



Committed to the future of rural communities.

# Wisconsin Resource Guide



<http://www.rurdev.usda.gov/wi>

Revised June 2008

WISCONSIN USDA  
RURAL DEVELOPMENT PROGRAM  
HANDBOOK

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Agency	Business Loans	Business Counseling	SFH Loans & Grants	Multi-Family Loans	Economic Development	Water and Waste	Community Facility Loans	General Community Development	Natural Resource	Community Planning
<b>USDA Rural Development &amp; Revolving Loan Funds for Business (by County)</b>	X		X	X	X	X	X			X
<b>Wisconsin Local Development Organizations</b>	X	X			X			X		X
<b>Wisconsin Department of Commerce</b> www.commerce.state.wi.us	X				X	X	X	X		
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<b>WISCAP Member Agencies</b> www.wiscap.org	X	X	X	X	X	X	X	X		X
<b>Wisconsin RPC- Regional Planning Commissions</b> www.dot.wisconsin.gov/projects/planorg/rpc.htm	X				X			X		X
<b>USDA-Resource Conservation and Development (RC&amp;D)</b> www.nrcs.usda.gov/programs/rcd					X				X	
<b>Small Business Administration</b> www.sba.gov/wi	X	X			X					
<b>SCORE-Counselors to America's Small Business</b> www.score.org		X								
<b>Wisconsin Small Business Development Center</b> www.wisconsinsbdc.org		X								
<b>HUD- US Dept. of Housing and Urban Development</b> www.hud.gov			X	X	X		X	X		X

Information regarding specific programs administered by the above Agencies can be obtained by contacting the agency directly or visiting their website.



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## Rural Development Mission

To increase the economic opportunity and improve the quality of life for all rural Americans.

### Introduction:

Increasing economic opportunity and improving the quality of life for people in rural America is the goal of the U.S. Department of Agriculture's (USDA) Rural Development mission area. USDA believes rural Americans deserve the same services enjoyed by people in suburban and urban areas while retaining the advantages of small town living.

USDA is working to eliminate substandard housing in rural America by helping rural residents buy, build or rent decent housing. It also creates jobs by funding the growth and creation of rural businesses and cooperatives.

USDA Programs help rural communities build and improve community facilities, such as schools, health clinics and fire stations. USDA also has programs that help rural communities build or extend utilities, including water, electricity and telecommunications services.

Program assistance is provided through direct or guaranteed loans and grants, technical assistance, research and educational materials and is administered through three Program areas: 1) Rural Housing Programs, 2) Rural Business and Cooperative Programs and 3) Rural Utilities Programs.

To accomplish its mission, USDA Rural Development often works in partnership with state, local and tribal governments, as well as rural businesses, cooperatives and non-profit agencies.

This handbook is to provide you with information concerning how to access and effectively use the services provided by Wisconsin USDA Rural Development. These services are intended to aid rural communities of Wisconsin to improve to their quality of life.

We hope you, as our valued customer, are able to benefit from the information provided in this guide. We invite you to contact our State office or any local office with questions you may have, and find out how you can benefit from our services.



### Rural Development's Vision:

A rural America that is a healthy, safe and prosperous place to live and work. And to serve as a catalyst to improve conditions in rural America.

### Nondiscrimination Statement:

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

To file a complaint of discrimination, write:  
USDA, Director, Office of Civil Rights  
1400 Independence Avenue, SW  
Washington, DC 20250-9410  
or call (202) 720-6832 (voice and TDD)



USDA is an equal opportunity provider and employer.

## Guaranteed Single Family Housing Loans Section 502

**Purpose:** A guaranteed loan program to lenders serving families seeking financing for homeownership. A non-subsidized homeownership financing program targeting (but not limited to) first time home buyers. Loans may be up to 100 percent loan to value. Funding is based upon annual appropriations. Existing Rural Development Direct and Guaranteed loan borrowers are also able to refinance their existing loans.

**Eligibility:** Have ability to repay loan, live in the new residence, be a citizen or non-citizen admitted to the United States of America for permanent residence or on indefinite parole and other requirements. Applicant's income can not exceed 115 percent of the county median income. Applicant must demonstrate repayment ability (i.e. 29 percent Principal, taxes, insurance and interest; 41 percent total debt ratio). Lenders may exceed repayment ratio guidelines with compensating factors.

**Fund Availability and Maximum Loan Amounts:** Funding is based upon annual appropriations. Maximum loan amounts will be dictated by an applicant's income and loan repayment ability. Loan amounts cannot exceed the property's appraised value.

**Terms:** 30 year fixed rate mortgage.

**Interest Rate:** Negotiated between the lender and borrower.

**Credit Requirements:** Applicant family must have a credit record which reflects a history of meeting obligations as they become due.

**Collateral:** Mortgage on Real Estate Financed.

**Fees:** Guarantee Fee of two percent or .5 percent for refinance of loan amount is charged to the lender.

**Special Features:**

- No downpayment.
- Private Mortgage Insurance is not required.
- Ability to finance home purchase, repairs and loan closing costs up to the property's appraised value.

**For More Information Contact:** Rural Development Housing Staff at 715-345-7620, 866-474-3600 or email at [RD.SFH.SO@wi.usda.gov](mailto:RD.SFH.SO@wi.usda.gov)



## Direct Single Family Housing Loans Section 502

**Purpose:** The direct home loan program is for families seeking financing to purchase (existing or new construction), repair or improve a home. This subsidized housing program offers loan benefits:

- as down payment assistance to enable purchase with a loan through a private lending source (Rural Development accepts a junior lien behind the primary lender).
- as a sole source of assistance for purchase, repair or improvement. Sole source assistance is limited to families who are unable to obtain any part of the needed credit from another lending source.

The Rural Development loan or portion of the loan may be subsidized based on financial need in order to show repayment capacity.

**Eligibility:** Have ability to repay loan, live in the new residence, be a citizen or non-citizen admitted to the United States of America for permanent residence or on indefinite parole and other requirements. All requirements are subject to change. A family's income can not exceed 80 percent of the county median income.

**Fund Availability and Maximum Loan Amounts:** Funding is based upon annual appropriations. Loans may be made for up to 100 percent of the appraised value.

**Terms:** Maximum repayment typically is 33 years (subject to change based on applicant qualifications and security offered).

**Interest Rate:** Current Interest Rate is used; however, a subsidy is provided to reduce the effective interest rate to as low as

one percent.

**Credit Requirements:** Applicant family must have a credit record which reflects a history of meeting obligations as they become due.

**Collateral:** Mortgage on Real Estate Financed.

**For More Information Contact:** Rural Development Housing Staff at 715-345-7620 , 866-474-3600 or email at [RD.SFH.SO@wi.usda.gov](mailto:RD.SFH.SO@wi.usda.gov)



## Repair Loans and Grants Section 504 - Single Family Housing

**Purpose:** Low interest home improvement loans and grants, designed for very low-income individuals (50 percent or less of county median income). Funds can be used for making repairs, installing essential features or to remove health and safety hazards. Funding is based upon annual appropriations. The maximum loan limit at one time is \$20,000. The lifetime grant maximum is \$7,500.

**Eligibility:** Must be a rural resident or living in a town with a population of up to 10,000 (selected communities with populations of 10,000 - 20,000 are also eligible) and be within the designated income levels. In order to be grant eligible, the applicant must be at least 62 years old and be unable to repay a loan.

**Fund Availability and Maximum Loan Amounts:** Funding is based upon annual appropriations. Maximum loan limit at one time is \$20,000. The lifetime grant maximum is \$7,500.

**Loans:** Maximum term of 20 years.

**Terms:** Grants require a three year grant agreement.

**Interest Rate:** Interest rate is one percent A.P.R. on loans.

**Credit Requirements:** Reasonable credit history.

**Collateral:** Mortgage is required on loans of \$7,500 or more.

**For More Information Contact: Rural Development  
Housing Staff at 715-345-7620, 866-474-3600 or email  
at [RD.SFH.SO@wi.usda.gov](mailto:RD.SFH.SO@wi.usda.gov)**



## Multi-Family Housing Guaranteed Loans Section 538

**Purpose:** A guaranteed loan program to lenders serving the rental housing needs of low and moderate income rural households by providing loan guarantees for newly constructed or rehabilitated rental property in eligible rural areas. Guarantees may be used in conjunction with other subsidy programs, such as the Low-Income Tax Credit, HOME and state rental assistance programs. Loans can be made for a variety of rental housing types, for example: family elderly, congregate housing and mobile homes. Loans can be made for new construction moderate or substantial rehabilitation, acquisition of buildings that meet "special housing needs" and combination construction and permanent loans.

**Eligibility:** Applicants may be individuals, non-profit or for profit organizations, partnerships, limited liability companies, trusts, state and local agencies and American Indian Tribes. Applicants should have the ability and experience to operate and manage a multi-family housing project successfully. Communities with a population of 10,000 or less (selected communities with a population between 10,000-20,000 are also eligible). Lenders eligible for approval include FHA, Fannie Mae and Freddie Mac approved multi-family lenders, other lenders with multi-family experience such as Federal Home Loan Bank system members and State or local Housing Finance Agencies.

**Fund Availability:** The application process and competitive criteria will be described in an annual Notice of Funding Availability (NOFA) published by RHS.

**Terms:** 25 year minimum, 40 year maximum.  
25 year minimum for balloon with 40 year amortization.

**Interest Rate:** The interest rate must be fixed and cannot exceed the rate specified in the NOFA. Selected loans may be eligible to receive a subsidy to reduce the interest cost.

**Credit Requirements:** Loans to Government agencies and non-

profits entities have a 3 percent capital contribution. Other entities have a 10 percent capital contribution requirement.

**Collateral:** Appraisal must indicate security value equal to or greater than the loan.

**Income and Rent Restriction:**

- Tenants income cannot exceed 115 percent of the area median income, adjusted for family size.
- Rent (including tenant-paid utilities) for any unit at initial occupancy cannot exceed 30 percent of 115 percent of the area median income, adjusted for family size.
- The average rent (including tenant-paid utilities) for all units in a project cannot exceed 30 percent of 100 percent of area median income.

**Fees:**

- Application fee \$2500.
- Initial fee of one percent of guaranteed amount.
- Annual renewal fee of 0.5 percent of the outstanding balance on January 1 of each year thereafter.

**For more Information Contact:**  
**Rural Development Housing**  
**Staff at 715-345-7620,**  
**866-474-3600 or email at**  
**RD.MFH.SO@wi.usda.gov**



## Multi-Family Housing Direct Loans Section 515

**Purpose:** Rural Development’s Rural Rental Housing Program (Section 515), provides loans for the development of affordable rental housing in rural communities for seniors, individuals and families. Low and very-low income households are targeted as tenants, but moderate income households are also eligible. To increase affordability, USDA may also provide Section 521 Rental Assistance (RA) with its loan. RA is project-based tenant subsidy that pays a portion of tenant shelter costs, reducing them to an affordable level (30 percent of adjusted income).

### Eligibility:

*Borrowers* must have sufficient qualifications and experience to develop and operate the project and a good credit history, no delinquent federal debt, no federal housing violations and include the following:

- Individuals who are US citizens and permanent residents.
- General or Limited Partnerships.
- Corporations.
- Limited Liability Companies.
- Non-profits.
- Cooperatives.
- Public bodies (including housing authorities and Native American Indian Tribes).

### Project

- Project must be in a rural area, unincorporated areas and cities of less than 10,000-20,000 population.
- Project must be located in a community on Rural Development’s “List of Designated Places” – which is issued annually and can be found on the Rural Development website [www.rurdev.usda.gov/wi](http://www.rurdev.usda.gov/wi).
- Projects must consist of at least two rental units.

- Housing must be modest in size and design.
- **Ineligible** facilities include licensed to provide medical care and housing for transient residents.

**Fund Availability:** Rural Development accepts 515 new construction proposals once a year through a Notice of Funding Availability (NOFA) published in the Federal Register.

**Terms:** 30-year term with 50-year amortization.

### Interest Rate:

- Closed at current market rate.
- Rural Development provides interest credit assistance to lower the effective interest rate to a one percent rate.

**Credit Requirements:** Loans can be made up to the value of the security as determined by an appraiser. Applicants contribute any difference between cost and security value.

**Collateral:** Appraisal must indicate security value equal to or greater than the loan.

**Fees:** None.

**For more Information Contact:  
Rural Development Housing  
Staff at 715-345-7620,  
866-474-3600 or email at  
RD.MFH.SO@wi.usda.gov**



### Farm Labor Housing Loans and Grants Section 514 and 516

**Purpose:** USDA Rural Development's Farm Labor Housing (FLH) Program provides low cost financing for the development of affordable rental housing for both *year-round and migrant "domestic farm laborers" and their households*. These programs may be used to build, buy, improve or repair farm labor housing and provide related facilities, such as on-site child care centers. Section 514 loans are the basis of all assistance to which Sections 516 & Section 521 assistance may be added based on need and funding availability:

- Section 514 loans are long-term low interest loans.
- Section 516 assistance are grants.
- Section 521 Rental Assistance (RA) is project-based tenant subsidy that pays a portion of the tenant's shelter costs reducing it to an affordable level (30 percent of adjusted income).

**Collateral:** Each loan will be adequately secured to protect the Government's interest

**Fees:** None

**Tenant Criteria:**

- Tenancy is limited to low and moderate-income "domestic farm laborers" and their households.
- The primary tenant must be a US citizen or legally admitted for permanent residence.
- Retired or disabled domestic farm laborers are also eligible tenants.

**OFF FARM**

Housing developed for farm workers working on any farm operation.

**Eligible Applicants:** Broad based non-profit corporations, cooperatives, public bodies (including housing authorities and Native American Indian Tribes) and limited partnerships with a single, non-profit general partner.

**Funding Availability:** Rural Development accepts FLH proposals once a year through a Notice of Funding Availability (NOFA) published in the Federal Register.

**Maximum Loan/Grant Amount:**

- Combined Section 514 loan and 516 grant assistance may not exceed \$3 million. (This maximum is subject to change and published annually in the Federal Register).

- Section 516 grant funds are available only based on demonstrated need. Grants may not exceed 90 percent of the project's total development cost (TDC).

**Rates and Terms:**

- Section 514 Loan: 33-year term fully amortized with monthly or annual payments.
- Section 516 Grant: Grant with no repayment required.
- Prohibition on Prepayment.
- One percent on unpaid principal of loans.

**ON FARM**

Rural Development can also provide one percent loans to growers who wish to build on farm housing. The on farm housing is available only to farm workers who work for the farmer borrowing the funds.

**Eligible Applicants:** Individual farm owner, family farm partnerships, family farm corporation or an association of farmers.

**Funding Availability:** Rural Development accepts on farm labor housing proposals on going. Applications are funded on a first come first serve basis.

**Maximum Loan:** Up to 100% of security value. Section 516 grants and Section 521 Rental Assistance is not available to "ON FARM" Labor Housing.

**Rates and Terms:** 33 year: fully amortized at one percent interest  
Loan subject to a 20 year restrictive use period.

**For more Information Contact: Rural Development  
Housing Staff at 715-345-7620 , 866-474-3600 or email  
at RD.MFH.SO@wi.usda.gov**



## Housing Preservation Grants Section 533

**Purpose:** Rural Development, an agency of the U.S. Department of Agriculture, provides qualified public non-profit organizations and public agencies funding to assist very low and low-income homeowners repair and rehabilitate their homes in rural areas. Funding may also be used to assist rental property owners and cooperatives to repair and rehabilitate multi-family housing units which are available to very low and low-income persons. Financial assistance provided by grant recipients may include loans, grants and interest reduction on commercial loans or other comparable assistance.

**Eligibility:** A public body or a public or private non-profit organization with experience in similar programs.

**Fund Availability and Maximum Loan Amounts:**

- Funding is based upon annual appropriations. No more than 50 percent of the State's allocation may be obligated to a single entity.
- A Notice of Funding Availability (NOFA) is published on the Federal Register each year addressing the application cycle.

**Credit Requirements:** Demonstrate a need for repair and rehabilitation exists in the area for very low and low-income persons.

- The applicant has a feasible process for providing financial assistance which includes:
  - ✓ Selection of recipients.
  - ✓ Determining repair needs of the dwelling.
  - ✓ Performing the necessary repairs.
  - ✓ Monitoring/inspecting repairs performed.
  - ✓ Have support of local government(s) for the area served.

- Have matching/leveraged funds available to complement the funding provided by Rural Development.

**Terms:** One or two year grant.

**Interest Rate:** Grant.

**Collateral:** None.

**Fees:** None.

**For more information Contact:** Rural Development Housing Staff at 715-345-7620, 866-474-3600 or email at [RD.MFH.SO@wi.usda.gov](mailto:RD.MFH.SO@wi.usda.gov)



## Self-Help Technical Assistance Grants Section 523

**Purpose:** Technical Assistance (TA) Grants to an organization pay the cost of developing and administering a program of technical and supervisory assistance to aid the very low and low-income families to build their own homes. The dual purpose of this program is to fund organizations that are willing to locate and work with families that otherwise do not qualify as homeowners and help those families learn the skills of maintaining a home by participating in its construction.

Eligible applicants may qualify for two separate grants under this program. In addition to the TA grant, an additional pre-development grant of up to \$10,000 may be available, if the applicant organization lacks the financial resources to assemble the TA grant application.

**Eligibility:** Applicant organization must be a state, political subdivision, public non-profit corporation (including Indian Tribes or tribal corporations) or qualifying private non-profit corporation.

**Fund Availability and Maximum Loan Amounts:** Funding is based upon annual appropriations. The TA grant depends on the experience and capabilities of the applicant and must be justified based upon the number of families to be assisted.

**Terms:** A TA grant agreement may be for up to two years depending upon the size and complexity of the TA grant proposal.

**Fees:** None.

**For More Information Contact: Rural Development Housing Staff at 715-345-7620, 866-474-3600 or email at [RD.SFH.SO@wi.usda.gov](mailto:RD.SFH.SO@wi.usda.gov)**



## Rural Housing Site Loans Sections 523 and 524

**Purpose:** These are short term loans to finance development costs of subdivisions located in communities of 10,000 population or less (selected communities with a population between 10,000 and 20,000 are also eligible). Developed lots are to be sold to families with low to moderate household income (up to 115 percent of the county median income) using either Section 502 financing or credit from other sources. Section 523 loans are restricted to buyers for housing to be built under the Self-Help method of home construction. Section 524 Site Loans are not limited to Self-Help program buyers.

**Eligibility:** Loans can be made to public or private local non-profit organizations with legal authority to buy, develop and sell homesites to eligible applicants.

**Fund Availability:** Funding is held at the National level and the State Office must request an allocation for each loan.

**Terms:** Two years.

**Interest Rate:** Section 523 loans have a 3 percent interest rate. Section 524 loans are based upon market conditions.

**Credit Requirements:** No down-payment required. Applicants should have resources available to put together a formal proposal with the final application.

**Collateral:** Each loan will be adequately secured to protect the Government's interests.

**Fees:** None.

**For More Information Contact:** Rural Development Housing Staff at 715-345-7620 , 866-474-3600 or email at [RD.SFH.SO@wi.usda.gov](mailto:RD.SFH.SO@wi.usda.gov)



### Community Facility Guaranteed Loans

**Purpose:** These loans provide funding for essential community facilities, i.e. those public improvements requisite to the beneficial and orderly development of a community. Examples include village and town halls, libraries, hospitals, medical clinics, dental clinics, adult and child care centers, assisted living facilities, nursing homes, homeless shelters, police stations, fire halls, fire trucks, police and emergency vehicles, private schools and colleges, museums, and air ports. This program also may be used to fund recreational facilities.

**Eligibility:** Applicants must be public bodies (cities, villages, townships, counties or special districts)\*, federally recognized Indian Tribes, or non-profit organizations. Cities and villages must have a population of 20,000 or fewer inhabitants. Applicants other than public bodies must show broad based community support.

\* Guarantees cannot be made on tax exempt financing.

**Fund Availability:** Applications are selected into the funding cycle based upon a statewide priority point system.

**Loan Terms:** Determined by the lender, and cannot be more than the expected life of the collateral or 40 years, whichever is less.

**Interest Rate:** Negotiated between the lender and borrower.

**Credit Requirements:** No marginal loans can be guaranteed. However, the borrower must be unable to obtain credit at reasonable rates and terms from other sources. No guarantee can be made to a Federal or State agency or for a tax-exempt obligation.

**Collateral:** Must be adequate and may be (but not limited to) revenue

bonds, pledge of taxes or assessments, land, easements, rights, buildings, machinery and equipment, accounts receivable and assignment of leases. Appraisals are required.

**For More Information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)**



**Purpose:** These loans and grants provide funding for essential community facilities, i.e. those public improvements requisite to the beneficial and orderly development of a community. Examples include village and town halls, libraries, hospitals, medical clinics, dental clinics, adult and child care centers, assisted living facilities, nursing homes, homeless shelters, police stations, fire halls, fire trucks, police and emergency vehicles, private schools and colleges, museums, and airports.

**Eligibility:** Applicants must be public bodies (cities, villages, townships, counties or special districts), federally recognized Indian Tribes, or non-profit organizations. Cities and villages must have a population of 20,000 or fewer inhabitants. Grant recipients must have a median household income less than \$41,968. Applicants other than public bodies must show broad based community support. Applicants must be unable to borrow the money elsewhere at reasonable rates and terms to make the project affordable.

**Fund Availability:** Applications are scored on a priority point system based upon populations, median household incomes, and if health and safety needs are being met by the proposal. Leveraging is highly recommended due to limited funds.

**Grant Specific:** The amount of grant funds provided for a facility shall not exceed 75 percent of the cost of developing the facility. Grants are limited to no more than 50 percent of the State allocation or \$50,000, whichever is greater.

**Terms:** Maximum loan term is for 40 years or the useful life of the security, whichever is less.

**Interest Rate:** Dependant on the median household income of the borrower. The rate can be as low as 4.5 percent, and will usually be no higher than commercial bonds.

**Collateral:** Usually a revenue bond if the loan is to a public body otherwise a note and a mortgage. Repayment is from revenue

use of the facility and backed by taxes if a public body.

**For More Information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)**



**Purpose:** The Rural Community Development Initiative (RCDI) program provides technical assistance and training funds to qualified intermediary organizations to develop their capacity to undertake housing, community facilities, and community and economic development projects in rural areas.

**Eligibility:** Qualified organizations can be public or private (including tribal organizations) that have been legally organized for at least three years and have experience working with eligible recipients. Recipients of assistance from the intermediary can be non-profit organizations, low-income communities, or federally recognized tribes, based on the definitions of the Notice of Funds Availability (NOFA).

**Funding:** The RCDI grant, which has a dollar-for-dollar matching funds requirement, is made to an intermediary. Matching funds must be in the form of cash or confirmed funding commitments and be least equal to the grant amount. In-kind contributions cannot be used as matching funds.

***For More Information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)***

## RURAL BUSINESS- COOPERATIVE PROGRAMS

### Business and Industry Loan Guarantees

**Purpose:** These are loan guarantees of commercial loans. Loan purposes include purchase and expansion of land, equipment, buildings, working capital, aquaculture, commercial nurseries, tourist and recreation facilities, hotels, motels, community facility projects, housing development sites, apartment buildings and the purchase of stock in a cooperative where commodities are being produced by the members for processing by the cooperative. Loan funds cannot be used for lines of credit, gambling, golf courses and agricultural production over \$1 million or more than 50 percent of a project and when not part of an integrated agriculture processing business.

**Eligibility:** Loans are made to businesses which save or create jobs in rural areas (cities under 50,000 in population). Borrowers may be an individual, partnership, cooperative, for-profit or non-profit corporation, Indian Tribe or public body.

**Maximum Amounts:** The maximum guarantee is generally 80 percent for loans up to \$5 million, 70 percent for \$5-10 million and 60 percent for \$10-25 million.

**Terms:** Typically 20 years for real estate, seven to 10 years for machinery and equipment (depends on useful life) and five to seven years for working capital.

**Interest Rate:** Negotiated between the lender and borrower and may be fixed or variable.

**Collateral:** All collateral must secure the entire loan and personal and corporate guarantees are required.

**For more Information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)**



## RURAL BUSINESS- COOPERATIVE PROGRAMS

### Rural Business Enterprise Grants

**Purpose:** These are grants to economic development organizations to assist or facilitate development of small rural private businesses. Small emerging private businesses are businesses with less than \$1 million in revenues and which will have fewer than 50 new employees. There is no maximum dollar limit for any one project but projects requesting less than \$100,000 receive higher priority. Funds can be used for technical assistance, revolving loan programs, incubator/industrial buildings, industrial park improvements, feasibility studies, and career or job training. Businesses assisted must be located in rural areas (other than cities with populations exceeding 50,000).



**Eligibility:** Applicants are non-profit associations, Indian Tribes or public bodies and must fulfill the specified population and income requirements.



**For more Information Contact:** Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)

## RURAL BUSINESS- COOPERATIVE PROGRAMS

### Intermediary Relending Program

**Purpose:** Intermediaries (or borrowers) are private non-profit corporations, any state or local government, an Indian Tribe or a cooperative. Intermediary Relending Program money is lent to an previously mentioned group, which in turn is re-lent by the intermediary to the ultimate recipients. The ultimate recipient must be unable to obtain credit elsewhere at reasonable rates and terms. The ultimate recipient may be a business, non-profit organization, or public body. Loan funds may be used for new business start up, business expansion, public facilities, or community infrastructure.

**Eligibility:** Service area must be under 25,000 in population.

**Maximum Amounts:** Maximum Rural Development funding is \$2 million per intermediary. Maximum loan to any ultimate recipient is \$150,000.

**Terms:** Maximum term is 30 years.

**Interest Rate:** Rates to intermediary is one percent. Rates to ultimate recipients will be negotiated with lower rates encouraged.

**Collateral:** Can be real or personal property or pledged securities of intermediary or ultimate recipient.

**For more Information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)**



**Purpose:** The purpose is to promote sustainable economic development in rural communities with exceptional needs. This is accomplished by making grants to pay costs of providing economic planning for rural communities, technical assistance for rural businesses, or training for rural entrepreneurs or economic development officials.

**Eligibility:** To be eligible for a Rural Business Opportunity Grant (RBOG) applicants must be a public body, non-profit corporation, Indian Tribe, or cooperative with members that are primarily rural residents. Applicants must have significant expertise in the activities they propose to carry out with the grant funds and financial strength to ensure they can accomplish the objectives of the proposed grant. Applicants must be able to show that the funding will result in economic development of a rural area (which is defined as any area other than a city or town that has a population of greater than 50,000 inhabitants and the urbanized area contiguous and adjacent to such a cities or towns).

***For more Information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)***

RURAL BUSINESS-  
COOPERATIVE PROGRAMS

Rural Economic Development Loans and Grants

**Purpose:** Purpose is to develop projects that will result in a sustainable increase in economic productivity, job creation and incomes in rural areas. Projects may include business start-ups and expansion, community development, incubator projects, medical and training projects and public facilities. The initial use of grant funds must be to finance a public facility project.

**Eligibility:** Applicants/intermediaries are current or pre-paid Rural Utility Service electricity and telephone borrowers. The project does not have to be within their service area. .

**Fund Availability and Maximum Amounts:** Funding is either a zero interest loan or grant to the borrower which in turn is re-lent as a zero interest loan. The maximum amount varies each fiscal year.

**Terms:** For a zero interest loan, the borrower will sign a promissory note with a term not to exceed 10 years. Principal may be deferred up to two years. All loans will be secured. The applicant/intermediary must have a specific loan recipient at the time of application. Repayment of the loans will equal the term of the loan to the intermediary. Grant Funds must be matched 20 percent up front by the intermediary. These accounts will be used initially as zero interest revolving loans. Funds from other sources must at least equal 20 percent of the loan or grant amount.

**Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)**

**For more Information Contact: Rural Development**

## RURAL BUSINESS- COOPERATIVE PROGRAMS

### Value-Added Producer Grant Program

**Purpose:** The primary purpose of the Value-Added Producer Grant Program (VAPG) is to enable eligible agricultural producers to develop businesses that produce and market value-added agricultural products.

**Eligibility:** Applicants must be an independent producer, agricultural producer group, farmer or rancher cooperative, or majority controlled producer-based business venture. The project must show evidence of a high likelihood of creating added value for an agricultural product. Value-added is the incremental value that is realized by the producer from an agricultural commodity or product as a result of a change in its physical state, differentiated production or marketing as demonstrated in a business plan, product segregation or the economic benefit realized from the production of farm or ranch-based renewable energy. Incremental value may be realized by the producer as a result of either an increase in value to buyers or expansion of the overall market for the product.

**Maximum Amounts:** The maximum amount is no more than \$300,000 for working capital or \$100,000 for planning purposes, per project, per fiscal year.

**Matching Funds:**  
Equal to the awarded grant amount.

**Fund Availability:**  
Determined each fiscal year.

**Application Deadline:**  
Determined each fiscal year.

**For more Information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)**



## RURAL BUSINESS- COOPERATIVE PROGRAMS

## Renewable Energy Systems & Energy Efficiency Improvement Grant Program

### Purpose -

**Energy Efficiency:** Installation of energy efficient equipment and improvements to a facility, building or process, or that reduces energy consumption.

**Renewable Energy:** Purchase and installation of a system that produces, or produces and delivers usable energy derived from wind, solar, biomass, geothermal, or hydrogen derived from these sources.

### Eligibility -

Agricultural Producers and Rural Small Businesses  
(Excludes residential purposes)

**Agricultural Producer:** Individual or entity directly involved in the production of agricultural products and 50% or greater of their gross income is derived from the operations.

**Rural:** All areas other than a city with a population of greater than 50,000 and urbanized area contiguous and adjacent to such city.

**Small Business:** A private entity including a sole proprietorship, partnership, corporation, and a cooperative, municipal, or Indian Tribal electric utility. Must meet SBA small business size standards including aggregate or affiliated and subsidiary entities; excludes other non-profit entities. Facility must be located in a rural area.

### Use of Grant Funds:

Construction of buildings, real estate improvements, and purchase and installation of equipment that are an integral and necessary part of the renewable energy system or an energy efficiency improvement project.

Energy audits, feasibility study, and business plans.  
Professional fees, design fees, permits, etc.

### Amounts:

Renewable: \$2,500 minimum - \$500,000 maximum.

Efficiency: \$1,500 minimum - \$250,000 maximum.

Grant cannot exceed 25 percent of eligible project costs.

**Fund Availability:** NOFA will announce the application cycle annually.

**For more Information Contact: Rural Development  
Business and Community Programs Staff at 715-345-  
7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)**



## RURAL BUSINESS- COOPERATIVE PROGRAMS

## Renewable Energy Systems & Energy Efficiency Improvement Guaranteed Loan Program

### Purpose -

**Energy Efficiency:** Installation of energy efficient equipment and improvements to a facility, building or process, or that reduces energy consumption.

**Renewable Energy:** Purchase and installation of a system that produces, or produces and delivers usable energy derived from wind, solar, biomass, geothermal, or hydrogen derived from these sources.

### Eligibility:

Agricultural Producers and Rural Small Businesses  
(Excludes residential purposes)

**Agricultural Producer:** Individual or entity directly involved in the production of agricultural products and 50% or greater of their gross income is derived from the operations.

**Rural:** All areas other than a city with a population of greater than 50,000 and urbanized area contiguous and adjacent to such city.

**Small Business:** A private entity including a sole proprietorship, partnership, corporation, and a cooperative, municipal, or Indian Tribal electric utility. Must meet SBA small business size standards including aggregate or affiliated and subsidiary entities; excludes other non-profit entities. Facility must be located in a rural area.

### Use of Grant Funds:

Construction of buildings, real estate improvements, and purchase and installation of equipment that are an integral and necessary part of the renewable energy system or an energy efficiency improvement project.

Energy audits, feasibility study, and business plans.

Professional fees, design fees, permits, etc.

Expansions or improvements to existing renewable energy systems.

### Loan Information:

\$5,000—\$10,000,000 loan amount

- 1.0% guarantee fee
- 1/8% annual renewal fee
- 70-85% guarantee of loss
- Loan amount (including grant funds if applicable) cannot exceed 50% of eligible project cost

**Fund Availability:** Open application cycle. Applications will be processed on an on-going basis.

**For more Information Contact:** Rural Development  
Business and Community Programs Staff at 715-345-7610  
or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)



## RURAL BUSINESS - COOPERATIVE PROGRAMS

## Cooperative Development Technical Assistance

**Purpose:** Assist rural residents form new cooperative businesses or to use the cooperative model to address unmet social or economic needs.

**Eligibility:** All rural residents of Wisconsin.

**What is a Cooperative?** A **cooperative (co-op)** is a business owned and democratically controlled by the people who use its services. Cooperatives operate for the benefit of members rather than earn profits for external investors.

### Types of Assistance:

- Present general information on what is a co-op.
- Organize a steering committee and board of directors.
- Guide a steering committee and members through the steps of organizing a co-op.
- Conduct a potential membership survey.
- Draft by-laws, articles of incorporation and marketing agreements.
- Research portions of a feasibility study.
- Assist with the creation of a business plan.
- Explore an equity drive and financing options.
- Provide initial and ongoing board of directors training.

Through collaboration with state, midwest, national and international cooperative development organizations, we keep abreast of current research in the co-op field and help people apply this evolving knowledge base to their particular needs. Currently, we are working with groups to establish cooperatives in the following sectors:

- Home health care co-ops (worker owned or consumer/worker owned)
- Shared services co-ops (for small businesses, non-profits and local governments to purchase supplies in bulk, to jointly market and to distribute goods or services).
- Consumer purchasing co-ops.
- Rural Housing and senior housing co-ops.
- Craft producers co-ops.
- Day care co-ops.
- Niche marketing co-ops for family farmers.

### For More Information Contact:

**Margaret Bau**

**Cooperative Development Specialist**

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Fax Number: (715) 345-7669

E-mail Address: Margaret.Bau@wi.usda.gov



**Purpose:** These are funds for community water, sewer, storm sewer and solid waste systems.

**Eligibility:** Applicants are public bodies (city, township, county or special district), Indian Tribes, cooperatives or other non-profit organizations. Applicants must be unable to borrow money elsewhere at reasonable rates and terms to make the project affordable. Service area must be under 10,000 in population. Grants may be available if the median household income of the borrower is at or below \$46,632 (per 2000 Federal Census) and if needed to reduce annual costs of the system to what similar communities are paying.

**Fund Availability:** Applications are scored on a priority point system based upon population, median household incomes and if health and sanitary needs are being met by the proposal.

**Terms:** Loan term is up to 40 years. Security is usually a revenue or special assessment bond. Repayment is by user fees or special assessments.

**Interest Rate:** Dependant on the median household income of the borrower. The rate may be as low as 4.5 percent and will usually be no higher than commercial bond rates.

**For more Information Contact:** Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)



## Technical Assistance And Training Grants

**Purpose:** Grants under this program can be used to identify and evaluate solutions to water and waste disposal problems in rural areas, to assist in preparation of Rural Development grants, to improve operation and maintenance of existing water and waste disposal in rural areas.

**Eligibility Requirements:** Applicants should be a private non-profit organization and possess the ability and experience to provide technical assistance and/or training to water and sewer utilities.

**Fund Availability:** Technical Assistance and Training Grants are made available from at least one percent and not more than three percent of the funds appropriated for Water and Waste Disposal Grants. Applications are accepted October 1 through December 31.

***For more information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at RD.BCP.SO@wi.usda.gov***

## RURAL UTILITIES PROGRAMS

### Solid Waste Management Grants

**Purpose:** Grant money to help reduce or eliminate pollution of water resources and to improve planning and management of solid waste sites.

**Eligibility:** Applicants are private, non-profit, tax-exempt organizations with proven experience and ability to provide such technical assistance. Grant funds may not be used for recruiting of applications or to duplicate services already provided by the organization.

**Fund Availability:** Applications are accepted October 1 through December 31.

**For more Information Contact:** Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)



**Purpose:** Provide on-site technical assistance to help assure cost effective operation of rural water systems. The assistance is provided at no charge. It compliments supervisory assistance provided by Rural Development personnel.

**Eligibility:** The assistance may be requested by officials of rural water systems or by Rural Development personnel.

***For more Information Contact: Rural Development Business and Community Programs Staff at 715-345-7610 or email at RD.BCP.SO@wi.usda.gov***

## Emergency Community Water Assistance

**Purpose:** These grants may be available to rural communities when disaster strikes. Congress may appropriate funds for the program after a flood, earthquake or other disaster if the county or area has been designated eligible under a presidential emergency declaration.

**Eligibility:** Applicants must have a decline in quantity or quality of water. Public bodies, Indian Groups and non-profit corporations serving rural areas, including cities or towns whose population does not exceed 10,000 people may be eligible.

**Funding Availability:** Subject to funding.

***For more Information Contact: Rural Development  
Business and Community Programs Staff at 715-345-  
7610 or email at RD.BCP.SO@wi.usda.gov***

**Purpose:** This program is used to create or improve telecommunications, computer networks and related technology for rural communities to improve access to education and/or medicinal services.

**Eligibility:** Applicants are rural schools, libraries, hospitals, health care clinics and related organizations which operate educational or health care facilities, Indian Tribes, consortiums or partnerships and other organizations that operate educational or health care facilities in rural areas. Funds will not be provided to State or Local governments.

**Fund Availability and Maximum Amounts:** Funding for loans and grants is based on annual appropriation. Maximum amount of a grant can not exceed 10 percent of any fiscal year appropriation. The minimum amount for both is \$50,000. The maximum amount for a loan is \$3,000,000 and for a grant \$500,000. Up to 70 percent of the cost of acquiring eligible equipment can be funded under a grant or up to 90 percent of costs under a loan.

**Matching Funds:** Minimum 15% of total amount of financial assistance requested.

**Funds Available:** Determined each fiscal year.

**Application Deadline:** Determined each year.

**For more Information Contact:** Rural Development Business and Community Programs Staff at 715-345-7610 or email at [RD.BCP.SO@wi.usda.gov](mailto:RD.BCP.SO@wi.usda.gov)



OFFICE OF THE  
STATE DIRECTOR

**Empowerment Zones, Enterprise and Champion (EZ/EC) Communities  
and Rural Community Assistance Program (RCAP) Communities**

**Purpose:** Technical assistance provided during application and implementation phase as well as continuing technical support to communities.

**The four key principles of this program are:**

- **Economic Opportunity** – including job creation within the community and throughout the region, entrepreneurial initiatives, small business expansion and training for jobs that offer upward mobility.
- **Sustainable Community Development** – to advance the creation of livable and vibrant communities through comprehensive approaches that coordinate economic, physical, environmental, community and human development.
- **Community-Based Partnerships** – involving participation of all segments of the community including the political and governmental leadership, community groups, health and social service groups, environmental groups, religious organizations, the private and non-profit sectors, centers of learning, other community institutions, concerned citizens and low-income residents.
- **Strategic Vision for Change** – which identifies what the community will become and develops a strategic map for revitalization.

**Eligibility:** Rural residency, poverty criterion. **Program is currently closed to further application.**

**For More Information Contact:**

**Mark Brodziski**

**B&CP Program Director**

Phone Number: (715) 345-7600 ext. 131

Fax Number: (715) 345-7616

E-Mail Address: Mark.Brodziski@wi.usda.gov

**Kathi Firkus**

**B&CP Assistant**

Phone Number: (715) 345-7610

Fax Number : (715) 345-7616

E-Mail Address: Kathi.Firkus@wi.usda.gov



### Community Assessments

**Purpose:** Technical assistance in bringing together local, regional, state and national teams of development and environmental professionals to work with local communities on sustainable development issues. The visiting 'Resource Teams' serves as a catalyst – using the visit by a group of objective professionals and other knowledgeable individuals to facilitate the creation of new coalitions, the emergence of new leadership, the identification of shared concerns and creating collaborative action. The Exchange also provides access to resources – new ideas, networks and information that the community needs if it is to shape the future.

**Eligibility:** Rural residency.

#### For More Information Contact:

**Mark Brodziski**

Phone Number: (715) 345-7610

Fax Number: (715) 345-7616

E-mail Address: Mark.Brodziski@wi.usda.gov



### Information Act (FOIA) and Privacy Act:

In accordance with the Freedom of Information Act (FOIA) and USDA regulations (7 Code of Federal Regulations, Part 1, Subpart A), any person can request access to Rural Development records.

Requests should be made in writing to the appropriate Rural Development FOIA/Privacy Act Coordinator in the state where the records reside or to the Rural Development FOIA/Privacy Act Officer in Washington, D.C. if the records reside either in the National Office or in the Finance Office in St. Louis, MO. If you are not sure where the requested records reside, contact the Washington, D.C. FOIA Officer/Privacy Act Officer. Requests may be sent by mail or fax. Requests will not be accepted through e-mail since a signature needs to be affixed to the request. Please indicate that you are making a request under the FOIA and/or Privacy Act. Include the mailing address to which the records should be sent. We also suggest that you provide your phone number so that USDA employees may contact you if needed for clarification of your request.:

USDA Rural Development FOIA/Privacy Act/Torts Unit  
USDA South Building  
Stop 0742, 1400 Independence Avenue, SW  
Washington D.C. 20250-0742  
Telephone (202) 692-0031  
Fax Number (202) 692-0013

Requests for information pertaining to Wisconsin should be directed to the attention of :

**Lori Wells**

Rural Development Wisconsin State Office  
4949 Kirschling Court  
Stevens Point, WI 54481  
TELEPHONE: (715) 345-7680  
E-mail Lori.Wells@wi.usda.gov

WISCONSIN USDA  
RURAL DEVELOPMENT GUIDE

**Wisconsin State Office**  
4949 Kirschling Court  
Stevens Point, WI 54481

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Kelly Edwards Public Information Coordinator

*Administrative Management Staff*

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Kris Groshek	Human Resource Technician
Joan Hoffman	Clerk

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WISCONSIN USDA RURAL  
DEVELOPMENT PROGRAM  
HANDBOOK

USDA Rural Development

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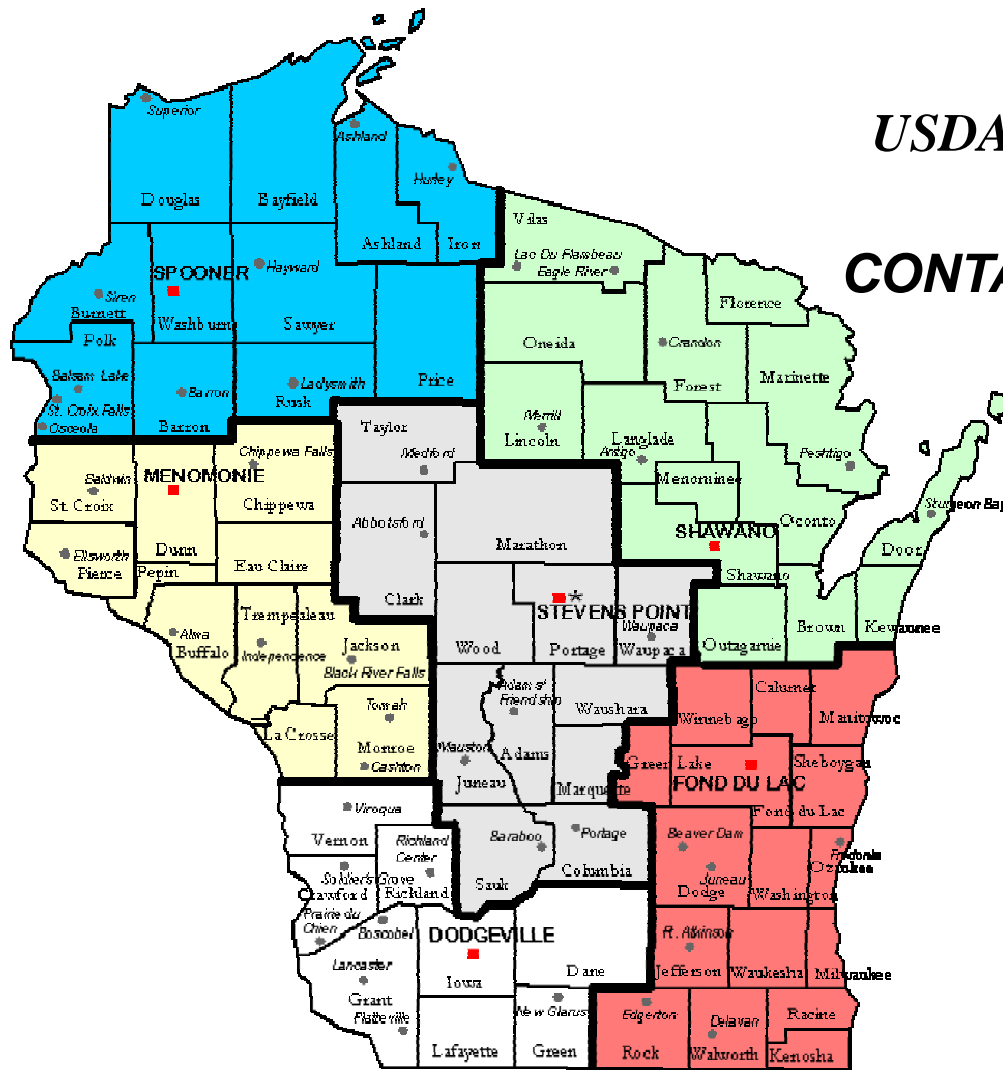
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[Cora.Schultz@wi.usda.gov](mailto:Cora.Schultz@wi.usda.gov)

*Wisconsin  
USDA Rural Development  
Area Offices*

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● **Area 2: Shawano Area Office**  
603B Lakeland Road  
Shawano WI 54166  
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● **Area 3: Fond du Lac Area Office**  
W6529 Forest Avenue, Suite 200  
Fond du Lac WI 54937  
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● **Area 4: Menomonie Area Office**  
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Phone: 715-232-2614  
E-mail: RD.Menomonie@wi.usda.gov

● **Area 5: Stevens Point Area Office**  
1462 Strongs Avenue  
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Phone: 715-346-1313  
E-mail: RD.StevensPoint@wi.usda.gov

● **Area 6: Spooner Area Office**  
800 N Front Street, Room 102  
Spooner WI 54801  
Phone: 715-635-8228  
E-mail: RD.Spooner@wi.usda.gov



Committed to the future of rural communities.

**INCOME LIMITS FOR WISCONSIN  
SINGLE FAMILY HOUSING GUARANTEED LOANS  
EFFECTIVE 03~19~08**

County	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Brown	\$52,000	\$59,450	\$66,900	\$74,300	\$80,250	\$86,200	\$92,150	\$98,100
Calumet	\$55,250	\$63,100	\$71,000	\$78,900	\$85,200	\$91,500	\$97,850	\$104,150
Columbia	\$51,200	\$58,500	\$65,850	\$73,150	\$79,000	\$84,850	\$90,700	\$96,550
Dane	\$61,900	\$70,700	\$79,550	\$88,400	\$95,450	\$102,550	\$109,600	\$116,700
Douglas	\$51,150	\$58,450	\$65,750	\$73,050	\$78,900	\$84,750	\$90,600	\$96,450
Fond du Lac	\$50,350	\$57,500	\$64,700	\$71,900	\$77,650	\$83,400	\$89,150	\$94,900
Iowa	\$53,550	\$61,200	\$68,850	\$76,500	\$82,600	\$88,750	\$94,850	\$101,000
Jefferson	\$52,000	\$59,450	\$66,850	\$74,300	\$80,250	\$86,200	\$92,150	\$98,100
Kenosha	\$55,300	\$63,200	\$71,100	\$79,000	\$85,300	\$91,650	\$97,950	\$104,300
Kewaunee	\$52,000	\$59,450	\$66,900	\$74,300	\$80,250	\$86,200	\$92,150	\$98,100
La Crosse	\$51,050	\$58,300	\$65,600	\$72,900	\$78,750	\$84,550	\$90,400	\$96,250
Manitowoc	\$49,900	\$57,050	\$64,150	\$71,300	\$77,000	\$82,700	\$88,400	\$94,100
Marathon	\$51,500	\$58,900	\$66,250	\$73,600	\$79,500	\$85,400	\$91,250	\$97,150
Outagamie	\$55,250	\$63,100	\$71,000	\$78,900	\$85,200	\$91,500	\$97,850	\$104,150
Ozaukee	\$54,500	\$62,300	\$70,050	\$77,850	\$84,100	\$90,300	\$96,550	\$102,750
Pierce	\$61,900	\$70,700	\$79,550	\$88,400	\$95,450	\$102,550	\$109,600	\$116,700
Portage	\$52,450	\$59,900	\$67,400	\$74,900	\$80,900	\$86,900	\$92,900	\$98,850
Racine	\$53,050	\$60,600	\$68,200	\$75,750	\$81,800	\$87,850	\$93,950	\$100,000
Rock	\$51,150	\$58,450	\$65,750	\$73,050	\$78,900	\$84,750	\$90,600	\$96,450
Sheboygan	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300	\$92,250	\$98,200
St. Croix	\$61,900	\$70,700	\$79,550	\$88,400	\$95,450	\$102,550	\$109,600	\$116,700
Walworth	\$52,200	\$59,650	\$67,100	\$74,550	\$80,500	\$86,500	\$92,450	\$98,400
Washington	\$54,500	\$62,300	\$70,050	\$77,850	\$84,100	\$90,300	\$96,550	\$102,750
Waukesha	\$54,500	\$62,300	\$70,050	\$77,850	\$84,100	\$90,300	\$96,550	\$102,750
Winnebago	\$51,850	\$59,250	\$66,650	\$74,050	\$79,950	\$85,900	\$91,800	\$97,750
All Other Counties*	\$49,550	\$56,600	\$63,700	\$70,750	\$76,400	\$82,050	\$87,750	\$93,400

\*Milwaukee County Is Ineligible For Rural Development Homeownership Programs