



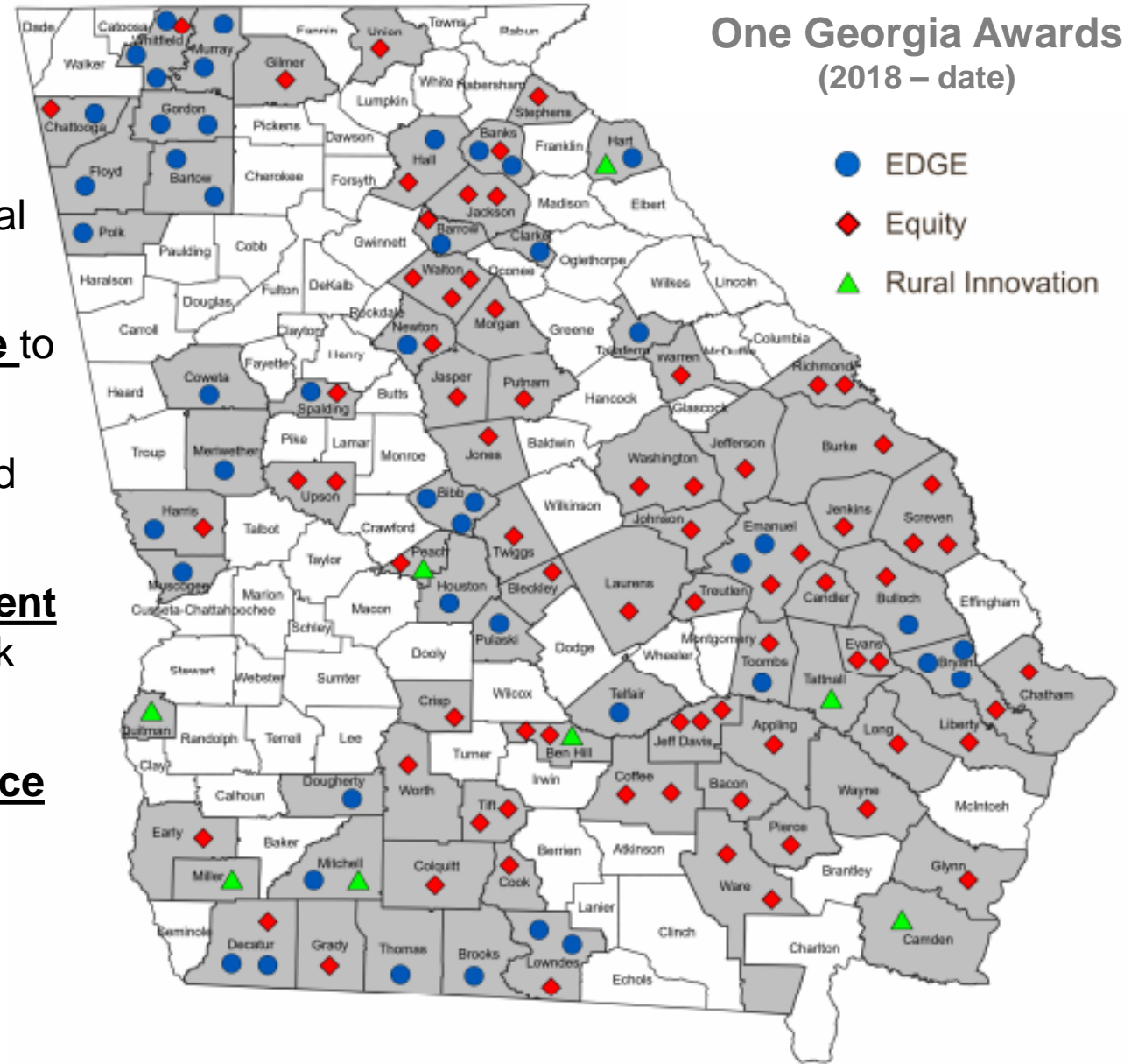
Community Affairs

One Georgia Authority

House Rural Development Council Update
August 2023

Overview

- Local communities **apply** for financial assistance
- DCA provides **technical assistance** to interested applicants
- Applications are thoroughly reviewed on a **quarterly** cycle
- One Georgia provides **reimbursement** only for eligible activities (not a blank check)
- Awards are monitored for **compliance**



Equity

Thomasville-Thomas County Red Hills Industrial Park

Industrial development bringing hundreds of jobs to South Georgia

Multiple projects planned for Red Hills Business Park

By: Channing Frampton

Posted at 6:01 PM, Jan 19, 2023 and last updated 6:21 PM, Jan 19, 2023

THOMASVILLE, Ga. (WTXL) — New industrial projects are expected to bring hundreds of jobs to the Thomasville area in 2023.

The sound of progress plays out on the north end of Thomasville where the new Ashley Furniture Distribution Center is taking shape.



Stephens County Haystone Brady Business Park

GeorgiaTrend

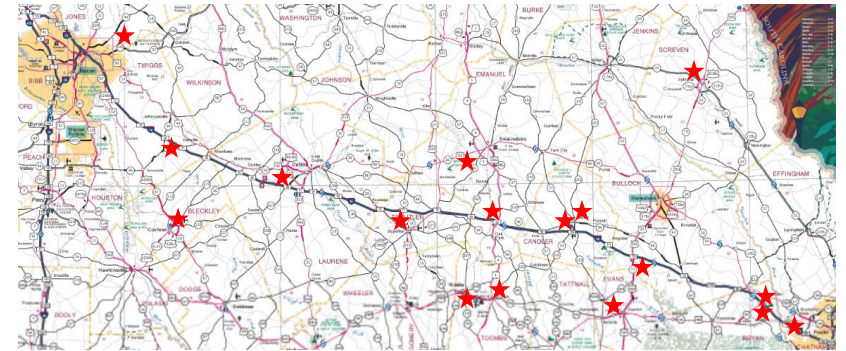
Toccoa | Stephens County: The Right Toolbox

Diversification, downtown turnaround and filmmaking
March 30, 2022 by Lee Smith



HAYSTONE BRADY BUSINESS PARK

Interstate 16 Corridor



Screven Co.



Twiggs Co.



Evans Co.

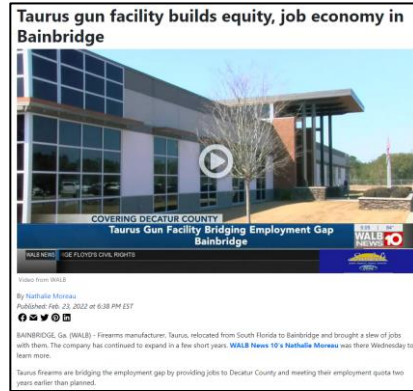


Emanuel Co.

EDGE

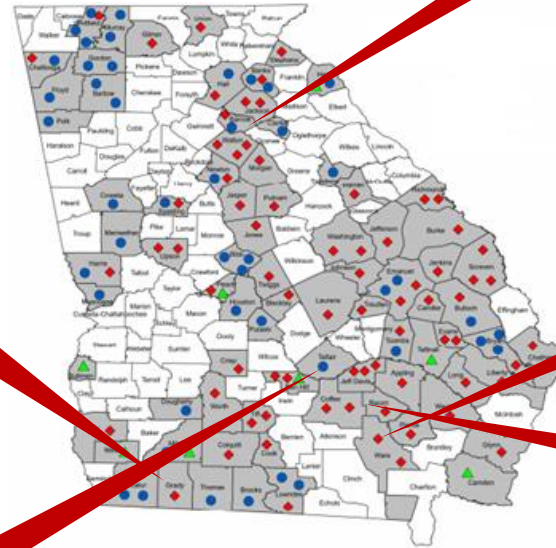
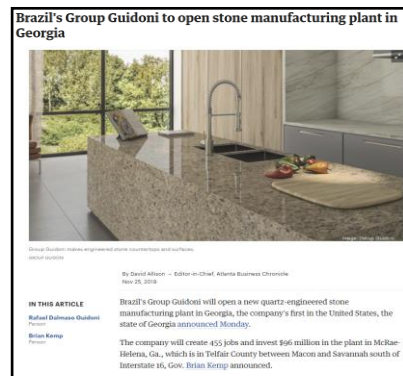
Bainbridge-Decatur County

Taurus



McRae-Helena-Telfair County

Guidoni



Winder-Barrow County Spring Mountain Center



Waycross-Ware County ADMARES



Alma-Bacon County La Regina Atlantica (Rao's)

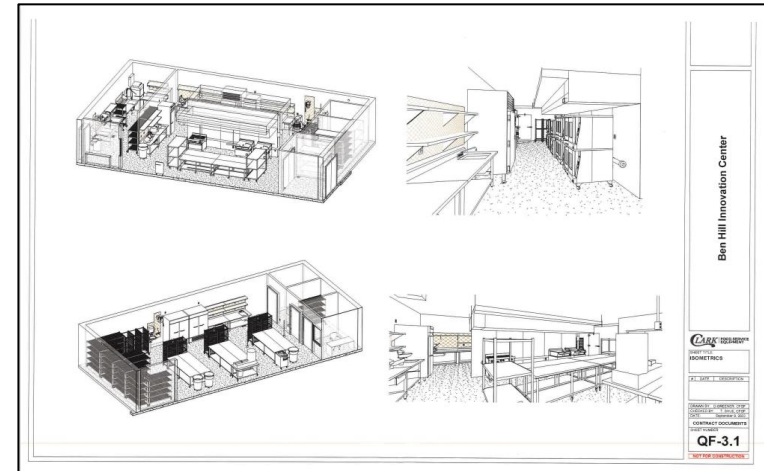


Rural Innovation

St. Marys-Camden County Redevelopment of downtown airport



Fitzgerald-Ben Hill County Commercial kitchen



Hart County Industry-supported childcare facility



Administrative Highlights

- Professional staff provide technical assistance to interested applicants.
- Awards are either grants or loans, depending on the intended activity and other criteria.
- Grants are reimbursement based.
- Loans are underwritten by a credit team.
- Awards are monitored in accordance with performance expectations.
- EDGE awards are subject to claw-back based upon contractual agreements.

Administrative Issues

- Local leadership capacity correlates with project success.
- Engaging DCA technical assistance early is vital to efficiency.
- Delinquent audits and/or reporting issues must be resolved to be eligible.
- Financial “skin in the game” is an indicator of community commitment and ultimate success.

Rural Workforce Housing Initiative

- Goal – expand housing for growing workforce population, particularly low- and middle-income households (i.e., \$15-45/hour)
- Flexible approach
 - Grant funds for infrastructure (up to \$2.5 million)
 - Construction lending (up to \$1 million), in conjunction with community banks
- Status
 - Significant interest – 400+ stakeholders participated in 5 application workshops in May/June
 - **5 first round applications** (~\$10.5 million total requests) on a short timeline
 - **~20 projects in pipeline** for future submission deadlines



DCA Rural Development

- Housing Tax Credits
- Community Development Block Grants
- Community Housing Improvement Program (CHIP)
- Main Street and Rural Zones (downtown)
- CDBG – Employment Incentive Program
- Historic Preservation Tax Credits
- Downtown Development Revolving Loan Fund
- State Small Business Credit Initiative
- Appalachian Regional Commission
- Southeast Crescent Regional Commission
- Partner programs – broadband mapping/grants, GEFA/USDA loans, GA Heirs Property Center



Thanks!

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