Boulder County Housing Authority
Willoughby Corner Senior Concept
9% LIHTC Application
November 30, 2021
24-acre parcel located at the SW corner of 120th and E. Emma Streets in Lafayette, CO
Partnership

2017 Intergovernmental Agreement
City of Lafayette & Boulder County/BCHA

- **Affordable Rental**: 80% of all units will be deed-restricted units for tenants earning at or below 60% of the Area Median Income (AMI). No less than 10% of these units shall be age-restricted for occupancy by persons fifty-five years of age or older.

- **Affordable For-Sale**: 20% of all units will be deed-restricted for-sale units for households earning at or below 120% of the AMI.

- **Unrestricted Market-rate**: Not to exceed 20% of the total number of residential units.

Community Outreach
18 + months

- Delivered close to 5,000 flyers and postcards to nearby households and local businesses

- Hosted 25 community meetings and open houses – 3 in Spanish - with more than 500 attendees

- Established the East Lafayette Advisory Committee, and facilitated 10 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)
- 64-unit building for seniors (55+)
- Approx. 180 multi-family apartments for rent
- +/-130 townhomes for rent and sale
- +/-30 duplex homes for rent and 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 implementing new planning processes and standards; helping Boulder County achieve Regional Housing Initiative goals
Phasing

Phase 1
- Site work, trails, parks, gardens
- 64-unit building for seniors (55+)
- +/- 180 multi-family apartments
  - 52-unit building
  - 40-unit building
- 2 community buildings with amenities and resident services

Phase 2
- +/-130 townhomes

Phase 3
- +/-30 duplexes
Phase 1a - Seniors

Phase 1a
- 64-unit building
- Age-restricted for seniors (55+)
- Zoning and permitting complete for entire neighborhood
- 9% LIHTC
- Worthy Cause funds
<table>
<thead>
<tr>
<th>Task</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Initial Sketch Plan Submittal to Lafayette</td>
<td>Feb</td>
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<tr>
<td>Neighborhood Meeting w/City Staff</td>
<td>Mar</td>
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<tr>
<td>BCHA Resubmits the Plan Based on Feedback</td>
<td>May</td>
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<tr>
<td>BCHA Third Submittal</td>
<td>July</td>
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<tr>
<td>BCHA Fourth Submittal</td>
<td>Sept</td>
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<tr>
<td>Planning Commission (notice includes: mailer to 750’, newspaper, sign on property)</td>
<td>Sept</td>
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<tr>
<td>Milestone - 2021 Dates</td>
<td>Timeline</td>
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<tr>
<td>Design - Vertical Kickoff</td>
<td>Completed July 2021</td>
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<tr>
<td>Planning Pre-App Meeting</td>
<td>Completed, Aug. 2021</td>
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<tr>
<td>ELAC - Meeting</td>
<td>Completed Sept. 15, 2021</td>
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<tr>
<td>Design - Phase 1 Buildings</td>
<td>Ongoing</td>
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<tr>
<td>Planning - PUD Submission</td>
<td>Nov. 30, 2021</td>
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<tr>
<td>CHFA - Concept Meeting</td>
<td>Nov. 30, 3pm</td>
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<tr>
<td>ELAC - Meeting</td>
<td>Dec. 1, 5:30 – 6:30pm</td>
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<tr>
<td>9% LIHTC - Letter of Intent</td>
<td>Dec. 1</td>
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<tr>
<td>Planning - Neighborhood Mtg</td>
<td>Dec. 15, 5:30 – 6:30pm</td>
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</tbody>
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Thank you!

BCHA Development Team

Norrie Boyd, Executive Director
Molly Chiang, Senior Developer (BCHA POC)
Justin Lightfield, Development Manager
Lauren Cely, Senior Developer
Julia Ozenberger, Finance Director
Kelly Stapleton, Financial Analyst
BCHA Strategic Communications
BCHA Maintenance & Operations

Project Team

SB Clark, Financial Consultant
Norris Design, Master Planner & Landscape
HB&A, Architect
Pinkard Construction, Preconstruction
The Pachner Company, Community Engagement
Drexel-Barrell, Civil & Surveyor
JRES, Market Study Analyst
Group14, Sustainability Consultant
Farnsworth, MEP Engineering

www.willoughbycorner.org
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