


East Lafayette Affordable Workforce Housing

Background



The proposed affordable workforce housing site is a 24-acre parcel located just southwest of the intersection of 120th Street and East Emma Street in east Lafayette. Through an intergovernmental agreement between the City of Lafayette and Boulder County, the land is dedicated for the creation of deed-restricted, permanently-below-market-rate homes, to include both rental and ownership options.

Neighbors and stakeholders in Lafayette have a unique opportunity to be part of the planning and design process for this new community. The Boulder County Housing Authority is taking a “listen, then draw” approach to hearing from the neighbors, local businesses, and non-profits around what they would like to see and how to ensure the new neighborhood blends seamlessly into the broader Lafayette community. This inclusive, participatory approach will help ensure the widest possible range of community members have a chance to contribute to the creation of a truly beneficial development.

The land parcel sits in an ideal location for housing that will be dedicated to working families and individuals, community elders, and others who need safe, stable, and quality homes they can afford. It is near important services and the Lafayette town center, and the area is considered a priority by the Boulder County Transportation Department for the enhancement of multi-modal transportation options.

Who is the Boulder County Housing Authority?



BCHA is the official housing authority for all areas of the county beyond the city limits of Longmont and Boulder, including Lafayette. BCHA understands that housing is one of the most important supports a person or family can have, and that stable housing can help improve health, success in school, and the strength of our community. BCHA’s mission is to create quality, sustainable, permanently-affordable housing for neighbors in need, and to do so in a responsible and community-centered way.

In the communities in which they work, BCHA is a long-term partner. They are committed to transparency and an inclusive public process in all they do, and they work to ensure their affordable housing developments are high quality and reflective of the communities in which they are built.

Is there a need for affordable housing in our community?



Yes! The need is extensively documented. Over 40,000 people in Boulder County live in households spending more than half their income on rent every month and in Lafayette rents have increased 44% in the last 7 years. Wages are not coming close to keeping up with the skyrocketing cost of housing across Boulder County and in Lafayette. This creates incredible stress on many of our neighbors. We have a responsibility to help people remain in the communities they love, where their children go to school, and where they work and have family.

Community outreach

BCHA is committed to engaging with neighbors and others with an interest in this neighborhood of affordable workforce homes in a productive conversation around how to meet the community's broader needs around diverse housing, environmental sustainability, transportation, infrastructure, and more.

To gain a true appreciation of community dynamics, we have spent the past several months immersed in the community and getting to know the land, neighbors and active community members in the area. This has shaped and prioritized community outreach engagement opportunities, including neighborhood planning, open space and trail connections, roadway connectivity, and mobility issues.

With this understanding of the community, we developed a Public Engagement Plan (PEP) that includes **Community Wide Engagement** through open houses, community presentations and the formation of the East Lafayette Advisory Committee (ELAC) -- a community group of area residents and stakeholders who will advise BCHA staff in implementing an inclusive and effective community engagement plan.

The next step of our PEP is **Community Planning & Design Engagement** which includes planning labs with local schools, a community planning charrette, and a mobility open house.

Concurrent with this outreach will be ongoing presentations to community groups, backyard meetings and coffees with interested neighbors or groups to learn more about the proposed project. The BCHA team is presenting and listening to neighborhood associations and business groups throughout the area. We welcome the opportunity to tell our story and to hear how we can make this affordable community a model for design and engagement.



Planning process and timeline



The site for the future east Lafayette neighborhood of affordable workforce housing is currently vacant. Through an inclusive planning process, the new development will take shape. Once the form and shape of the site is drawn, then appropriate zoning will be determined and we will seek approval from the City of Lafayette. At present, we anticipate construction at the site could begin in 2020, with first move-ins possible the following year.

Learn more and get involved



Please let us know how we can help you get involved in the east Lafayette neighborhood of affordable workforce housing, including meeting with you or your organization. To join our email list to receive periodic updates on the project, please visit www.lafayettehousing.org.