

Foothills: 74 AFFORDABLE UNITS

Foothills Community | 700 Silver Lake | Boulder CO, 80304



The Foothills Community is situated against the backdrop of Boulder Open Space in North Boulder. The building design features architecture typical of early Boulder homes and the values of its surrounding neighborhood, a respect for the environment, a desire to support community, and an appreciation for diversity. Homes offer front doors with porches or decks and small yard areas.

Each home is oriented toward neighborhood interaction. Bike and pedestrian paths interconnect throughout the community and lead either toward trails or to North Boulder's growing commercial center.

Seven unique floor plans are arranged in five building styles, including studio-type carriage houses, 2 and 3 bedroom duplexes, townhomes and apartments.

Key Figures:

Foothills Community Financing : Built in 2001

Unit Count	74	
Total Development Cost	\$12,000,000	
Sources of Capital		
Permanent Loan	\$5,500,000	45.8%
Total Equity from Fed. Tax Credits	\$2,900,000	24.2%
City Note: CHAP	\$100,000	0.8%
City Note: CDBG	\$474,000	4.0%
City Note: HOME Funds	\$943,000	7.9%
State DOH Funds	\$430,000	3.6%
Land Note	\$513,000	4.3%
Developer Equity	\$532,000	4.4%
Deferred Developer Fee	\$608,000	5.1%
Total Sources:	\$12,000,000	100.0%

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HOLIDAY NEIGHBORHOOD: 333 TOTAL MARKET RATE & AFFORDABLE UNITS

Holiday Neighborhood | Holiday Drive | Boulder CO, 80304



What was once the vacant 27-acre site of the Holiday Drive-In Theater is now the Holiday Neighborhood, a new 333-unit community in Boulder, Colorado. The Holiday Neighborhood provides work place options for small businesses, artisans and entrepreneurs, and diverse housing choices for households of all types. 40% of the development or about 130 units are income restricted.

Boulder Housing Partners acted as master developer and land developer for the Holiday Neighborhood in a unique partnership with local government, seven (7) developers and at least seven (7) other non-profit organizations in the creation of the Holiday Neighborhood.

The Holiday Drive- In parcel in North Boulder was originally slated for development as big box retail. The City of Boulder purchased the property to allow more community-appropriate development. The City of Boulder sold the parcel to BHP at-cost. The City was key in making the Holiday Neighborhood successful in providing a high level of affordability that is also economically, socially, and environmentally sustainable. The Holiday Neighborhood provides work place options for small businesses, artisans and entrepreneurs, and diverse housing choices for households of all types. 40% of the development or about 130 units are income restricted.



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HOLIDAY NEIGHBORHOOD MAP



LEGEND

	Offices, Shops, Community Buildings
	Mixed-Use Buildings
	Attached Housing
	Single-Family and Duplex
	Business Locator Key See Directory on Right

NEIGHBORHOOD SUB-ASSOCIATION KEY

	Main Street North Wolff Lyon		Zamia Park Coburn		Garden Crossing Peak Properties + DTJ Design
	Northstar Place Coburn		Studio Mews Coburn		Northern Lights Affordable Housing Alliance + Wolff Lyon
	Block Six Peak Properties + Barret Studio Architects		The Crescent Coburn	Outside of Holiday Neighborhood:	
	North Court Naropa University and Wolff Lyon		Wild Sage Cohousing Wonderland Hill Dev. Co. + Bryan Bowen		Silver Sage Community Assoc. Wonderland Hill Dev. Co. + Bryan Bowen

RED OAK PARK: 59 AFFORDABLE UNITS

Red Oak Park | 2637 Valmont | Boulder CO, 80304



Previously known as Boulder Mobile Manor, Red Oak Park has 59 new single family, duplex, and triplex rental homes in a neighborhood-oriented setting that is close to bike paths and bus routes, offers a community center for youth programs and neighborhood events, and contains a playground for young families.

Red Oak Park is a redevelopment of a former mobile home site (66 mobile homes), and has many "green" energy efficient features to help reduce utility costs for the residents. These improvements include highly efficient walls and windows, efficient heating and cooling systems, and Energy Star appliances.

Key Figures:

Red Oak Park Financing: Built in 2011

Unit Count	59	
Total Development Cost	\$13,000,000	
Sources of Capital		
	Amount	% of Capital
Permanent Loan	\$3,000,000	23.1%
Total Equity from Fed. Tax Credits	\$8,700,000	66.9%
City Note: 2010 Funds	\$250,000	1.9%
City Note: General Funds	\$800,000	6.2%
Deferred Developer Fee	\$250,000	1.9%
Total Sources:	\$13,000,000	100.0%

Type of unit	AMI	Unit Count	Rent
2 Bedroom	30%	10	\$ 648
2 Bedroom	40%	7	\$ 865
2 Bedroom	45%	17	\$ 973
2 Bedroom	50%	10	\$ 1,081
3 Bedroom	30%	2	\$ 749
3 Bedroom	50%	9	\$ 1,249
4 Bedroom	50%	4	\$ 1,393

Total Units 59

**AMI = Area Median Income*

RED OAK PARK: 59 AFFORDABLE UNITS

