



BOULDER COUNTY  
HOUSING  
AUTHORITY



# Willoughby Corner Community Open House


July 26, 2023



WILLOUGHBY  
CORNER

HOME IN THE NEIGHBORHOOD



A black French Bulldog is standing in a grassy field, looking towards the camera with its tongue out. A thought bubble is positioned above the dog's head, containing the text "Willoughby Corner is pet friendly!". The background is a blurred landscape with yellow and green foliage.

Willoughby  
Corner is pet  
friendly!

# Agenda

6:00: Welcome and Interpretation Instructions

6:10: Development Overview

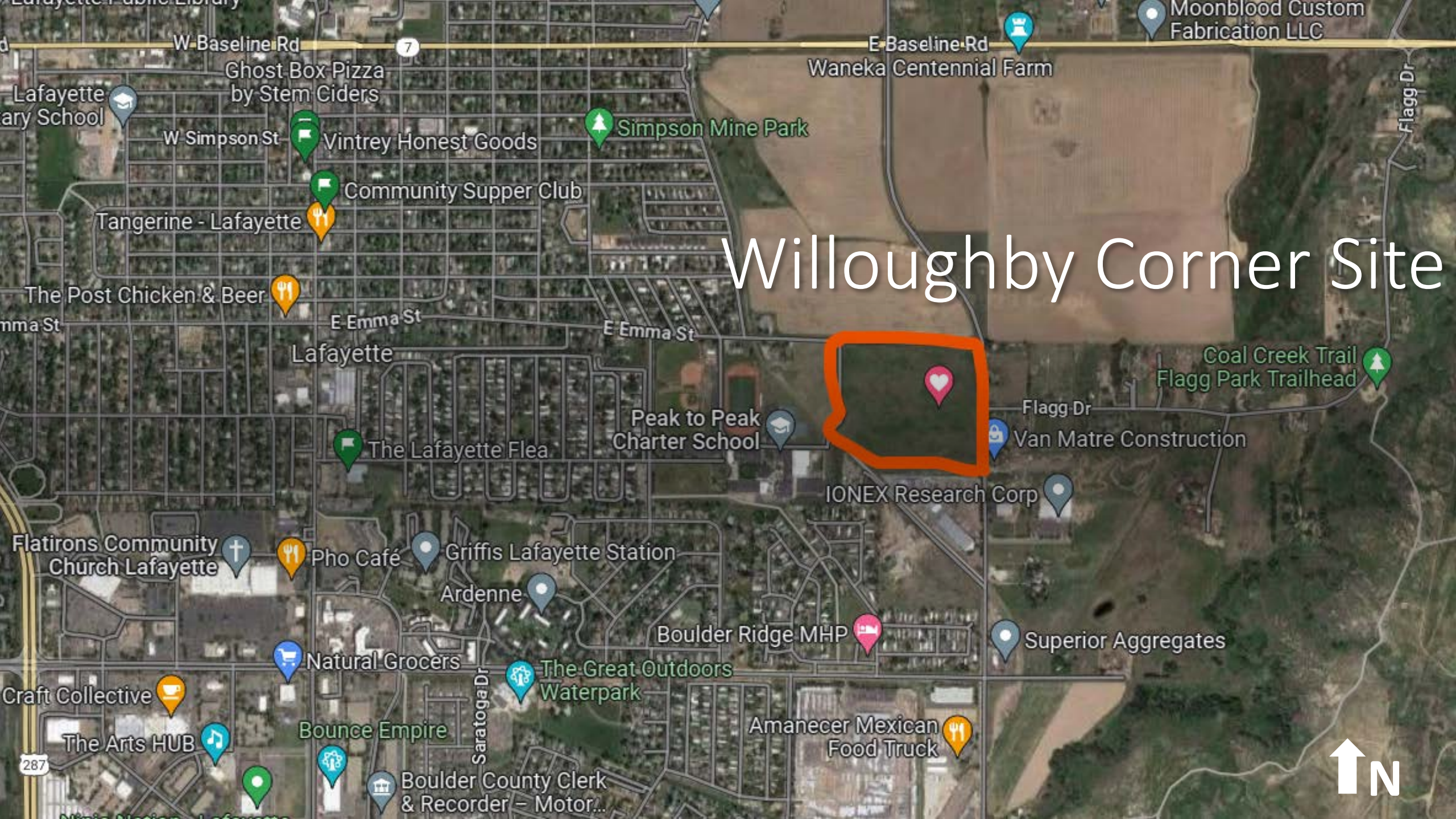
6:15: Willoughby Corner Leasing

6:30: Questions and Answers

6:40: Discovery Stations (on your own)

- Boulder County Housing Authority
- Boulder County Resident Services
- City of Lafayette
- The Pachner Company (community engagement)
- RTD & Mobility for All (transportation)
- Norris Design (landscape and master planning)
- HB&A (architecture)
- Pinkard (construction)





# Willoughby Corner Site



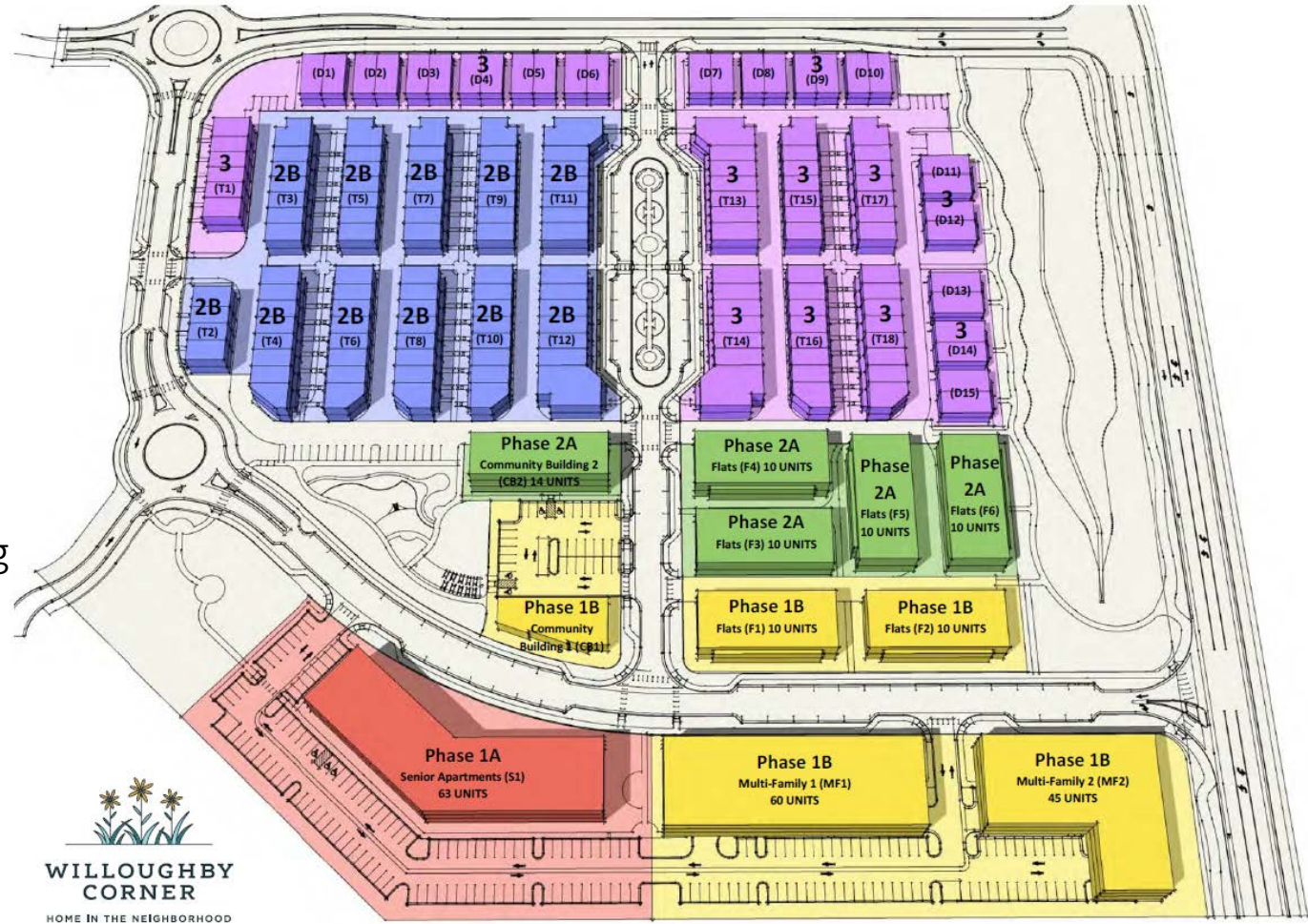
# Background on Willoughby Corner

- Land and Water Rights Acquisition - Partnership between City of Lafayette, Boulder County, and BCHA
- Affordable housing goals
- Need for senior housing
- East Lafayette Advisory Committee (ELAC)
- Partnerships –
  - CU Masters of the Environment
  - RTD



# Willoughby Corner Site Map

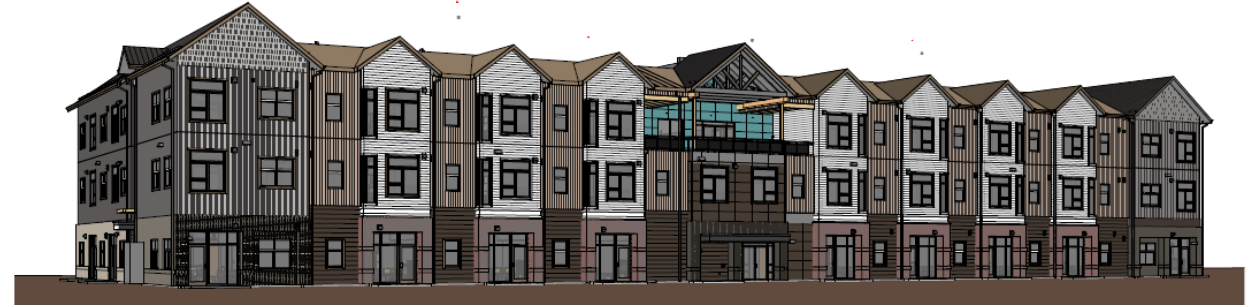
- 400 units of affordable housing
- Multiple phases
  - Phase 1A – 63 homes for households 55+
    - 30%-60% AMI
    - 1- & 2-bedroom homes
  - Phase 1B – 129 units of multi-family rental housing
    - Community Building 1
    - 2 Multi-family buildings
    - 2 - 9 plex buildings
    - 30%- 60% AMI
    - 1,2-, & 3-bedroom homes
  - Phase 2 – 128 homes of multi-family rental housing
    - Community Building 2
    - 4 - 9 plex buildings
    - Rental townhomes
    - 30%-60% AMI
  - Phase 3 – 80 affordable for-sale homes
    - 80%-120% AMI





# Common Area Spaces and Amenities

- 55+ Building
  - great room, classroom, covered deck patio
- Community Building
  - community room, community kitchen, classroom/conference room, BCHA Management offices
- Multi-Family Buildings
  - bike room, lounge rooms, resident workspaces, outdoor deck patios, play lounges, meeting rooms,
- Parks, playground, sports court, gardens and orchards, dog park
- Access to trails and open space
- Utilities paid by BCHA
- Pet friendly







# Sustainability

- Net Zero Ready
- All Electric
- Insulated Building Envelope
- Solar Panels
- Geothermal Heating System
- EV Chargers



# Boulder County Rent and Income Limits

BCHA residents save hundreds of dollars per month on housing costs with below-market rate rent, utilities included in the rent, and a low security deposit. Residents also have access to wraparound supports through BCHA's partnership with Boulder County Housing and Human Services.



Below Market  
Rate Rent



Utilities  
Included



Low Security  
Deposit



Non-Smoking  
Property



Pets  
Allowed



Free  
EcoPass

Area Median Income (AMI)	Maximum Rent Amount* Includes Utilities!			Maximum Gross Annual Income* Based on Household Size				
	1-Bedroom	2-Bedroom	3-Bedroom	1-Person	2-Person	3-Person	4-Person	5-Person
30%	\$747	\$897	\$1,036	\$27,900	\$31,890	\$35,880	\$39,840	\$43,050
40%	\$996	\$1,196	\$1,381	\$37,200	\$42,520	\$47,840	\$53,120	\$57,400
50%	\$1,245	\$1,495	\$1,726	\$46,500	\$53,150	\$59,800	\$66,400	\$71,750
60%	\$1,494	\$1,794	\$2,072	\$55,800	\$63,780	\$71,760	\$79,680	\$86,100

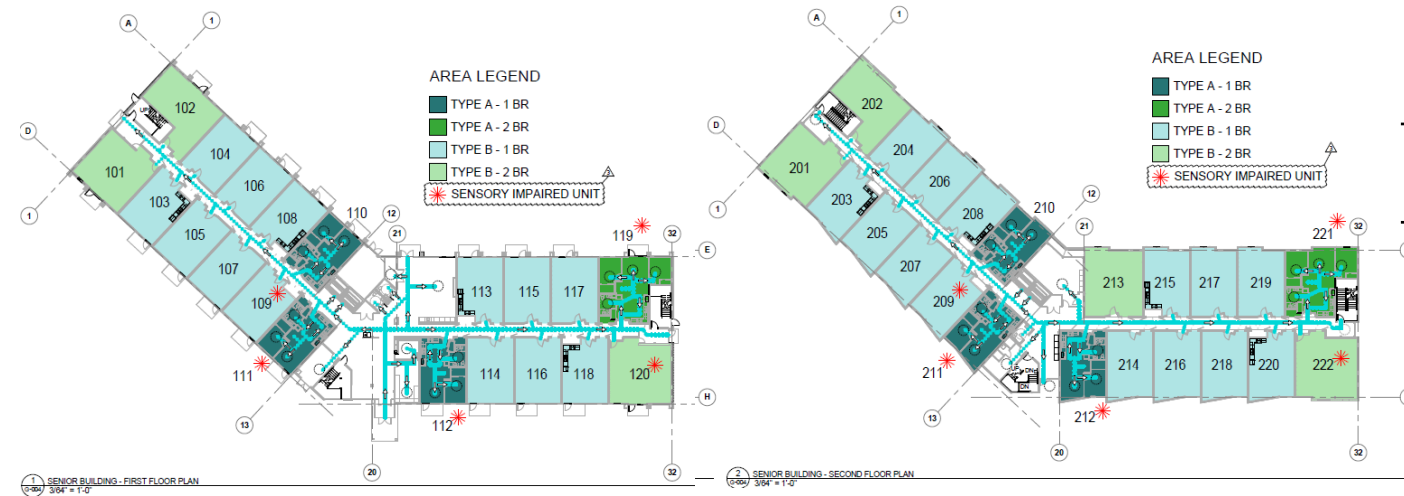
**\*Rent and income limits, published annually, reflect 2023 CHFA regulations.**

Rent amounts are anticipated to increase an average of \$50/month in 2024, so add this to the amounts shown in the table above for a more accurate estimate. Updated rent and income limits will be provided in advance of Willoughby Corner leasing. Rent amount for residents who have a housing choice voucher will be calculated based on individual income and voucher payment standards.



# Accessibility

- Elevators in 55+ building and the two multi-family buildings
- 55+ Building
  - 12 type A homes (mobility) and 15 Sensory Impaired homes (9 in the Type A and 4 others)
  - 51 Type B homes
- Multi-Family 1
  - 6 Type A homes (mobility) and 4 Sensory Impaired homes (1 in a Type A and 3 others)
  - 57 Type B homes
- Multi-Family 2
  - 6 Type A homes (mobility) and 4 Sensory Impaired homes (1 in a Type A and 3 others)
  - 48 Type B homes
- 9 plex
  - 2 Type A homes
  - 4 Type B homes





# Transportation

- RTD bus stop and service
- Free EcoPasses for all residents
- On-site parking
- Electric vehicle chargers
- Bike parking/bike storage







# Schedule

- Financial Closing for 1A and 1B Financing – May 18, 2023
- Sitework begins
  - June 1, 2023
- Building Construction begins
  - August 1, 2023
- Construction is completed
  - 55+ - June 2024
  - 1B buildings – August – October 2024
- Lease up
  - 55+ - Spring 2024 – End of 2024
  - 1B buildings End of Spring 2024 – End of Winter 2025
- Phase 2
  - Fundraising & Design begins - Winter 2024
  - Construction – Winter 2025 - Spring 2026
- Phase 3
  - Fundraising & Design - Spring 2024
  - Construction – Winter 2026 – Fall 2027







Thank you for joining us!  
Questions?



Family & Children  
Services



Housing



Food  
Assistance



Financial  
Assistance



Services for  
Older Adults



Health  
Coverage



Education & Skill  
Building

Hope for the future,  
help when you need it.



BOULDER COUNTY  
**HOUSING  
& HUMAN  
SERVICES**

