

SFH Guaranteed Origination

April 29, 2022

Clarification of the Eligibility of Non-U.S. Citizens with Valid Social Security Numbers and Employment Authorization Documents

USDA Rural Development Single Family Housing Guaranteed Loan Program (SFHGLP) announces that for a 12-month period, beginning 05-02-2022, non-U.S. citizens with valid Social Security Numbers (SSN) and work authorization, as evidenced by documentation such as an Employment Authorization Document, Form I-766 (EAD), are temporarily eligible to apply for assistance.

Under current requirements, applicants seeking to purchase a home through the SFHGLP must have acceptable citizenship or immigration status. These statuses are verified through the Department of Homeland Security Citizenship and Immigration Services Systematic Alien Verification for Entitlements (SAVE) program. The current categories of eligible immigration statuses do not include some categories of non-U.S. citizens who are authorized to live and work in the United States. USDA has determined that expanding such eligibility to include additional non-U.S. citizens with a work authorization and SSN on a temporary, immediate basis is important to assist rural communities in recovering from the economic effects of COVID-19. In addition, USDA recognizes the important contributions made by these non-U.S. citizens to rural communities, regardless of COVID-19, and will pursue a permanent change to the regulations. Such expanded eligibility will align with other federal housing loan guarantee programs that do not have regulations conditioning eligibility on citizenship or immigration status.

USDA will temporarily revise Chapter 8 paragraph F Having Acceptable Citizenship or Immigration Status [7 CFR 3555.151(b) of the SFHGLP Handbook as follows: individuals with a valid social security number and valid Employment Authorization Document (EAD), such as Form I-766, issued by the U.S. Department of Homeland Security, are eligible to participate in the SFHGLP.

Please note, all other applicant eligibility requirements of the program regulation handbook still apply.