



COLORADO 2008 ACCOMPLISHMENTS

Single-Family Housing (SFH) Direct Loans	\$21,222,441.23
SFH Guarantee Loans	\$51,740,503.22
Multi-Family Housing Direct Loans	\$0.00
Rental Assistance	\$10,655,161.35
Housing Preservation Grants	\$67,538.80
Community Facility (CF) Direct Loans	\$5,155,000.00
CF Guarantee Loans	\$800,000.00
CF Grants	\$429,363.00
Water & Wastewater (W&W) Direct Loans	\$11,315,000.00
W&W Grants	\$3,960,000.00
Business Guarantee Loans	\$13,009,275.00
Business Grants	\$706,000.00
Rural Economic Development Loan/Grant	\$160,000.00
Revolving Loans	\$0.00
Multi-Family Housing Guarantee Loans	\$0.00
SFH Repair Loans and Grants	\$428,622.73
Farm Labor Housing Loans and Grants	\$3,000,000.00
Electric Loans	\$265,699,000.00
Telecommunication Loans and Grants	\$29,631,155.00
Value Added Producer Grants	\$220,000.00
Rural Cooperative Development Initiative	\$200,000.00
Small Producer Grant	\$174,922.00
Renewable Energy Grant/Loan	\$641,595.00
Total	\$419,215,577.33

For nearly 75 years, USDA Rural Development has worked to ensure that residents in rural communities have opportunities for housing, infrastructure, business and cooperative development, and community facilities.

Since 2001, USDA Rural Development has invested \$2,424,979,660 in rural Colorado. Through the hard work of our employees, this year we obligated \$419,215,577 statewide. But we are not alone in our endeavours. Through partnerships with lenders, nonprofit and for profit organizations, tribal entities, and other local government agencies, we are able to deliver over 40 programs to rural Coloradoans.

In Fiscal Year 2009, our goal will be to continue providing a high level of customer service. We will continue to focus on our guaranteed loan programs ensuring the maximum impact for taxpayers dollars. Fiscal Year 2009 will also offer a new set of challenges for staff. With the recent passing of the Farm Bill, several new programs are on the horizon for rural America and the Colorado staff is ready to engage.

This year's accomplishments have been many and I wish to thank everyone for their hard work and dedication to making rural Colorado a great place to both live and work.

*Michael E. Bennett, State Director
Colorado Rural Development*

BUSINESS OPPORTUNITIES



Our Rural Business Programs help create and improve viable businesses and cooperatives in rural Colorado through loans, grants, and loan guarantees. By working in financial partnership with local economic organizations and development groups, banks and lenders, profit and non-profit entities, Federally Recognized Indian tribes, cooperatives, and municipalities, we are able to increase economic opportunities throughout Colorado. In Fiscal Year 2008, 23 projects were funded through these programs totaling \$15,111,792.

FY 2008 Projects Funded	
Prince Preferred Las Animas - Business & Industry Loan	Rocky Mountain Farmers Union - Rural Cooperative Dev. Grant
Southeast Colorado Power Assoc - Rural Economic Dev. Loan	Baker Sanitation - Business & Industry Loan
Southeast Colorado RC&D (Baca) - Rural Business Enterprise Grant	Rocky Mountain Sustainable Enterprises, LLC - Renewable Energy Grant
Southeast Colorado - RC&D - Rural Business Enterprise Grant	Upstate Economic Dev Corp - Rural Business Enterprise Grant
Rocky Mountain Farmers Union - Rural Business Enterprise Grant	Rosen Perry, LLC - Renewable Energy Grant
Lake County Board Commissioners - Rural Business Enterprise Grant	Kokopelli Farm and Produce - Value Added Producer Grant
Painted Sky RC&D - Rural Business Enterprise Grant	Colorado Farm Bureau -Value Added Producer Grant
Southeast Colorado RC&D - Rural Business Enterprise Grant	Family Farmer Seed Cooperative - Value Added Producer Grant
Prince Preferred Alamosa - Business & Industry Loan	1 Step Solar - Renewable Energy Grant
Janusz Kustwan - Business & Industry Loan	Kiva Apartments - Renewable Energy Grant
Rio Culebra - Small Minority Producer Grant	Art Griffiths - Renewable Energy Loan and Grant
ICAST -Rural Business Enterprise Grant	

Pictures above: the Walsh Grocery Store, a bio-diesel facility in Fowler, Rosen Perry LLC (middle), Upstate Economic Dev Corp, and Kokopelli Farm and Produce.

PROVIDING INFRASTRUCTURE



Nothing could be more essential to the economy, health and quality of life in a rural community than having reliable and safe water and efficient and environmentally solid waste management.

Our Water and Waste Water Program assists rural areas with populations less than 10,000 in developing, upgrading, and/or repairing their water, sewer, and storm drainage facilities; as well as solid waste systems. Eligible applicants include public bodies, non-profits, and Federally Recognized Indian tribes. Funding can be used for construction, equipment engineering, and legal expenses.

Fiscal Year 2008 was a record setting year for the Water and Waste Disposal Program in Colorado. Staff obligated **119% of our funding allocation for a total of \$12,844,000 for six projects:**

- **Van Den Berg Metropolitan District** in Ignacio received a \$65,000 loan and a \$121,000 grant to replace their water system and provide safe dependable drinking water for 28 families.
- The **City of Brush** received a \$5,626,000 loan and a \$2,317,000 grant to replace the existing Brush wastewater treatment facility originally built in 1965. The new facility will provide service to 5117 users.
- The **Town of Nederland** received a \$4,053,000 Direct Loan to update their new sewer system which serves 474 residential and 80 commercial customers.
- The **Town of Merino** received a \$1,397,000 Loan and a \$1,410,000 grant for upgrades to the town's wastewater treatment plant. These upgrades will expand the capacity and treatment ability of the existing facility which currently serves all 171 users in town.
- The **Town of Aguilar** received a \$112,000 grant to complete the upgrades to the domestic water system of the town which serves approximately 410 users.
- **Louviers Mutual Service Company** received a \$74,000 loan for cost overruns for a new sewer treatment plant in the community of Louviers.
- **Windcliff Property Owners Association** received a \$100,000 loan to finish replacement of water distribution lines.

Centennial Mental Health in Sterling, CO was the recipient of \$55,155 **Distance Learning and Telemedicine Grant**. The funding will be used to expand a wide area network with video conferencing equipment at end-user sites and at the hub site in Sterling. The DLT Program is designed to meet the educational and health care needs of rural America through the use of advanced telecommunications and technologies.

Pictured at right: Check presentation to Town of Brush and representatives from Centennial Mental Health receive their check.



COMMUNITY DEVELOPMENT

Our Community Facilities program provides funding to help finance construction, enlargement or improvement of facilities, such as: schools, community colleges and vocational schools, libraries, hospitals, medical clinics, assisted living facilities, fire and rescue stations, police stations, community centers, homeless shelters, public buildings, detention facilities and transportation.

Under this program, direct loans, guaranteed loans, and grants are available. In Fiscal Year 2008, 19 projects were funded including nine for emergency/first responders, three for child care facilities, and three for hospitals.

Pictured below:

Durango, CO - The Southwest Institute for Education and Conservation (SIEC) was awarded a \$4,875,000 Community Facility Loan. SIEC is a non-profit organization established to provide high quality educational opportunities for local residents, especially those that may have limited funds for educational training.

Calhan, CO - Frontier Charter Academy was awarded a \$480,000 Community Facility Loan to purchase a vacant site and construct a new facility.

Hugo, CO - A new Bariatric Ambulance was purchased by Lincoln Community Hospital with a \$25,000 Community Facility Grant.

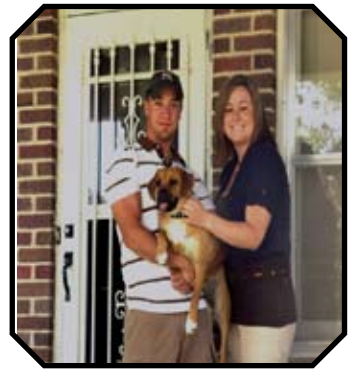


Projects Funded in FY 2008	
Southwest Institute for Education and Conservation (SIEC)	Northwest Conejos Fire Protection District
Lincoln Community Hospital	Frontier Charter Academy
Town of Grover	Lincoln Community Hospital
City of Wray	Haxtun Fire Protection District
Haxtun Hospital	The Dragon's Wagon
Rio Grande Library	Yuma Children's Academy
Wray Community Child Care Center	Rocky Mountain Estates Fire Prevention Fund
Olathe Fire Protection District	Baca County
New Raymer - Stoneham Fire Protection District	Hotchkiss - Delta County Fire Protection District
Julesburg Fire Protection District	
Total Funded in FY 2008 - \$6,384,363	

AFFORDABLE HOUSING



- DIRECT HOME LOANS**
- GUARANTEED HOME LOANS**
- HOME REPAIR LOANS AND GRANTS**
- FARM LABOR HOUSING LOANS & GRANTS**
- RURAL RENTAL HOUSING LOANS & GRANTS**
- RURAL RENTAL HOUSING GUARANTEED LOANS**



Colorado had a banner year in our Housing Programs:

- \$72.9 Million Obligated in Home Loans in FY 2008
- 700 New homeowners in rural Colorado
- 141 Multi-family Housing Complexes statewide
- \$10.6 million provided to 2500 households for rental assistance

Rural Development's housing programs continue to help provide homeownership, home repair, and/or safe and affordable rental opportunities in rural America. In Fiscal Year (FY) 2008, our Single Family Housing Guaranteed Loan Program had the best year ever by more than doubling the amount of program funding from FY 2007! This year the program assisted 538 Colorado families in becoming homeowners. Our Single Family Direct Home Loan Program assisted another 162 families. Terms on our 504 Repair Loan program can't be beat -- a 1% interest rate and up to a 20 year repayment term make home repairs much more affordable to very-low income rural homeowners. Our Rural Rental Housing Guaranteed Loan Program helps finance the construction, and acquisition/rehabilitation of rural Multi-family Housing Complexes. Whether you are a single family or multifamily lender looking for ways to better serve your clients, or a potential homeowner looking for ways to finance that house, contact your nearest Rural Development Office!



CONGRATULATIONS TO COLORADO'S \$3 MILLION PLUS LENDERS

In FY 2008 the following lenders funded Guaranteed Home Loans totaling a minimum of \$3 million dollars each in Colorado!

Countrywide Bank
Equitable Savings & Loan Assn.
J.P. Morgan Chase
Taylor, Bean & Whitaker Mort. Corp.
Wells Fargo Bank

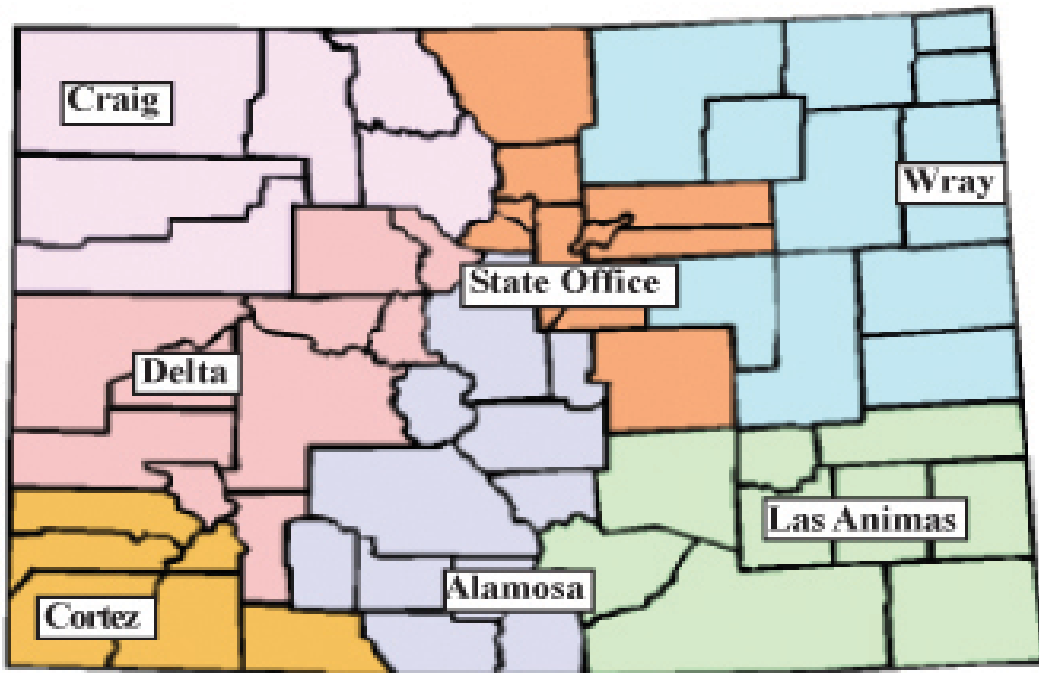


Committed to the future of rural communities.

Our mission is to increase economic opportunity and improve the quality of life for rural America
- one home at a time; one business at a time;
and one community at a time.

USDA Rural Development Office Locations in Colorado

www.rurdev.usda.gov/co



Alamosa Area Office

101 S. Craft Drive
Alamosa, CO 81101
(719) 589-5661, ext. 4

Craig Sub Area Office

145 Commerce Street
Craig, CO 81625
(970) 824-3746

Cortez Sub Area Office

628 W. 5th Street
Cortez, CO 81321
(970) 565-8416, ext. 4

Delta Area Office

690 Industrial Blvd
Delta, CO 81416-2812
(970) 874-5735, ext. 4

Lakewood State Office

655 Parfet Street
Lakewood, CO 80215
(720) 544-2903

Las Animas Area Office

760 Bent Ave.
Las Animas, CO 81054
(719) 456-0210, ext. 4

Wray Area Office

247 N. Clay Suite 2,
PO Box 405
Wray, CO 80758
(970) 332-3107, ext. 4