

Farm Labor Housing Direct Loans & Grants

What does this program do?

It provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.

Who may apply for this program?

This program assists qualified applicants who cannot obtain commercial credit on terms that will allow them to charge rents that are affordable to low-income tenants. Borrowers must have sufficient qualifications and experience to develop and operate the project. Qualified applicants include:

- **Farmers, associations of farmers and family farm corporations**
- **Associations of farmworkers and nonprofit organizations***
- **Most State and local governmental entities***
- **Federally recognized Tribes***

*Eligible to apply for grants and loans

What is an eligible area?

Housing may be constructed in urban or rural areas, as long as there is a demonstrated need.

How may funds be used?

Construction, improvement, repair, and purchase of housing for domestic farm laborers is the primary objective of this program.

Funding may also be available for related activities including:

- Buying and improving land
- Purchasing household furnishings
- Paying construction loan interest
- For a complete list see [7 CFR Part 3560.53](#)

Who may live in the rental housing?

- Domestic farm laborers, including those working on fish and oyster farms and on-farm processing
- Retired and/or disabled farm laborers
- Must be a U.S. citizen or permanent resident

Very-low- to moderate-income households

What kinds of funds are available?

- Low interest loans
- Grants based on need and may not exceed 90 percent of project cost

What are the loan terms?

- Up to 33 year payback period
- 1 percent fixed rate
- An allocation of loan funds is also available for on-farm labor housing and is funded on a first-come, first-served basis

Contact your [local RD office](#) for details applicable for your project.

How do we get started?

A two-phase application process starts with pre-applications accepted on an annual basis through a Notice of Funding Availability (NOFA) in the Federal Register. Selected pre-applications are invited to submit final applications.

Who can answer questions?

Contact your [RD State office](#) or you can find [Rural Rental Properties](#) online.

What governs this program?

- Off-Farm: [7 CFR 3560 Subpart L](#)
- On-Farm: [7 CFR 3560 Subpart M](#)
- Title V of the Housing Act of 1949

NOTE: Because citations and other information may be subject to change, please always consult the program instructions listed in the section above titled “What Governs This Program?” You may also contact your local office for assistance. You will find additional forms, resources, and program information at [rd.usda.gov](#). USDA is an equal opportunity provider, employer, and lender.