

## UTAH RURAL DEVELOPMENT DIRECTORY

### State Office - 801-524-4320

Acting State Director: Jim Bulkeley  
Perry Mathews, Business Programs Director, 801-524-4328  
Debra Meyer, Community Programs Director, 801-524-4326  
Janice Kocher: Housing Programs, 801-524-4323  
Jim Bulkeley: Program Support Director, 801-524-4327  
Donna Birk: Public Information Officer, 435-835-4111 x27  
Wallace F. Bennett Federal Building  
125 So. State St., Rm. 4311  
Salt Lake City, UT 84138

### Area I - Provo Area Office - 801-377-5580 x6

Serves Utah, Salt Lake, Wasatch, Summit  
& Tooele counties  
Area Director: Debbie Cook  
302 East 1860 South  
Provo, UT 84606

### Manti Sub-Area Office - 435-835-4111 x4

Serves Juab, Millard & Sanpete counties  
Team Leader: Jason Justesen  
50 South Main St., Ste. 27  
Manti, UT 84642

### North Logan Sub Area Office - 435-753-5480 x6

Serves Box Elder, Cache, Rich, Weber, Davis &  
Morgan counties  
Team Leader: Lynn Sagers  
1860 North 100 East  
North Logan, UT 84341

### Vernal Sub Area Office - 435-789-2100 x6

Serves Uintah, Daggett & Duchesne counties  
Team Leader: Vern Anderson  
80 North 500 West, Suite 2  
Vernal, UT 84078

### Area II - Richfield Area Office - 435-896-8250 x4

Serves Carbon, Emery, Sevier, Wayne, & Piute counties  
Area Director: Glen Wood  
340 North 600 East  
Richfield, UT 84701

### Cedar City Sub Area Office - 435-586-7274 x6

Serves Iron, Beaver, Garfield, Kane, Washington counties  
Team Leader: Margie Stones  
2390 West HWY 56, Ste. 13  
Cedar City, UT 84720

### Monticello Sub Area Office - 435-587-2473 x4

Serves San Juan, Grand counties  
Team Leader: Liz Black  
32 South 100 East  
Monticello, UT 84535

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

## Over \$251 Million Impacted Rural Utah in Fiscal Year (FY) 2008 from USDA Rural Development

Community Facilities Direct Loans	\$6,127,156
Community Facilities Grants	\$165,156
Economic Impact Initiative Grants	\$200,000
RCDI	\$61,000
CF Guaranteed Loans	\$10,158,000
Direct Home Ownership Loans	\$33,355,695
Guaranteed Home Loans	\$97,189,375
Rural Home Repair Grants	\$266,175
Rural Home Repair Loans	\$293,616
Housing Preservation Grant	\$50,000
Rural Development Vouchers	\$41,878
Technical Assistance Grants	\$2,562,220
MFH 515 Program	\$1,000,000
Rural Rental Assistance	\$3,684,502
Water and Environmental Loans	\$6,801,000
Water and Environmental Grants	\$2,362,600
Solid Waste Management Grant	\$100,000
Digital Television	\$205,515
Telecommunications	\$73,011,000
B & I Loan Guarantees	\$13,036,328
Rural Business Opportunity Grant	\$50,000
Rural Business Enterprise Grants	\$398,180
Renewable Energy, Section 9006	\$14,425

**TOTAL FY08 IMPACT**      **\$251,133,821**

*“At Rural Development we believe that success isn’t just measured in the amount of dollars invested, it is measured in jobs created, an improved business climate and in families moving into safe, affordable housing. It is reflected in improved access to health care, modern water and wastewater facilities, access to broadband and in growing, vital communities that provide rural residents with a sense of “place.” At Rural Development we are a willing and active partner, joining with States, producers, community groups, businesses, financial institutions and American families to achieve goals, create jobs and a better quality of life. Working together, there is nothing we can’t accomplish because at Rural Development we are committed to the future of rural communities”*

Thomas C. Dorr, Under Secretary of Rural Development

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1400 Independence Avenue, S.W. Washington, DC  
20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD)

## USDA Rural Development Utah 2008 ANNUAL REPORT



Fiscal Year 2008 was another successful year for our Utah rural communities. Rural Development has invested over \$1 billion in Utah from 2001 through 2008. These federal funds were spent wisely, helping to provide jobs, quality housing, clean drinking water, and modern essential community facilities and services. By increasing the percentage of loans and loan guarantees made to eligible applicants, we made the funds entrusted to us by Congress go further and promoted substantial economic activity in our state. This assistance improves the quality of life and increases economic growth for Utah rural residents and businesses.

A national directive of our agency is to assist our country to become more energy efficient. We look forward to 2009 funding for biofuel, wind, and solar power renewable energy projects that will support energy independence for America. We will also pay increased attention to guaranteed loans for group housing and for community facilities.

This past year, Utah Rural Development made significant progress in business and community programs through the efficiencies of our business plan. I’m confident Rural Development employees in Utah will bring their considerable talents into play and help ensure business, renewable energy, housing and community development funds are available for our rural communities. Our employees truly exemplify our national agency’s commitment to the future of rural communities.

I would personally like to congratulate our staff on their professionalism and their willingness to get the job done. My entire staff and I thank our partners for the opportunity of working with them to contribute an improved quality of life for those living in rural Utah.

**JOHN R. COX**  
STATE DIRECTOR



Committed to the future of rural communities.

**John R. Cox, State Director**  
125 South State Street  
USDA Rural Development  
Rm. 4311 Federal Building  
Salt Lake City, Utah 84138



**COMMUNITY FACILITY PROGRAMS**  
\$16,711,312 in FY08

**Community Facilities (CF) Direct and Guaranteed Loans and Grants**



provided funds to construct, enlarge, and improve community facilities that provide essential services and purchase equipment in rural areas. In FY08, \$16,285,156 was funded in direct and guaranteed loans and \$426,156 in CF grants. This provided 8

communities with essential facilities, and served 92,000 rural residents by providing for a new charter school, two wheelchair accessible vans, and rehabilitation of a community library.

**Economic Impact Initiative Grants**

provided needed community facilities in rural communities that had extreme high unemployment and severe economic depression. \$100,000 was provided to a community in need of a new fire station. 1,304 individuals will benefit from this project.



**FY08 IMPACT – USDA Rural Development** through **Community Programs** assisted 93,300 individuals within nine communities.



**2008 Business and Cooperative “Project of the Year” Award Winner**

Rural Development proudly recognizes **Sun First Bank and Red Rock Hotel Group, LC** as the

recipients of the 2008 Project of the Year Award. Sun First Bank has been active in promoting economic development by funding projects that create jobs in Southern Utah. Cascade Development, which has developed many real estate projects in Washington County, formed Red Rock Hotel Group, LC for the development and operation of a 77 – room Wingate by Wyndham hotel. The \$8 million project was assisted with a \$5.5 million loan guarantee from Rural Developments B&I Guaranteed Loan Program through Sun First Bank, and has recently opened for business.



**RURAL HOUSING PROGRAMS**  
\$138,443,461 in FY08

**Single Family Direct Housing Loans/Grants**

Funding is used for new construction, purchase of existing homes, and repairs for existing homes. Direct loans for new construction and purchase totaled \$33,355,698, for 234 homes. Utah Rural Development provided \$2,562,220 in grants to nonprofits to administer Mutual Self Help



Initiatives. Rural Development has developed partnerships with nonprofit housing groups and with Olene Walker Housing Fund for home owners to build their own homes, providing opportunities for individuals to build 65% of their own home and benefit from sweat equity. Over the past seven years, 694 homes have been successfully completed with general contractor expertise.

**Housing Preservation Grants:** One Nonprofit organization received \$50,000 for their housing rehabilitation and repair program. These funds will allow this entity to rehabilitate more than 15 homes.



**Repair Loans and Grants:** 73 rural households received \$266,175 in grants and \$293,616 in loan assistance to repair homes and remove



health and safety hazards.

**Guaranteed Rural Housing (GRH) Loans:** Utah Rural Development invested \$97,189,375 through the Guaranteed Rural Housing Program in FY08. 596 rural households have become successful homeowners through this program. Rural Development provides a 90% guarantee to lenders that provide 100% financing for 30 year loans.

**Multi-Family Housing (MFH) Programs:** Over 2,000 MFH units are occupied throughout the state. \$3,642,098 of rental assistance allowed 712 households to receive assistance with rental payments.

**FY08 IMPACT –USDA Rural Development** through **Housing Programs** assisted 830 individual rural households with homeownership financing, 88 home repairs, and 712 households with rental needs.



**BUSINESS & COOPERATIVE PROGRAMS**  
\$13,498,933 in FY08

**B&CP Summary Information**

Business and Industry (B&I) Loan Guarantee Program: \$13,036,328  
Rural Business Enterprise Grant Program: \$398,180  
Rural Business Opportunity Grant Program: \$50,000  
Renewable Energy, Section 9006: \$14,425



**B&I Guaranteed Loans:**

\$13,036,328 to businesses supporting rural tourism, rural health, manufacturing/ natural resources development, and conservation efforts positively impacting rural consumer needs. B&I funding will assist five businesses to create and save 87 jobs.

**Rural Business Enterprise Grants (RBEG):** \$398,180 in RBEG assistance to projects for truck driver training, architectural plans & design for a tribal office complex, community-wide planning efforts for economic development, and establishment of a business resource center. RBEG funds will assist 1,183 businesses create and save 175 jobs.

**Rural Business Opportunity Grant (RBOG):**

\$50,000 in RBOG assistance was awarded to support a feasibility study & business plan for a tribally owned enterprise. RBOG funds assisted two businesses create and save ten jobs.



**Renewable Energy and Energy Efficiency Program:**

\$14,425 in Section 9006 energy efficiency funding assistance to a small rural business for the acquisition of solar panels for energy conservation efforts. This business specializes in high-end custom woodworking. Funding from the RE/EEP program will assist one business create and save two jobs.

**Cooperative Programs:** Technical assistance was provided to a number of individuals and groups interested in submitting applications for cooperative funding assistance. Assistance included bio-diesel and marketing ventures, cooperatives specializing in financial & agricultural services.

**Farm Bill Update:** Section 9007, Rural Energy for America Program, expands and renames the program formally called the Renewable Energy and Energy Efficiency Program (9006). Under the expansion, hydroelectric source technologies will be added; energy audits included; and loan limits increased. Inquire at the state office for additional information or visit the Farm Bill Website [www.usda.gov/farmbill/](http://www.usda.gov/farmbill/)

**FY08 IMPACT – USDA Rural Development** through **Business Programs** assisted 1191 rural businesses and created or saved 274 rural jobs.



**RURAL UTILITIES PROGRAMS**  
\$13,534,430 in FY08



**Water and Environmental Loans and Grants**

assist in developing and repairing drinking water and sanitary sewer systems, including solid waste

disposal and storm drainage in rural areas. \$6,801,000 in loans and \$2,362,600 in grants assisted in water and waste management projects. These loans and grants helped nearly 56,830 rural residents in seven communities.

**Digital Public Television Grants**

assists rural Utah by providing the vital link to local news, emergency and educational programming through public television. Four grants totaling \$205,515 were awarded to the University of Utah to provide essential public broadcasting to 8,541 residents in 8 communities.



**Solid Waste Management Grants**

assist rural Utah by helping to reduce or eliminate pollution of water resources in rural areas, improve planning and

management of solid waste sites in rural areas, including, training & education of solid waste management. \$100,000 in grants assisted in the solid waste management and helped nearly 40,000 residents in 3 communities.

**Telecom Program:** Over \$75 million in loans to connect new users, deploy new route miles of fiber and copper cable, install next generation soft switches, construct new fiber-to-home facilities to serve new areas with no existing facilities, provide for existing areas that need extensive rebuilding, and purchase digital loop carrier equipment to improve service to 13 areas in Utah.

**FY08 IMPACT – USDA Rural Development** through **Utilities Programs** provided assistance to 65,371 individuals within 15 communities.