

Multifamily Housing Rental Assistance Program

What does this program do?

USDA Rural Development provides rental assistance to owners of properties with an existing Multifamily Housing Direct or Farm Labor Housing loan. This assistance is property based, and intended to help very-low and low-income tenants with rent and utilities.

Program Overview

Who Can Apply?

Rental Assistance is provided to new or existing Multifamily Housing Direct and Farm Labor Housing properties.

Who Can Receive Assistance?

Properties with very-low or low-income tenants qualify to receive assistance. Properties with very low-income tenants receive first priority.

- Very-low income is defined as at or below 50 percent of the area median income.
- Low income is defined as 50 – 80 percent of the area median income.

Eligibility

- Current owners of Multifamily Housing Direct and Farm Labor Housing properties are eligible, provided they are compliant with all program requirements.

Fund Usage

- With help from the Rental Assistance program, a qualified applicant or tenant pays no more than 30 percent of their income for housing.

- Very-low and low-income tenants eligible to receive rental assistance pay 30 percent of their income in rent, and rental assistance pays the balance of the monthly rental charge.
- Funds are paid directly to property owners on behalf of tenants and become part of the property's income to offset operational expenses.
- Only units Rural Development determines as habitable are eligible for rental assistance.

What governs this program?

- Code of Federal Regulation, 7 CFR 3560, Subpart F, available at this link: <https://go.usa.gov/xe5Vt>
- This program is authorized by Title V of the Housing Act of 1949, available at this link: <https://go.usa.gov/xMwFR>

For More Information

Please contact Multifamily Housing toll-free at 800-292-8293, or visit <https://www.rd.usda.gov/multifamily> and scroll to the bottom of the page to find your processing and review branch, based on the state in which your project is located.

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 our [Multifamily Housing staff](#) for assistance. You will find additional forms, resources, and program information at rd.usda.gov. USDA is an equal opportunity provider, employer, and lender.