



# Rural Development 2003 Accomplishments



**Colorado**



## Statement by Secretary Ann M. Veneman

The Bush Administration has made great strides in supporting investments in America's rural communities. From the successful implementation of the 2002 Farm Bill to passage of the Healthy Forest Restoration Act, President Bush's policy are helping strengthen the economic health of rural America.

In 2003, we saw record net cash farm income, which is expected to total \$65 billion, up 33 percent over 2002, and strong exports, which are expected to reach \$56.2 billion for 2003. The demand for farm products is being spurred by the President's tax cuts, low interest rates and inflation and decline in the value of the dollar. Expanding payrolls and declining unemployment in the coming year are expected to further accelerate food demand.

Also fueling this growth are the programs being implemented by USDA's Rural Development. Through USDA's Rural Development programs, it is estimated that over 510,000 jobs have been created or saved since the beginning of the Bush Administration. USDA has invested nearly \$2.5 billion for rural business development in the form of loans, grants and technical assistance.

We are also working with local communities to build and strengthen economic development partnerships with state and local governments. Some \$183 million has been invested in Empowerment Zones and Enterprise Communities (EZ/ECs). This investment is complemented by the leveraging of USDA funds to help attract \$422 million in other federal investments and \$739 million in non-federal investments to EZ/ECs and other supported communities.

To improve economic and community development opportunities in underserved rural areas, the Administration has entered into agreements with 20 National Centers of Excellence and Historically Black Colleges and Universities to advance business development through improved information technologies and entrepreneurial skills training.

Major investments have been made in developing value-added industries, with a focus on promoting renewable energy. Over \$35 million has been provided to support the development and marketing of renewable energy and the creation of energy efficient systems in rural areas.

Rural infrastructure, such as education, healthcare, telecommunications, water treatment and community facilities, has been supported by more than \$13 billion in grants and loans. More than \$10.2 billion has been invested in rural housing, much of which supports the President's ambitious goal to increase minority homeownership by 5.5 million by 2010.

As we look to the future, we remain dedicated to ensuring that investments in rural Colorado continue to bring new economic opportunities and an improved quality of life to rural families and communities.



## **Rural Development in Colorado has had a very exciting year!**

In Fiscal Year 2003, we broke the appropriations record for our state and pumped **\$102 million** into Colorado. This funding directly impacts individuals and families make their dreams come true. For this, we have reason to celebrate!

Over seven hundred families became homeowners and another 75 found the security of calling new rental units home. One hundred and twenty-three families built their own home with the help of eight Mutual Self Help Sponsors and for the first time, we are building in the high cost mountain resort of Steamboat Springs.

We funded the second largest Business and Industry Guaranteed Loan in our state history. Over \$7 million is being invested in Ouray County for a water bottling plant and the creation of up to 28 jobs.

Something we all expect is jobs, homes, clean water, infrastructure and services for your community. The employees at USDA Rural Development work hard to expand economic opportunities and improve the quality of life for the families in rural Colorado.

As you turn the pages of this report, I hope you are proud of the accomplishments and what has been created and funded this past year. Through the strong relationship with our partners, the spirit of our employees, and the time and attention given to each project, you can be assured ***we are proud to be here and at your service!***

Gigi Dennis  
State Director



***In memory of Sam Mitchell and her contributions as  
Director of the Multi Family Housing Program  
(September 7, 1956 - October 21, 2003).***

# Single Family Housing

*Assuring a quality of life with affordable homeownership*

**Over \$64 million** utilized in Colorado for  
**Single Family Housing Programs**

## What programs we provide:

- Guaranteed Home Loans
- Mutual Self Help Housing Loans
- Mutual Self Help Technical Assistance Grants and Site Loans
- Rural Home Loan Partnerships
- Community Development Financial Institution Partnerships
- Other Direct Home Loans
- Home Repair Grants and Loans



Families building a Mutual Self Help in Poncha Springs.

## Guaranteed Home Ownership Loans

No down payment

No mortgage limit

Available to individuals/families at 115% adjusted median income or less

## **Guaranteed Home Ownership Program in Fiscal Year 2003**

**- 397 loans were funded for \$40,600,000.**

Currently there are 50+ lenders participating in this program statewide.



Homes financed through the Guaranteed Home Loan Program in Hayden and Burlington, CO

# Single Family Housing

## Direct Home Loan Program:

Several housing programs are identified with the Direct Home Loan Housing Program:

- Mutual Self Help Housing Loans
- Rural Home Loan Partnerships
- Community Development Financial Institution Partnerships
- Other Direct Home Loans



Home financed through the Mutual Self Help Housing Program in Grand Junction.

## Direct Home Loan Programs in Fiscal Year 2003

### - **123 Mutual Self Help Housing Loans were funded for \$11,480,215.**

These loans are available for very low and low income applicants who currently don't own a home and who cannot obtain conventional financing. In Colorado, there are eight non-profit organizations that USDA Rural Development partners with to provide this opportunity in the following areas: Canon City area, Clifton, Cortez, Delta, Durango, Fort Morgan, Fruita, Gunnison County, Hinsdale County, La Junta, Pagosa Springs, Rocky Ford, the San Luis Valley, Steamboat Springs, Sterling, Trinidad, Wray, and Yuma.

### - **26 Rural Home Loan Partnerships (RHLP) were funded for \$2,352,331.**

These loan funds are leveraged with local/regional lender mortgage funds. In Fiscal Year 2003, Colorado worked with eight RHLP partners to include: Colorado Housing Assistance Corp., Colorado Housing Enterprises, Inc., Montezuma County Housing Authority, Prairie Development Corp., Regional Affordable Living Foundation, the Resource Assistance Center, and Tri County Housing, Inc..

- **5 Community Development Financial Institution Partnerships were funded for \$395,736.** These loans are also leveraged with local/regional mortgage funds. To qualify as a CDFI partner, the non-profit must be approved by the U.S. Treasury Department. These partners include Colorado Housing Assistance Corp. and Colorado Housing Enterprises, Inc.,

-**87 Other Direct Home Loans were funded for \$5,453,796.** Loans can be made for up to 100% of market value or cost and allow for no downpayment. Very low and low income applicants who currently don't own a home and cannot obtain conventional financing are eligible.

## Single Family Housing

### Mutual Self Help Housing Program:

*The Centa Family recently finished their Mutual Self Help Home in Wray. "We as a family feel like we are living the American dream. Building our house was a lot of hard work but also the most exciting year of our lives. We not only have the home of our dreams but the skills and confidence to do anything we set our minds to. The Mutual Self-Help Housing Program gave us an opportunity of a lifetime. WE LOVE OUR HOME!" - Bob, Mindy and Ryeder Centa, Homeowners in Wray.*



### Mutual Self Help Technical Assistance (TA) Grants and Site Loans:

TA Grants provide financial assistance to non-profit organizations that provide TA to low- and very low-income households to build their own homes in rural area. Site loans are made to provide financing for the purchase and development of housing sites for low and moderate-income families.

#### **Technical Assistance Grants and Site Loans in Fiscal Year 2003**

**Totaling \$3,097,500**

**- 10 TA Grants for \$2,738,00 and 1 Site Loan for \$359,500**

### 504 Home Repair Loan and Grant Program:

- Available to very low income homeowners
- Used to remove health and/or safety hazards and repair their homes
- Grants available to applicants 62 years of age or older with limited income

#### **Home Repair Loan & Grant Program in Fiscal Year 2003**

**- 58 grants were funded for \$357,418**

**- 36 loans were funded for \$323,721**



Home repairs financed through the Home Repair Loan and Grant Program in Fort Morgan (left) and Burlington (right).



# Multi Family Housing

## *Providing decent and affordable rental housing options*

Over **\$800,000** utilized in Colorado for  
**Multi Family Housing Programs**

### **What programs we provide:**

- Direct Rural Rental Housing Program
- Guaranteed Rural Rental Housing Program
- Farm Labor Housing Program
- Housing Preservation Grant Program



Multi Family Housing Complex of the Year,  
Vernon Park Apartments in Brighton, CO

### **Direct Rural Rental Housing Program**

- Funding for new construction and/or substantial rehabilitation of existing 515 apartments.
- To be eligible for tenancy in a USDA Rural Development complex, you must be either very low, low, or moderate income.

**Guaranteed Rural Rental Housing Program** - This program provides an incentive for commercial lending to develop and repair apartments for tenants with an income of 115% above the area income. Funding for this program is available through a Notice of Funding Availability, published in the Federal Register each year.

## **Rural Rental Housing Program in Fiscal Year 2003**

**Three complexes received rehabilitation funding  
totaling \$763,600.**

Mountain Vista Apartments in Canon City, \$463,600

West Routt Housing in Hayden, \$220,000

Emerald Homes Farm Labor Housing in Lamar, \$80,000.

# Multi Family Housing

## Housing Preservation Grant Program

- Funding is utilized to correct access, health, and safety issues and to alleviate overcrowding in existing homes and rental units.
- Grant funds help to support local housing rehabilitation projects to non profit organizations.

### **Housing Preservation Grant Program in Fiscal Year 2003**

- **Northwest Council of Governments - \$35,034** in Avon (pictured below left)
- **Tri County Housing and Community Development Corp. - \$35,035** in Bent, Crowley, and Otero counties. (pictured below right)



## Multi Family Housing Happenings in Fiscal Year 2003

In Fiscal Year 2003, Colorado welcomed the addition of three new multi family housing complexes to our portfolio. The new complexes are: Center Family Farm Labor Housing in Center, Plaza del Sol Farm Labor Housing in Greeley, and Springtree Village Apartments, a senior complex in Durango.



*Center Family Farm Labor Housing*



*Plaza del Sol*



*Springtree Village Apartments*



# Community and Business Programs

## *Assisting rural areas with proper infrastructure, community facilities, and business opportunities*

Over **\$37 million** utilized in Colorado for Community & Business Programs

### What programs we provide:

- Water and Waste Disposal Loan and Grant Program
- Community Facilities Loan and Grant Program
- Rural Business Programs
- Rural Cooperative Development Program
- Distance Learning and Telemedicine Grant Program
- Value Added Producer Grant Program



Children attending, Young Tracks Inc, a child development center in Steamboat Springs, funded through the Community Facilities program.

### Water and Waste Disposal Loan and Grant Program

- Funding assists in the development and repair of water, sewer, storm drainage, and solid waste systems in rural areas.

### **Waste and Waste Disposal Program in Fiscal Year 2003**

**- 17 Water and Waste Loans and Grants were funded totaling \$8,714,000; \$4,441,020 in Loans and \$4,272,980 in Grants.**

#### The following entities received funding in Fiscal Year 2003:

Marble Water Assoc.	\$63,750 (L), \$56,250 (G)
McClave Water Assoc	\$119,000 (L), \$357,000 (G)
Town of Olney Springs	\$405,000 (L), \$600,000 (G)
Town of Sugar City	\$334,000 (L), \$450,000 (G)
Town of Genoa	\$150,000 (L), \$340,000 (G)
Town of Rico	\$1,300,000 (L), \$1,200,000 (G)
Town of Ault	\$550,000 (L)
Gunnison County	\$1,519,270 (L), \$1,039,180 (G)
Town of Walsh	\$170,000 (G)
Town of Vilas	\$60,550 (G)

**-Three pre-development grants were awarded totaling \$15,000** to: Agate Water Association, the Town of Mancos, and the Town of Silverplume. Grant funding will be used to prepare Preliminary Engineering Reports on existing water systems.

# Community and Business Programs

## Community Facilities Loan and Grant Program

- Funding assists developing essential community facilities in rural areas.
- Direct Loans, Guaranteed Loans, and Grants are available for projects such as clinics, shelters, day care centers, fire stations, assisted living facilities, etc.

### **Community Facility Program in Fiscal Year 2003**

**13 Community Facility Loans and Grants were funded totaling \$12,264,000.**

The following entities received funding in Fiscal Year 2003:

Valley Assisted Living in Westcliffe	Direct Loan
Community Assisted in Rocky Ford	Direct Loan, \$25,000 Grant
Spanish Peaks in Trinidad	\$10,000 Grant
Sterling Fire Dept.	\$5,000 Grant
Town of Springfield	\$7,940 Grant
Montezuma Cty Hospital	Guaranteed Loan, Direct Loan
Hospice of the Plains in Wray	\$10,000 Grant
Breen Community Bldg. in Hesperus	\$3,330 Grant
La Puente House in Alamosa	\$10,000 Grant
Hinsdale County	\$2,730 Grant
Kinder Haus in Florence	\$9,000 Grant
Children's Ark in Florence	Direct Loan



Pictures from left to right: A check presentation to La Puente House, the Spanish Peaks Fire Department's new truck, and groundbreaking at Community Assisted Living Facility in Rocky Ford.

# Community and Business Programs

## Rural Business Programs:

- Funding is provided for a variety of grant and loan programs to include:  
Business and Industry Loans and Grants, Rural Business Enterprise Grants, and Rural Business Opportunity Grants
- These loan and grant programs assist in the improvement, development, and financing of rural communities by enhancing the economic climate of rural businesses.

### **Rural Business Programs in Fiscal Year 2003**

**19 Rural Business Projects were funded totaling \$15,126,000.**

The following entities received funding in Fiscal Year 2003:

Morgan County	Business and Industry Loan
Emry Enterprises	Business and Industry Loan
Poursuivant	Business and Industry Loan
Big J RV Park	Business and Industry Loan
KJW Enterprises	Business and Industry Loan
Sage Cuisine	Business and Industry Loan
Microbusiness Dev.	Rural Business Enterprise Grant
Pagosa Springs Inn	Business and Industry Loan
Con-Cepts Inc.	Rural Business Enterprise Grant
Cures 'n Curiosities	Business and Industry Loan
City of Trinidad	Rural Business Enterprise Grant
Town of Sterling	Rural Business Enterprise Grant
Dolores County	Rural Business Enterprise Grant
Rocky Mtn. Farmers Union	Rural Business Enterprise Grant
National Farmers Union	Rural Business Enterprise Grant
BIOTA, Brands of America, Inc	Business and Industry Loan
Region 9	Rural Business Opportunity Grant
Individual Recipient	Business and Industry Loan

Touring the site for the BIOTA project, (pictured from left to right are: Senator Jim Isgar, Katie Aggeler, Senator Campbell's Office, Derek Waggoner, Senator Allard's Office, David Zutler, CEO Biota Brands of America, Diane Banks, Biz Capital, Sue Mc Williams, Cortez Rural Development, Gigi Dennis, State Director, and Senator Ray Rose).

*"I would like to thank State Director Gigi Dennis, Program Director Leroy Cruz, and Regional Loan Specialist, Sue Mc Williams for their help in getting through the very tedious and difficult process to obtain our USDA Guaranteed Loan Commitment. The strong support from the above mentioned USDA representatives will assist in providing a very important economic development project in Southwestern Colorado. We anticipate eventually 118 jobs will be created by our locating of BIOTA Brands of America in Ouray, CO.," said David M. Zutler, Chairman/CEO.*



## Community and Business Programs

### Rural Cooperative Development Grant (RCDG) Program:

- Provides funding to establish and operate centers for rural cooperative development.

In Fiscal Year 2003, **the Rocky Mountain Farmers Union Educational and Charitable Foundation received an RCDG for \$324,500.** Funding will be used to enhance the Regional Cooperative Development Center located in Greenwood Village. The center provides cooperatives in Colorado, Wyoming, and New Mexico with training and technical assistance for cooperative development.



Signing documents to receive grant funding for cooperative development is John Stencel, President, Rocky Mountain Farmers Union. Also pictured (from front to back) is Gigi Dennis, State Director, Dolores Sanchez-Maes, Loan Specialist, and Leroy Cruz, Director, Community & Business Programs.

*“The Rocky Mountain Farmers Union and USDA Rural Development, working together, unites the ambition of our organizations to serve rural citizens and help Colorado farmers and ranchers succeed through the promotion of economic and cooperative development,” said John Stencel, President, Rocky Mountain Farmers Union.*

### Distance Learning and Telemedicine (DLT) Grant Program:

- Supports the development and deployment of advanced telemedicine and distance learning systems in rural areas.
- Rural schools, colleges, universities, non-profit hospitals, libraries, health clinics, Indian tribes, and other organizations which operate rural educational or health care facilities are eligible applicants.

In Fiscal Year 2003, **the Haxtun/Holyoke Distance Learning Consortium received a DLT grant for \$145,914.** Funding will be utilized for a multi-school distance learning project to share teachers and offer advanced courses to 960 students in two extremely rural areas of Colorado. The Consortium will offer a combination of advance and core curriculum including math, foreign languages, English for the Hispanic population, and advance placement. Benefits to the local community will include a competitive education that will prepare students for careers and enable the communities to better compete and attract new residents.

## Community and Business Programs

### Value Added Producer Grant Program :

- Authorized under the Farm Security and Rural Investment Act of 2002, this program is designed to encourage independent producers of agricultural commodities to process their raw products into marketable, value-added goods, thereby increasing farm income.
- Ventures in which agricultural producers add value to their products through processing, segregation, or other means are eligible to apply for grants. Grants can be awarded for such activities as conducting feasibility studies, developing business and marketing plans, or used as working capital while the venture develops cash flow. The maximum allowable grant amount is \$500,000, and grant recipients must provide 1-to-1 matching funds.
- The program also allows producers, farmers and ranchers, the opportunity to expand the customer base for their products or commodities and ensure that a greater portion of their revenue derived from the value added activity goes back to the producer.

Colorado received two grants totaling **\$506,250** in Fiscal Year 2003.

#### **National Bison Association - \$56,250**

Funding will assist in assessing the feasibility for developing standards for a classification program that will allow the industry to effectively market specific attributes of differentiated buffalo meat.

#### **Blue Sun Producers, Inc. - \$450,000**

Funding will assist in obtaining the goal of this proposal to produce efficient and profitable oilseed crops for production of renewable, domestically produced biodiesel fuel.

## Other Rural Development Happenings

Fiscal Year 2003 was a very busy year! Staff either presented and/or attended several conferences, monthly observances, and other outreach efforts. To name a few....



**Multi Family Housing Conference:** In April 2003, the Multi Family Housing Program Staff conducted their annual training conference entitled, "You Make a Difference" in Greeley, CO. Over 130 owners, management companies, and site managers attended this four day conference. Our guest speaker this year was Reggie Rivers, former Denver Bronco, author, and motivational speaker (pictured left with Jodi Jandro and Mary Summerfield, Multi Family Housing Staff). Additional topics covered included: accessibility requirements, crime free housing, farm labor housing roundtable discussion, and an update on fair housing laws.

## Other Rural Development Happenings (continued)

**Rural Development's National Homeownership Month Celebrations:** June is National Homeownership Month and Rural Development participated by holding several celebrations around our state. Pictured below (left to right): Don Pierce, Rural Housing Programs Director and Al Gold, Executive Director, Colorado Rural Housing Development Corporation, the Mutual Self Help Sponsor in the San Luis Valley Area. The HUD Homeownership Express Bus made a stop in Colorado in June. Rural Development State Director, Gigi Dennis, and Fannie Mae Executive Director, Tony Hernandez handed out homeownership kits to first time homeowners present at the event. First time homeowners celebrated the completion of their Mutual Self Help Homes in Grand Junction during the month and Senator Wayne Allard attended the festivities.



**Rural Development State Director signs Memorandum of Understanding with Rocky Mountain Farmers Union and National Farmers Union:** John Stencil, President, Rocky Mountain Farmers Union, Gigi Dennis, State Director, and David Frederickson, President, National Farmers Union sign a Memorandum of Understanding (MOU) in July of 2003. The MOU pledges to promote the full utilization of programs and resources available and to provide improved customer service and outreach programs to rural Colorado communities.

### How can we help you?

**Would you like to receive more information on Rural Development Programs?**

**Would you like to receive this report and other program materials via email?**

**If so, please email [amy.mund@co.usda.gov](mailto:amy.mund@co.usda.gov).**

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, or marital or family status. (Not all prohibited bases apply to all programs.) 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). To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Ave. SW, Washington, D.C. 20250-9410 or call (202)720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.



## Colorado Field & State Office Locations

[www.rurdev.usda.gov/co/index.html](http://www.rurdev.usda.gov/co/index.html)

### Alamosa Office

2205 State Street, Alamosa, CO 81101  
(719) 589-5661 Fax (719) 589-0515  
Serving Alamosa, Conejos, Costilla, Mineral,  
Rio Grande, and Saguache Counties

---

### Burlington Office

138 S. 14th Street  
Burlington, CO 80807  
(719) 346-7699 Fax (719) 346-7079  
Serving Cheyenne, Kiowa, and Kit Carson  
Counties

---

### Canon City Office

248 Dozier Avenue, Canon City, CO 81212  
(719) 275-4465 Fax (719) 275-3019  
Serving Fremont, Chaffee, Custer, Lake, Park  
and Teller Counties

---

### Cortez Office

628 West 5th Street, Cortez, CO 81321  
(970) 565-8416 Fax (970) 565-8797  
Serving Montezuma, San Juan, Archuleta,  
Dolores, LaPlata, and San Miguel Counties

---

### Craig Office

356 Ranney Street, Craig, CO 81625  
(970) 824-3476 Fax (970) 824-7055  
Serving Moffat, Rio Blanco, and Routt Counties

---

### Delta Office

690 Industrial Blvd  
Delta, CO 81416-2812  
(970) 874-5735 Fax (970) 874-0352  
Serving Delta, Eagle, Garfield, Gunnison, Hinsdale,  
Mesa, Montrose, Ouray, Pitkin, and Summit Counties

---

### Fort Morgan Office

200 W. Railroad Ave., Fort Morgan, CO 80701  
(970) 867-9419 Fax (970) 867-9410  
Serving Morgan and Washington Counties

### Greeley Office

4302 W. 9th Street Road, Greeley, CO 80634  
(970) 356-8097 Fax (970) 351-0392  
Serving Weld, Arapahoe, Jackson, Adams,  
Grand, Boulder, Larimer, Douglas, Gilpin,  
Clear Creek, Jefferson, and Denver Counties

---

### Hugo Office

P.O. Box 218, 318 5th Street, Hugo, CO 80821  
(719) 743-2408 Fax (719) 743-2701  
Serving Lincoln, Elbert, and El Paso Counties

---

### Lamar Office

3501 South Main, Suite C, Lamar, CO 81052  
(719) 336-3437 Fax (719) 336-3732  
Serving Baca, Bent, and Prowers Counties

---

### Rocky Ford

202 South 10th, Rocky Ford, CO 81067  
(719) 254-7616 Fax (719) 254-4541  
Serving Otero, Crowley, and Pueblo Counties

---

### Trinidad Office

422 East 1st, Trinidad, CO 81082  
(719) 846-3681 Fax (719) 846-0525  
Serving Las Animas and Huerfano Counties

---

### Wray Office

P.O. Box 405, 247 Clay Street, Suite #2,  
Wray, CO 80758  
(970) 332-3107 Fax (970) 332-9801  
Serving Logan, Phillips, Sedgwick,  
and Yuma Counties

---

### State Office

655 Parfet Street, Room E-100,  
Lakewood, CO 80125  
(720) 544-2903 Fax (720) 544-2969  
Gigi Dennis, State Director



Colorado Rural Development  
655 Parfet Street, Room E-100  
Lakewood, CO 80215  
<http://www.rurdev.usda.gov/co/index.html>