

Virtual Housing Summit

Affordable and Attainable Housing Tax Review and A Look Ahead



Housing

2023 County Issue 1B Affordable Housing Tax Extension and Revenue Change

WITH NO INCREASE IN ANY COUNTY TAX, SHALL THE COUNTY'S EXISTING 0.185% SALES AND USE TAX APPROVED IN 2018 PURSUANT TO RESOLUTION NO. 2018-76 BE EXTENDED FOR FIFTEEN (15) YEARS FOR THE PURPOSES OF FUNDING AFFORDABLE AND ATTAINABLE HOUSING AND RELATED SUPPORT SERVICES WITHIN BOULDER COUNTY, INCLUDING BUT NOT LIMITED TO: THE COSTS OF DEVELOPMENT, OPERATION, ACQUISITION, PRESERVATION, RENOVATION, MAINTENANCE AND CONSTRUCTION OF FOR-SALE AND RENTAL HOMES FOR LOW AND MODERATE INCOME HOUSEHOLDS AND LOCAL WORKFORCE; SUPPORTIVE HOUSING; SERVICES THAT SUPPORT HOUSING STABILITY; GRANTS TO HOUSING AUTHORITIES, NONPROFIT AFFORDABLE HOUSING PROVIDERS, AND LOCAL MUNICIPALITIES; AND SHALL THE REVENUES AND THE EARNINGS ON THE INVESTMENT OF THE PROCEEDS OF SUCH TAX CONSTITUTE A VOTER APPROVED REVENUE CHANGE; ALL IN ACCORDANCE WITH BOARD OF COUNTY COMMISSIONERS' RESOLUTION NO. 2023-070?

Affordable and Attainable Housing Tax (AAHT) Budget

2025 Budget for the Affordable & Attainable Housing Sales Tax

Revenue Projection	16,706,312
Less: Fund Balance Reserve	(835,316)
Administrative Allocation	(500,000)
Innovation Fund	(500,000)
Remaining Available	14,870,996
Housing Supportive Services Allocation at 35% of Available Revenues	5,204,849
Development Activities Allocation at 65% of Available Revenues	9,666,148
Population-based fund distribution between three jurisdictions for development activities:	
Boulder County – 38%	3,673,136
City of Boulder – 32%	3,093,167
City of Longmont– 30%	2,899,844

AAHT Goals: Develop new units



The Spoke on Coffman and Willoughby Corner



BOULDER COUNTY HOUSING AUTHORITY

AAHT Goals:



Lydia Morgan Senior



Preserving Existing Properties



Josephine Commons and Aspinwall



BOULDER COUNTY HOUSING AUTHORITY

Affordable and Attainable Housing Tax (AAHT) Housing Supportive Services

Mission:

The Supportive Housing Unit (SHU) works to eliminate homelessness and housing instability in our community by providing timely assistance and high-quality supportive services that promote independence and economic mobility.



Supportive Services

\$5.2M investment supports:

- County-wide partnerships and virtual Housing Helpline -community members access services where they are most comfortable.
- \$2.9M in case managed rental assistance.
- Resident services for over 2000 BCHA tenants & voucher holders including aging in place supports
- Housing navigation & voucher maintenance supports
- Mediation & eviction prevention for residents outside of Boulder and Longmont.
- Leveraged funding to bring in additional \$2.1M in homeless prevention and homelessness programming for high acuity households

Staff contact: Gwen Mossman,
Supportive Housing Division
gmossman@bouldercounty.gov

Helping our neighbors maintain their affordable housing



Universal Supports

Resource connection & access to equitable opportunities for well-being

Prevention

Promote stable housing by increasing affordable & deeply affordable housing in community

Diversion

Help people avoid homelessness with timely financial assistance & case management

Rehousing & Stabilization

Quickly move people into housing and promote stability.

Implementation



- Jurisdiction Interviews and Meetings with Staff
- Criteria and Intergovernmental Agreements
- Innovation Fund
- Feedback Form
- [AAHT Feedback Link](#)



Affordable Housing Development

Project Updates



Housing

Boulder Housing Partners Development Updates

AGENDA:

- *Project Updates*

Hilltop

Rally Flats

Hawthorn Court

Golden West

- *Pipeline Projects*



BOULDER
HOUSING
PARTNERS

Hilltop Senior Living



BOULDER
HOUSING
PARTNERS

- Complete with approximately 10 residents moved in
- Landscaping and rain garden corrections left to complete this spring
- Sanctuary restoration work in progress and expected to complete in March
- Leasing is going well





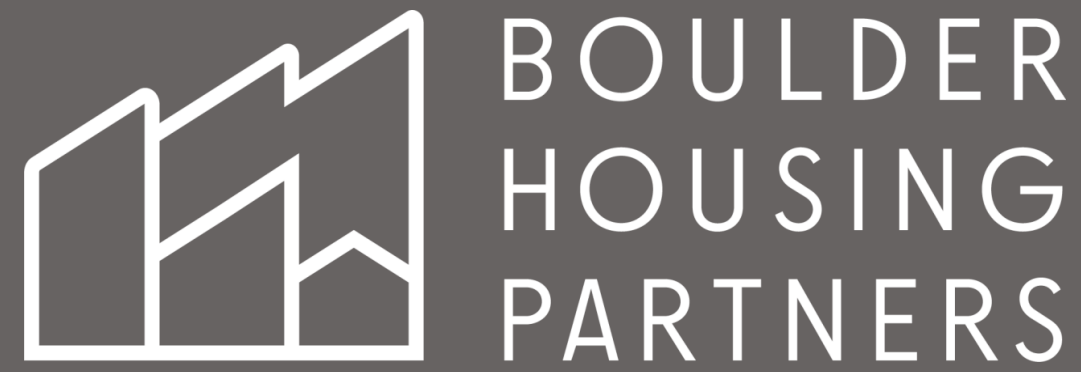
BOULDER
HOUSING
PARTNERS

Rally Flats

Project Overview

- 100 Units Family Housing with 10 Units of PSH located at 2727 29th Street
- Construction is nearly complete with TCO expected in March and first move-ins shortly thereafter



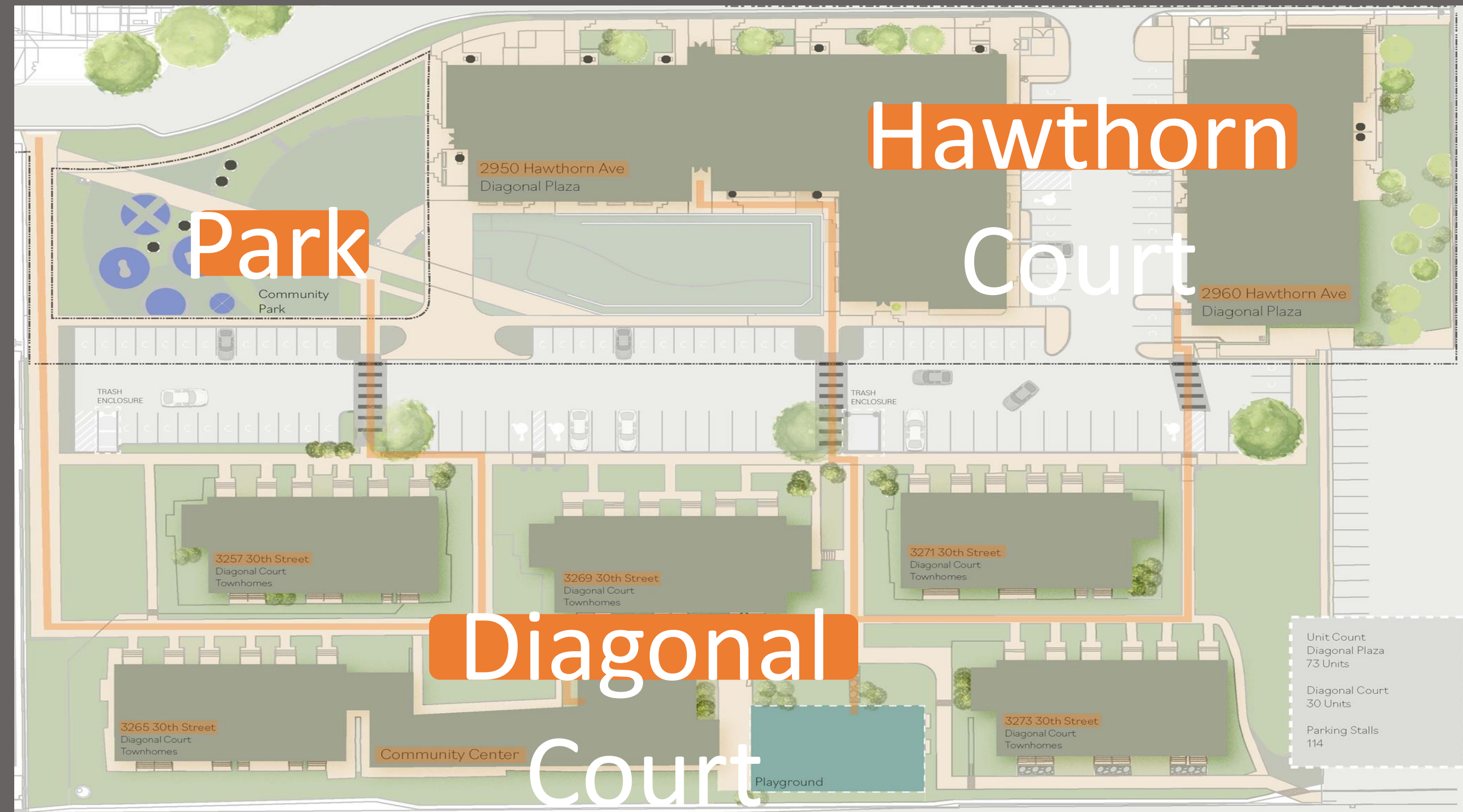


Hawthorn Court



Project Overview:

- 73 Units Family Housing
- Looking to create a BHP campus with the Diagonal Court Apartments
- Construction complete Summer 2025
- 5 units set aside for families at risk or experiencing homelessness



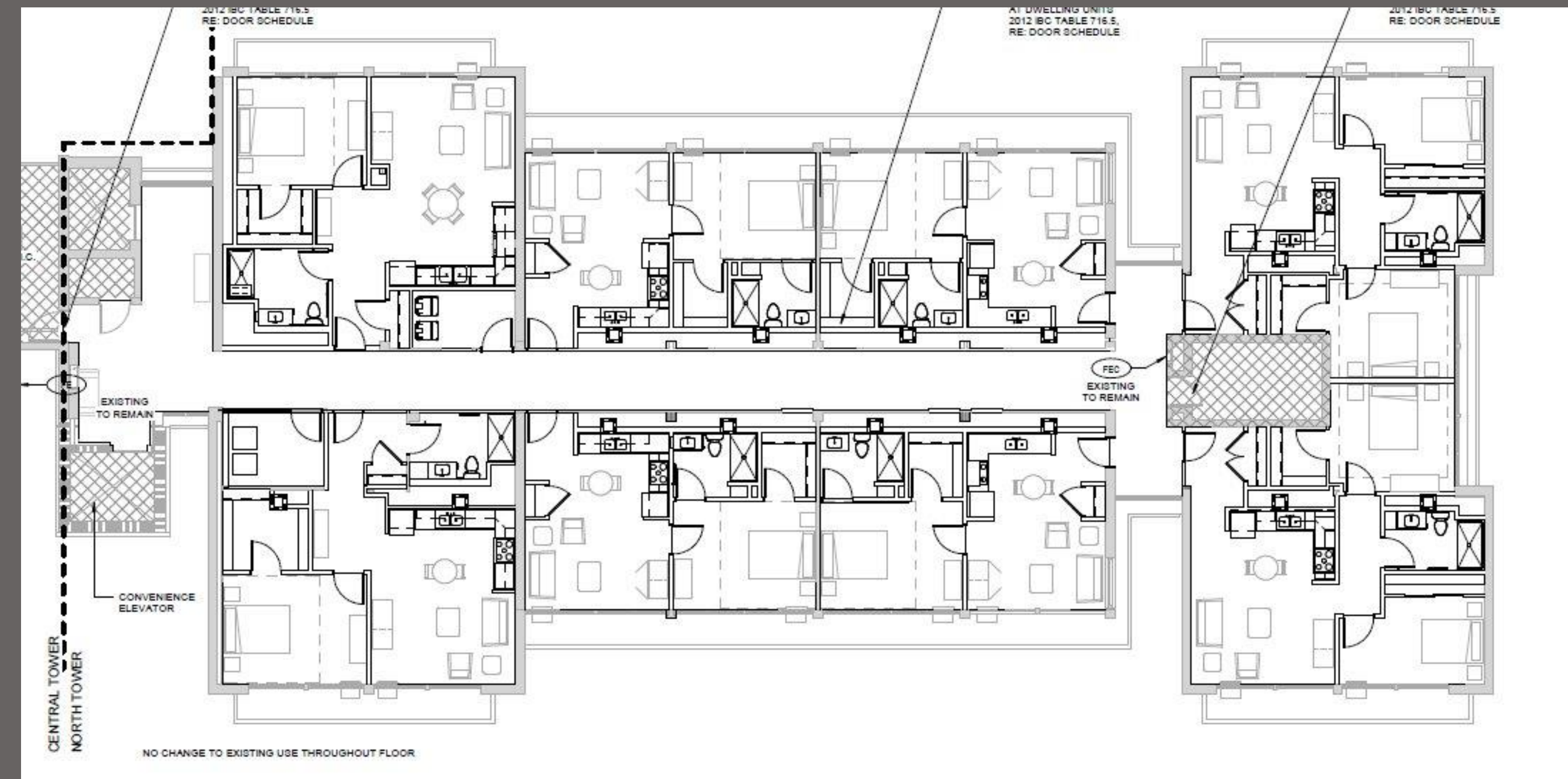
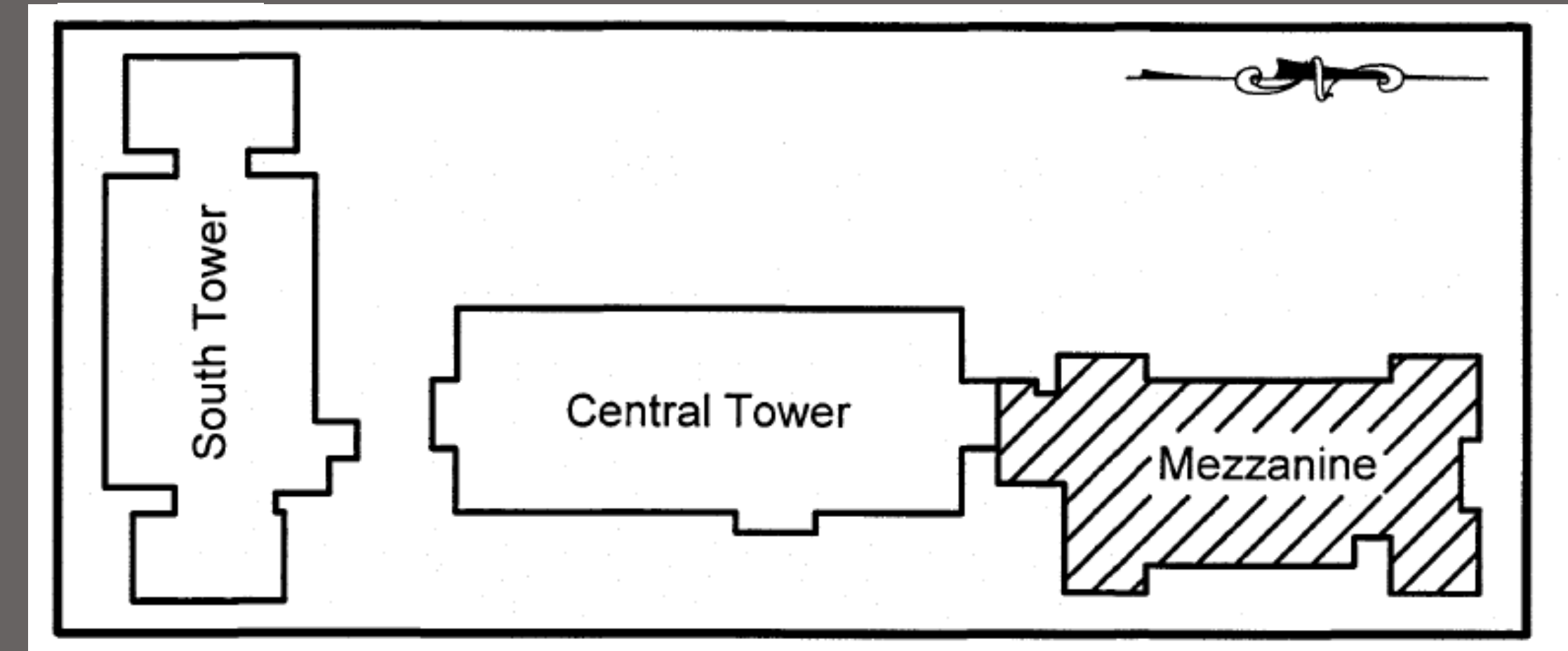
Golden West North Tower Renovation

Project Overview:

- 56 unoccupied units to renovate and convert to 31 units (mix of 1BR, 2BR) which will continue to serve older adults
- Conversations ongoing with FirstBank to explore financing options
- \$450K of Boulder County Worthy Cause funds

Anticipated Schedule:

- Minor modification submittal to the City 2/12
- Permit submittal to the City 2/28
- Construction Start in May, permit dependent
- Construction Duration: ~6 months



Entitled Pipeline Projects

34th Street:

- 44 units of family-style units
- Working on proforma and tax credit application



Penrose Place:

- 113 units of 1-, 2-, and 3-bedroom units
- Repurposing of a landmarked building for units

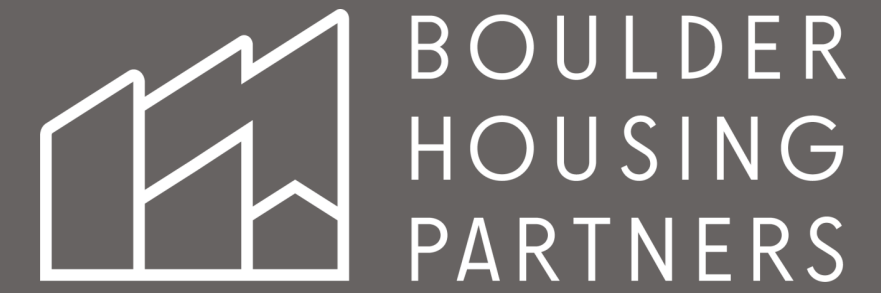


Alpine Balsam:

- 144 Affordable Units in two BHP parcels
- **Parcel B:** 89 units of non-age restricted affordable housing.
- **Parcel D:** 55 units of senior affordable housing.
- **Next Steps** – The City has started floodway improvement work and utility infrastructure.



Land Banked Projects: Fruehaufs, Odell, Gunpark, CU South



Fruehaufs

Potential for 70 units

Odell

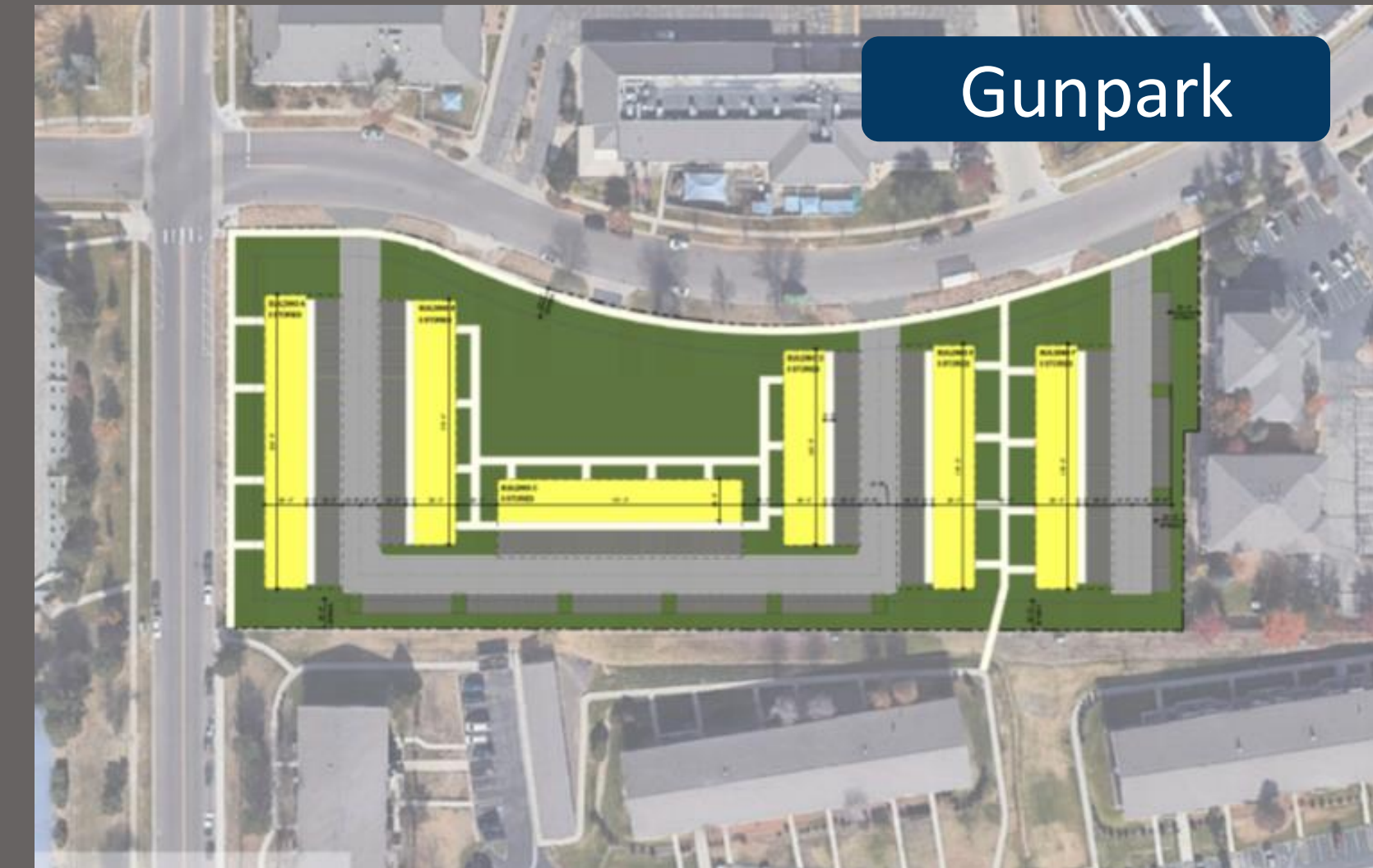
Gunbarrel location with potential for 40 units

Gunpark

Gunbarrel location with potential for 144 units

CU South

Potential for 150 Units on five acres



CITY OF LONGMONT & LONGMONT HOUSING AUTHORITY

DEVELOPMENT SUMMARY FOR
AAHT ADMINISTRATIVE MEETING



FEBRUARY 7, 2025

COMPLETED: CRISMAN II

680 State Highway 66, Longmont,
CO 80504

Opened in June 2024

83 multifamily units - 30-80% AMI
LIHTC

Development partnership between
LHA and MGL Partners



COMPLETED: ZINNIA PERMANENT SUPPORTIVE HOUSING (PSH)

2000 Sunset Way, Longmont, CO 80501

Opened in October 2024

55 1-bedroom units – 30% AMI
LIHTC and State Funded Vouchers

Developed and owned by Element Properties
Managed by LHA

Supportive Services by All Roads

Voucher Management by Clinica Family Health



COMPLETED: VILLAGE ON MAIN REHAB

600 Coffman Street, Longmont, CO
80501

Completed in November 2024

72 units for seniors (62+) - 30-60%
AMI

18 Project Based Vouchers via LHA

LIHTC Re-syndication by LHA





UNDERWAY: ASCENT AT HOVER CROSSING

1780 Hover St, Longmont, CO 80501

Groundbreaking in November 2024

75 multifamily units plus onsite Early
Childhood Education (ECE) Center
1, 2, 3- and 4-bedroom homes

Development partnership between LHA
and Pennrose

Expected completion January 2026

UNDERWAY: TRUE NORTH

New neighborhood just south of Costco

First phase of construction underway

185 total deed-restricted for-sale homes

- 55 permanently affordable townhomes up to 80% AMI
- 130 attainable townhomes and single-family homes up to 120% AMI

Partnership between City of Longmont and Vertikal Development

First homes expected to close in August 2025





UNDERWAY: THE LODGE & HEARTHSTONE AT HOVER CROSSING RAD CONVERSION

18th and Hover St, Longmont, CO
80501

100 units senior housing (62+) currently
in HUD 202 Supportive Housing for the
Elderly Program

RFP for finance consulting underway

Expected completion 2027



Boulder County Housing Authority



Housing

Boulder County Housing Authority – 2024 Highlights



Disposition of Properties



Disposition of Properties

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Rehabilitation Projects

**Totaling over
\$2.1M**

7 properties in

**Nederland, Louisville, Lyons, Niwot,
and Lafayette**

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Casa de la Esperanza

30-year celebration

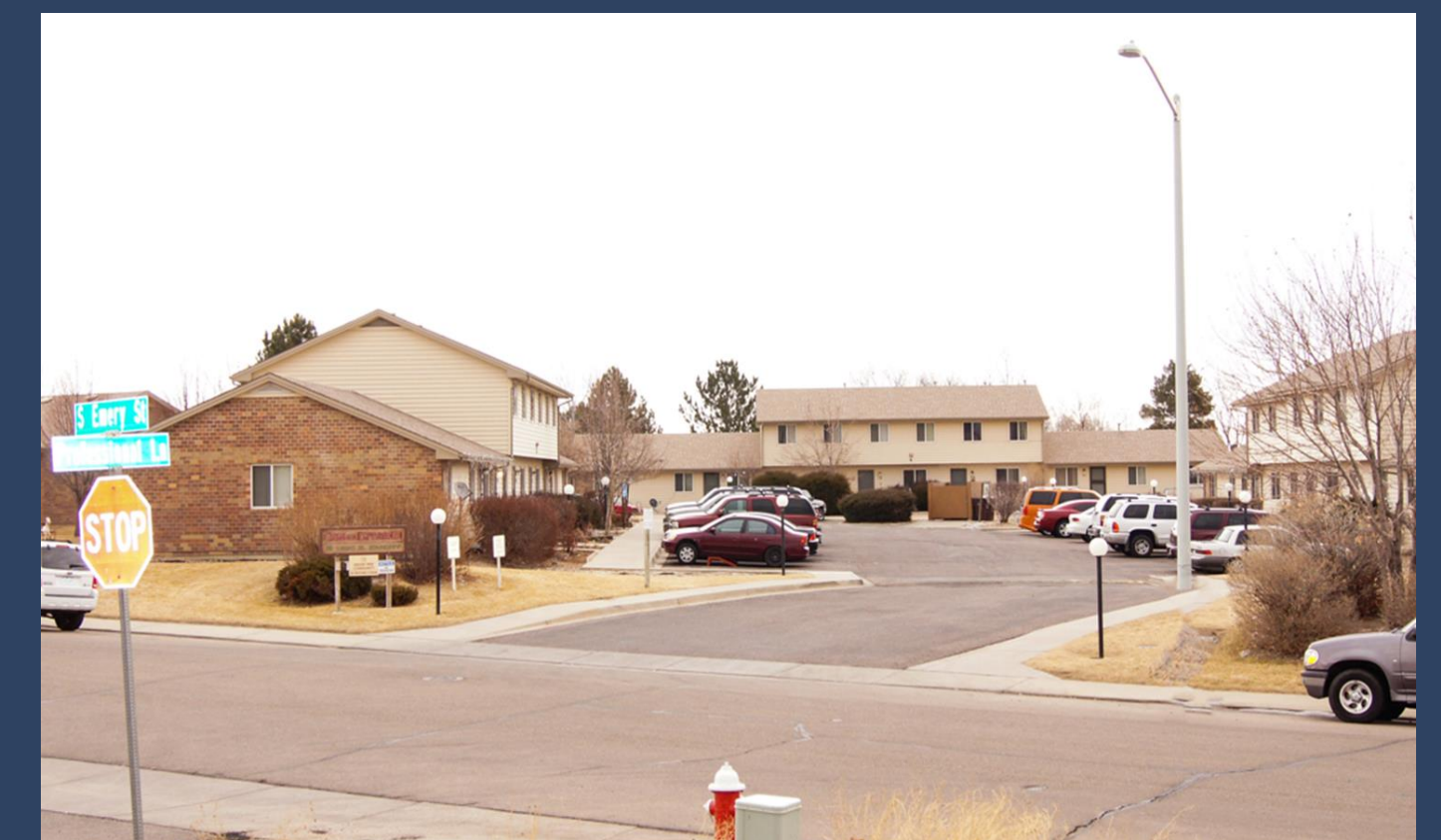
Diminished Needs Waiver

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**Seward Mobile Home Park
Purchased in partnership with
Boulder County**



Casa de la Esperanza





Willoughby Corner broke ground in August of 2023. All buildings, 192 units, were complete by December 31, 2024. This includes \$14 Million dollars in public infrastructure; brand new roads, stop lights, 2 roundabouts and more!

- 939 Canterbury Drive- Fully Leased
- 955 Canterbury Drive – Fully Leased
- 928 Canterbury Drive Senior building – 63 units
- 944 Canterbury Drive- Bluestem- 60 units

Purple Prairie- 52 Units coming this Spring!

Overall project leasing status: Total 118 units leased, pre-leased or applications in process



COME LIVE AT WILLOUGHBY CORNER!

We're currently leasing one-, two-, and three-bedroom units.

Willoughby Corner, a Boulder County Housing Authority (BCHA) property, offers permanently below-market rate rental homes in a prime Lafayette location, with quick access to restaurants, shops, well-rated schools, and other community happenings.

Residents will enjoy many amenities, including:

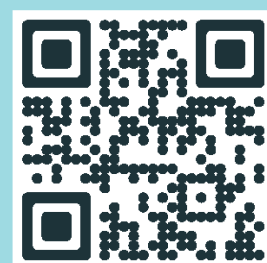
- Pickleball courts and park spaces
- An RTD bus stop
- Walking and bike trails
- A dog park
- Orchards
- A community garden
- Inclusive rent with utilities, low deposits, and no pet fees

For a complete list of amenities, frequently asked questions, and to learn more, please visit www.WilloughbyCorner.org.

Eligibility

We have available units for those earning between 50% and 60% of the Area Median Income or those with a Housing Choice Voucher. Rent ranges from \$1,642 for a one-bedroom to \$2,277 for a three-bedroom and includes all utilities. To qualify, households must have a monthly income of at least twice the rent and meet the income limits listed below.

AMI	1 person	2 person	3 person	4 person	5 person
50%	\$51,100	\$58,400	\$65,700	\$73,000	\$78,850
60%	\$61,320	\$70,080	\$78,840	\$87,600	\$94,620



waitlistcheck.com/C03024
720-564-2267
hoinfo@bouldercounty.gov



Boulder County, in accordance with the Fair Housing Act, prohibits discrimination in its programs and activities on the basis of race, color, age, religion, sex, sexual orientation, disability, familial status or national origin. A reasonable accommodation may be requested to ensure equal access by people with disabilities to its programs and activities. To request an accommodation, please call 720-564-2267.

¡VENGA A VIVIR EN WILLOUGHBY CORNER!



Ya comenzamos a alquilar unidades de uno, dos y tres dormitorios.

Willoughby Corner es el nuevo complejo habitacional de Boulder County Housing Authority (BCHA) que ofrece viviendas con alquileres por debajo del precio de mercado de manera permanente. El complejo está ubicado en Lafayette, en un área inmejorable con fácil acceso a restaurantes, tiendas, escuelas de gran nivel académico y otras amenidades.

Los residentes podrán disfrutar de diferentes amenidades y servicios, como:

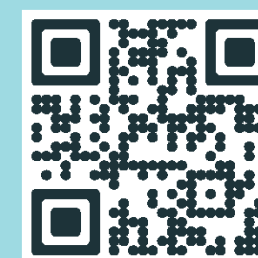
- Canchas de pickleball y parques
- Una parada de autobús RTD
- Senderos para caminar y andar en bicicleta
- Un parque para perros
- Huertos y jardineras elevadas
- Alquileres que incluyen el costo de las utilidades, con depósitos bajos y sin cargos adicionales por mascota

Para ver una lista completa de todo lo que ofrecemos, preguntas frecuentes y más información, visite www.WilloughbyCorner.org

Requisitos

Contamos con unidades para personas que ganan entre el 50% y el 60% del ingreso medio del área (AMI) o que tienen un vale de elección de vivienda (Housing Choice Voucher). Los alquileres varían entre \$1,642 y \$2,277, según el número de dormitorios, e incluyen todas las utilidades. Para calificar, los hogares deben ganar al menos el doble del alquiler mensual y cumplir con los límites de ingresos indicados a continuación.

AMI	1 persona	2 personas	3 personas	4 personas	5 personas
50%	\$51,100	\$58,400	\$65,700	\$73,000	\$78,850
60%	\$61,320	\$70,080	\$78,840	\$87,600	\$94,620



waitlistcheck.com/C03024
720-564-2267
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El Condado de Boulder, en conformidad con la Ley de Vivienda Justa prohíbe la discriminación en sus programas y actividades en base a raza, color, edad, religión, sexo, orientación sexual, discapacidad, estado familiar o nacionalidad. Se puede solicitar hacer adaptaciones y modificaciones razonables para personas discapacitadas a fin de garantizar la igualdad de acceso a programas y actividades. Para solicitar una adaptación o modificación razonable, llame al 720-564-2267.

BCHA
2025 Goals

Willoughby Corner

Leasing continues as we open our final Multi-Family building in the Spring, Purple Prairie, 51 units

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RFP Open for Development Partner

To move Willoughby Corner Phase 2 and 3, including an additional 208 units.

75 units of affordable home ownership

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Seward Mobile Home Park in Lyons

Purchased in partnership with Boulder County
Redeveloping

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Kestrel

Entitlement work

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Special Limited Partnerships (SLP)

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Rehab Projects



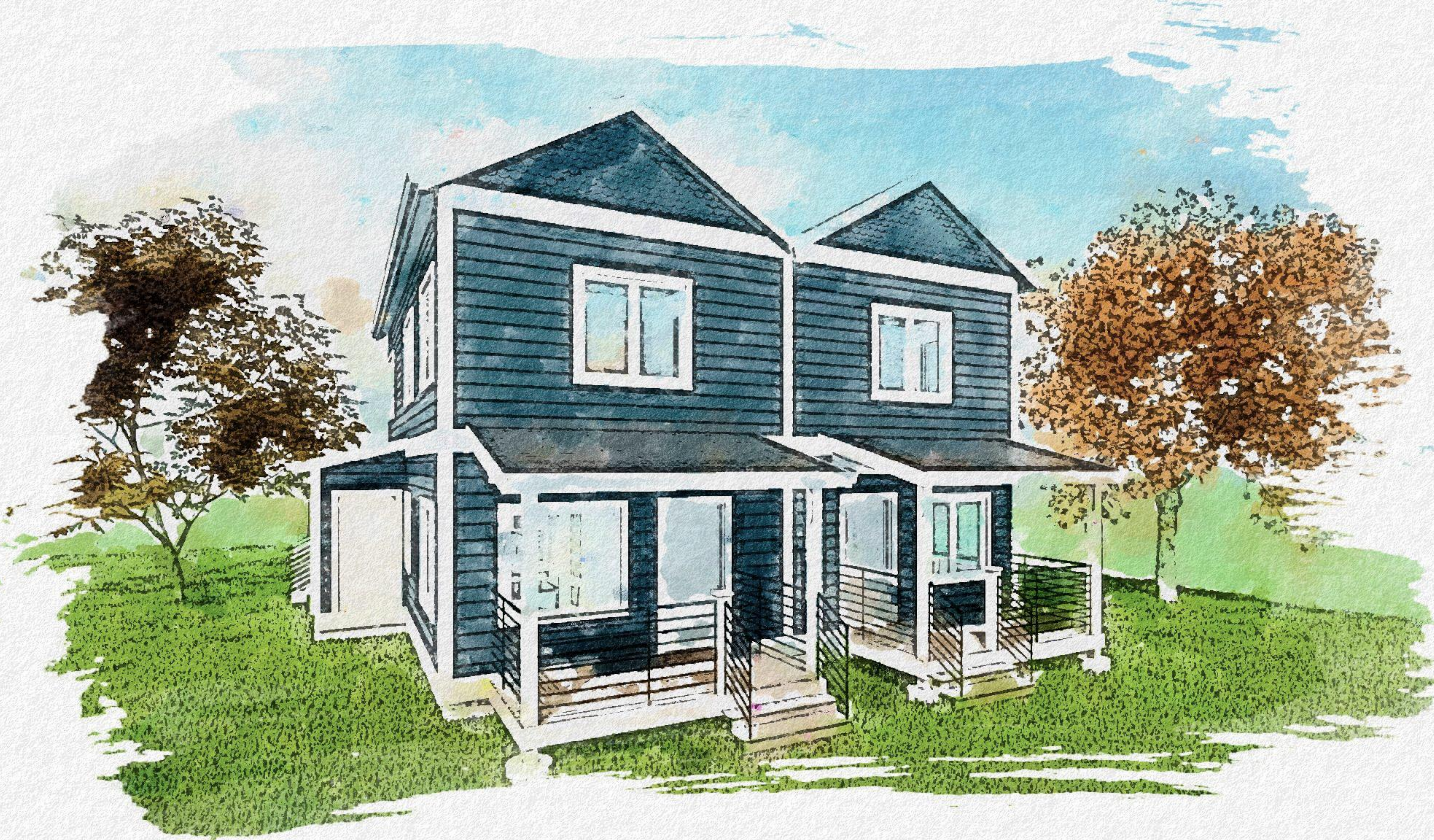
BOULDER MOD

Providing affordable housing and hands on training



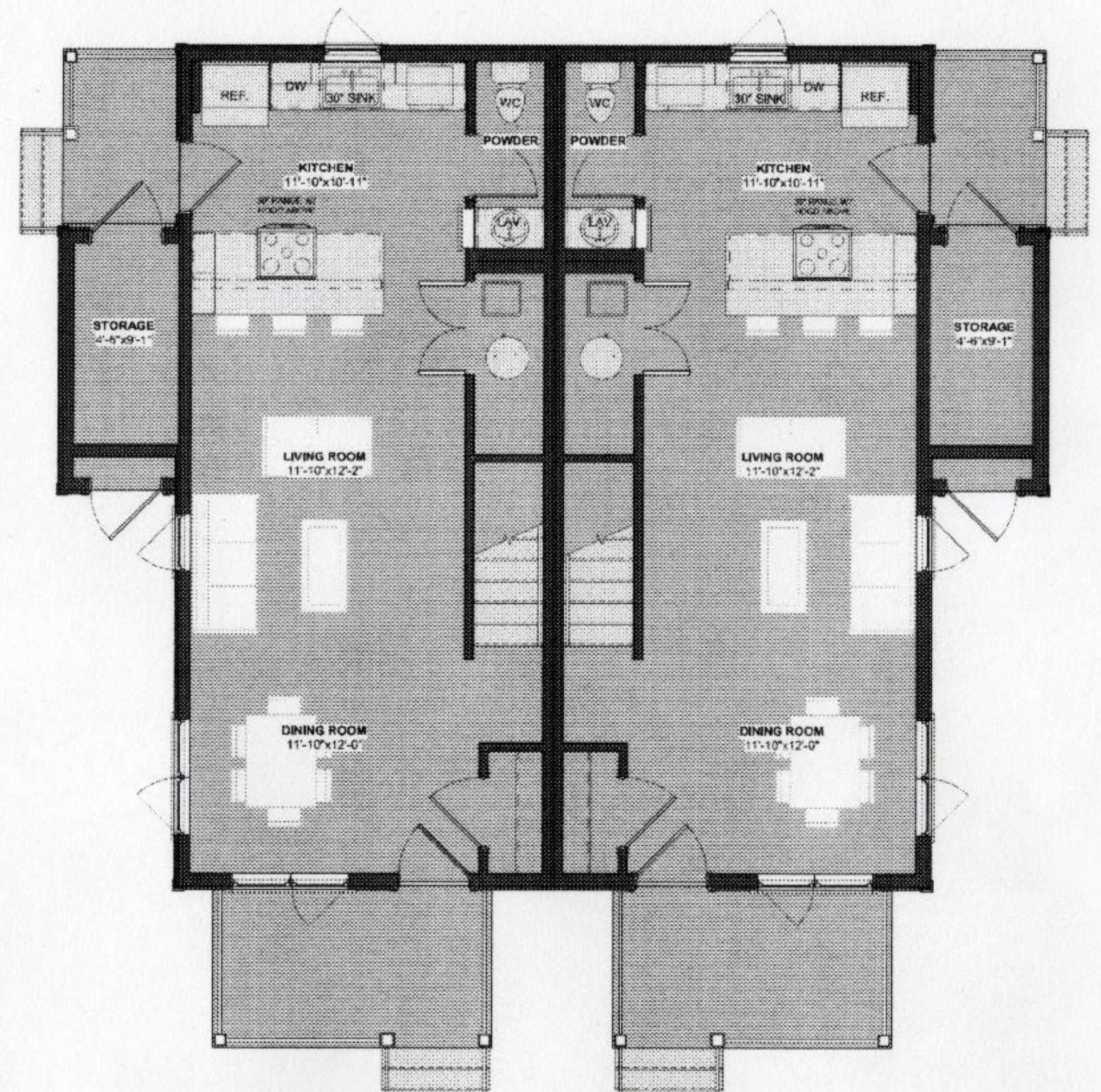
BOULDER VALLEY
SCHOOL DISTRICT



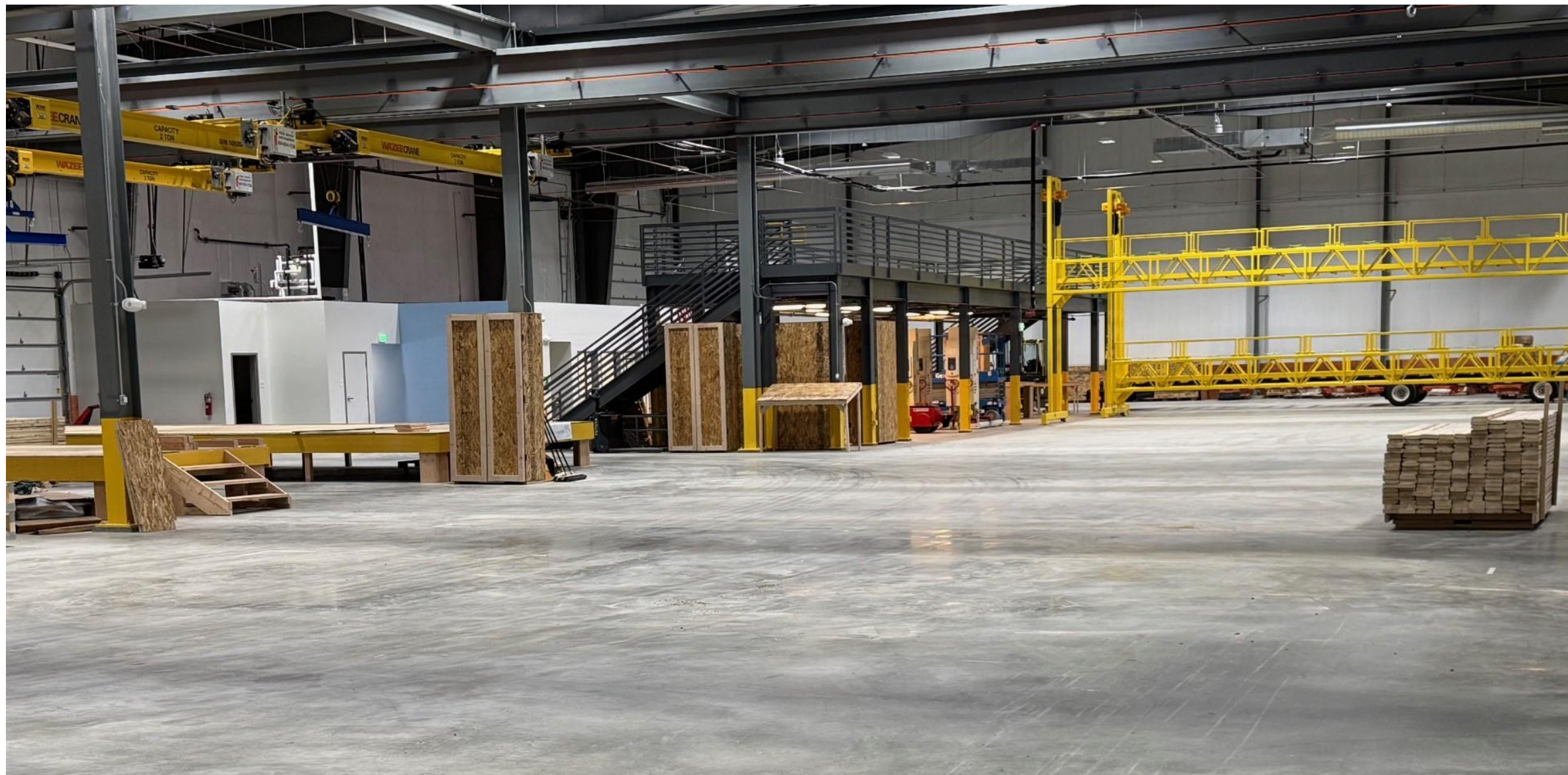




LEVEL 2



LEVEL 1



Staffing:

Factory Manager - Daniel Sissom

Asst. Production Manager – Ellie Wall

Quality Assurance Manager – Dustin Burke

Station Supervisor – Michael Dalrymple

Additional staff coming

Volunteers welcome starting in March 2025



Current Projects				Status		
	Unit Count	Role	AMI	Status, 12/31/2022	current	Funding
Sugarmill	12	Builder	< 60%	committed	active	funded
Rogers Road	9	Developer	< 60%	infrastructure	permitting	funded
11th and Baker	1	Developer	< 80%	owned	entitlement	materially funded
Sunset/Baker	4	Developer	< 80%		entitlement	materially funded
Faithpoint	35	Developer	< 80%		under contract/entitlement	Awaiting CHFA Land Banking Affordable Housing funds
Calvary Church	32	Developer	< 80%	Negotiation	under contract/entitlement	
Quail Ridge	up to 37	Builder	< 80%		Annexation / on site Donation	
Modern West	?	Builder	< 80%		Considering on site donation	
Kanemoto Estates	?	Builder	< 80%		Considering on site donation	
						Site control

Current Projects and Pipeline

- Utilizing Factory Built Panelized walls (Simple Homes & Studio Shed)
- Contracting out some finish work and GC on Rogers Road
- Expanding AMI served (<60% to mix of 40% to 80%)

Thistle Community Housing Development Summary 2025



What we're working on & where we're headed



THISTLE



Mission



To produce, preserve & protect quality, permanently affordable rental homes and homeownership opportunities for moderate and lower-income individuals and families, seniors, veterans and people with disabilities.

Vision



Assist moderate and lower-income individuals and families by developing a pipeline of affordable rental and homeownership housing, creating economic opportunities and wealth building for all residents in Boulder County.

Lines of Business



- Property Management
- CLT (Community Land Trust)
- ROC (Resident Owned Communities)

What's
Next! We
Hope!

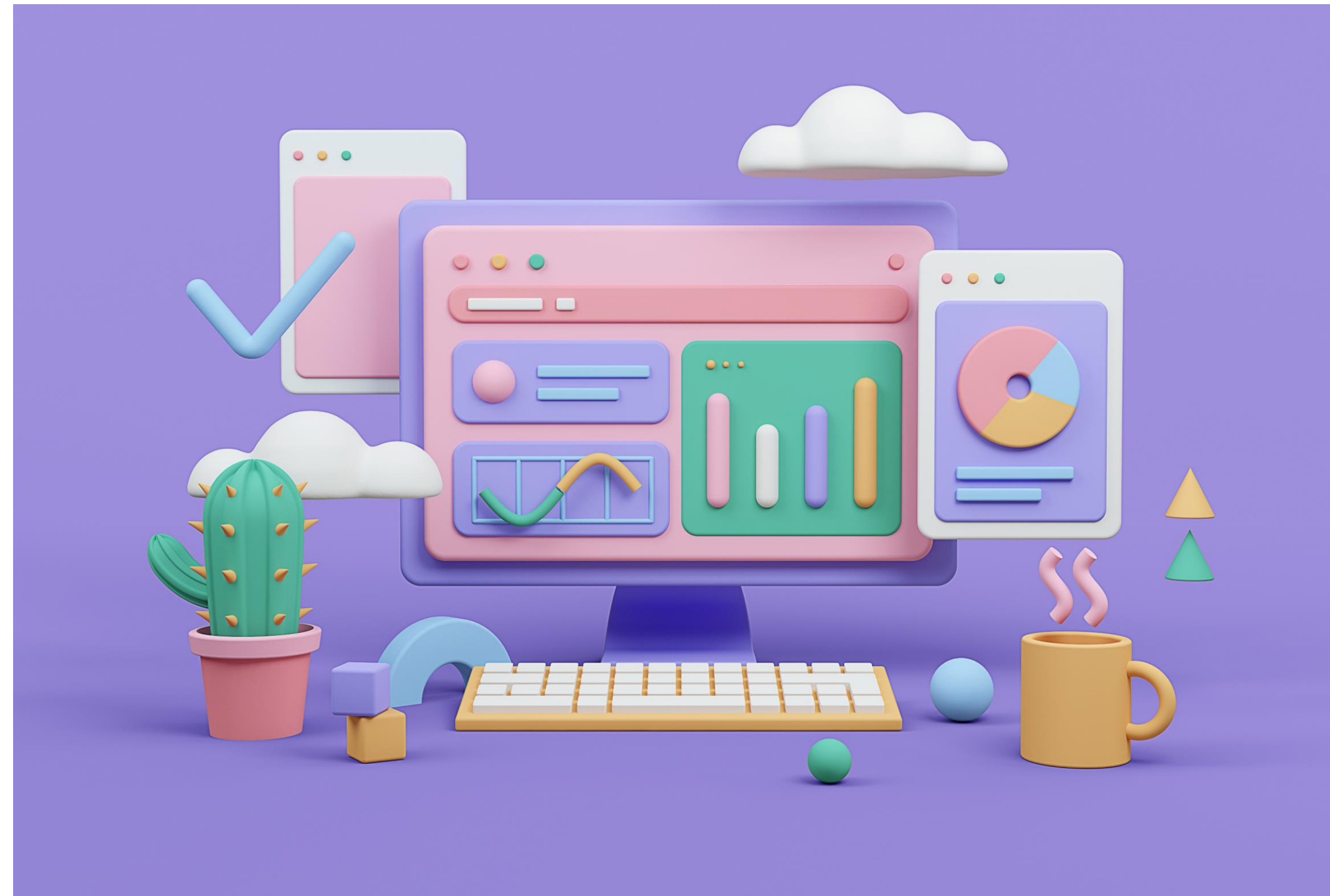


- Courtesy Louisville – Affordable Homeownership
- Fairways Community Rehab
 - Fairways “Phase II” / Prop 123 Land Banking
- Acq-Rehab -> Affordable Homeownership
- Opportunities to Preserve & Protect our Properties



THISTLE

Regional Housing Partnership Data Dashboard



THANK YOU!

To share feedback with the Boulder County Commissioners:

- Email: Commissioners@bouldercounty.gov
- Attend Monthly Public Comment – in person or online
- Attend the Commissioners' Monthly Town Halls, which take place in person throughout the county
- Attend the Boulder County Housing Authority (BCHA) monthly board meetings (in person and online) with the County Commissioners sitting individually as the board of the BCHA
- To receive the Commissioners' Advance Agenda with meeting details, sign up at Boco.org/BOCC

