

# Willoughby Corner

## East Lafayette, Boulder County



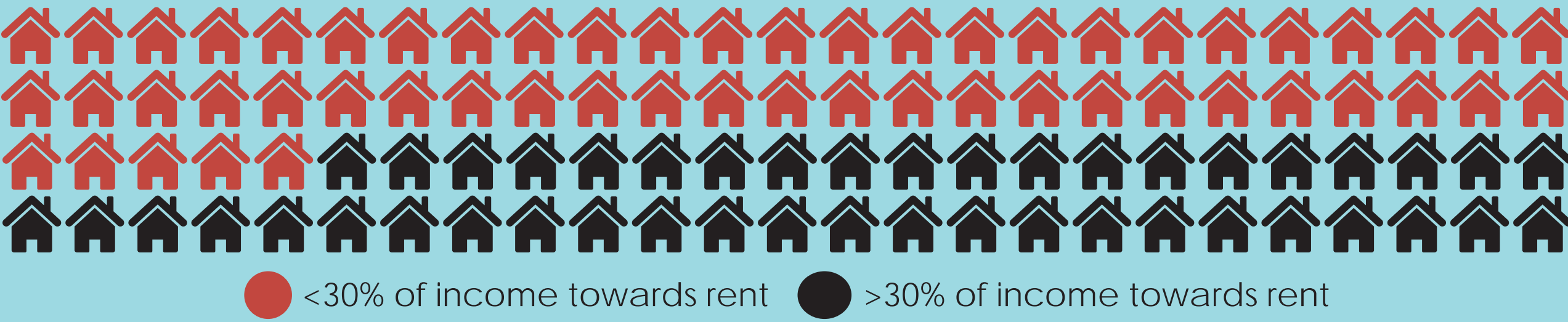
BOULDER COUNTY  
HOUSING  
AUTHORITY



### Need in Lafayette

- 191** Lafayette Children Received **Child Care Assistance**
- 34,280** Lafayette Residents Enrolled in **Medicaid/CHP+**
- 14,247** Lafayette Residents Received **Food Assistance**
- 299** Lafayette Residents Received **Financial Supports**

### 55% Cost-Burdened Renters in Lafayette



● <30% of income towards rent ● >30% of income towards rent

**1,642**  
Lafayette Residents Live in Poverty

**67%**  
Median Home Purchase Price Increase Since 2016

**38%**  
% Population Renting

**20%**  
Rental Increase Since 2019

**WILLOUGHBY  
CORNER**  
HOME IN THE NEIGHBORHOOD

**400**  
New Affordable Homes

**\$1,927** → **\$1,316**  
Median Lafayette monthly rental rate (Rent Cafe estimate) → Median monthly rental rate for BCHA affordable home

**\$611**  
Average monthly savings which can be used for stabilization or a down payment

Below Market Rate

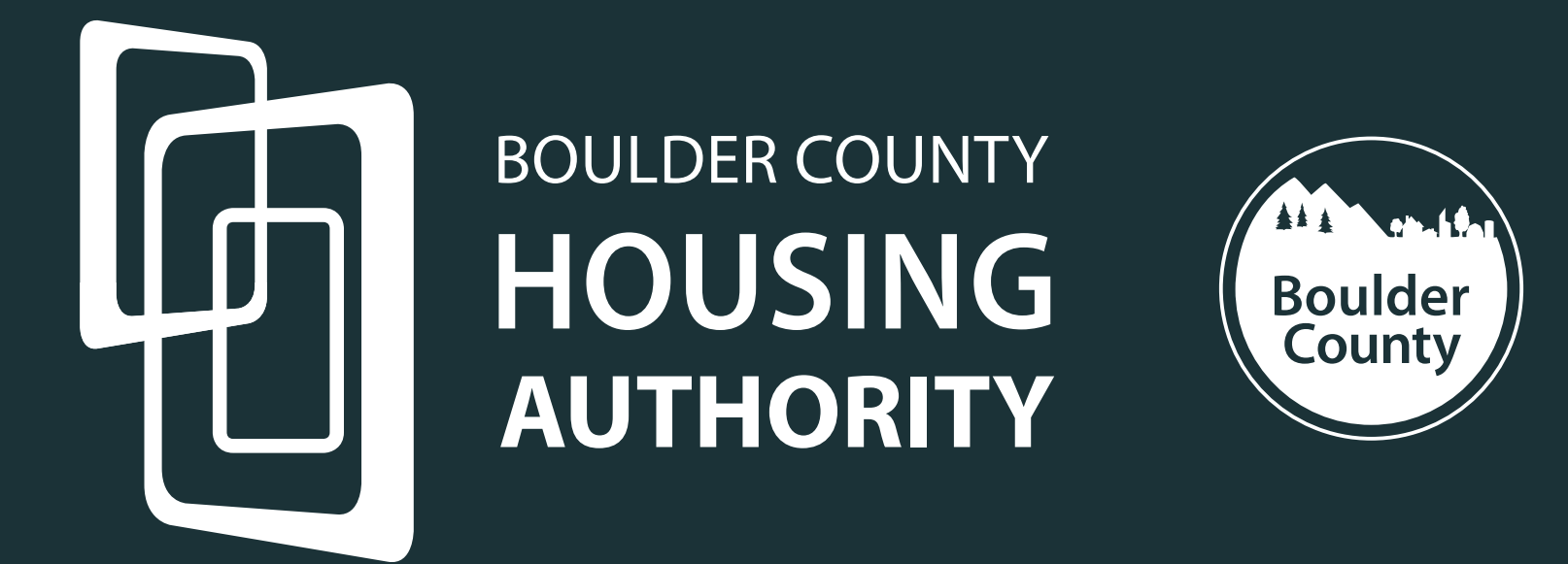
Utilities Included

Very Low Security Deposit





# Willoughby Corner Community Engagement



## Neighborhood Outreach

### East Lafayette Advisory Committee (ELAC)

ELAC is a community group of citizens who advise Boulder County Housing Authority staff in implementing an inclusive and effective community engagement plan and ensuring the creation of affordable homes at Willoughby Corner. ELAC representatives include:

- » Old Town
- » Flag Drive
- » Arborescent Acres
- » Emma Street
- » Southern Edge
- » Peak to Peak School
- » Sister Carmen Community Center
- » Immaculate Conception Church
- » Senior Advisory Board
- » Liveable Lafayette

**27**  
community meetings

**3**  
in Spanish

**12**  
ELAC meetings

**500+**  
attendees in open houses

**June 2018**

ELAC formed

Intergovernmental Agreement

**Fall 2018**

sketch plan process begins

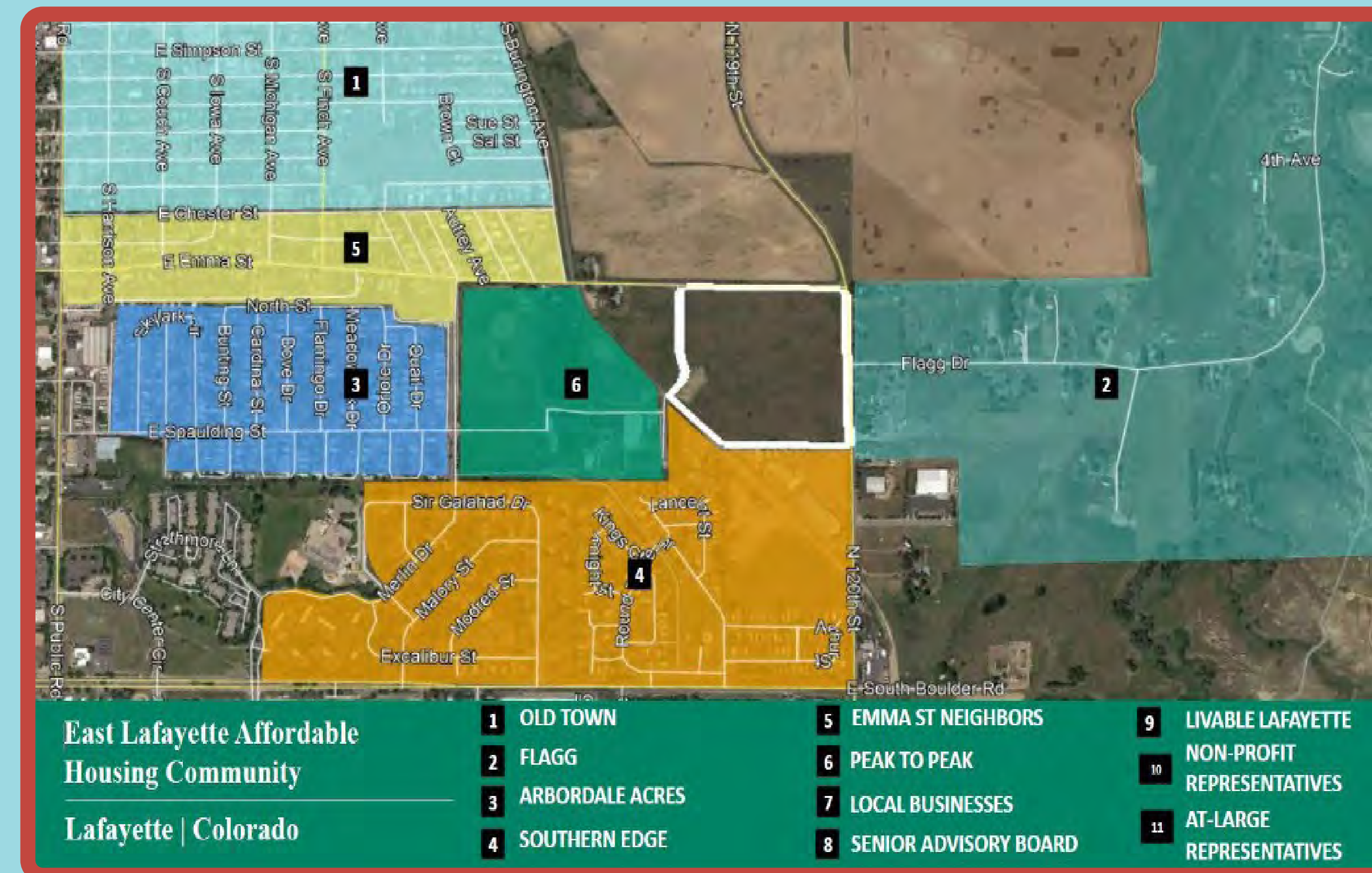
**2019**

sketch plan approved

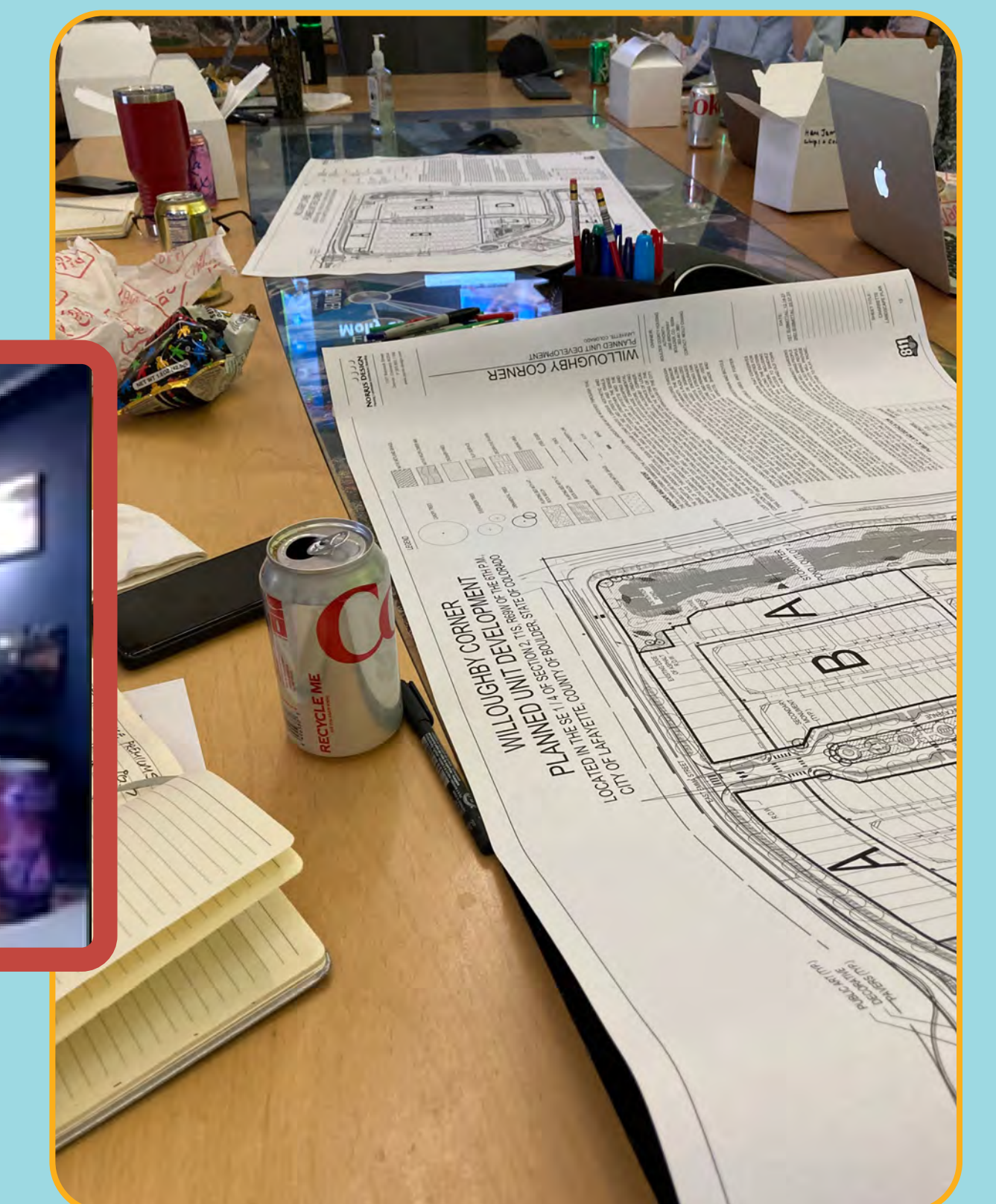
**2021 - present**

ELAC, community engagement and entitlements efforts in full swing

**7,000+**  
flyers and postcards noticed

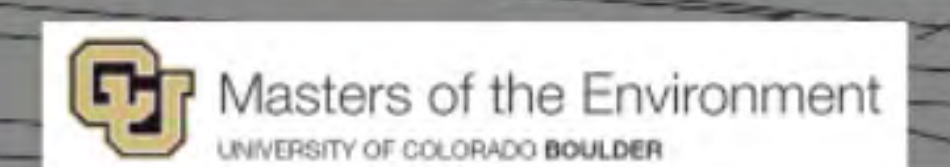


## Partnerships



## Willoughby Corner Charrette

Natalia Carminelli, Lucy Ehrenclou, Alex Giles, Maddy Nesbit, Kiana Seto, Kayli Skinner



MULTIFAMILY BUILDINGS FACING 120TH  
PROGRESS SET 12.10.2021

HB&A



Our Regional Goal:

**12%**

of housing inventory is affordable



## Building Together

### Home Wanted: Boulder County

The Boulder County Regional Housing Partnership is working together on an important plan for our future: tripling the affordable housing in Boulder County by 2035. This will ensure that families, seniors, members of our workforce and our own children will have access to homes in their community that fit their budget.

### The Partners

Boulder County, its cities and towns, non-profit partners, local businesses, residents, employers, and community groups are working together to achieve the Regional Plan's common goal of building and preserving diverse housing for all Boulder County residents. Nine jurisdictions have endorsed the Regional Plan and its goal. These jurisdictions include Boulder, Boulder County, Jamestown, Lafayette, Longmont, Louisville, Lyons, Nederland, and Superior.



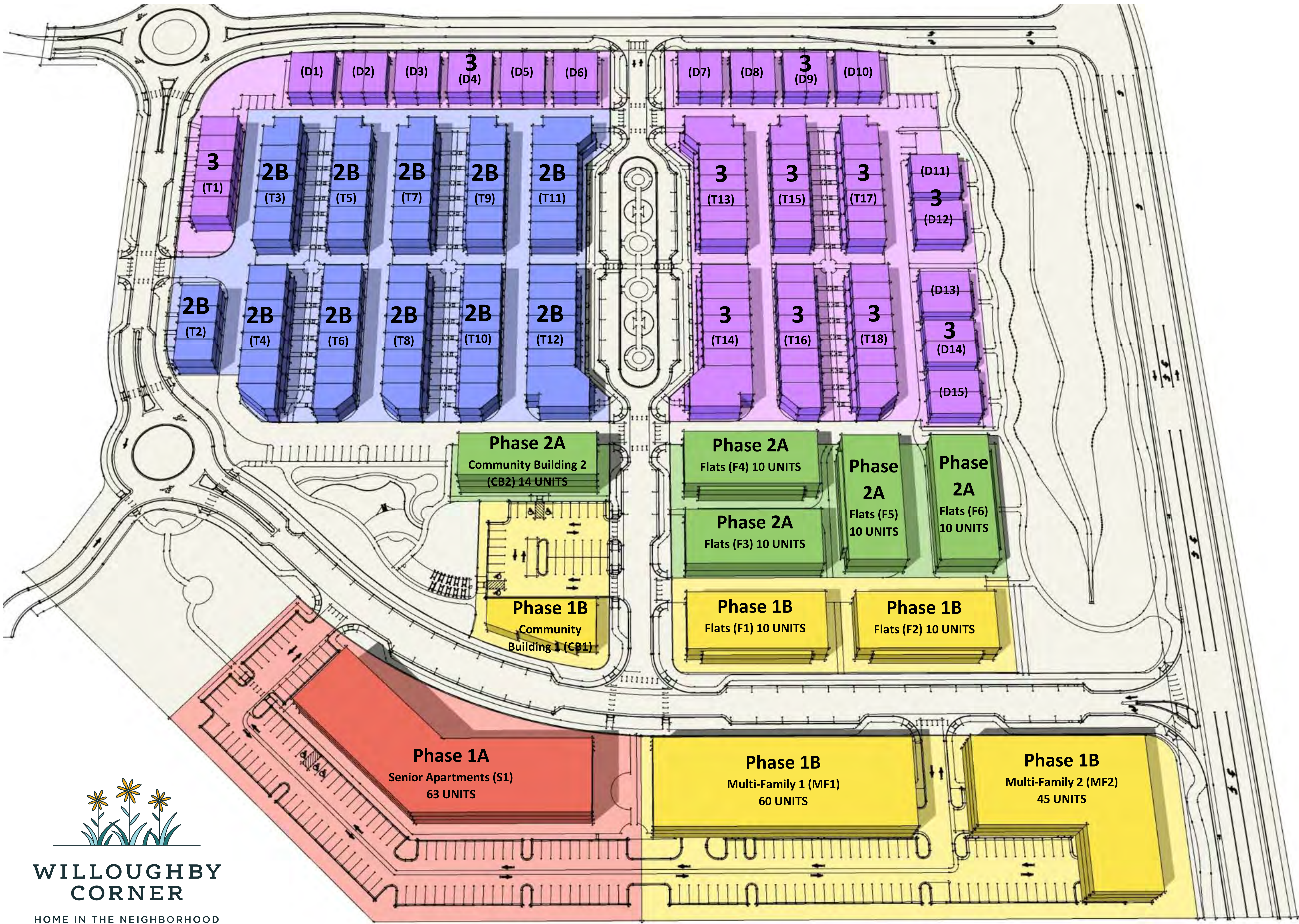
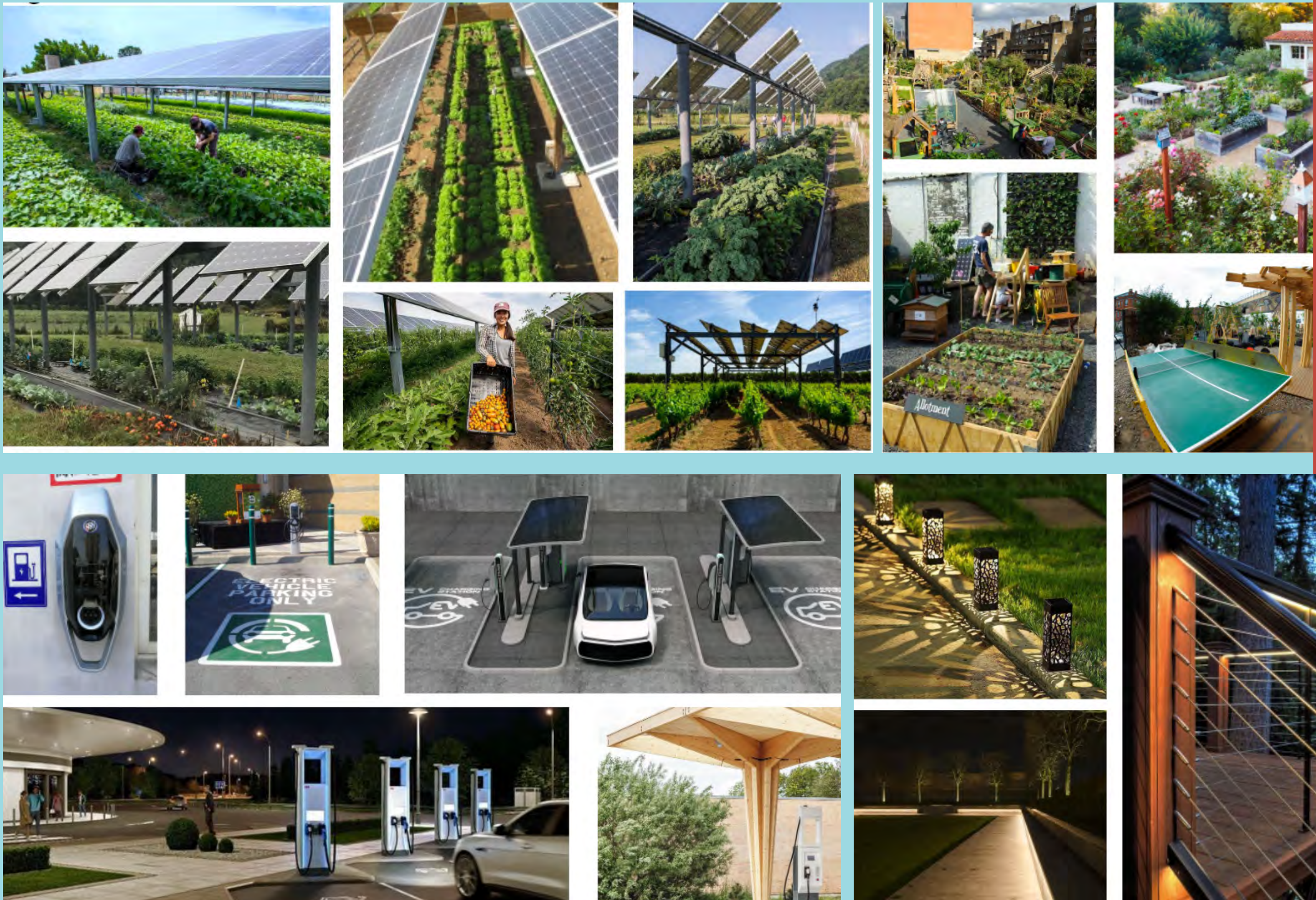
# Willoughby Corner Phasing Plan



## Willoughby Corner Phasing Plan

revised 2022.04.22

Phase	AMI	Buildings	Site Improvements	Total Units	1-BED	2-BED	3-BED	LIHTC Application	Application	Zoning in Place	Financial Closing / Building Permits	Target Ground-breaking	Target Construction Completion
1	1A	1 Senior Apartment Building	Emma St. and 120th St. Right-of-Way improvements; Canterbury Dr.; Willoughby Ave from Canterbury to Alley 3; Alley 9; Outlots F, I, J, K	63	50	13	-	9% LIHTC	Feb. 1, 2022	29 Apr., 2022	Dec., 2022	Jan., 2023 (site work) Mar., 2023 (S1)	Aug., 2024 Mar, 2024 (12 mos)
	1B	2 Multi-Family Apartment Buildings, 1 Community Building, 2 Flats Multi-Family		129	87	30	12	4% LIHTC	Aug. 1, 2022		Jan., 2023	May, 2023	July, 2024
Total Phase 1				192									
2	30-60%	4 Flats Multi-Family, 1 Community Building, Townhomes	Willoughby Ave from Alley 3 to Emma St.; Alleys 2, 3, 4, 5, 6; Outlot L	134	33	62	39	2024 Funding Rounds		2022		Summer 2024	Spring 2025
3	80-120%	For-sale duplexes, townhomes	Alleys 2, 3, 7, 8; Outlot A	74	11	40	23	2024 Development Timeline					





# Willoughby Corner

## Phase 1A - Senior Apartments



“

My name is Bob Magin, and my family moved to Lafayette 40 years ago in 1983. We have lived in the same home the entire time. At this stage in our lives, my wife and I are looking to downsize and move to a smaller space that is affordable for us. Willoughby Corner would be an ideal location! First, we can remain in Lafayette and continue to be near our children and grandchildren. Second, we will also be able to be around our 40 years of life-long friends. And third, it sounds like we will be able to afford to do this since our current total family income is well below the 60% AMI level for Boulder County. I hope that you will be open to funding the Willoughby Corner Development so we will be able to continue calling Lafayette our home!

Gratefully,

Liz and Bob Magin

PS: we are both in our 80's and looking forward to another 20+ years living in Lafayette!

—Liz and Bob Magin

Current Lafayette Residents



**WILLOUGHBY  
CORNER**

HOME IN THE NEIGHBORHOOD

**50 One-Bedroom Apartments**  
**13 Two-Bedroom Apartments**  
**Great Room | Meeting Rooms**  
**Roof Patio with Flatiron Views**  
**Raised Garden Beds**

**Net-Zero Energy Home Certified**  
**Enterprise Green Communities**  
**EV Charging Stations | Geothermal**  
**and Solar Systems | On-site Property**  
**Management**

**Access to Neighborhood Amenities**  
**including Community Building,**  
**Fitness Center, RTD Bus Service,**  
**Orchards, Recreation, Dog Park,**  
**Playground and More!**

