

U.S. Department of Agriculture Rural Development



**Fiscal Year 2011
Annual Report
– Georgia**



**A RANGE OF CONVENTIONAL, CREATIVE
AND GREEN SOLUTIONS
FOR GENERATING JOBS
AND ECONOMIC DEVELOPMENT IN RURAL GEORGIA**



Committed to the future of rural communities.



“U.S. Department of Agriculture Rural Development had a remarkable Fiscal Year 2011 in Georgia, investing more than \$592 million in rural communities across the state and creating or saving an estimated 4,500 jobs.

Rural Development (RD) programs boost local economies and improve the quality of life for those who live and work in rural communities. Our constituents benefit from affordable financing for a variety of programs including infrastructure, renewable energy, business ventures and expansion and homeownership.

This Annual Report highlights some of Georgia’s successful projects from Business and Cooperatives, and Community Programs. We’re committed to the future of rural communities.”

For further information, I invite you to explore our website:

<http://www.rurdev.usda.gov/GAHome.html>



“Over the decades, USDA has enhanced the vital contributions of rural America to our nation’s prosperity, security and success. With the current economic challenges, USDA has responded focusing on efforts that maximize the use of program funding, streamlining processes and promoting thriving economies and job creation in rural America.

Through Rural Development programs USDA continues to work alongside farmers, ranchers, homeowners, businesses, nonprofits, cooperatives, Tribes and local governments to effectively enhance the country’s economic climate. These partnerships allow us to leverage private and public funding to promote local and regional business development, infrastructure build-out and access to affordable credit in rural areas. During the last fiscal year, the cumulative results of these efforts have helped save or create thousands of jobs in rural America and beyond.”

Thomas Vilsack
Secretary of Agriculture



“In Fiscal Year 2011, USDA Rural Development delivered programs to the American people that created jobs and new economic opportunities in rural communities. I am proud to report that our three mission areas, Housing, Utilities and Business and Cooperative Programs, have collectively helped save or create thousands of jobs in rural America.

By encouraging both public and private investment, local businesses enjoy spillover economic benefits that come with people being put to work and having money to spend.

Our Rural Development programs help create and sustain good paying jobs, and will have a lasting impact across the country...in the upcoming year, we will continue to work with communities, residents and others to ensure that rural America continues to be a healthy, safe and prosperous place to live, work and raise a family.

Dallas Tonsager
Rural Development Under Secretary

Business and Cooperative Programs

Creating **quality jobs**, increasing the use of renewable energy, and making our communities more sustainable are pillars of rural economic development.

USDA Rural Development’s Business and Cooperative programs boost rural businesses through loan guarantees, gap financing and technical assistance. Our energy programs help farmers and small business owners install renewable energy systems and improve energy efficiency.

Whether it’s a multi-million dollar business expansion or a small energy efficiency improvement project, Rural Development’s Business & Cooperative programs are here to help.

Business and Cooperative Programs FY 2011	Jobs Created or Saved	Applications funded	Amount
Business and Industry Loan Guarantee (B&I)	156	22	\$82,394,000
Rural Business Enterprise Grants	239	15	\$1,371,999
Intermediary Relending Program	34	2	\$589,000
Other Business Program Grants, including Rural Energy for America Program (REAP)	56	98	\$3,599,180
Total	485	137	\$87,954,179

Rural Energy for America Program in Action

Will Harris, a 4th generation farmer from Bluffton, Ga, owns and operates White Oak Pastures, the largest USDA Certified Organic farm in Georgia. White Oak Pastures proactively supports nature’s food chain, using only sun, soil and rain to grow organic sweet grasses for their animals to eat- producing premium quality meats that are healthy, nutritious, and good to eat.



Harris has a goal to be totally “energy self-reliant” at his beef processing facility within a few years and in 2011 was awarded the Governors Award for Environmental Stewardship.

How Rural Development Helped:



USDA Rural Development provided a loan of \$98,951 and a grant for \$49,969 to install a 30.3 kw solar (pv) system. Funds were provided through the **Rural Energy For America Program**.

Georgia farmers and rural small businesses have been awarded over \$21 million in loans and grants since the Rural Energy for America Program was created in 2003.

Funding for Technical College projects brightens employment outlook

Graduates of Vocational and Technical education programs have a cutting edge advantage in today's competitive job market. They are equipped with specific skills for joining the workforce and their specialized knowledge gains them quality, well paying jobs.



USDA Rural Development is proud to contribute to job generation by funding Georgia's many Technical Colleges through the **Rural Business Enterprise Grant** program.

Some projects funded in FY2011 include grants to Sandersville Technical College, Okefenokee Technical College and NGTC to purchase semi trucks to train new drivers. \$54,531 was awarded to North Georgia Technical College for a state-of-the-art welding facility, the college reports exceptional job placement rates for their graduates and according to the Georgia Department of Labor, welders earn \$13-\$22 per hour. The project is expected to create **50 new jobs**.



AmeriVap moves to Dawsonville, Ga —new jobs!

As awareness increases, "green", or environmentally conscious practices are expanding, creating a new "green economy". One example is the exponential growth of AmeriVap Systems, Inc. Their revolutionary eco-friendly sanitization process is chemical free, economical to operate and reduces water consumption by 96%. Their systems have residential and commercial uses.



The dry steam vapor kills virtually all germs and bacteria and eliminates mold and chemical residues, as well as cross contamination.



To keep up with demand, AmeriVap expanded operations to a new facility in Dawsonville.

USDA Rural Development provided a **Business and Industry Guaranteed loan** through Community Bank of Pickens in Jasper for \$2,425,000 to purchase property at 31 Successful Way in Dawsonville.

The company successfully relocated, continues to grow and **added 7 new jobs** in 2011.

Business Success

Community Programs

Strong infrastructure, modern facilities and access to high-speed internet builds a solid foundation for economic development in rural communities. USDA Rural Development’s Community Programs division finances projects that keep our rural communities strong.

Our Water and Wastewater programs finance drinking water, wastewater treatment and storm water systems that preserve the environment and improve the health and safety of rural communities.

Our Community Facilities program finances essential buildings, equipment and vehicles in rural areas. Examples of community facility projects include hospitals, fire halls, rescue vehicles, and computer equipment.

Fiscal Year 2011 Community Programs investments by Rural Development created or saved an estimated 66 jobs in rural communities throughout Georgia.



“These projects not only provide needed infrastructure in rural communities, they contribute to the Obama Administration’s continued efforts to create quality jobs and improve the nation’s economy”

-Thomas Vilsack,
Secretary of Agriculture

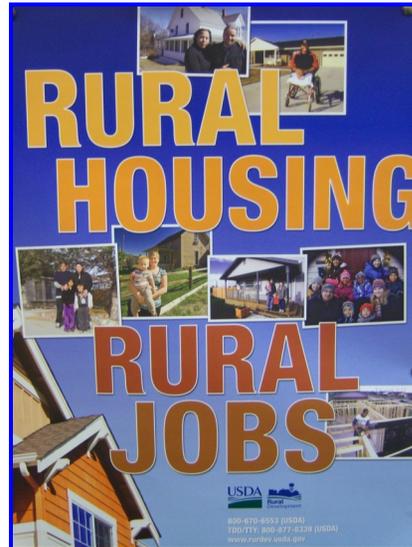
Community Programs	Jobs Created or Saved	Applications funded	Amount
Community Facility Loans	31	17	\$1,715,640
Community Facility Grants	17	27	\$976,715
Water and Environmental Loans	11	11	\$20,565,600
Water and Environmental Grants	7	7	\$15,129,740
Total	66	62	\$38,387,695



Housing Programs

The USDA has traditionally been a strong voice for **affordable housing in rural areas**. Through our Direct Single-Family home loan program we help low-income individuals and families become home owners. Through our Guaranteed home loan program, we guarantee home loans made by traditional lending institutions to moderate income borrowers.

Multi-Family Housing Programs (MFH) offer Rural Rental Housing Loans to provide affordable multi-family rental housing for very-low, low and moderate-income families; the elderly; and persons with disabilities.



The Georgia Association of Realtors indicates:

- **For every 2 homes sold, a job is created and 1.25 jobs are created for every new construction home.**
- *Each home sale touches dozens of different people*
- *Every home purchased pumps up to \$60,000 into the economy over time for furniture, home improvements and related items.*

One of the many reasons home ownership matters to people and communities is housing creates jobs.

Strong federal government support for home ownership equals strong support for American Jobs.

Single Family Housing Programs FY 2011	Jobs Created	Homes	Amount Funded
Direct Home Ownership Loans	99	199	\$21,130,758
Guaranteed Home Ownership Loans	1,829	3,658	\$412,064,012
Repair Grants	39	158	\$1,062,389
Repair Loans	28	111	\$726,518
Total	1995	4,126	\$434,983,677

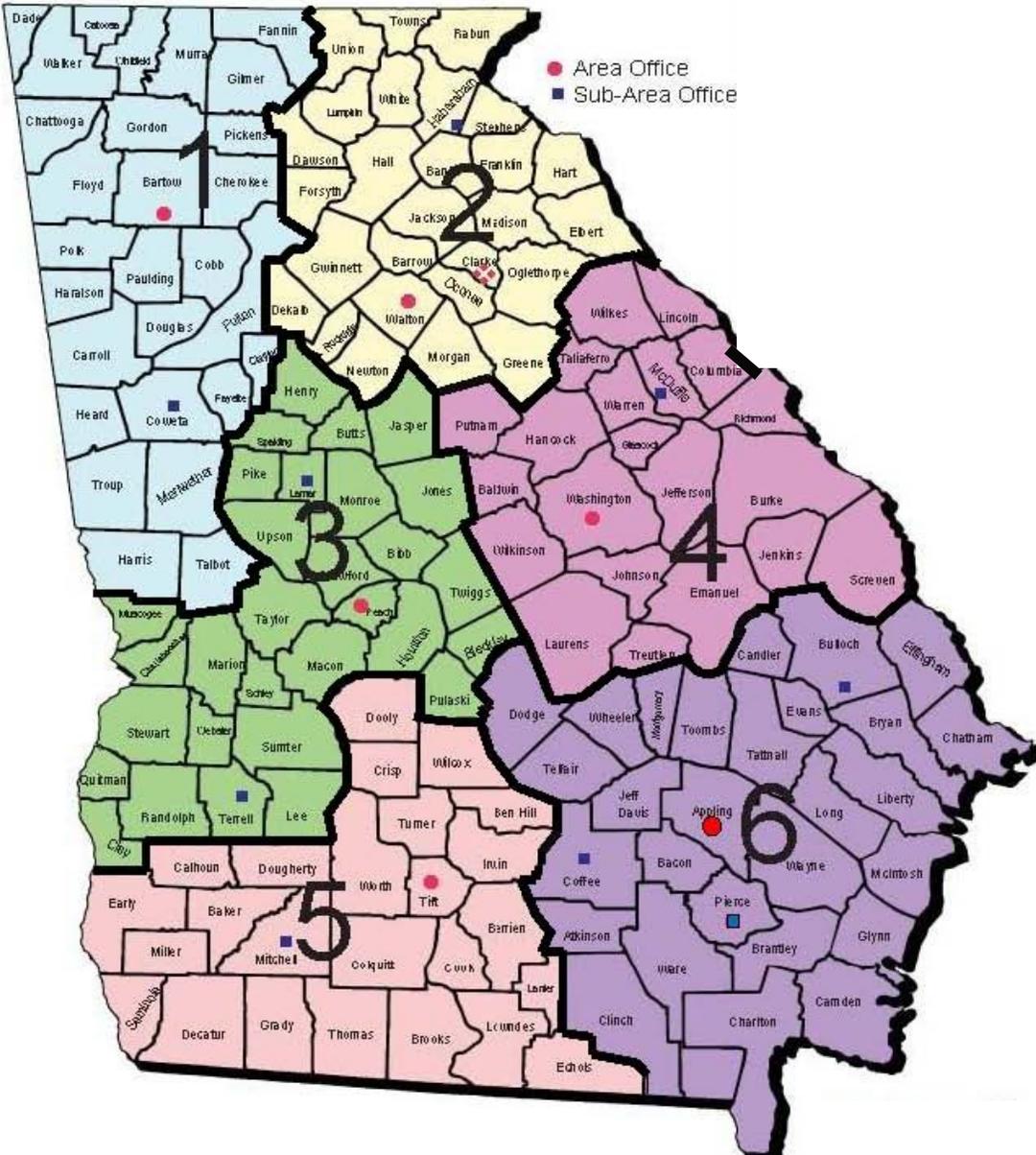
Multi-Family Housing Programs FY 2011	Jobs Created	Homes	Amount Funded
Preservation and Revitalization Restructuring Demo Program (MPR)	-	-	\$3,699,967
Guaranteed Rural Rental Housing Program	64	51	\$1,575,000
Housing Preservation Grants	103	82	\$568,453
Rental Assistance and Voucher Program	1788	8,392	\$25,045,896
Total	1955	8,525	\$30,889,316



Committed to the future of rural communities

USDA Rural Development Georgia Area Offices

*For program **information** and to **apply** for funding from USDA Rural Development in Georgia, contact your area office.*



Quinton N. Robinson, Acting State Director

355 East Hancock Avenue, Suite 300
Athens, Georgia 30601

Phone (706) 546-2162

<http://www.rurdev.usda.gov/GAHome.html>

Offices

- 1** Cartersville (770) 386-3393 x4
Newnan (770) 253-2555 x4
- 2** Monroe (770) 267-1413 x4
Clarkesville (706) 754-6239 x4
- 3** Fort Valley (478) 827-0016 x4
Barnesville (770) 358-0787 x4
Dawson (770) 995-5811 x4
- 4** Sandersville (478) 552-6073 x4
Thomson (706) 595-1339 x4
- 5** Tifton (229) 382-0273
Camilla (229) 336-0371 x4
- 6** Baxley (912) 367-3603 x4
Statesboro (912) 871-2620 x4
Blackshear (912) 449-5577 x4
Douglas (912) 384-4811 x4

USDA is an equal opportunity provider, employer and lender. To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW. Washington, DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). 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)