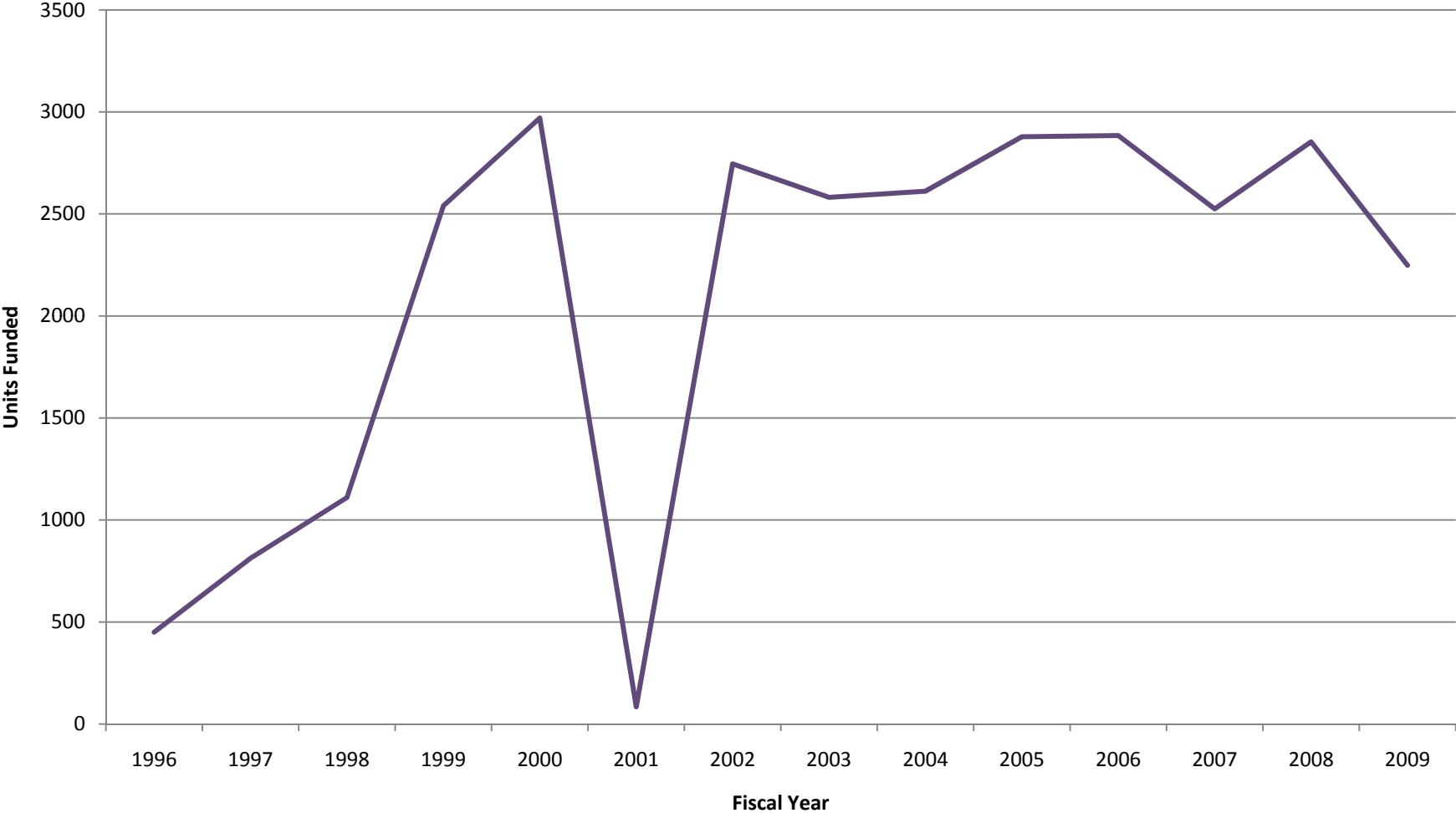
Year	Number of Loans*	Number of Units*	Amount Guaranteed**/**	Total Development Cost**
1996	10	450	\$16,180,642	\$23,717,566
1997	18	813	\$28,127,520	\$51,755,984
1998	57	1,110	\$39,687,337	\$78,677,258
1999	51	2,540	\$74,817,095	\$191,462,934
2000	52	2,970	\$99,660,030	\$222,622,312
2001	1	84	\$1,197,600	\$6,558,770
2002	45	2,745	\$109,840,463	\$219,066,685
2003	42	2,581	\$101,751,687	\$230,879,273
2004	44	2,611	\$99,399,928	\$243,166,505
2005	56	2,878	\$99,199,000	\$437,614,713
2006	61	2,884	\$99,000,000	\$419,815,669
2007	58	2,525	\$92,106,175	\$487,171,773
2008	63	2,853	\$132,381,409	\$666,294,615
2009	47	2,248	\$132,614,564	\$740,519,798
Totals	605	29,292	\$1,125,963,450	\$4,019,323,855

* Loan and unit figures for new construction only

** Dollar figures not adjusted for inflation

*** Amount Guaranteed is for both new construction and repair / rehabilitation

USDA Section 538 Guaranteed Rental Housing Program, FY 1996 – FY 2009



— Units Funded



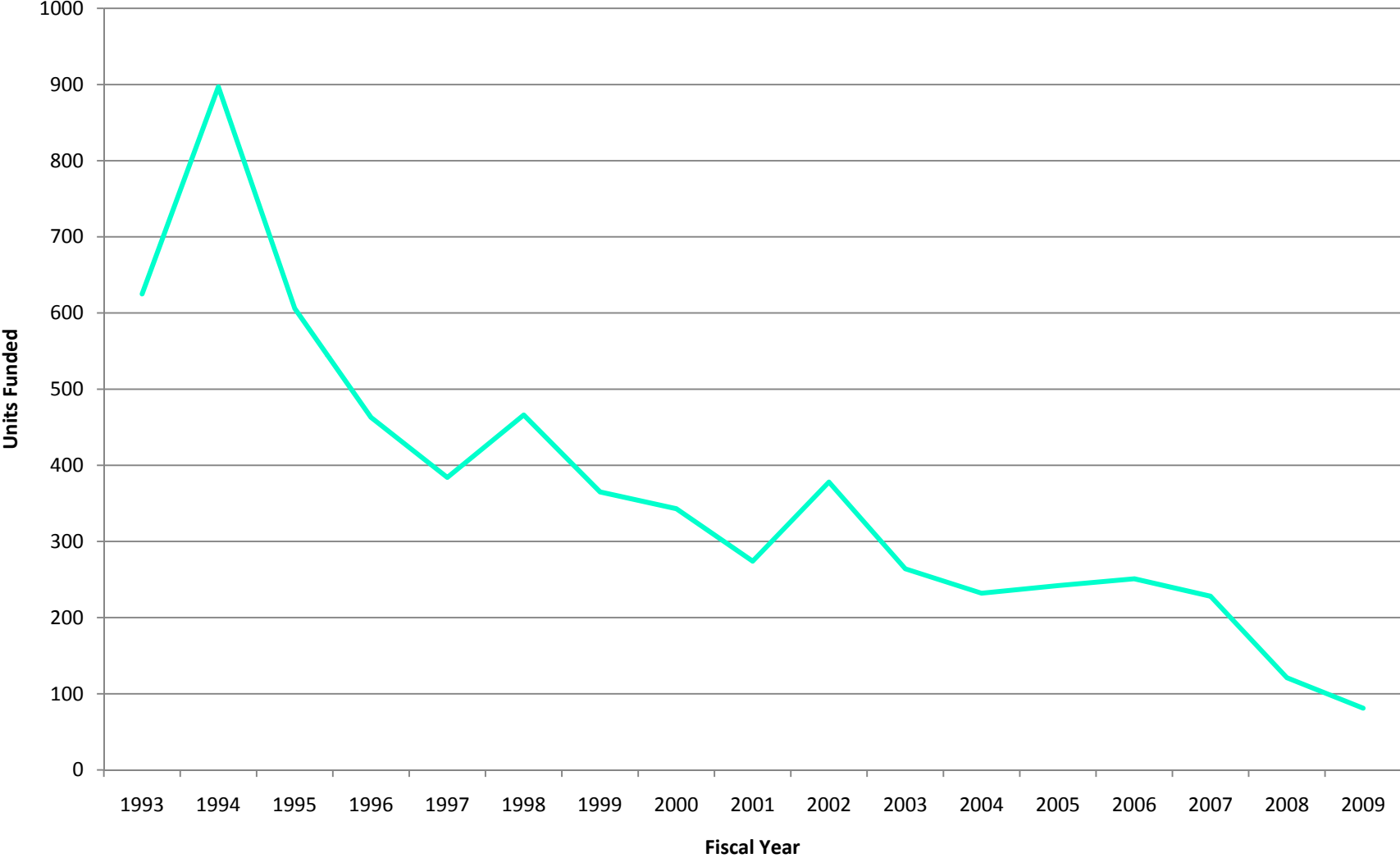
SECTION 306(c) * WATER AND WASTEWATER GRANTS [WWD], FY 1993 - FY 2009

Year	Number of Units **	Total Dollars
1993	625	\$1,998,080
1994	897	\$3,104,540
1995	606	\$2,430,410
1996	463	\$1,661,360
1997	384	\$1,169,440
1998	466	\$1,463,790
1999	365	\$1,153,570
2000	343	\$1,112,830
2001	274	\$956,960
2002	378	\$1,227,780
2003	264	\$958,510
2004	232	\$804,215
2005	242	\$887,992
2006	251	\$964,169
2007	228	\$856,999
2008	121	\$465,905
2009	81	\$297,554
Totals	6,220	\$21,514,104

* Sec. 306(c) in the Consolidated Farm and Rural Development Act. Funds are appropriated to the Rural Utilities Service and assigned to the Rural Housing Service for individual water and sewer systems in the Colonias of Arizona, California, New Mexico and Texas. ***

** Initial grants equate to units. A very small amount of total dollars are used for supplemental grants

USDA Section 306 Water & Wastewater Grants, FY 1993 – FY 2009



Units Funded



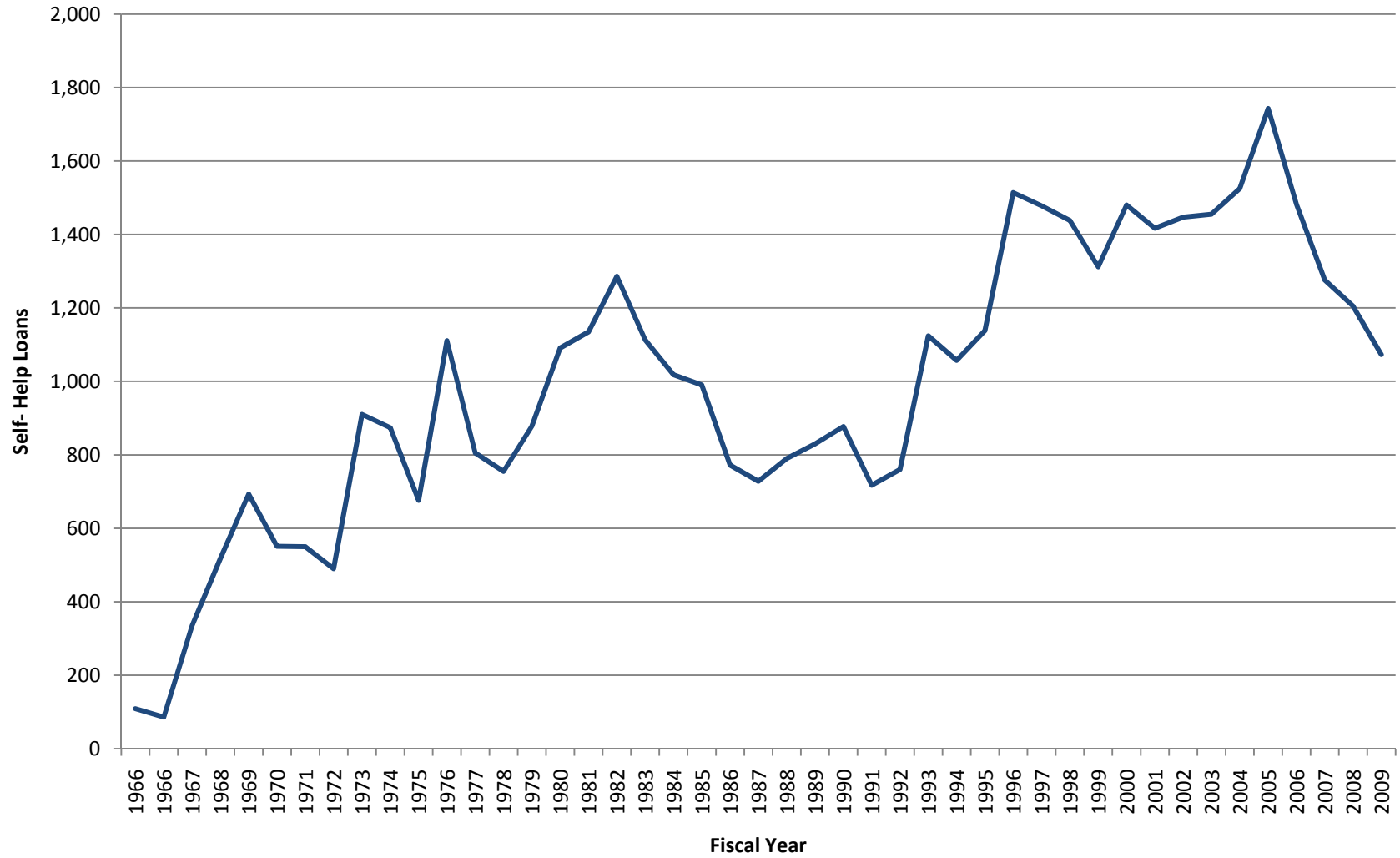
SECTION 502 SELF-HELP HOMEOWNERSHIP LOANS, FY 1966 -- FY 2009

Year	Loans	Dollars Obligated*	Avg. Loan Amount*
1966	109	\$685,430	\$6,288
1966	86	\$533,950	\$6,209
1967	335	\$2,340,620	\$6,987
1968	518	\$3,971,420	\$7,667
1969	693	\$5,803,980	\$8,375
1970	551	\$5,157,650	\$9,361
1971	550	\$5,597,740	\$10,178
1972	490	\$5,853,140	\$11,945
1973	910	\$12,584,880	\$13,830
1974	874	\$14,363,590	\$16,434
1975	676	\$12,019,550	\$17,780
1976	1,111	\$21,648,250	\$19,485
1977	805	\$17,300,878	\$21,492
1978	755	\$18,500,790	\$24,504
1979	878	\$25,785,027	\$29,368
1980	1,091	\$37,047,768	\$33,958
1981	1,135	\$39,830,760	\$35,093
1982	1,286	\$46,885,670	\$36,459
1983	1,113	\$42,030,650	\$37,763
1984	1,018	\$40,015,640	\$39,308
1985	990	\$40,345,840	\$40,753
1986	772	\$31,580,765	\$40,908
1987	728	\$28,090,050	\$38,585
1988	790	\$32,798,480	\$41,517
1989	830	\$37,211,160	\$44,833
1990	877	\$41,657,380	\$47,500
1991	717	\$35,735,430	\$49,840
1992	760	\$40,750,510	\$53,619
1993	1,124	\$63,573,230	\$56,560
1994	1,057	\$65,726,217	\$62,182
1995	1,138	\$72,356,125	\$63,582
1996	1,514	\$103,434,698	\$68,319
1997	1,478	\$108,727,685	\$73,564
1998	1,438	\$106,398,759	\$73,991
1999	1,312	\$104,887,015	\$79,944
2000	1,480	\$125,258,241	\$84,634
2001	1,417	\$120,046,575	\$84,719
2002	1,447	\$124,876,333	\$86,300
2003	1,455	\$131,222,112	\$90,187
2004	1,525	\$143,626,077	\$94,181
2005	1,743	\$160,983,921	\$92,360
2006	1,482	\$156,614,254	\$105,577
2007	1,276	\$143,413,483	\$112,393
2008	1,205	\$152,423,195	\$126,492
2009	1,073	\$136,629,001	\$127,334
Totals	44,612	\$2,666,323,919	

*Dollars obligated and average loan amount not adjusted for inflation

Source: HAC Tabulations of RD Data

USDA Section 502 Self-Help Homeownership Loans, FY 1966 – FY 2009



— Self-Help Loans