

**WILLOUGHBY  
CORNER**

HOME IN THE NEIGHBORHOOD

**AFFORDABLE  
MULTIFAMILY & OLDER  
ADULTS (55-AND-OVER)  
APARTMENT HOMES**  
LAFAYETTE, COLORADO

## CONTENTS

<b>PROJECT OVERVIEW</b>	3
<b>HOME IN THE NEIGHBORHOOD</b>	4-5
<b>HOME FEATURES</b>	6
<b>MULTIFAMILY* APARTMENT HOMES</b>	
Bluestem Place	8
Purple Prairie Place	9
Sugar Beet House	10
Peach Tree House	11
<b>HOMES FOR OLDER ADULTS (55-AND-OVER)</b>	
Búho Place	13-15
<b>COMMON AREAS</b>	
Neighborhood Amenities	16
Community Building	16-17
<b>FREQUENTLY ASKED QUESTIONS</b>	18-19
<b>LAFAYETTE AMENITIES</b>	20-21
<b>OUR PARTNERS</b>	22
<b>BOULDER COUNTY HOUSING AUTHORITY</b>	23



BOULDER COUNTY  
**HOUSING  
AUTHORITY**

*\* Multifamily is defined as several housing units, suitable for individuals and families of different sizes, inside a single building or spread across multiple buildings within one complex.*

Updated: January 2025





# WILLOUGHBY CORNER

HOME IN THE NEIGHBORHOOD

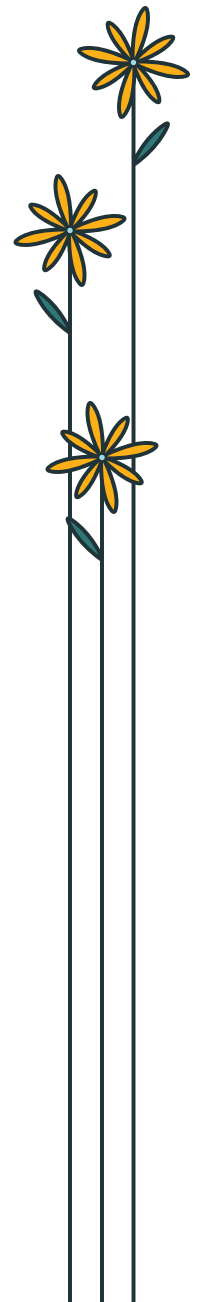
Located southwest of the intersection of 120th and Emma streets in East Lafayette, Willoughby Corner is Boulder County Housing Authority's (BCHA) newest development of beautiful, below-market rate rental and permanently affordable for-sale homes. Willoughby Corner will serve multiple generations, including families, individuals, older adults, and our workforce. With a wide variety of building types, including apartments, duplexes, and townhomes, as well as ADA features, there's something for everyone!

Access to affordable housing is critically important for all families and individuals. Safe, stable, healthy, and affordable homes are proven to have a positive impact on health and well-being, education, and the strength of our community.

Willoughby Corner is a master-planned community of 400 homes. Phase 1 includes a 63-unit apartment building restricted to residents aged 55-and-over, four multifamily buildings with 129 rental apartments, a community building, and robust on-site amenities. Phase 2 will include 128 units of rental multifamily apartment homes. Phase 3 of Willoughby Corner will include 80 affordable for-sale homes. With a focus on sustainability and livability, each of the floor plans has big windows and plenty of storage. Utilities (heat, electricity, washer/dryer, water, trash and recycling) are included in your monthly rent. Communication services, including internet, cable or satellite T.V., and telephone service are separate.

Outside spaces provide plenty of opportunities for kids and adults alike to enjoy the outdoors and to get to know your neighbors. Residents at Willoughby will have multi-mobility options on site including connection to regional bike and walking trails, two bus routes with service directly to the neighborhood, free Eco-Passes to use on RTD public transportation, Electric Vehicle charging stations, and ample on-site bike storage. The Willoughby Corner Community Center has a shared patio, meeting rooms, classrooms, and a multipurpose room which will host youth programming, adult classes, and on-site Human Service staff to provide additional support to members.

Willoughby Corner is an income restricted community. For rental units, households may not exceed more than 60% of Boulder County's Area Median Income (AMI). For more information on income restrictions and the application process, please visit our website at [www.WilloughbyCorner.org](http://www.WilloughbyCorner.org)





# WILLOUGHBY CORNER

*IT'S MORE THAN A NAME.*



The name Willoughby Corner is a tribute to our community. In October 2018, BCHA held a “Lafayette, Name That Neighborhood” contest and engaged residents, local businesses, non-profit partners, and the East Lafayette Community Advisory Council (ELAC) in naming this new community of workforce housing. BCHA received over 40 submissions from 25 residents for potential names for the development. Residents were asked to consider submissions that best represent the support affordable housing will provide to the Lafayette community, as well as to incorporate something important about this area, including history, present-day characteristics, and

people. As the Daily Camera noted in an article about the community naming effort, “The name ‘Willoughby Corner’ is based on the writings of an area historian, whose work spotlighted the area’s connections with the coal industry’s often-fraught past. Amid the violent clashes over unionization of mine workers during the early 1900’s that touched Lafayette’s mines, as well as the better-known clashes in southern Colorado, the American Fuel Company—owner of the Willoughby Mine—supported its workers.” Willoughby Corner was suggested by a Lafayette citizen and we believe it will welcome residents for generations to come in East Lafayette.

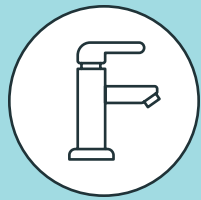
## HOME FEATURES

Willoughby Corner is East Lafayette's newest all affordable neighborhood, and will be Colorado's largest all-affordable, net-zero ready housing community when fully constructed. Willoughby Corner is powered by solar panels and geothermal heating and cooling for a comfortable, sustainable place for our residents and energy cost savings for BCHA.

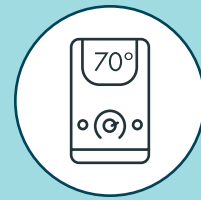
High-efficiency, all-electric appliances in each home include washer and dryer units, dishwasher, and oven range. 1-, 2-, and 3-bedroom apartments are built with high quality materials and layouts to maximize use of space and access to natural light.

Each building includes amenity spaces for resident use, including rooftop patios, lounges, libraries, and meeting rooms.

BCHA is committed to providing safe, quality, and affordable housing to our residents. At Willoughby Corner, we go beyond the traditional concept of a living space—it's not just a location; it's a vibrant community designed to be a home for all generations. With a focus on safety, quality, and affordability, Willoughby Corner is the ideal place to call "home."



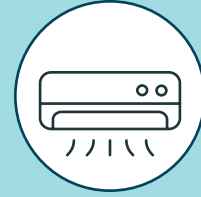
*Paid utilities*



*Programmable thermostat*



*Community rooftop patios*



*Geothermal AC and heating*



*Storage*



*Low/no VOC paint*



*Energy Star appliances*



*In-unit laundry*



*EV charging stations*



*On-site property management*



*Geothermal & solar systems*



*Classrooms/ meeting rooms*



*Pet friendly*



*Accessibility*



*Camera security*



*On-site parking*



**WILLOUGHBY  
CORNER**

HOME IN THE NEIGHBORHOOD

**AFFORDABLE  
MULTIFAMILY  
APARTMENT  
HOMES FOR RENT**

**MULTIFAMILY  
APARTMENT  
HOMES FOR RENT**

Bluestem Place and Purple Prairie Place are Willoughby Corner's multifamily buildings with 1- and 2-bedroom apartments. Some units are fully ADA accessible, all units are visitable. All floors of these buildings are accessible by elevator.

Each building includes community lounges, multipurpose rooms, and third floor covered patios with views to the mountains.

Residents of these buildings will have access to site amenities including ample parking, the RTD bus stop, walking and bike trails, a playground, a dog park, orchards, raised garden beds, and the community building.



**BLUESTEM PLACE**

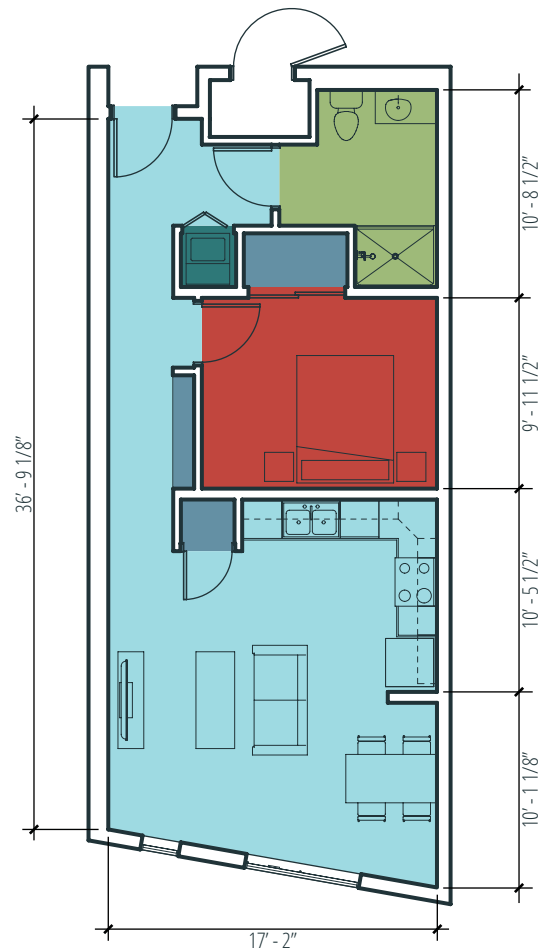
**47 ONE-BEDROOM APARTMENTS  
13 TWO-BEDROOM APARTMENTS**

**ONE-BEDROOM APARTMENT | 630-700 sq ft**

**SAMPLE  
FLOOR PLANS\***  
For both Multifamily  
Apartment Buildings

**Spaces**

- bedroom
- living space
- bathroom
- laundry area
- storage closet
- locked mechanical closet



\*Please note: all renderings and floor plans are the architect's conceptual drawings and will vary from the actual dimensions and square footage are approximate and should not be used as representation of the precise or





# PURPLE PRAIRIE PLACE

40 ONE-BEDROOM APARTMENTS  
11 TWO-BEDROOM APARTMENTS

## TWO-BEDROOM APARTMENT | 870-940 sq ft



all plans and rental homes as built. We reserve the right to make changes to these floor plans, specifications, and elevations without prior notice. Stated actual size. Drawings are not to scale.

## MULTIFAMILY 9-PLEX APARTMENTS

Sugar Beet House and Peach Tree House are two multifamily buildings with 2- and 3-bedroom units designed for larger families. Several ground floor units in Sugar Beet House and Peach Tree House are ADA accessible. Apartments are accessed by covered hallways and staircases. Each home offers a private outdoor patio or covered deck.

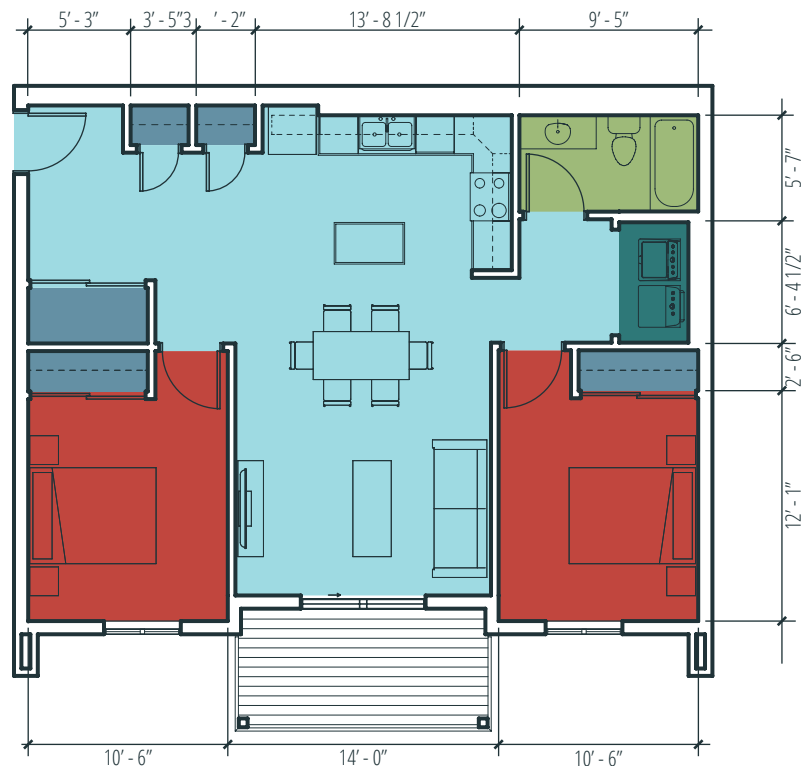
Residents of these buildings will have access to site amenities including ample parking, the RTD bus stop, walking and bike trails, playground, dog park, orchards, raised garden beds, and the community building.



## SUGAR BEET HOUSE

3 TWO-BEDROOM APARTMENTS  
6 THREE-BEDROOM APARTMENTS

### TWO-BEDROOM APARTMENT | 900-920 sq ft



### SAMPLE FLOOR PLANS\*

For both 9-Plex  
Multifamily  
Flats Buildings

### Spaces

- bedroom
- living space
- bathroom
- laundry area
- storage closet
- balcony

\*Please note: all renderings and floor plans are the architect's conceptual drawings and will vary from the actual construction and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used for construction purposes.



# PEACH TREE HOUSE

3 TWO-BEDROOM APARTMENTS  
6 THREE-BEDROOM APARTMENTS

## THREE-BEDROOM APARTMENT | 1000-1150 sq ft



  
**WILLOUGHBY  
CORNER**  
 HOME IN THE NEIGHBORHOOD

Actual plans and rental homes as built. We reserve the right to make changes to these floor plans, specifications, to be used as representation of the precise or actual size. Drawings are not to scale.



## **WE CARE ABOUT OUR ELDERS**

Boulder County takes pride in our helpful and knowledgeable staff. We have several Older Adult Resource Coordinators who are available to support our older adult residents (age 55-and-over) as they age in place.

We can help manage things such as public supports paperwork (food assistance, Old Age Pension, and Health First Colorado, Colorado's Medicaid program). We may also be able to find funding for eyeglasses, minor dental work, and medical accessories.





**WILLOUGHBY  
CORNER**

HOME IN THE NEIGHBORHOOD

**AFFORDABLE  
RENTAL APARTMENT  
HOMES FOR OLDER  
ADULTS (55-AND-OVER)**

## APARTMENT HOMES FOR OLDER ADULTS (55-AND-OVER)

Búho Place will serve older adult residents who are 55-and-over at Willoughby Corner. Búho Place includes 63 1- and 2-bedroom units. The building will include some fully ADA accessible units for residents in need. The building has two elevators to access all floors.

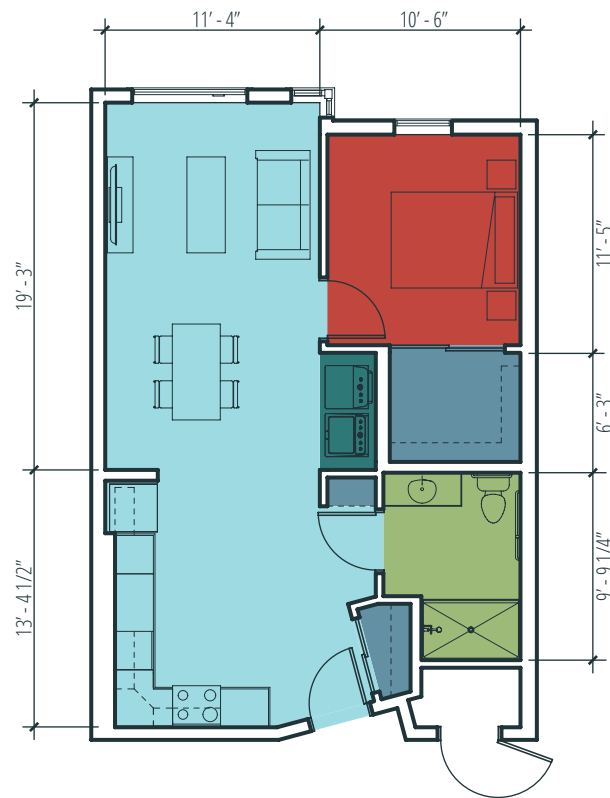
Residents of Búho Place will have access to site amenities including ample parking, the RTD bus stop, walking and bike trails, a playground, a dog park, orchards, raised garden beds, and the community building.



# BÚHO PLACE

50 ONE-BEDROOM APARTMENTS  
13 TWO-BEDROOM APARTMENTS

## ONE-BEDROOM APARTMENT | 630-680 sq ft

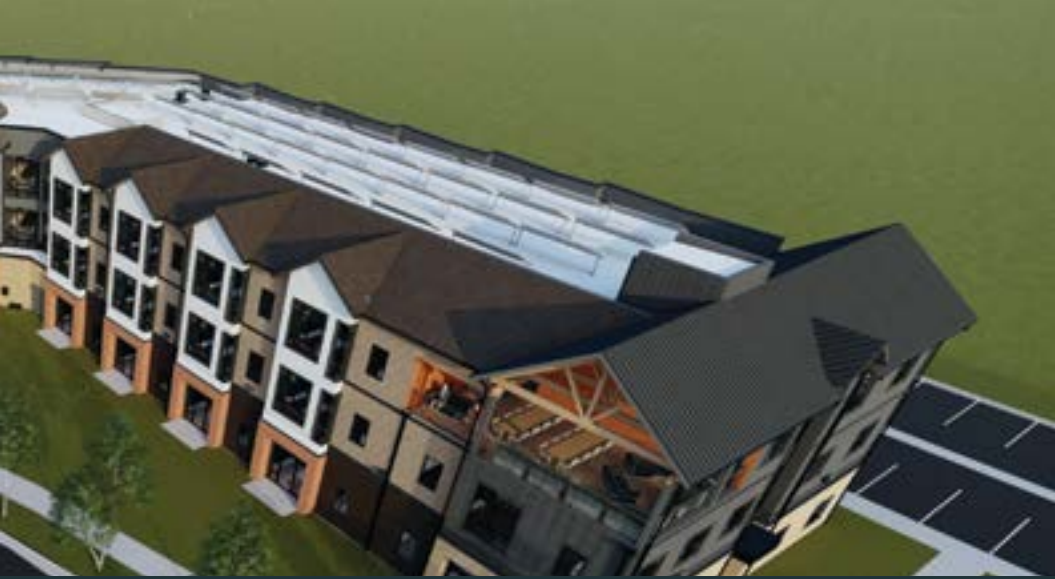


## SAMPLE FLOOR PLANS\*

### Spaces

- bedroom
- living space
- bathroom
- laundry area
- storage closet
- locked mechanical closet

\*Please note: all renderings and floor plans are an architect's conceptual drawings and will vary from the actual construction and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used for construction purposes.



**ADDITIONAL AMENITIES**



*Great room & lounge rooms*



*Covered roof patio*



*Classrooms/ meeting rooms*

**TWO-BEDROOM APARTMENT | 810-880 sq ft**



**WILLOUGHBY  
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HOME IN THE NEIGHBORHOOD

*al plans and rental homes as built. We reserve the right to make changes to these floor plans, specifications, be used as representation of the precise or actual size. Drawings are not to scale.*

**COMMON AREAS & NEIGHBORHOOD AMENITIES**



*Orchard*



*Community kitchen*



*Community gardens*



*Multi-use path*



*RTD bus stop & shelter*



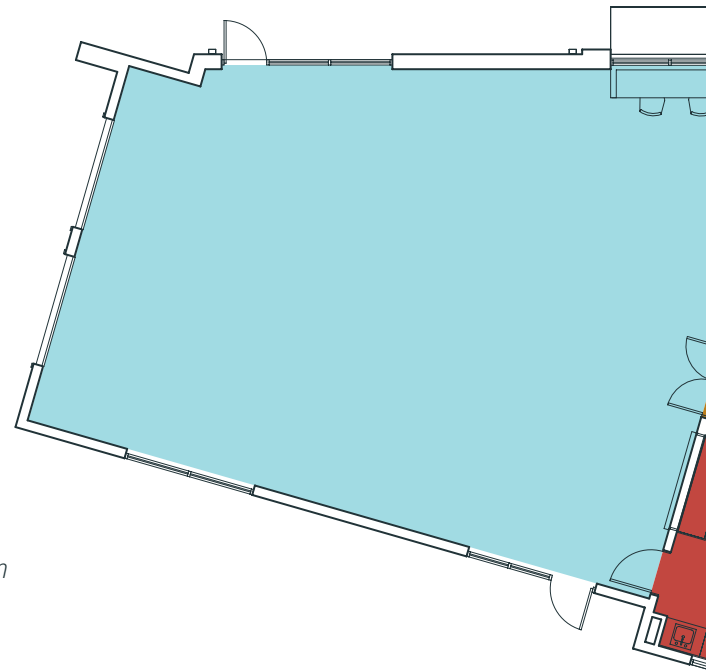
*Playground*



*Dog park*



**COMMUNITY BUILDING**



**Spaces**

- community room
- kitchen
- pantry
- storage
- lobby and hall
- bathroom
- office
- electrical room
- classroom/conference room
- maintenance room

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**WILLOUGHBY  
CORNER**  
HOME IN THE NEIGHBORHOOD

## FREQUENTLY ASKED QUESTIONS

A complete list of these can be found on our website:

[www.WilloughbyCorner.org](http://www.WilloughbyCorner.org)



### **Are applicants required to have a minimum amount of income to qualify?**

Yes. While Willoughby Corner will have stated income limits for eligibility based on household size, BCHA wants you to have the best possible chance to be financially stable in your housing. In that respect, your monthly income must be equivalent to at least twice the monthly rent amount of the home you wish to lease. If your income does not meet this requirement, a leasing specialist may review your rental history—considering such factors as how much rent you paid before, how timely you have been with your payments, and the value of your current assets—to determine if you qualify based on those additional factors. Households with a housing voucher will not be subject to this requirement.

### **How are assets calculated?**

The total current value of all applicable assets such as checking, savings, money market accounts, IRAs, certificates of deposit, real estate, annuities, trust accounts, Whole Life Insurance, and more, will be calculated together.

For homeowners, assets are calculated by taking the value of the home and subtracting the amount owed on the home minus the cost of selling the home (10%). If the resulting amount—in addition to other income from assets—is greater than \$5,000, the total amount will be multiplied by .06% and that amount will be added to the household's annual income.

### **What information and documentation will an applicant need to provide?**

Basic information will be needed for the application. This includes the following:

- Contact information and name, birthdate, and sex/gender
- Estimated gross monthly household earned income for all household members age 18 and over and gross monthly unearned income (SSI, SSDI, TANF, Child support, pension, etc.) for all household members.

At the time an applicant is offered a home, more specific documentation about income and assets (i.e. statements and/or complete verification forms) will be required. A Social Security number may be required for some forms of assistance.

### **How will the leasing process work?**

When homes are ready to lease, applicants who reach the top of a waitlist will be contacted to meet with property management staff to complete eligibility paperwork, including income and asset verifications, landlord references, and a criminal background screening. Once an applicant is determined to be eligible for a home, they will be contacted to sign lease documents.

### **If someone is not sure they will qualify, is it worth it to apply?**

While it is preferable for BCHA to maintain a list of applicants who are income-qualified to rent a home at Willoughby Corner at the time they submit their application (including meeting the minimum income requirement), anyone in need of an affordable home is welcome to apply. Income, which may change over time, will not be verified until an applicant is contacted about an available home.

If you are interested in working on financial and/or housing goals, please consider reaching out to the Boulder County Personal Finance Program (PFP). The PFP team works with individuals and families across the county help navigate and address barriers around complicated financial systems (credit building, savings goals, student loans, determining payment affordability, and mortgage ownership in general, for example).

Visit [BoulderCountyPFP.org](http://BoulderCountyPFP.org) or call 720-564-2279 to schedule an appointment. We also encourage applicants to attend Workforce Boulder County's Education and Skill-Building Workshops (visit [BoulderCounty.org](http://BoulderCounty.org) and search for "Workforce Workshops and Training") to learn about personal finance, homeownership, and career development. The Personal Finance Program and the educational workshops are free for all Boulder County residents.

### **Will the homes be available for rent or for sale?**

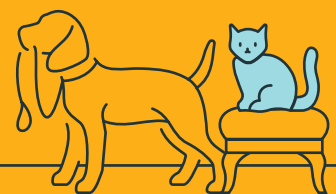
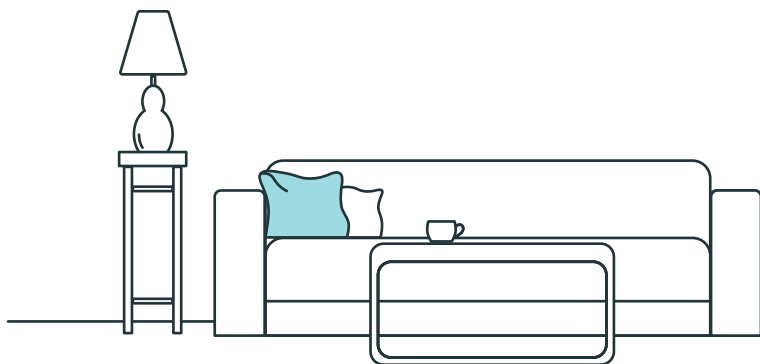
Phase 1 and 2 of Willoughby Corner will exclusively offer rental homes while Phase 3 will include affordable homes for purchase. Out of all the homes in the development, around 80% will be designated for renting, while the remaining 20% will be offered for sale.

### **How do I apply?**

Please visit our website for guidance on how to complete the application process: [www.WilloughbyCorner.org](http://www.WilloughbyCorner.org)

## **WE ARE PET FRIENDLY**

Pets are limited to two (under 70 pounds and over one year of age) per household. All pets must be spayed or neutered, current on their vaccinations, and licensed (as determined by municipal code). Interviews and a 30-day check-in meeting will be conducted to ensure your pet is a good neighbor. Pets must be approved before moving in. Service animals are always welcome.



# EXPLORE LAFAYETTE'S BEST OFFERINGS!



## ● RECREATION

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1. Bob L Burger Recreation Center
2. City Park
3. Coal Creek Open Space/  
Flagg Park
4. Great Bark Dog Park
5. Indian Peaks Golf Course
6. John Breaux Park
7. Lafayette Public Library
8. LaMont Does Outdoor Swimming
9. Silver Creek Park
10. Waneka Lake and  
Disc Golf Park
11. Yarrow Park
12. YMCA of Northern Colorado

## ● SCHOOLS

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13. Angevine Middle School
14. Autana Montessori  
Bilingual School
15. Centaurus High School
16. Escuela Bilingue Pioneer
17. Flatirons Academy
18. Forest Park Montessori
19. Justice High School
20. Lafayette Community School  
(Head Start)
21. Lafayette Elementary
22. Montessori Academy
23. Peak to Peak Charter  
School (k-12)
24. Running River School
25. Ryan Elementary School
26. Sanchez Elementary
27. The Mate School
28. Wildflower Preschool

## ● GROCERY & SHOPPING

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29. King Soopers
30. Natural Grocers
31. Sprouts Farmers Market
32. Wal-Mart

## ● COMMUNITY RESOURCES

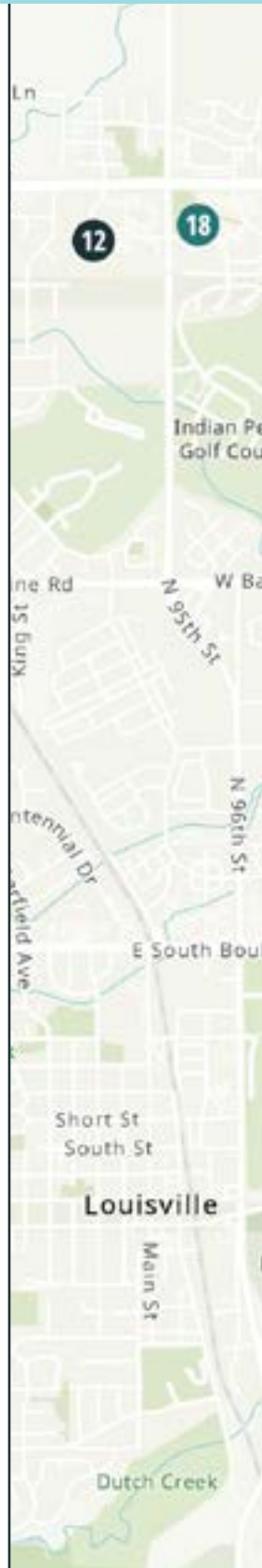
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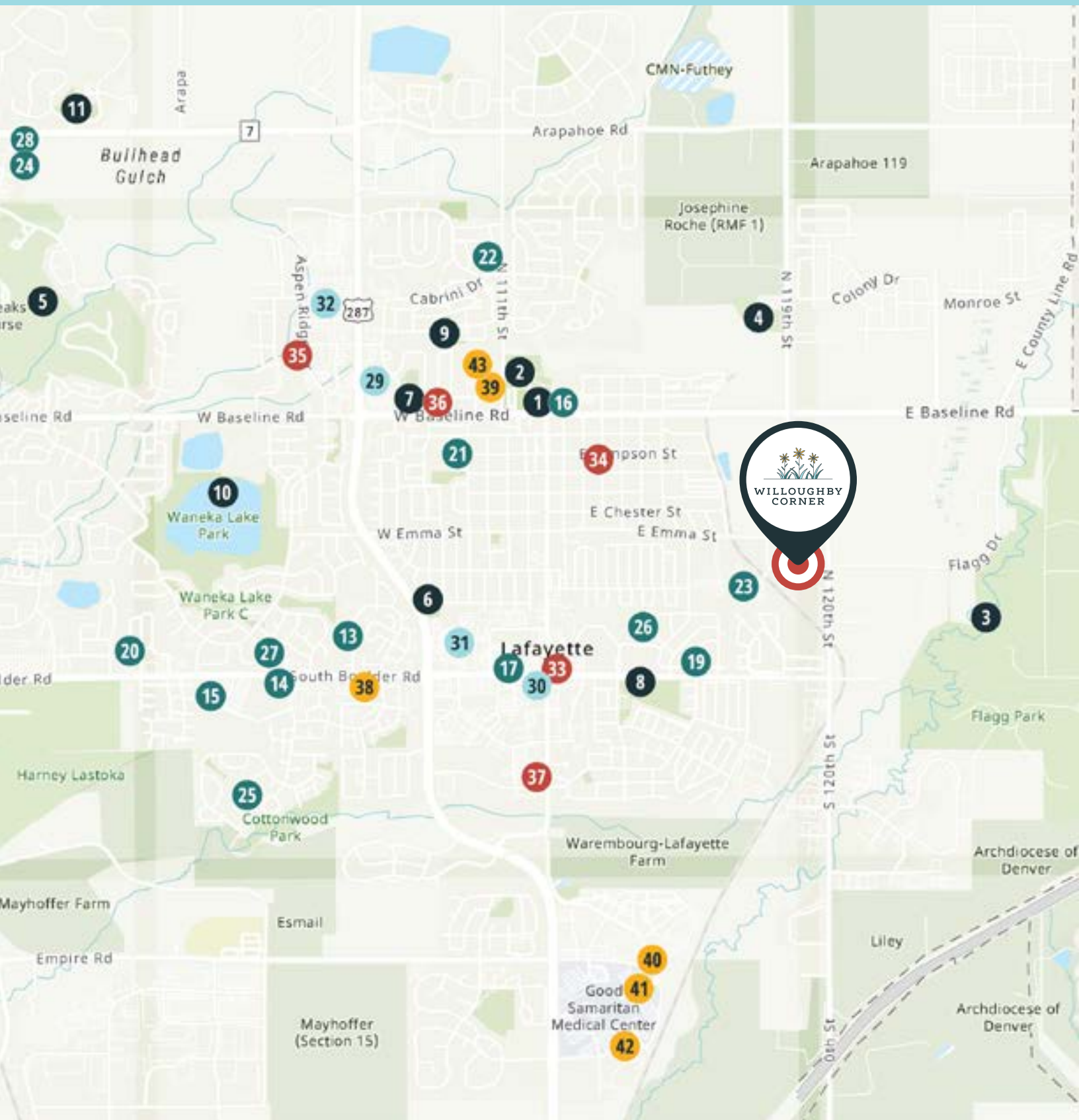
33. City Hall
34. Lafayette Senior Center
35. Sister Carmen  
Community Center
36. Sister Carmen Thrift Store
37. Southeast County  
Community Hub

## ● EMERGENCY SERVICES

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38. Community Medical Center
39. Fire Department
40. Fire Station #2
41. Good Samaritan Medical Center
42. Kaiser Permanente Rock Creek
43. Police Station





## OUR PARTNERS ALONG THE WAY

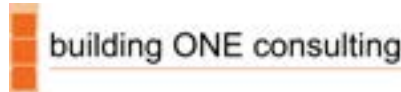
It takes a village to build a neighborhood!

Thank you to all of our partners who have made Willoughby Corner possible. We are so grateful for your expertise and support throughout the entire development process.



### EAST LAFAYETTE ADVISORY COMMITTEE (ELAC)

ELAC was created to serve as the primary entity for advisory guidance, as well as a proactive way to get information out to the greater public. ELAC is a self-selected organization of neighbors, interested citizens, and representatives from non-profits who meet regularly with BCHA, the development team, and City of Lafayette staff to discuss diverse issues and interests behind the planned Willoughby Corner neighborhood, and to achieve an understanding of the impacts to the immediate and broader community. ELAC provides open and constructive feedback to BCHA staff, master planners, architects, and general contractors.





## **BOULDER COUNTY HOUSING AUTHORITY**

We believe everyone has the right to live in a safe, affordable, and decent home, and that housing is one of the most important supports a person or family can have. Stable housing can help improve health, success in school, and the strength of our community. The Housing Authority is a long-term partner within our communities. We provide quality affordable housing for income-qualifying families and individuals, older adults, and people living with disabilities throughout Boulder County.



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.



**BOULDER COUNTY  
HOUSING  
AUTHORITY**



## WILLOUGHBY CORNER

HOME IN THE NEIGHBORHOOD

[www.WilloughbyCorner.org](http://www.WilloughbyCorner.org)

### CONTACT US

**Boulder County Housing Authority**

[BCHALeasing@BoulderCounty.gov](mailto:BCHALeasing@BoulderCounty.gov)  
303-441-3929 (leave us a message)