Boulder County Department of Housing & Human Services

Housing Authority Board
Monthly Board Meeting Agenda
Tuesday, March 29, 2022 1:00 p.m. – 2:30 p.m.
Online Teams Meeting

Agenda

1. Call to Order – Boulder County Housing Authority

2. Matters from Members of the Public - Housing Authority Topics (Previously emailed to BCDHHS)
   (1:00 - 1:05 p.m.)

3. BCHA Executive Director Update - Norrie Boyd
   a. Current BCHA Contracts
   b. Section 8 Tenant Statistics
   (1:05 – 1:20 p.m.)

4. BCHA Housing Development and Operations Updates -
   Justin Lightfield, Molly Chiang, and Lauren Cely
   a. The Spoke on Coffman – Construction and Lease-up
   b. Willoughby Corner – Predevelopment and Planning
   c. Superior Transit-Oriented Development – Preliminary Planning
   (1:20 – 2:05 p.m.)

5. Matters from Members of the Housing Authority Board
   (2:05 – 2:25 p.m.)

6. Meeting Adjourned – BCHA Board
   (2:25 – 2:30 p.m.)

Upcoming Meetings

Boulder County Housing Authority May 24, 2022, 1:00 p.m. – 2:30 p.m Online via Zoom
Current and past packets for the Boulder County Housing Authority Board, the Boulder County Human Services Board, and the Housing & Human Services Advisory Committee can be accessed at the links below:

Boulder County Housing Authority Board Packets
Boulder County Human Services Board Packets
Housing & Human Services Advisory Committee Packets

Any member of the Public may speak on any subject related to Boulder County Housing and Human Services. It is the policy of the Board to facilitate an orderly and respectful hearing where all points of view may be heard. Please keep comments to a maximum of 3 minutes. For more on addressing the Board, see the County’s guide to public hearings:

It is the policy of BCDHHS to make programs, meetings, activities and services accessible to individuals with disabilities. In order to provide special services such as interpreters or provide special materials in special formats such as large print, Braille, or computer disks the county needs to be informed of the individual’s special needs. If you need special assistance contact Julia Larsen, ADA Coordinator, or the Human Resources Division at 303-441-3508 at least 48 hours before the scheduled event.

La politica de BCDHHS es hacer que los programas, juntas, actividades y servicios sean accesibles para gente discapacitada. Para poder ofrecer servicios especiales como interpretes o material en algún formato especial, como impresiones mas grandes, Braille, o disco de computadora, el condado requiere que le informen de las necesidades especiales de cada individuo. Si Ud. requiere atención especial, por favor comuníquese con Julia Yager, coordinadora del ADA o a la oficina de Recursos Humanos al 303-441-3508 cuando menos 48 horas antes del evento.
<table>
<thead>
<tr>
<th>Date Executed</th>
<th>Contractor Name</th>
<th>Description</th>
<th>Contract Amount</th>
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<td>3/2/2022</td>
<td>Henry R. Lopez Ltd dba Lopez Smolens Associates</td>
<td>Engineering services on an as-needed basis, including but not limited to structural engineering</td>
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<td>The Pachner Group</td>
<td>Outreach and stakeholder engagement services for the BCHA affordable housing development pipeline (Contract Amendment to extend work through December 31, 2022)</td>
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<td>Meals on Wheels</td>
<td>Commercial lease and Assignment of Commercial Sublease - Josephine Commons Kitchen sublease</td>
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<td>Senger Design Group, LLC</td>
<td>The Spoke on Coffman FFE</td>
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<td>2/4/2022</td>
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<td>Trash, Recycling and Composting Services (Eagle Place, Catamaran Court, Bloomfield Place, Casa de la Esperanza, Mountain Gate, Hillside, Regal One/Two/Square, Lilac Place, Lydia Morgan, Acme Place, Kestrel, Walter Self, Beaver Creek, Tungsten Village) – Amendment to add service at Cottonwood in Longmont, Rodeo Court and Prime Haven in Nederland, Sunnyside in Louisville, and Josephine Commons in Lafayette. Amendment to add service at Aspinwall, Aspinwall Rehab – Lafayette Villa West I &amp; II</td>
<td>$128,526.00</td>
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<td>Engineer design services for the domestic water heater storage tank replacement at Josephine Commons.</td>
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<td>Community Food Share</td>
<td>Annual agreement for food for Casa de la Esperanza and Kestrel/Aspinwall clients (annual fee of $500 waived this year because Community Food Share has received donations to cover the annual fee)</td>
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<td>1/20/2022</td>
<td>SB Clark, Inc.</td>
<td>Financial and technical advisement services for Task 1 - Willoughby Corner Senior, Task 2 - Willoughby Corner MF, Task 3 - Superior Transit Oriented Development, and Task 4 - the purchase of Eagle Place LLLLP</td>
<td>$215,050.00</td>
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DATE: March 29, 2022

TO: Boulder County Housing Authority (BCHA) Board

FROM: Norrie Boyd, Housing Division Director, BCHA
Paul Jannatpour, Director, HHS
Justin Lightfield, Housing Development Manager, BCHA
Lauren Cely, Senior Housing Developer, BCHA
Molly Chiang, Senior Housing Developer, BCHA

SUBJECT: BCHA Update

**BCHA Housing Development and Operations Updates**

BCHA currently has the following three development projects underway:

1. **The Spoke on Coffman, Longmont – Construction and Lease-up**

   The Spoke on Coffman, located in downtown Longmont at 5th Ave. and Coffman St., will be made up of 73 affordable homes, a 262-space parking deck, commercial space for a workforce enterprise café, and BCHA staff office space.

   Over the past couple of months, a lot has happened at The Spoke on Coffman. The construction team continued work on the pedestrian breezeway, enterprise café, and BCHA office space within the parking structure. The concrete base and stairs for the pedestrian path, office, and café space were poured. The team also began installing the framing and insulation for the walls inside the space. The pavers for the breezeway and in front of the elevator will be installed next. On the garage floor, the team applied traffic coating to seal and protect the surface of the parking garage, and the next step is striping the parking spaces. The "zipped" lighting that ties Main Street to Coffman Street was hung in the pedestrian breezeway. The team is currently finishing the space with a glass storefront on the office and café and sheetrock on the interior walls. BCHA is looking forward to putting out a Request for Proposals (RFP) for an enterprise café operator at The Spoke.

   On the affordable housing apartments, the team has completed the interior of the units installing cabinetry, countertops, showers, tubs, and toilets building by building. Work continued in the property management office and community room and is now complete. The first and second-story glass storefront was framed and installed. On the exterior, the rain gardens that capture and move stormwater runoff are getting coated, sealed, and filled with various layers that will act as a filter for water collected from the site while also providing planters for greenery around the building.

   Along Coffman Street, the team has continued to install the overhead canopies. Within the residence courtyard, the team buried the pipes that will carry water to and from the development and began pouring the concrete base that will provide a space for residents to gather and relax.
BCHA owner inspections, called punch walks, began in mid-January 2022 and continue with weekly BCHA Housing Development, Maintenance, and Operations staff inspecting each unit, room, corridors, exterior materials of the building, and the overall site.

The affordable housing apartments and the parking structure’s substantial completion date have been delayed due to material unavailability, long lead times, transportation delays, and winter weather impacts. The updated substantial completion date for the affordable housing apartment side is April 25, 2022. The new substantial completion date for the parking structure and commercial development is May 31, 2022. BCHA is grateful to our construction and design partners for their collaboration and problem-solving efforts to help minimize schedule and cost impacts that have been witnessed across the entire construction industry.

Much progress has been seen in preparation for move-ins at The Spoke on Coffman. BCHA Property Management, Voucher, and Compliance teams called up 12 Project-Based Voucher (PBV) households and held a joint on-site leasing clinic on February 24. Staff from Property Management, Voucher, and Compliance teams staffed the briefing and completed a one-stop-shop for eligibility to ensure clients were eligible for all of the subsidy layering within the PBV units (HOME, PBV, LIHTC and CDBG-DR) funding in one coordinated appointment. Additional leasing clinics for the LIHTC units have been scheduled at the St. Vrain Community Hub in Longmont and are comprised of both Property Management and Compliance staff on March 11th, 16th, 23rd, and 31st.

There are 57 applications currently in process. This includes 12 PBV households, with further detail provided below.

- BCHA’s internal compliance team has approved eight applications for move-in, and additional applications are pending (waiting for clarification from the applicant).
- Compliance and Property Management are meeting two times per week to review and approve applications.
- Property Management has started assigning units to approved applicants.
- Of the 57 applicants, at least 14 have expressed a desire to move in during the month of April. BCHA anticipates there will be more interest following the March 23rd and 31st leasing clinics.
- Property Management is partnering with the Personal Finance team as needed for applicants who are interested in budgeting support with planning for their new home.

**Projected milestones for The Spoke:**

- Tenant Screening/Lease-Up: Early 2022
- Affordable Housing Completion: April 25, 2022
- Parking Structure (includes the café and office space) Completion: May 31, 2022
- Tenant Move-in: Spring 2022
- Ribbon-Cutting: Fall 2022

Please continue to visit The Spoke on Coffman page at [www.TheSpokeonCoffman.org](http://www.TheSpokeonCoffman.org) for construction and lease-up updates.
2. Willoughby Corner, Lafayette – Predevelopment and Planning

For Willoughby Corner, staff continue to focus on outreach, architectural/site/engineering design, funding applications, and entitlements in its current predevelopment stage. To date, close to 7,000 flyers and postcards have been distributed to nearby households and local businesses; open houses with more than 500 attendees and 27 community meetings, including three for Spanish-speaking residents have been held; and twelve meetings with the East Lafayette Advisory Committee (ELAC) were initiated by BCHA for input requests and information distribution.

Boulder County Housing Authority submitted a rezoning application to the City of Lafayette for the Willoughby Corner property, located at Tract A1, Coal Park Subdivision, to be rezoned from M1 to R4. With the City’s recent update to the Comprehensive Plan in Fall 2021, the property now has a Future Land Use designation of "Housing Area". As such, the property is identified to be rezoned to a residential zoning designation to reflect the intent to the Comprehensive Plan and to provide much needed affordable housing on a site that is compatible with surrounding land uses.

On Wednesday, March 9, 2022, Lafayette Planning Commissioners voted unanimously in support of the Willoughby Corner’s rezoning application. We greatly appreciate all the members of the community who came out to support the project. This is a major achievement ahead of BCHA’s project interview with the Colorado Housing and Finance Authority (CHFA) for the 9% low-income housing tax credit (LIHTC) application for the Phase 1A Senior Apartments. With Planning Commission recommendation for approval, BCHA will go before Lafayette City Council on April 5th, 2022, for the first reading of the Willoughby Corner rezoning application.

The project team continues to pursue entitlement approvals with the City of Lafayette and development entitlements will come next with the public hearing on the Planned Unit Development (PUD), the final PUD, and Final Site Plan(s). BCHA submitted our first Planned Unit Development (PUD) submission on December 14, 2021. The PUD was revised following receipt of the City’s review comments, and the PUD was resubmitted to the City on March 7, 2022. Following the approval of the PUD, BCHA will submit a Site Plan for Phase I development.

On February 1st, BCHA submitted a competitive application to the CHFA for an allocation of 9% LIHTC. Phase 1A Senior Apartments will provide 63 homes age-restricted for residents 55 and over, with income at or below 60% AMI, and this first building will be the cornerstone of the neighborhood. BCHA has been invited to present to CHFA on April 29, 2022. On March 22nd, BCHA received the funding recommendation from the Colorado Department of Local Affairs (DOLA) in the amount of $3,456,000 for the Phase 1A Senior Apartments as enhanced Division of Housing gap funding. This equates to a DOH subsidy per unit of $55,000 per unit in this first phase. The recommendation is dependent upon securing the necessary financing to move forward with the development process. This includes the 9% LIHTC award from CHFA, as well as permanent loans or other projected financing, as applicable.

In partnership with CU Boulder, BCHA is working with the Urban Resiliency & Sustainability Clinic, a graduate level course offering students the opportunity to engage with local development projects and gain real-life experience. For the Spring 2022 Semester, students work with the entire Willoughby Corner team to research, design and execute various components of Willoughby Corner.

Please continue to visit this Willoughby Corner page at [www.WilloughbyCorner.org](http://www.WilloughbyCorner.org) for updates regarding the project timeline and public meeting dates.
3. Transit-Oriented Development, Superior – Preliminary Planning

BCHA is in the preliminary planning stages for a Transit Oriented Development (TOD) site in Superior. The Town of Superior Board has prioritized adding affordable housing to the Superior community as well as exploring public improvements to enhance the Superior Marketplace and the adjacent Regional Transportation District (RTD) Park-n-Ride (PnR) site.

A Transit-oriented development (TOD) creates walkable communities for people of all ages, abilities, and incomes while providing more transportation and housing choices to the community. TODs are more environmentally and economically sustainable. As demand for housing increases, the desire for a transit-connected, convenient, and walkable community has emerged.

Demographics have also changed over time with more single person households, households headed by single parents, and seniors. These demographic groups that are increasing in size are the same demographic groups that have historically shown a preference for higher density housing near transit. These are also the demographics that have a high need for affordable housing within Boulder County.

This location at the McCaslin Park-n-Ride connects potential residents to RTD’s regional bus system to access services along the U.S. Highway 36 corridor from Boulder to Denver. In addition to the bus service, BCHA envisions a multi-modal transit hub that offers a car share program, electric vehicle (EV) car charging stations, a bike share program, e-bike charging stations, a bike maintenance station, and bike storage for both residents and transit riders.

In addition, BCHA provides its residents with a Neighborhood EcoPass to encourage alternate transit options. This location is also within walking and biking distance to local businesses, grocery stores, parks, trails, and the soon to be completed Downtown Superior.

BCHA, along with our experienced consulting team, are creating a Community Engagement plan. We intend to publish a website in April and start an email interest list. Our team’s next step is an ongoing "Coffee & Conversation" opportunity for community members and stakeholders to talk about Superior’s affordable housing needs, not only at the RTD site but across the Town of Superior. Through the planning process, BCHA is committed to:

- Engaging with a broad spectrum of community members and stakeholders to gather feedback, inform, and collaborate toward design solutions.
- Working with the public sector entities including the Town of Superior, the City of Louisville, RTD, and others, as well as private developers who may be interested in the area, to develop housing solutions that align with the 2017 Regional Housing Strategy’s goals.

On December 30, 2021, the Marshall Fire devastated the Town of Superior and the City of Louisville, destroying and damaging over 1,000 homes and businesses. It is unknown at this time how the aftermath of the fire will alter the Town’s priorities for development within the Superior Marketplace Planned Development (PD) or RTD’s ridership at this location. The need for safe, affordable homes is more necessary as a result of the fire.

The Superior TOD will consist of two to three buildings with a maximum building height of five stories with approximately 200-285 permanently affordable rental homes for low- and moderate-
income residents earning up to 60% of the Area Median Income (AMI). Community amenities will include a community gathering space, resident services and property management office, green spaces and potentially a community garden, pedestrian plaza, and an improved multi-use path connector.

The site will include enough structured parking to replace all of RTD’s 294 existing PnR spaces and provide approximately 0.30 spaces for each proposed dwelling unit. Movement of the Flex and Access-a-Ride buses as well as individual passenger drop-offs through the site will be enhanced, and multimodal circulation and connectivity to surrounding parks and businesses improved. The route for the adjacent RTD bus stop at US 36 & McCaslin – South would be unaffected by the development.

The residential parking ratio will be augmented by a Transportation Demand Management (TDM) plan, which includes the following: Neighborhood EcoPass program for residents, car share program (e.g., Colorado CarShare), bike sharing program, e-bike charging stations, and resident bike storage (in addition to the County’s RTD Bike-n-Ride storage). The proposed parking ratio is supported by a study of parking within three of BCHA’s nearby affordable housing communities, Kestrel, Aspinwall and Josephine Commons. While the location of these three developments is more suburban in nature, the parking demand was found to support a reduction in parking for dwelling units at BCHA’s newest affordable housing community, The Spoke on Coffman.

A phased development approach will be explored, with the portions of the site north and south of Center Drive following separate development schedules. BCHA has not decided which portion would be developed first. The PnR surface parking on the second phase site would be retained to the extent possible during the construction of the first phase.

BCHA is currently engaged in an Unsolicited Proposal Procedure for Real Property with RTD. Through this multi-step process, RTD evaluates development proposals for its properties in line with its operational goals and procedures. On November 16, 2021, BCHA submitted the Step 2 Technical Review Application to RTD. BCHA is currently preparing the Step 3 Unsolicited Proposal as our next step to develop the property.

Parallel to formally pursuing a TOD project with RTD, the Superior Marketplace PD will need to be rezoned to allow residential-only use, and a Final Development Plan (FDP) will be required to develop the RTD site. BCHA submitted the Rezoning Application to the Town of Superior on January 18, 2022. The Town of Superior sent BCHA’s PD application to agencies, including RTD, Boulder County, and Mountain View Fire and Rescue, for their review and comments by April 6, 2022. The Planned Development (PD) Amendment would add multifamily dwellings to Superior Marketplace’s allowed uses and set density, parking, and height standards, as well as design guidelines for residential development.
The following are anticipated upcoming projected milestones for the Superior TOD affordable housing development:

- May 3, 2022: Planning Commission Meeting
- Late May/Early June 2022: Town Board Meeting
Women in Construction Week, March 6-12

Women in Construction Week, established in 1953 by the National Association of Women in Construction, is a holiday dedicated to changing the stereotypes that women face when it comes to careers. According to the U.S. Bureau of Labor Statistics, in 2021 women comprised 11% of all people working in construction.

We are fortunate to have three of these Construction Women working right here at Boulder County Housing and Human Services:

• Michelle Alexander
• Lauren Cely
• Molly Chiang
2022 Eagle Awards Nominations

- BCHA nominated Norrie Boyd for Housing Colorado’s People’s Choice award in February
- BCHA intends to nominate The Spoke on Coffman in 2023
- This category recognizes people who have made significant contributions to the affordable housing community.
- Voting is now open through April 15th
- Please visit https://www.housingcolorado.org/page/eagleawards_nominees to view the nominations and submit your vote today.
Overview

- Two development projects, one site:
  - Residents: 73 homes of 1, 2 & 3 bedrooms. Serve households with income at or below 60% of AMI.
  - Mixed-Use: 262-space parking deck, enterprise café, and BCHA office space.
  - Location: Across from the Boulder County Hub
  - Amenities: Elevator, bike storage, courtyard, and Energy Star-rated appliances.
  - Partners: LDDA, Boulder County, and the City of Longmont.
Work Completed To Date

- Outreach: Conducted 14 community meetings and open houses
- Entitlements: Site Development Plan approved
- Building Permits: Residential, garage and commercial permits approved
- Investor: Enterprise Community Partners (LIHTC/State AHTC)
- Lender: Citi Community Capital (construction to permanent)
- Closing: Financial closing was completed on August 20, 2020
Substantial Completion Update

- Material unavailability, long lead-times, transportation delays, and winter weather impacts on construction

- Affordable Housing Development
  - Updated substantial completion date: April 25th

- Commercial/Garage Development:
  - Updated substantial completion date of May 31st for the BCHA office and enterprise café spaces
  - Parking at the garage anticipated to open April 25th

- Reviewing options for Temp. Certificate of Occupancy
Construction Update

- **Affordable Housing Development:**
  - 1 month remains for construction
  - Approx. 90% complete
  - Interior detailed finish work and appliance and fixture installs
  - Exterior concrete pours and canopy installs in progress
  - BCHA performs building and unit inspections on a weekly basis
  - Furniture, fixtures, and equipment install in May
Construction Update

- Commercial/Garage Development:
  - 2 months remain for construction
  - Approx. 85% completed
  - Concrete slab for café and office space poured
  - Interior work continues in the enterprise café and BCHA office space
Lease-up Updates Continued

- 57 applications are currently in process (this includes 12 Project Based Voucher households)
  - BCHA’s compliance team has approved 8 applications for move in, and additional applications are pending
  - Compliance and Property Management are meeting regularly 1-2x per week in order to review and approve applications
  - Property Management has started assigning units assignment with approved applicants
  - Of the 57 applicants, at least 14 have expressed a desire/need to move in during the month of April. This will be dependent on timing of dates for CO and if applicants are able to move during the available timeframes
  - BCHA PM is partnering with the Personal Finance team as needed for applicants who are interested in budgeting support with planning for their new home
Next Steps

- Tenant Screening/Lease-Up: Early 2022
- Completion: April 25, 2022
- Tenant Move-In: Spring 2022
- Ribbon-Cutting: Fall 2022

Interested applicants are encouraged to sign up for the interest list to receive project updates - www.bouldercounty.org/families/housing/developments/coffman
24-acre parcel located at the SW corner of 120th and E. Emma Streets in Lafayette
Entitlements Process

Entitlement Step
Establishment of rules and standards to guide development. Preliminary design of infrastructure.

- Planned Unit Development
- Rezoning

Subdivision/Infrastructure Step

- Platting
- Civil infrastructure Construction Drawings

Vertical Construction Step
Site specific plans and buildings. Phased by development parcel(s)
Each lot requires a site plan.

- Site Plan/Architecture
- Building and Utility Permitting
Community Outreach

- Delivered over 7,000 flyers and postcards to nearby households and local businesses
- Hosted 27 community meetings and open houses – 3 in Spanish - with more than 500 attendees
- Established the East Lafayette Advisory Committee and facilitated 12 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

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)
- 63-unit building for seniors (55+)
- Approximately 180 multi-family apartments for rent
- 130 townhomes for rent and sale
- 30 duplex homes for 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 streamlining entitlements processes and standards for affordable housing projects; helping Boulder County achieve Regional Housing Initiative goals
Drawings & Renderings

DRAFT PLANS
## Timeline – Completed

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<td>Sketch Plan Neighborhood Meeting</td>
<td>March 2019</td>
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<td>Sketch Plan 2(^{nd}) Submittal</td>
<td>May 2019</td>
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<td>Sketch Plan 3(^{rd}) Submittal</td>
<td>July 2019</td>
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<td>Sketch Plan 4(^{th}) Submittal</td>
<td>Sept. 2019</td>
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<td>Planning Commission Public Hearing</td>
<td>Sept. 19, 2019</td>
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<td>Initial Preliminary Plan Submission</td>
<td>March 27, 2020</td>
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<td>Rezoning Application Submission</td>
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<td>Covid-19</td>
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<td>Vertical Design Kickoff</td>
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<td>Pre-Application Meeting with City</td>
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<td>ELAC Meeting</td>
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<td>9% LIHTC – LOI &amp; Concept Meeting</td>
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<td>PUD + Rezoning Application Submittal</td>
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<td>2nd Preliminary plan Submission</td>
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<td>9% LIHTC Application</td>
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<td>4% LIHTC - Letter of Intent</td>
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<td>PUD 2(^{nd}) Neighborhood Meeting</td>
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<td>Architectural Building Design</td>
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<td>ELAC meeting</td>
<td>Feb. 24, 2022</td>
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<td>PUD technical review with City Staff</td>
<td>Feb. 28, 2022</td>
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<td>PUD resubmittal</td>
<td>March 7, 2022</td>
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<td>Rezoning - Planning Commission Public Hearing (Approved!)</td>
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## Timeline - Future Milestones

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning - City Council Public Hearing</td>
<td>April 5th, 2022</td>
</tr>
<tr>
<td>9% LIHTC - Project Interview</td>
<td>April 29th, 2022</td>
</tr>
<tr>
<td>PUD - Planning Commission Public Hearing</td>
<td>TBD</td>
</tr>
<tr>
<td>PUD - City Council Public Hearing</td>
<td>TBD</td>
</tr>
<tr>
<td>9% LIHTC - anticipated Award</td>
<td>May 2022</td>
</tr>
<tr>
<td>Site Plan Applications</td>
<td>Summer 2022</td>
</tr>
<tr>
<td>Phase 1A Senior Apartments Building Permit Application</td>
<td>Aug. 2022</td>
</tr>
<tr>
<td>4% LIHTC Application</td>
<td>Aug. 2022</td>
</tr>
<tr>
<td>4% LIHTC Award</td>
<td>Nov. 2022</td>
</tr>
<tr>
<td>Entitlements Approvals</td>
<td>Oct. 2022</td>
</tr>
<tr>
<td>Phase 1 Construction Start</td>
<td>Q1 2023</td>
</tr>
</tbody>
</table>
Funding

The Colorado Housing Finance Authority (CHFA) provides funding for permanently affordable housing through federal and state tax credits. Tax credits are allocated through a competitive process to developers and housing authorities to deliver homes and ensure people are spending no more than 30% of their income on housing.

Threshold Criteria (2022 Qualified Allocation Plan)

- Market Conditions
- Proximity to Existing Housing Credit Projects
- Project Readiness
- Overall Financial Feasibility and Viability
- Experience of the Development and Management Team
- Project Costs
- Site Suitability

Phases 1A & 1B

9% Senior Apartments anticipated award – May 2022
4% LIHTC application submission – August 2022
Superior Transit-Oriented Development Planning Update
What is a Transit Oriented Development?

A Transit-oriented development (TOD) creates walkable communities for people of all ages, abilities, and incomes while providing more transportation and housing choices to the community. TODs are more environmentally and economically sustainable. As demand for housing increases, the desire for a transit-connected, convenient, and walkable community has emerged.

Demographics have also changed over time with more single person households, households headed by single parents, and seniors. These demographic groups that are increasing in size are the same demographic groups that have historically shown a preference for higher density housing near transit. These are also the demographics that have a high need for affordable housing within Boulder County.
This location at the McCaslin Park-n-Ride connects potential residents to RTD’s regional bus system to access services along the U.S. Highway 36 corridor from Boulder to Denver. In addition to the bus service, BCHA envisions a multi-modal transit hub that offers:

- A car share program
- Electric Vehicle (EV) car charging stations
- Bike share program, e-bike charging stations, a bike maintenance station, and bike storage for both residents and transit riders.

In addition, BCHA provides its residents with a Neighborhood EcoPass to encourage alternate transit options. This location is also within walking and biking distance to local businesses, grocery stores, parks, trails, and the soon to be completed Downtown Superior.
TOD Site: Existing Conditions

View looking west at Center Drive & surface lot

View looking west at RTD Station

View looking north along Center Drive
## TOD Site: Upcoming Milestones

<table>
<thead>
<tr>
<th>Milestone - 2022 Dates</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>PD Amendment and Rezoning</td>
<td>Submitted January 18, 2022</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>May 3, 2022</td>
</tr>
<tr>
<td>Town Board Meeting</td>
<td>Late May/Early June</td>
</tr>
</tbody>
</table>

### RTD Unsolicited Proposal Procedure

1. **Submit Step 2**: Start September 2021
2. **Step 2**: Technical Review (2 Months)
3. **Step 3**: Submit Unsolicited Proposal (Starts December 2021)
4. **Step 4**: Alternate Proposal Process (January 2022)
5. **Step 5**: Impact & Analysis Review (Start: April 2022)
6. **Step 6**: Committee & Board Review (Starts July 2022)

### Proposed Project Timeline

- **2022**: Schematic Design & Community Engagement
- **2023**: Final Development Plan & Processing
- **2023**: Construction Begins
BCHA, along with our experienced consulting team, are creating a Community Engagement plan:

- Intend to publish a website in April & start an email interest list.
- Next step is an ongoing “Coffee & Conversation” opportunity for community members and stakeholders to talk about Superior’s affordable housing needs, not only at the RTD site but across the Town of Superior.
- Through the planning process, BCHA is committed to:
  - Engaging with a broad spectrum of community members and stakeholders to gather feedback, inform, and collaborate toward design solutions.
  - Working with the public sector entities including the Town of Superior, the City of Louisville, RTD, and others, as well as private developers who may be interested in the area, to develop housing solutions that align with the 2017 Regional Housing Strategy’s goals.
Thank you!

### Housing Development Team

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norrie Boyd</td>
<td>Executive Director</td>
<td><a href="mailto:nboyd@bouldercounty.org">nboyd@bouldercounty.org</a></td>
</tr>
<tr>
<td>Lauren Cely</td>
<td>Senior Housing Developer</td>
<td><a href="mailto:lcely@bouldercounty.org">lcely@bouldercounty.org</a></td>
</tr>
<tr>
<td>Geneva Bailey</td>
<td>BCHA Housing Assistant</td>
<td><a href="mailto:gbailey@bouldercounty.org">gbailey@bouldercounty.org</a></td>
</tr>
<tr>
<td>Justin Lightfield</td>
<td>Housing Development Manager</td>
<td><a href="mailto:jlightfield@bouldercounty.org">jlightfield@bouldercounty.org</a></td>
</tr>
<tr>
<td>Molly Chiang</td>
<td>Senior Housing Developer</td>
<td><a href="mailto:mchiang@bouldercounty.org">mchiang@bouldercounty.org</a></td>
</tr>
<tr>
<td>Molly Chiang</td>
<td>Senior Housing Developer</td>
<td><a href="mailto:mchiang@bouldercounty.org">mchiang@bouldercounty.org</a></td>
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### Summary Statistics I

Counts and Percentages are based on Record Count & Criteria Chosen

<table>
<thead>
<tr>
<th></th>
<th>Count</th>
<th>PCT</th>
<th>Avg Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male:</td>
<td>176</td>
<td>20.6573%</td>
<td>58.25</td>
</tr>
<tr>
<td>Female:</td>
<td>675</td>
<td>79.2254%</td>
<td>48.61</td>
</tr>
<tr>
<td>Elderly:</td>
<td>257</td>
<td>30.1643%</td>
<td>72.46</td>
</tr>
<tr>
<td>Non-Elderly:</td>
<td>595</td>
<td>69.8357%</td>
<td>41.16</td>
</tr>
<tr>
<td>Disabled:</td>
<td>263</td>
<td>30.8685%</td>
<td>58.73</td>
</tr>
<tr>
<td>Non-Disabled:</td>
<td>589</td>
<td>69.1315%</td>
<td>46.98</td>
</tr>
<tr>
<td>FSS:</td>
<td>106</td>
<td>12.4413%</td>
<td>33.96</td>
</tr>
<tr>
<td>WTW:</td>
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<td>0.0000%</td>
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#### Race Codes:

<table>
<thead>
<tr>
<th>Race Code</th>
<th>Count</th>
<th>PCT</th>
</tr>
</thead>
<tbody>
<tr>
<td>W - White</td>
<td>773</td>
<td>90.7277%</td>
</tr>
<tr>
<td>B - Black/African American</td>
<td>51</td>
<td>5.9859%</td>
</tr>
<tr>
<td>N - American Indian/Alaska Native</td>
<td>15</td>
<td>1.7606%</td>
</tr>
<tr>
<td>A - Asian</td>
<td>16</td>
<td>1.8779%</td>
</tr>
<tr>
<td>P - Native Hawaiian/Other Pacific Islander</td>
<td>8</td>
<td>0.9390%</td>
</tr>
<tr>
<td>O - Other</td>
<td>18</td>
<td>2.1127%</td>
</tr>
<tr>
<td>D - Declined:</td>
<td>33</td>
<td>3.8732%</td>
</tr>
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#### Ethnicity:

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Count</th>
<th>PCT</th>
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<tbody>
<tr>
<td>Hispanic or Latino:</td>
<td>221</td>
<td>25.9390%</td>
</tr>
<tr>
<td>Not Hispanic or Latino:</td>
<td>631</td>
<td>74.0610%</td>
</tr>
<tr>
<td>Declined:</td>
<td>5</td>
<td>0.5869%</td>
</tr>
</tbody>
</table>

### Part-time Student:

| Part-time Student: | 13 |

#### Citizenship Code(s):

<table>
<thead>
<tr>
<th>Code</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>EC - EL. Citizen:</td>
<td>831</td>
</tr>
<tr>
<td>EN - El. Noncitizen:</td>
<td>15</td>
</tr>
<tr>
<td>IN - Ineligible Noncitizen:</td>
<td>6</td>
</tr>
<tr>
<td>PV - Pending Verification:</td>
<td>0</td>
</tr>
<tr>
<td>XX - Info Not Required:</td>
<td>0</td>
</tr>
</tbody>
</table>

#### # of households:

| # of households: | 852 |

#### Families w Children:

| Families w Children: | 416 |

#### Total Nr Children: (Y-only)

| Total Nr Children: (Y-only) | 802 |

#### # in Family:

| # in Family: | 1936 |

#### record cnt:

| record cnt: | 852 |

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(BCHA S8 - Disaster Relief', 'BCHA S8 FUP', 'BCHA S8 FUPY', 'BCHA S8 Mainstream', 'BCHA S8 PBV', 'BCHA S8 VASH', 'Emergency Housing Vouchers', 'Homeless - Families', 'Homeless - Individuals', 'NED - Non-Elderly Disabled', 'RAD Conversion PBV', 'S8 Homeownership', 'S8 Port-Out Vouchers', 'S8 Vouchers')