



## FY27 CPF REQUEST FORM

### REQUESTING ORGANIZATION INFORMATION

- A) **Official Name of Requesting Entity:** Western Slope Veterans Coalition  
B) **Type of Entity:**  
c. 501(c)(3) Nonprofit Organization  
C) **Address of Organization:** 801 Colorado Avenue, Glenwood Springs, CO 81601  
D) **Website:** westernslopeveterans.org

### POINT OF CONTACT FOR REQUEST (Cannot be a lobbyist):

- E) **Name:** Jeremie Oates  
F) **Title:** President, Board of Directors  
G) **Phone:** 910-783-5275  
H) **Email Address:** teamoates@yahoo.com

### PROJECT INFORMATION

- I) **Project Name:** Western Slope Veterans Community Cottages  
J) **Project Description:**

The Western Slope Veterans Coalition (WSVC) is building a Western Slope Veterans Cottages Community in their three-county service area (Garfield, Pitkin and Eagle) for veterans who are currently unhoused or are at risk of becoming unhoused. WSVC has identified an ideal two-acre parcel designated for the tiny home community in Silt, and when completed the community will have 22 390 sq ft tiny houses, two 1500 sq ft family units, and one 1500 sq ft house for the project's Housing Manager as well as an 1800 sq ft community center that will be used for education programming, community meals and events, and social services that will be provided onsite on demand. Early stakeholder engagement and needs assessments have led WSVC to believe this project will go a long way to meet the current demand in the local veteran community for this affordable, supportive housing.

**K) Physical Location/Postal Address of Project:** 289 North 1st Street, Silt, CO 81652

**L) Requested FY27 Funding Amount:** \$400,000

**M) Subcommittee:** Transportation, Housing and Urban Development **N) Agency:**

Department of Housing and Urban Development (HUD) **O) Eligible Account**

**(See list above):** Community Development Fund - Economic Development

Initiative (EDI)

## SUPPORTING DOCUMENTATION

### **1) How would this project benefit the public and why is it a responsible use of taxpayer dollars?**

According to the latest census reports, 2,089 veterans reside in Eagle County, 2,663 in Garfield County and 672 in Pitkin County, for a total of 5,424 veterans living in the region. 45% of regional veterans are 65+. State Demographer Office projections show Garfield County's growth rate will triple by 2035, further squeezing senior renters. This project will provide housing for 22 individual veterans and two veteran families as well as a Supporting Housing Manager (and their family). The project will exclusively use local companies and create local jobs. Long-term it will leverage HUD-Veterans Affairs Supportive Housing program (HUD-VASH) vouchers designed to subsidize veteran housing and will also create local tax income.

The long-term public cost of institutionalizing a veteran experiencing homelessness— through repeated jail stays, emergency room visits, psychiatric hospitalization, or long term residential care—is typically substantially higher than providing supportive housing. Studies of chronically homeless populations (including veterans) have found that individuals cycling through crisis systems can cost public systems \$35,000–\$60,000 per person per year, and in some high-utilization cases far more, due to emergency medical care, incarceration, detox services, and psychiatric hospitalization. By comparison, permanent supportive housing—including rental assistance and case management through programs like HUD-VASH—often costs \$15,000–\$25,000 per person per year, while significantly reducing emergency service utilization.

### **2) What is the federal nexus for this project?**

This project qualifies for federal funding under the criteria of the Community Development Block Grant (CDBG) program 42 U.S.C. 5305(a)(1) and therefore EDI Community Project Funding within the Community Development Fund account of HUD per guidance from the Subcommittee on Transportation, Housing and Urban Development, and Related Agencies. This funding is intended for economic and



community development activities including land acquisition for non-profit housing development financing which would increase housing supply and/or improve housing affordability in the local community.

**3) Why should this request be considered a priority for the people of Colorado's Third Congressional District?**

The "Catch Up" need in the Roaring Fork and Eagle Valleys is acute. There is currently a 0% rental vacancy rate for dedicated Veteran PSH in the tri-county region. Veterans on fixed incomes (\$1,200-\$1,800/month) are mathematically excluded from a market where median rents exceed \$1,600. According to COHMIS service records, about 6% of individuals seeking homelessness-related services in Colorado are veterans. Early stakeholder engagement has indicated that this project will go a long way to meet local housing needs among the veteran community in Colorado's Third Congressional District.

**4) Please attach the required documentation that demonstrates local support for this project and list them here:**

- Letter of Support from the Town of Silt
- Letter of Support from the Garfield County Housing Authority

**5) Please provide a detailed budget outlining how this funding would be spent:**

We are requesting \$400,000 and all funding from this CDS CPF request will be used for the purchase of the land.

**FULL PROJECT BUDGET:**

Land purchase: \$400,000  
Soft Costs: Design \$ 100,000  
Infrastructure \$ 570,000  
Community Building \$ 495,000  
Managers Unit \$ 352,000  
Single Family Residences \$ 863,500  
Studio Residences \$2,377,650  
Landscaping Allowance \$ 25,000  
Contingency \$ 150,000  
**TOTAL = \$ 5,333,150**

**6) Is this a new or ongoing project?**

In 2022, The WSVC received a \$100,000 donation from the Denver VFW to begin the process of building affordable housing in the three-county service area (Garfield, Pitkin and Eagle) for veterans who are currently unhoused or are at risk of becoming unhoused. To date, the organization has spent \$70,000 on architecture fees, engineering, surveying, and legal fees. The project will be formally reviewed for approval at the Silt Planning Committee meeting on April 7th and the Silt Board of Trustees meeting on April 17, which will close out the pre-development phase of the Western Slope Veterans Community Cottages tiny home project.

**7) What is the timeline and anticipated completion for this project?** WSVC and its technical partners are almost ready to break ground at the site, but WSVC still needs funding to complete the full purchase of the land from the church. Once the land is purchased, Kuersten Construction will begin with Phase 1 which includes the Community Building, Housing Manager's Unit, one (1) of the Single-Family Residence and ten (10) of the Studio Residences. It is expected that Phase 1 will be completed by the end of 2027. Phase 2 will complete a second Single Family Residence and twelve (12) more Studio Residences as well as community fire pits and other outdoor gathering areas. It is expected that Phase 2 will be completed by the end of 2028.

**8) Will this project require additional federal dollars in later fiscal years?** No - The remaining funding needed to complete project will be funding through private donations, grants from private foundations, or with other sources of state government funds to support the construction of the housing units themselves or support the operations of housing program itself once they are built (ex. HUD VASH vouchers).

**9) If the House Appropriations Committee is unable to provide the full amount of funding requested, can this project start in a limited capacity?**

Yes - we will continue to fundraise, but it may delay our ability to start construction this year as most private foundations and other government grants require that we have 70-80% of our total project cost already raised before they will contribute. We are working to fundraise through private donations through a "naming campaign" for the housing units and other components of the project. However, we are finding that very few funders will provide funding for the land itself, creating a "catch 22" in our fundraising. We believe this funding opportunity is the perfect fit for resourcing our land acquisition costs

and we believe this project is of great merit to the people of Colorado's Third Congressional District.

**10) Is this project currently authorized in law? If so, where? If not applicable, please write "N/A".**

N/A

**11) If this project has been included in a presidential budget request, please indicate that here and detail the dollar amount and what fiscal year it was included in.**

N/A

**12) If this project has received any funding in the past, from either a public or private source, please detail that here:**

Denver VFW - \$100,000

Kuersten Construction (in-kind) - \$40,000

Individual Donors (aggregate) = \$76,000

**13) If this project requires a non-federal cost share, please indicate that here and explain how you can demonstrate that the non-federal cost share will be met:** As CDBG grants often require a low percentage (generally 10%) non-federal cost share, the WSVC Board of Directors will commit \$40,000 (or other amount needed) already raised from private donors for the tiny house project to be used as matching funds. We keep a donor management database in recognized industry software to track these donations.

**14) Does any derogatory information or potentially mitigating information exist that would render the entity potentially unsuitable for receiving community project funding? Please explain if applicable:**

No

**15) If submitting multiple requests, please rank this request in terms of priority:**

N/A

**16) Please list all Members of both the United States House of Representatives and United States Senate who are receiving this request:**

- Congressman Jeff Hurd
- U.S. Senators Michael Bennet and John Hickenlooper (*We are planning to request funds to support FY27 construction costs, not land acquisition.*)

**17) Are there any changes to this FY27 CPF request compared to your submission from FY26? If so, please detail them here:**

N/A

**SUPPLEMENTAL INFORMATION:**

➤ Project Name: Western Slope Veterans Community Cottages

➤ General description of the project and why it is needed.

The Western Slope Veterans Coalition (WSVC) is building a Western Slope Veterans Cottages Community in their three-county service area (Garfield, Pitkin and Eagle) for veterans who are currently unhoused or are at risk of becoming unhoused. WSVC has identified an ideal two-acre parcel designated for the tiny home community in Silt, and when completed the community will have 22 390 sq ft tiny houses, two 1500 sq ft family units, and one 1500 sq ft house for the project's Housing Manager as well as an 1800 sq ft community center that will be used for education programming, community meals and events, and social services that will be provided onsite on demand.

The "Catch Up" need in the Roaring Fork and Eagle Valleys is acute. There is currently a 0% rental vacancy rate for dedicated Veteran PSH in the tri-county region. Veterans on fixed incomes (\$1,200-\$1,800/month) are mathematically excluded from a market where median rents exceed \$1,600. According to COHMIS service records, about 6% of individuals seeking homelessness-related services in Colorado are veterans. Early stakeholder engagement has indicated that this project will go a long way to meet local housing needs among the veteran community in Colorado's Third Congressional District.

➤ What are the benefits of this project and why is it a priority?

The long-term public cost of institutionalizing a veteran experiencing homelessness—through repeated jail stays, emergency room visits, psychiatric hospitalization, or long-term residential care—is typically substantially higher than providing supportive housing. Studies of chronically homeless populations (including veterans) have found that individuals cycling through crisis systems can cost public systems \$35,000-\$60,000 per person per year, and in some high-utilization cases far more, due to emergency medical care, incarceration, detox services, and psychiatric



hospitalization. By comparison, permanent supportive housing—including rental assistance and case management through programs like HUD-VASH—often costs \$15,000-\$25,000 per person per year, while significantly reducing emergency service utilization.

According to the latest census reports, 2,089 veterans reside in Eagle County, 2,663 in Garfield County and 672 in Pitkin County, for a total of 5,424 veterans living in the region. 45% of regional veterans are 65+. State Demographer Office projections show Garfield County's growth rate will triple by 2035, further squeezing senior renters. This project will provide housing for 22 individual veterans and two veteran families as well as a Supporting Housing Manager (and their family). The project will exclusively use local companies and create local jobs. Long-term it will leverage HUD-Veterans Affairs Supportive Housing program (HUD-VASH) vouchers designed to subsidize veteran housing and will also create local tax income.

➤ Amount requested for the Community Project Funding and the total project cost. We are requesting \$400,000 and all funding from this CDS CPF request will be used for the purchase of the land.

**FULL PROJECT BUDGET:**

- Land purchase: \$400,000
- Soft Costs: Design \$ 100,000
- Infrastructure \$ 570,000
- Community Building \$ 495,000
- Managers Unit \$ 352,000
- Single Family Residences \$ 863,500
- Studio Residences \$2,377,650
- Landscaping Allowance \$ 25,000
- Contingency \$ 150,000
- TOTAL = \$ 5,333,150**

➤ Are there community partners participating in this project?

Yes - In 2022, The WSVC received a \$100,000 donation from the Denver VFW to begin the process of building affordable housing in the three-county service area (Garfield, Pitkin and Eagle) for veterans who are currently unhoused or are at risk of becoming unhoused. Key local partners for this project include the Town of Silt and Garfield County Housing Authority (GCHA). The GCHA has prior experience with HUD programs, administering HUD vouchers, and has pledged its support to WSVC in managing HUD VASH vouchers. We have attached letters of support from both entities to this request.

➤ Does the grantee have experience executing a federal grant?

Although this would be the first federal grant WSVC will have received and administered, it is successfully administering funds from the Colorado Department of Military and Veterans Services. The WSVC also has an active contract with a grant management consultant who is a Certified Grants Management Specialist through the National Grants Management Association, highly qualified to administer federal funding with full compliance.

➤ Has the request been submitted to another subcommittee or committee this fiscal year? If yes, which one(s)?

No - N/A

➤ Is this project consistent with the primary objective of the community development program? Please describe who the project is intended to benefit.

Yes – this project meets the criteria of the Community Development Block Grant (CDBG) program 42 U.S.C. 5305(a)(1). The project involves the purchase of land from a church in Silt, Colorado to be used for construction that will both increase housing supply and improve housing affordability in the local community. This resulting housing development will be managed by the Western Slope Veterans Coalition (WSVC), a 501(c)(3) nonprofit.

The project is designed to provide supportive and transitional housing for veterans (and their families) experiencing homelessness or at risk of homelessness in three CO Western Slope counties. According to the U.S. Census Bureau's American Community Survey, approximately 2,089 veterans live in Eagle County, 2,663 in Garfield County, and 672 in Pitkin County—totaling 5,424 veterans across the three-county region. 45% of veterans in the region are over the age of 65. The WSVC serves all veterans with a DD-214 and helps those without one obtain this document to access services.

➤ What is the entity's TIN/EIN?

81-1898048

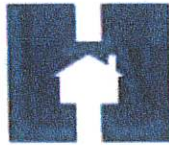
➤ What is the entity's UEI?

YC3NSCY6KPR7

➤ What is the ZIP code of the project location? If the project spans multiple ZIP codes, provide the ZIP code where most of the appropriation would be spent. 81652

➤ Does the grantee have a Community Project Funding (CPF)/Congressionally Directed Spending (CDS) project that has not yet secured a signed grant agreement with HUD? This should include projects for which appropriations were made since FY2022. If yes, please provide:

No - N/A



## GARFIELD COUNTY HOUSING AUTHORITY

1470 F Railroad Avenue  
Phone: (970) 625-3589 or (888) 627-3589

Rifle, CO 81651  
Fax: (970) 625-0859



3/10/2026

Congressman Jeff Hurd  
3<sup>rd</sup> District of Colorado  
743 Horizon Court  
Suite 112  
Grand Junction, CO 81506

RE: FY27 Community Project Funding (CPF) Request for Western Slope Veterans Coalition

Dear Congressman Hurd:

On behalf of the Garfield County Housing Authority, I am pleased to provide a letter of support for the Western Slope Veterans Community Cottages tiny house project.

The mission of the WSVC is to prevent veteran suicide by fostering a supportive community where veterans feel valued, connected and cared for, providing critical points of connection to other veterans and all veteran-related services. The 501(C)(3) nonprofit organization was founded in 2015 in response to the tragic suicides of two local Marine Corps combat veterans, Jesse Beckius and Casey Owens.

WSVC has partnered with the Board of Directors of the Flattops Cowboy Church to secure the ideal two-acre parcel designated for the tiny home community project located at the end of Grand Avenue at 1st Street in Silt, Colorado. The project is structured as a planned unit development (PUD) and goes before the Town's zoning board in April 2026. When completed, the community will have 22 390 sq ft tiny houses; two 1500 sq ft family units; and one 1500 sq ft house with 2 car attached garage intended to be used as the quarters for the project's Housing Manager. The project also includes an 1800 sq ft community center that will be used for education programming, community meals and events, and to provide other fun experiences for those living onsite. Early stakeholder engagement and needs analysis has led WSVC to believe this project will go a long way to meet the current demand in the local veteran community for this supportive housing.

As the Executive Director of the Garfield County Housing Authority, I can assure you our agency is committed to the success of this project.

Based upon my experience and knowledge in working with the WSVC, I have every confidence this project will be successfully implemented and well-received by the surrounding community. The project has received strong support from many other local partners, including the Town of Silt, and many local individual and corporate donors who have thus far contributed to the campaign's "silent phase."

I believe this project will offer an important pathway toward healing and long-term wellbeing for veterans in our community. The Garfield County Housing Authority is proud to support efforts that honor and care for those who have served our nation.

I urge you to give full consideration and fund WSVC in their request for this grant opportunity.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cheryl R. Strouse". The signature is fluid and cursive, with the first name being the most prominent.

Cheryl R. Strouse  
Executive Director  
Garfield County Housing Authority  
1430 Railroad Avenue, Unit F  
Rifle, Colorado 81650-3334  
PH: 970-625-6589 x 100  
Fax: 970-625-0859  
Email: [cheryl@garfieldhousing.com](mailto:cheryl@garfieldhousing.com)