



BOULDER COUNTY
**HOUSING
& HUMAN
SERVICES**



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



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 deed-restricted **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
 - Sister Carmen
 - Flagg Drive
 - Immaculate Conception
 - Arbordale Acres
 - Senior Advisory Board
 - Emma Street
 - Liveable Lafayette
 - Southern Edge
 - Peak to Peak School

Community Design

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, electric-only 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



Phase 1

- Site work, trails, parks, gardens
- 64-unit building for seniors (55+)
- +/- 180 multi-family apartments
 - 52-unit building
 - 40-unit building
- 2 community buildings with amenities and resident services

Phase 2

- +/-130 townhomes

Phase 3

- +/-30 duplexes

Phase 1a - Seniors



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

Task	Date
Initial Sketch Plan Submittal to Lafayette	Feb
Neighborhood Meeting w/City Staff	Mar
BCHA Resubmits the Plan Based on Feedback	May
BCHA Third Submittal	July
BCHA Fourth Submittal	Sept
Planning Commission (notice includes: mailer to 750', newspaper, sign on property)	Sept



2021 - Q1 2023 Milestones

Milestone - 2021 Dates	Timeline	Milestone – 2022	Timeline
<i>Design - Vertical Kickoff</i>	<i>Completed July 2021</i>	9% LIHTC - Internal Deadline	Jan. 14, 2022
<i>Planning Pre-App Meeting</i>	<i>Completed, Aug. 2021</i>	Planning - Site Plan Submission	Jan. 2022
<i>ELAC - Meeting</i>	<i>Completed Sept. 15, 2021</i>	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

Willoughby Corner

