

Hope for the future, help when you need it.



Boulder County Housing Authority Willoughby Corner Senior Concept 9% LIHTC Application November 30, 2021



Project Site

HOME IN THE NEIGHBORHOOD



24-acre parcel located at the SW corner of 120th and E. Emma Streets in Lafayette, CO



Partnership

2017 Intergovernmental Agreement City of Lafayette & Boulder County/BCHA

- Affordable Rental: 80% of all units will be deed-restricted units for tenants earning at or below
 60% of the Area Median Income (AMI). No less than 10% of these units shall be age-restricted for occupancy by persons fifty-five years of age or older.
- Affordable For-Sale: 20% of all units will be deedrestricted for-sale units for households earning at or below 120% of the AMI.
- Unrestricted Market-rate: Not to exceed 20% of the total number of residential units.

Community Outreach 18 + months

- Delivered close to 5,000 flyers and postcards to nearby households and local businesses
- Hosted 25 community meetings and open houses 3 in Spanish - with more than 500 attendees
- Established the East Lafayette Advisory Committee, and facilitated 10 ELAC meetings with representatives from:
 - Old Town
 - Flagg Drive
 - Arbordale Acres
 - Emma Street
 - Southern Edge
 - Peak to Peak School

- Sister Carmen
- Immaculate Conception
- Senior Advisory Board
- Liveable Lafayette



Community Design

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WILLOUGHBY CORNER PEDESTRIAN CONNECTIONS

10' Multimodal Trail 5' Ped. Connection Path 6' Public Sidewalk Future Trail Multi-Use Soft Trail



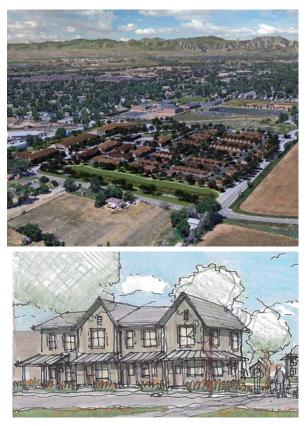
Proposed Neighborhood

- 400 homes 100% affordable, serving rental residents making 30-60% AMI and for-sale residents up to 120% AMI
- 20% for-sale (80-units)
- 64-unit building for seniors (55+)
- Approx. 180 multi-family apartments for rent
- +/-130 townhomes for rent and sale
- +/-30 duplex homes for rent and sale
- 2 community buildings
- Parks, gardens, recreation trails



Neighborhood Features

- Sustainability: Enterprise Green Communities; PV-ready, EV-ready, electriconly buildings; considering Net-zero construction and onsite geothermal heating & cooling
- **Green Space:** 9.25 acres and more than 38% of site with ample landscaping, extra trees, recreational trails, community gardens, dog park, play areas
- Mobility Hub: Supports multiple transportation modes, partnership with RTD
- Visitable Homes: Exceeds City's 25% requirement
- Traffic Flow: Improved intersections and roadways in collaboration with City
- Food Resiliency and Agriculture: Onsite programming and partnerships
- Paving the way for more Affordable Housing: Assisting with implementing new planning processes and standards; helping Boulder County achieve Regional Housing Initiative goals





Phasing

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Phase 1a - Seniors

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Phase 1a

- 64-unit building
- Age-restricted for seniors (55+)
- Zoning and permitting complete for entire neighborhood
- 9% LIHTC
- Worthy Cause funds





Work Completed 2019

TaskDateInitial Sketch Plan Submittal to LafayetteFebNeighborhood Meeting w/City StaffMarBCHA Resubmits the Plan Based on FeedbackMayBCHA Third SubmittalJulyBCHA Fourth SubmittalSeptPlanning Commission (notice includes: mailer to 750', newspaper, sign on property)Sept





2021 - Q1 2023 Milestones

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Milestone - 2021 Dates	Timeline	Milestone – 2022	Timeline
Design - Vertical Kickoff	Completed July 2021	9% LIHTC - Internal Deadline	Jan. 14, 2022
Planning Pre-App Meeting	Completed, Aug. 2021	Planning - Site Plan Submission	Jan. 2022
ELAC - Meeting	Completed Sept. 15, 2021	Planning – Entitlement Approvals	Q1 2022
Design - Phase 1 Buildings	Ongoing	9% LIHTC - Application	Feb. 1, 2022
Planning - PUD Submission	Nov. 30, 2021	9% LIHTC - Award	May 2022
CHFA - Concept Meeting	Nov. 30, 3pm	4% + State LIHTC - Application	August 2022
ELAC - Meeting	Dec. 1, 5:30 – 6:30pm	4% + State LIHTC - Award	November 2022
9% LIHTC - Letter of Intent	Dec. 1	Phase 1 Construction Start	Q1 2023
Planning - Neighborhood Mtg	Dec. 15, 5:30 – 6:30pm		

Thank you!

BCHA Development Team

Norrie Boyd, Executive Director Molly Chiang, Senior Developer (BCHA POC) Justin Lightfield, Development Manager Lauren Cely, Senior Developer Julia Ozenberger, Finance Director Kelly Stapleton, Financial Analyst BCHA Strategic Communications BCHA Maintenance & Operations



Project Team

SB Clark, Financial Consultant **Norris Design,** Master Planner & Landscape HB&A, Architect **Pinkard Construction**, Preconstruction **The Pachner Company,** Community Engagement **Drexel-Barrell**, Civil & Surveyor **JRES**, Market Study Analyst **Group14**, Sustainability Consultant **Farnsworth**, MEP Engineering

www.willoughbycorner.org



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