LYONS HOUSING COLLABORATIVE

February 2, 2015

The answers to the FAQ have been compiled by the Lyons Housing Collaborative and reviewed by Town of Lyons staff. The answers represent the best information we have as of February 2, 2015. Please be in touch with Danica Powell (danica@trestlestrategy.com) if you have additional questions or clarifications.

Housing

1. How did the Board of Trustees choose 50-70 units as the goal for recovery housing?
2. Will the recovery units be for rent or for sale?
3. Will any of these homes be "for sale" housing?
4. What is Habitat for Humanity's role?
5. Why is there a larger proportion of rental units proposed?
6. Will this be permanently affordable? How do we guarantee that?
7. Who will own the housing units once they are completed?
8. How is the decision about 50 to 70 units going to be made and when?
9. Will this be Section 8 housing?
10. Do you know if any of the destroyed housing was accepting Section 8 vouchers? If so, how many?
11. Will the housing be apartments or houses? How tall will the buildings be?
12. What's it going to look like?
13. Is this housing considered high-density?
14. How many cars per unit will there be after the project is completed?

Project Construction

1. What is the timeline for the project?
2. How will the developer and general contractor mitigate construction impacts for people living near the site? How will construction traffic and workers access the site?
3. Will any local Lyons subcontractors get an opportunity to work on the recovery housing?

Community Socio-Economic Impacts

1. Are there economic benefits to the Town as a whole from having an affordable housing development here?
2. How will the proposed housing impact school enrollment? Do we need to be concerned about overcrowding and busing to schools outside of Lyons?
3. Who is paying for the work to design and build the housing?
4. Will the new properties pay property tax?
5. Will our taxes go up to hire additional town employees for the added workloads?
6. Will the foot bridge be replaced so the kids from the west side of town can once again walk to school?
7. Will the Town make a financial contribution to the housing project?
8. How will parking revenue be impacted if 5-7 acres of Bohn Park become housing?
9. Is the DRCOG information provided on the "Town Revenues & Your Annual Utility Bill" graphic accurate?

Traffic, Access Utilities and Public Safety

1. How much traffic will the site generate?
2. Is the recommended housing site in the floodplain?
3. How will the housing impact our sewer plant, and will rates have to go up once again to improve it?

4. Will the bridges support the additional traffic including construction traffic?
5. What is the access to the site? How would residents stay safe in a future flood event?
6. Would Welch Court be an access point for the housing?

Future Residents

1. How do we ensure that the replacement housing meets the needs of those whose housing was lost?
2. Have displaced residents been contacted? How many want to come back to Lyons?
3. Who will be eligible to live in the housing? What is the screening process for new residents?
4. Will there be preference for people displaced by the 2013 Flood, and/or people local to Lyons? What about artist, musicians, and writers?
5. Will Housing Choice Vouchers be accepted?
6. What will the rents and mortgage payments be? Would my income qualify?

Project Team

1. Who is Lyons Housing Collaborative? Why were they selected for the recovery housing?
2. Why is Boulder County Housing Authority qualified to lead the planning, financing, construction, and ongoing management of the proposed housing in Lyons?
3. What other projects of this scale has BCHA completed?
4. Who is Habitat for Humanity of the St. Vrain Valley?

Project Financing

1. How much will the housing cost, and what is the plan for financing it?
2. What is the CDBG-Disaster Relief funding for?
3. Why is timing for Disaster Recovery Funds and tax credits important?
4. What will funders be looking for when they consider applications on March 2?
5. What will the $4million CDBG-DR funding be used for? Is it for infrastructure for the housing project like streets, sewer, electricity, etc.?
6. Where is the funding coming from to repair the rest of Bohn Park, ball fields, cleaning up the river, parking, new host site, etc.? Where will the funding come from to make the additional parks that are to come from the buyouts?
7. Could the CDBG-DR funding we are getting be used for the park instead of to put housing in it?

Open Space & Parks and Recreation Impacts

1. What about the cross-country track?
2. Can Bohn Park still be used for special events and parking if this is built?
3. What will happen to the dog park?
4. Who owns the land from the 404 buyout? Town, County, Federal? Are there any liens or restrictions associated with the land?
5. What will happen to Bohn Park?

6. Will events like Good Old Days, Outdoor games and concert parking have access to the park during the construction or will we lose that revenue?
7. Will the community have access to remaining portions of Bohn Park such as the ball fields, playgrounds, and river access during construction?
8. Is there enough money to meet the buyout goals?
9. The Board of Trustees has committed to no net loss of park space. Will that goal be met through the buyout?

Housing

1. *How did the Board of Trustees choose 50-70 units as the goal for recovery housing?*

   Following the 2013 Flood, a Housing Needs Assessment was conducted in February 2014, incorporating both pre-flood and post-flood analysis. The Housing Needs Assessment recommended pursuing 70 to 130 units of affordable housing for Lyons. Later in 2014, the Lyons Recovery Action Plan was adopted. One of the goals was to provide replacement housing to residents displaced by the flood.

   The housing component of the Action Plan expands on Housing Goal #1 in the Lyons Comprehensive Plan to recognize and accommodate the housing needs of a diverse population. The Action Plan items this project will support include:
   - Encourage and facilitate rebuilding Lyons housing stock
   - Promote safe, stable, diverse neighborhoods
   - Increase opportunities for affordable housing

   On Sept. 15, 2014, the Lyons Board of Trustees told Lyons town staff and Flood Recovery Manager Deb Pearson that the board would be seeking funds from Round 2 of Community Development Block Grant - Disaster Recovery (CDBG-DR) federal funds for housing replacement of 60 (+/-10) units. The range of 50-70 housing units would allow for flexibility of development based on design, available space, and budget.

2. *Will the recovery units be for rent or for sale?*

   We anticipate there will be 50 to 64 rental homes and 6 to 10 homes for sale, for a total of 50 to 70 units. The final mix of homes will be finalized as the site design, financing, and market study are completed over the next several weeks.

3. *Will any of these homes be "for sale" housing?*

   Yes, Habitat for Humanity of the St. Vrain Valley is part of the Lyons Housing Collaborative. Habitat will provide 6 to 10 affordable, for-sale homes included in the total 50 to 70 units.

4. *What is Habitat for Humanity's role?*

   St. Vrain Habitat for Humanity is part of the Lyons Housing Collaborative. They will be responsible for working closely with future homeowners to build 6 to 10 affordable for-sale homes. The final number of units to be built and sold by Habitat for Humanity will be determined in conjunction with Boulder County Housing Authority and the Town of Lyons.

5. *Why is there a larger proportion of rental units proposed?*

   The Housing Needs Assessment indicates the need for replacement housing is centered around households with incomes too low to afford a market rate home. This leaves two options for affordable replacement housing:

   1. Affordable Rental Housing: The most widely available funding for affordable housing is the Low-Income Housing Tax Credit (LIHTC) program. This a powerful financing tool designed to provide affordable rental housing to meet the housing needs of those earning below 60% of Area Median Income. The program will not provide funds to create for-sale affordable or market rate homes. A project can include for-sale homes as long as they are not funded using any portion of the Low-Income Housing Tax Credit proceeds. For this reason it is difficult to finance for-sale affordable homes in conjunction with a LIHTC project.
   2. Affordable For-Sale Housing: The non-profit home builder Habitat for Humanity of the St. Vrain Valley is working to leverage the resources necessary to provide 6 – 10 affordable, for-sale units with the appropriate funding.

6. *Will this be permanently affordable? How do we guarantee that?*

   The Town of Lyons and BCHA are working on a document that will guarantee a 99-year affordability period. The funding sources we will use to build the project require a Land Use Restriction Agreement (LURA) that restricts the project to affordable housing for a minimum of 30 years. This requirement provides additional oversight and accountability above and beyond the agreement between BCHA and the Town of Lyons.

7. *Who will own the housing units once they are completed?*

   The land will continue to be owned by The Town of Lyons. The Housing units will be owned by a partnership that consists of BCHA and a tax credit investor. This partnership will last 15 years, until the investment partner has realized all of their tax benefits. After that time, BCHA will exercise a right of first refusal to purchase the units outright. BCHA will manage the rental units and will provide all maintenance and property management for the community throughout the 99-year land lease with the Town of Lyons.

8. *How is the decision about 50 to 70 units going to be made and when?*

   The Lyons Housing Collaborative will be working to refine the unit mix over the next six weeks. This will involve understanding the community preferences for massing and scale, the site access and circulation, and project budget in greater detail. This work also involves balancing the goals of providing the most opportunity for people to return to Lyons, while making that housing as sensitive and compatible with the context as possible. The Lyons Housing Collaborative will bring their recommendations to the Town staff and Board of Trustees in February.

9. *Will this be Section 8 housing?*

   There are two types of "Section 8 housing." The first is where federal funds are used to build and subsidize operations of an affordable housing building. The recovery housing anticipated for Lyons <u>will not</u> be traditional federally subsidized housing. These project funding subsidies <u>are not available</u> for the recovery housing project in Lyons.

   The second type of Section 8 is also known as "Housing Choice Vouchers." This is a HUD program that enables a household to pay 30% of their income on rent, and HUD provides a subsidy for the remainder. Housing Choice Vouchers can be used wherever there is a willing landlord and a unit that meets the HUD requirements (reasonable rent, and a Housing Quality Standards inspection). <u>The recovery housing will accept Housing Choice Vouchers</u>.

   Housing Choice Vouchers are a powerful tool to assist very-low-income households and create income diversity in a neighborhood. However, the resource is extremely scarce: wait list times are often 5-10 years.

   It is possible that a small percentage of residents who will live in this affordable housing project may qualify for income-based federal housing assistance under the Housing Choice Voucher program. The vast majority of these residents will not be recipients of Housing Choice Voucher assistance. This housing <u>does not</u> depend upon HUD or the Housing Choice Voucher for funding.

10. *Do you know if any of the destroyed housing was accepting Section 8 vouchers? If so, how many?*

    We have incomplete information regarding this question. The choice to accept Section 8 (Housing Choice) Vouchers is at the discretion of each landlord. We do know that two households with Housing Choice Vouchers were displaced from Lyons temporarily, but were able to return when utility service was restored.

11. *Will the housing be apartments or houses? How tall will the buildings be?*

The proposed housing will not be a large block of stacked apartments. The units are expected to be medium density, similar to the Lyons Valley Village cohousing development which is located next to Bohn Park. We anticipate that some of the units will be single family homes and some will be attached duplexes, triplexes, fourplexes, and/or townhouses.

The building height limit in Lyons is 29.5 feet; the homes will be no taller than two stories. The Lyons Housing Collaborative will be working with the community, neighbors, and displaced residents to determine the layout, configuration, and design of the development. The exact size and configuration of homes will be determined in the coming weeks.

12. *What's it going to look like?*

    The Lyons Housing Collaborative will be working on a schematic design over the next month. The Collaborative will host walkabouts on the site, hold office hours, community and neighborhood meetings, community design charrettes, site tours, and meetings with the Planning Board and Board of Trustees throughout the process to give the public numerous opportunities to inform what the housing will look like. We anticipate integrating community amenities such as a pocket park space, community gathering facility, etc., that would be clearly connected to Bohn Park and its adjacent amenities. The height limit in Lyons means that no buildings will be taller than two stories, and the Town staff has provided guidance to the project team that no building should have more than four units attached.

13. *Is this housing considered high-density?*

    No. The housing is contemplated to be medium density, of similar mass and scale to Lyons Valley Village to the east of the site.

14. *How many cars per unit will there be after the project is completed?*

    We do not have exact numbers yet, but similar BCHA properties have a range of 1 to 2 vehicles per unit. A traffic study will be conducted in the coming weeks.

Project Construction

1. *What is the timeline for the project?*

   The proposed schedule would have homes completed and ready for move in in late 2016. However, as with all development projects, unforeseen circumstances can have schedule impacts resulting in a later completion date. Key milestones of Lyons Housing Collaborative affordable rental housing schedule are:

   - March 2, 2015: Submit financing applications

- May 2015: Award of financing
- Summer 2015: Finalize design and construction pricing
- Fourth Quarter 2015: Financial closing & construction begins
- Early 2016: Build infrastructure
- Second Quarter 2016: Build housing
- Fourth Quarter 2016: Begin lease up of rental and closings on for-sale

2. *How will the developer and general contractor mitigate construction impacts for people living near the site? How will construction traffic and workers access the site?*

   Lyons Housing Collaborative will work closely with the Town and the adjoining neighbors to create safe, low impact access to the site. Milender White Construction Company (MWCC), the general contractor for the LHC, will create a detailed and specific construction access plan, and will ensure that all subcontractors and materials providers adhere to that plan. Other ways to minimize impacts include setting limits on work hours, setting specific limited construction access routes, putting restrictions on employees and subcontractors can park, and having water truck on site to minimize dust. MWCC will also construct a perimeter fence around the entire project site in an effort to isolate the dangers of an active constructive site from the general public. MWCC has used all of these approaches on previous projects.

3. Will any local Lyons subcontractors get an opportunity to work on the recovery housing?

   Yes. The willingness and ability to recruit local subcontractors was one of the selection criteria used to screen the general contractor. Milender White Construction Company has an excellent track record on working with local subcontractors, and is committed to providing that outreach and recruitment in Lyons. MWCC will host a community involvement fair to inform the community of the opportunities that would be available to the local businesses and to the individuals that would like to seek employment with the selected subcontractors. As with any project the overall cost will be used in the selection of subcontractors, however the local presence and willingness to be involved in the greater recovery will be taken into consideration as well.

<u>Community Socio-Economic Impacts</u>

1. *Are there economic benefits to the Town as a whole from having an affordable housing development here?*

   Yes. The impacts of no recovery housing have been quantified on a number of different metrics. Returning or new residents will increase sales tax revenue, spread utility fees over a larger population base, and add to Lyons' workforce. In short, the development will make Lyons more economically diverse and stable.

Town Diversity and Affordability: The loss of nearly 20% of the housing stock in the 2013 flood (90% which was affordable) will have long term impacts on the economic diversity and health of the Town of Lyons. Replacing this housing will ensure that teachers, public servants, artists, and the elderly will be able to find a place to live in Lyons.

Conservation Trust Fund: The Colorado Constitution directs 40% of the net proceeds of the Colorado Lottery to the Conservation Trust Fund for distribution to municipalities and counties and other eligible entities for parks, recreation, and open space purposes. The Department of Local Affairs distributes CTF dollars from net Lottery proceeds to over 460 eligible local governments: counties, cities, towns, and Title 32 special districts that provide park and recreation services in their service plans. CTF funds are distributed quarterly on a per capita basis.

Use and Sales Tax Revenue: Additional residents would increase sale and use tax revenue.

Utilities: The development of 50 to 70 units would replace revenues lost due to the damage of houses from the flood. If houses are not replaced, the utility fees would be spread over a smaller number of residents/units, therefore increasing the amount each household would pay in utilities.

Also, recovery housing will help support the Town's diversity in residents, the return of its artists and musicians, the reaffirmed culture of the Town, the community's morale, and positive socioeconomic factors. Specific economic impacts include:

- Construction jobs are generated and money is spent by the workers in the Town of Lyons while they are working in the community over the next 1 to 1.5 years.
- The income of all residents of the recovery housing contributes to economic activity associated with households spending their disposable income on items such as food, clothing, transportation, and health care. The degree to which these impacts remain in the local economy depends on the services and goods available within that particular region.
- Community revitalization, expanding home ownership, and the effective delivery of health care and other services are all enhanced by public investment in stable (affordable) housing.
- From the standpoint of a healthy lifestyle, when housing is made more affordable, then the income that is saved can be used to meet other basic needs; for example, the purchase of fresh fruits, vegetables and other healthy foods.
- Research has demonstrated that inclusion of affordable housing in communities increases spending and employment in the local economy, and reduces the risks

foreclosures and the instability in the economy when employers have difficulty attracting and retaining workers.[1]

2. *How will the proposed housing impact school enrollment? Do we need to be concerned about overcrowding and busing to schools outside of Lyons?*

   The Town of Lyons meets quarterly with St. Vrain Valley School District administrators to coordinate planning and services. At this time only 40% of enrolled school children at Lyons High School are from the Town of Lyons, so there is extensive capacity to add children from Lyons. The Market Study being prepared for the housing community will help determine how many families and school-age children will be anticipated. We anticipate that there will be a mix of 1-, 2-, and 3-bedroom units, which will result in a diverse mix of families, seniors, singles and couples without children. The Housing Collaborative will work with the Town of Lyons and the St. Vrain Valley School District to ensure that adequate capacity is available to serve the projected number of students. Furthermore, the recovery housing will provide fewer units than the total number lost in the flood.

3. *Who is paying for the work to design and build the housing?*

   A federal grant funded the site selection work that Trestle Strategy Group performed between October 2014 and January 2015. Beginning with the award of the developer RFP on January 20, 2015, Boulder County Housing Authority (BCHA) began paying for the work of the consultants that make up the Lyons Housing Collaborative. No Town funds or local tax dollars are being used to host community engagement events.

4. *Will the new properties pay property tax?*

   The selected developer, the Boulder County Housing Authority, is tax exempt. However, BCHA is open to paying PILOT (Payment in Lieu of Taxes) for the proposed development. BCHA and the Town of Lyons are in discussion regarding the tradeoffs between keeping rents as low as possible in the affordable rental housing and providing revenue to the Town. Habitat for Humanity homeowners will pay property taxes through the normal mechanism.

---

[1] -The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development: A Review of the Literature by the Center for Housing Policy

Authors: Keith Wardrip, Laura Williams, and Suzanne Hague. January 2011

5. *Will our taxes go up to hire additional town employees for the added workloads?*

   No. No local tax increases are planned because of this housing project or added workloads for Town employees. Boulder County Housing Authority will be responsible for securing the funds to build and maintain the housing.

6. *Will the foot bridge be replaced so the kids from the west side of town can once again walk to school?*

   Yes, the foot bridge will be replaced. The Town of Lyons is working on a plan for funding, location, and timing of the replacement of the two foot bridges that were lost to the flood as well as a new footbridge to increase pedestrian connectivity.

7. *Will the Town make a financial contribution to the housing project?*

   Yes. Under the current proposed funding scenario, using Disaster Recovery Funds with Tax Credits, a demonstration of local commitment is required. Lyons intends to demonstrate that financial requirement through a very low price to lease of the land to BCHA. No funding will be required of the Town of Lyons taxpayers. In fact, the Town of Lyons could receive revenue from the project in the form of building permit fees, tap fees, potential increased sales tax, and a potential portion of payment in lieu of property taxes (PILOT).

8. *How will parking revenue be impacted if 5-7 acres of Bohn Park become housing?*

   The Town would seek to replace any parking space lost due to this development in another location to accommodate festival and event parking.

9. *Is the DRCOG information provided on the "Town Revenues & Your Annual Utility Bill" graphic accurate?*

   In early October 2014, DRCOG was asked by the Town of Lyons to develop a fiscal and economic impact analysis related to the possible replacement of the housing lost in the flood. DRCOG prepared this analysis over the course of one week and presented the information in a Board of Trustees meeting. The information presented was not based upon a specific project and was provided as a general overview of potential economic and fiscal impacts related to replacement housing.

Traffic, Access Utilities and Public Safety

1. *How much traffic will the site generate?*

   A traffic study will be conducted in the next few weeks. This study will create a projection of the traffic generated by the proposed units, the capacity for the local roads to serve these trips, and the impacts to Level of Service (LOS) associated with the development. Any traffic improvements required by the 50 to 70 units, including signals, stop signs, acceleration/deceleration lanes, turn lanes, etc. would be included in the development costs and paid for by the developer.

2. *Is the recommended housing site in the floodplain?*

   The proposed development area in Bohn Park is outside of the 100-year regulatory floodplain and floodway. The northern most portion of the site is wtihin the 500 year floodplain. The Lyons Housing Collaborative is working to minimize any encroachments into the 500 year flood plain as well.

3. *How will the housing impact our sewer plant, and will rates have to go up once again to improve it?*

   Lyons' sewer plant is sized to serve the full build-out of the Lyons Planning Area, and would have adequate capacity for the proposed units, as well as future growth. Rates will not increase to support this project.

4. *Will the bridges support the additional traffic including construction traffic?*

   The 2nd Avenue bridge was significantly reinforced after the flood, and has been engineered to support all of the traffic for the current conditions, construction associated with the wastewater treatment plant, and other construction. The Town plans to replace the 2nd Avenue bridge once the flood recovery construction in this area is complete in order to reduce the wear and tear on new infrastructure.

5. *What is the access to the site? How would residents stay safe in a future flood event?*

   Primary access to the Bohn Park development area is contemplated from 2nd Avenue in the area of shallow flooding of the 100 year flood plain, similar to other roads within the Town. The depths of flooding at the connection point to 2nd Avenue are within the limits of allowable water overtopping for roadways in the Town Design and Construction standards and as customary for local and collector roadways. While primary access to Bohn Park would be via 2nd Avenue, secondary emergency access will be provided near

the middle/high school and also through Heil Ranch, both of which are outside of the regulatory flood plain. Access is not proposed off County Road 69 at this time.

6. *Would Welch Court be an access point for the housing?*

   Primary access is anticipated to be 2nd Avenue. An additional emergency access/secondary access point may be required at Welch Court. BCHA will work with the Town of Lyons and the Fire Protection District to evaluate the emergency access requirements.

Future Residents

1. *How do we ensure that the replacement housing meets the needs of those whose housing was lost?*

   The Lyons Housing Collaborative will coordinate the design, planning and ultimate lease-up with the ongoing effort to reach out to displaced residents working closely with Lyons Emergency Assistance Fund (LEAF).

   To realize the goal of bringing as many displaced residents home as possible, we are:

   1. Working to ensure that the recovery housing closely matches the needs of those displaced, including size and style of the homes, and price point of the rents and mortgage payments.
   2. We are including displaced residents in the planning process and providing numerous outreach opportunities to provide feedback on the design and unit types.
   3. We will work closely with displaced resident to ensure that they are prepared with all of the information needed to rent the units once they are available.

   The Lyons Housing Collaborative will coordinate the design, planning and ultimate lease-up with the ongoing effort to reach out to displaced residents working closely with Lyons Emergency Assistance Fund (LEAF) and Boulder County Case Management and Community Outreach.

   The Lyons Housing Collaborative is also coordinating a Market Study, which will update the Housing Needs Assessment that was conducted in February 2014. The information on displaced residents, being collected by LEAF, will be included in the Market Study and will inform the unit mix and rent levels to ensure that they are consistent with the needs of those residents who lost housing.

2. *Have displaced residents been contacted? How many want to come back to Lyons?*

Lyons Emergency Assistance Fund (LEAF) is working to reach all displaced residents and gauge their current housing needs and interest in returning to Lyons. We will work closely with LEAF and Janaki Jane, the displaced residents advocate hired by LEAF. Janaki is reaching out to these displaced people and families to understand their current situation, housing needs, and whether they desire to return to Lyons. She will be providing a report on her outreach work to the Board of Trustees in mid- February. At this time, in preliminary results, more than half of the displaced residents contacted have expressed a desire and intention to return to live in affordable housing in Lyons.

Lyons Housing Collaborative is hosting discussion groups specific to displaced residents to incorporate their ideas into the design of the homes.

Over the coming weeks and months, LEAF will continue their work to reach displaced renters and mobile home park residents, and the Lyons Housing Collaborative will continue to coordinate with these ongoing efforts to ensure the maximum number of people are able to return. LLEAF will also continue to make sure residents are informed and prepared to come back if so desired.

3. *Who will be eligible to live in the housing? How are residents screened?*

   Boulder County Housing Authority (BCHA) will manage the eligibility for the rental housing, and Habitat for Humanity St. Vrain Valley (HFHSVV) will manage the eligibility for the for-sale housing. Both types of housing will have income eligibility requirements and a preference for those impacted by the 2013 disaster and those with a local connection to Lyons. For the rental housing, applicants will be sorted using a preference scoring (the current draft preference anticipates highest priority given to those displaced by the flood, followed by those who live, work, or go to school in Lyons). Applicants will then be required to provide income documentation, and BCHA will conduct background checks and check landlord references.

   For homeownership, HFHSVV will earmark housing units for displaced Lyons residents, followed by those who live or work in Lyons. Families will also be selected on HFHSVV's traditional criteria of need, ability, willingness to partner.

4. *Will there be preference for people displaced by the 2013 Flood, and/or people local to Lyons? What about artist, musicians, and writers?*

   Boulder County Housing Authority (BCHA) has drafted a preference policy for the proposed housing, and provided it for review by Town of Lyons. The draft policy includes preference for (1) people displaced by the 2013 Flood, (2) people who live, work, or go to school in Lyons, and (3) artists. At the Lyons Housing Collaborative Open House on January 31st, members of the community voiced unequivocal support for disaster and local preferences. However, the artist preference was not unanimously supported.

Lyons Housing Collaborative will continue to work with the Town of Lyons and the Lyons community to refine the preference policy.
The draft document is available at http://www.townoflyons.com/housing-recovery.

5. *Will Housing Choice Vouchers be accepted?*

Yes.
More information on Housing Choice Vouchers:
http://www.bouldercounty.org/family/housing/pages/housingfaq.aspx#section8participantsfaq
http://www.bouldercounty.org/family/housing/pages/subsidizedhousing.aspx

6. *What will the rents and mortgage payments be? Would my income qualify?*

The US Department of Housing and Urban Development (HUD) publishes an annual income and rent table that BCHA will use to manage income eligibility. HUD uses Area Median Income (AMI) to determine maximum incomes, and calculates rent plus utilities to be no more than 30% of a household's budget. The median income for a family of four in Boulder County was $96,800 for 2014. The 2015 AMIs have not been published yet.

We've created a few examples of household scenarios that could be eligible for the recovery housing rental housing:

Household	Example Livelihood	Houshold Size	Annual Income	% Ami	Unit Size	Rent (Including Utilities)
Disabled Senior	Living on social security	1	$20,190	30%	1 bedroom	$557/mo
Single Parent, One Child	Restaurant worker earning $14/hour	2	$30,760	40%	2 bedroom	$892/mo
Single Parent, Two Children	Teacher/St. Vrain Valley School District	3	$43,250	50%	2 bedroom	$1,115/mo
Family of Four	Sheriff's Deputy and stay at home parent	4	$57,660	60%	3 bedroom	$1,546/mo

A sample of incomes and rents are listed below:

	Boulder County - Area Median Income (AMI)				Monthly Rent (includes all utilities)		
AMI	1 Person	2 Person	3 Person	4 Person	1 Bedroom	2 Bedroom	3 Bedroom
30%	$20,820	$23,790	$26,760	$29,730	$557	$669	$773
50%	$34,700	$39,650	$44,600	$49,550	$929	$1,115	$1,288
60%	$41,640	$47,580	$53,520	$59,460	$1,115	$1,338	$1,546

Complete AMI charts are available at
http://www.chfainfo.com/arh/asset/Documents/2014_income_limits.pdf

Habitat for Humanity St. Vrain Valley typically serves families at 30 – 60% AMI, with mortgage payments not to exceed 30% of the family's income. Habitat for Humanity St. Vrain Valley is working with the Lyons Housing Collaborative to determine the mix of

for-sale housing sizes and types. As these details are worked out, Habitat will be able to determine housing pricing. Regardless of the housing type and details, Habitat will work with the household to provide a no-profit affordable mortgage.

Project Team

1. *Who is Lyons Housing Collaborative? Why were they selected for the recovery housing?*

   Lyons Housing Collaborative includes:
   - an architectural firm, Workshop 8
   - a contractor, Milender White Construction Company
   - a strategy and outreach team, Trestle Strategy Group
   - a nonprofit housing builder, St Vrain Habitat for Humanity
   - Boulder County Housing authority, a developer and manager of affordable rental housing

   This group was selected as the development team for the Lyons recovery housing because of their experience in building and managing affordable housing, their commitment to complete the work with transparency and collaboration with the Lyons community, their commitment to serve the community for the long term, and their proven ability to meet the funding deadlines and compliance required of the project.

2. *Why is Boulder County Housing Authority qualified to lead the planning, financing, construction, and ongoing management of the proposed housing in Lyons?*

   BCHA was formed to serve the unmet housing needs of Boulder County residents in 1975. BCHA owns and manages 611 affordable units across Boulder County, including three sites in Lyons. BCHA is committed to owning and managing our properties in perpetuity. BCHA is very familiar with the compliance requirements of the affordable housing finance anticipated for the Lyons recovery housing.

3. *What other projects of this scale has BCHA completed?*

   BCHA has competed two projects of similar or larger scale in the past three years: Josephine Commons (senior housing) and Aspinwall (middle- and low-income affordable rental housing). These communities have many amenities including a commercial kitchen with a senior meals program, a common house with a community center and classroom space, communal green space, a playground, a community garden, and connections to open space and trails. Both communities were completed on time and on budget. Late in 2015, BCHA will begin development of a Louisville affordable housing community which will include space for a non-profit artist collaborative and housing for artists, seniors, and families.

4. *Who is Habitat for Humanity of the St. Vrain Valley?*

Habitat for Humanity of the St. Vrain Valley (HFHSVV) is a non-profit homebuilder who has been serving the St. Vrain Valley since 1988. HFHSVV has built over 50 single family and townhome-style homes for qualified low-income families. Volunteers and volunteer subcontractors help build the homes with the oversight of HFHSVV staff and an HFHSVV General Contractor. Habitat then sells the homes to families who are selected based on need, willingness to partner and ability to pay. For many of our families, housing need is demonstrated by paying more than 30% of their income towards housing and/or living in unsafe conditions. To partner with Habitat, families are required to contribute 500 hours of sweat equity toward their home and their neighbors' home. Families also need to repay a no-interest, no-profit mortgage not to exceed 30% of their income. HFHSVV families are typically in the 30 – 60% AMI range.

Project Financing

1. *How much will the housing cost, and what is the plan for financing it?*

   The project budget is still being developed and refined. It could range from $16 million to $21 million. The developer, Boulder County Housing Authority, will be responsible for securing all the funds needed. The sources will include a bank loan, federal tax credits, state tax credits, CDBG-Disaster Relief funds, and grants from government and private sources.

2. *What is the CDBG-Disaster Relief funding for?*

   The CDBG-Disaster Relief (DR) funding is available because of the 2013 flood. The money is available for affordable housing, infrastructure, and resiliency planning and other recovery projects in counties impacted by natural disaster. Projects in the counties of Boulder, Larimer, and Weld will be given the highest priority in this category, with a requirement that 80% of the funds be spent on recovery efforts in those geographic areas. The State of Colorado has an Action Plan that specifies the uses and priorities of funds. Through the State and local priorities process, there is a $4M placeholder for DR funding for new construction of homes for Lyons. The $4M will build the most recovery housing units when used in combination with other affordable housing funds (i.e. Low-Income Housing Tax Credits—both federal and state).

3. *Why is timing for Disaster Recovery Funds and tax credits important?*

   These DR funds are a finite resource and there are other projects in disaster areas that could use these funds and may be more ready as time passes. The State has set a March 2 funding application deadline in order to allocate as much of the funding as early as possible in 2015. The Colorado Housing and Finance Authority has coordinated their deadline for tax credits to match that of the State. In order for these funds to be allocated, a site needs to be selected and as much of the housing development design

and due diligence needs to be completed and be as close to “shovel ready” as possible. This “pre-development” process takes time and money. Funding awards are generally based on number of units to be built, demand for affordable housing in the area, and readiness to proceed (i.e. how close the project is to shovel ready).

4. *What will funders be looking for when they consider applications on March 2?*

   The Colorado Housing and Finance Authority (CHFA – the agency that allocates Housing Tax Credits) and the Colorado Division of Housing (CDOH - the agency that administers the DR funding) have specific requirements to ensure the funds are spent on realistic projects with tangible outcomes. Some of these requirements are:

   - "Readiness to Proceed” - Site Control (Ownership, Option to Purchase, other Agreement), Schematic Design – layout, size of units, architectural design, road layout, access points, utilities
   - Market Study to determine the rent levels, unit sizes, and number of units
   - Due Diligence and Pre-Development Work (Geotechnical Report, Traffic Report, Environmental Report)
   - Financial Model – anticipated rents and Area Median Income levels
   - Underwriting and Financing commitments - Letters from Investors/Bank

   The Lyons Housing Collaborative is working to ensure these requirements are met prior to March 2, 2015.

5. *What will the $4million CDBG-DR funding be used for? Is it for infrastructure for the housing project like streets, sewer, electricity, etc.?*

   The $4 million of DR funding can be used for any or all of the necessary elements to build the recovery housing, including design, infrastructure, the homes themselves, landscape, and amenities such as a common house, playground, artist space, community garden or other enhancements that support the residents of the housing.

6. *Where is the funding coming from to repair the rest of Bohn Park, ball fields, cleaning up the river, parking, new host site, etc.? Where will the funding come from to make the additional parks that are to come from the buyouts?*

   The Town of Lyons has secured a variety of federal, state, and local funding sources for repairing existing parks. There is over $20 million committed from FEMA alone.

7. *Could the CDBG-DR funding we are getting be used for the park instead of to put housing in it?*

   There are multiple categories of CDBG-DR funding. The $4 million of CDBG-DR funding we are applying for is specifically allocated for disaster recovery housing. Other CDBG-

DR opportunities are available for helping finance the recovery of park space and the Town has actively been pursuing these.

Open Space & Parks and Recreation Impact

1. *The Board of Trustees has committed to no net loss of park space. Will that goal be met through the buyout?*

   Yes. The Town is confident that the CDBG-DR housing acquisition funding and HMGP 404 funds will secure the necessary land to offset the anticipated 5 to 7 acres needed for a housing recovery project. At this time, there are sufficient acres enrolled in the acquisition programs to have a net gain of +/- 15 acres of park land.

2. *Is there enough money to meet the buyout goals?*

   Yes. The Town of Lyons has assurance from the various funding sources that all funds anticipated for the buyouts will be forthcoming.

3. *Will the community have access to remaining portions of Bohn Park such as the ball fields, playgrounds, and river access during construction?*

   Yes. The LHC will work with the Town to minimize impacts and inconveniences as much as possible. We anticipate that ball fields, playgrounds and river access will remain open throughout construction. Depending on the site layout and phasing, we may ask the Town for a small (less than two acres) staging area to house our construction trailer, facilitate construction access, and keep equipment and workers' vehicles off the public streets.

4. *Will events like Good Old Days, Outdoor games and concert parking have access to the park during the construction or will we lose that revenue?*

   Lyons Housing Collaborative will work with the Town and make every effort to continue to host events and parking at Bohn Park during construction. However, in the event that this cannot happen, the Town will look at alternatives for event locations and parking during festivals.

5. *What will happen to Bohn Park?*

   Bohn Park will remain a park open to the public. The size of the park will be reduced by five to seven acres to accommodate the new housing recovery community. The uses within the park will be rearranged based on the final location and size of the new

community. The shape of the park will shift as additional park space adjacent to Bohn Park will also be added to the Town when the buyout properties are purchased. This could potentially add up to 23 acres of park space resulting in an overall net gain of park space of approximately 15 acres within the Town of Lyons.

The Town of Lyons is working to procure a firm to complete an updated Parks Master Plan this summer. This Plan will lay out the programming and new locations of amenities throughout the current and future expanded park system.

6. *Who owns the land from the 404 buyout? Town, County, Federal? Are there any liens or restrictions associated with the land?*

   The Town will own the land from the 404 buyout and the land will be become permanent park space. In the case of Federal 404 funds, the land will be required to return to " a state of nature." No new structures can be built on these properties except for open-air public buildings designated for open space and recreational use, public bathrooms, and structures that are compatible with floodplain management policies. With land purchased with CDBG-DR funds, uses and restrictions are to be determined as Town staff is currently tracking and acquiring this information.

7. *What will happen to the dog park?*

   At the present moment, the dog park will remain in its current location. The use of this space as a dog park will not change. However, the Town will consider the dog park for future event use or parking if found necessary.

8. *Can Bohn Park still be used for special events and parking if this is built?*

   Yes, however the programming of the events and location of parking may change.

9. *What about the cross-country track?*

   The location of the track will depend on where the housing is situated. The housing location will be determined over the next several weeks through the planning process and community input.