



All Partnership Meeting

June 2, 2022



Creating Housing Opportunities Through Partnership

CARE Housing -Dustin Barrington

Loveland Housing - Jeff Feneis

Elevation Land Trust - Stefka Fanchi

One Voice - Kristin Candella



Dustin Barrington

Director of Housing Development

What is partnership?

Affordable Housing: A complex
community of partnership

Partnership: Levels, challenges
and opportunities

CARE Housing:
Examples of partnerships

What is partnership?

Relationship with purpose



Affordable Housing is
a complex community
of partnership.

Diversity
Complexity
Collaboration
Competition



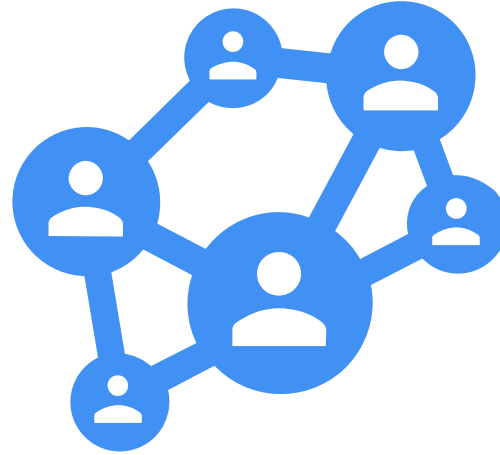
Levels of partnership

Communities
Organizations
Projects
People



Limited resources, divergent priorities,
systemic issues and NIMBY

Challenges
associated with
partnership.



Opportunities for partnership

Learn, understand and engage

Swallow Road
Apartments

Heartside Hill

CARE Examples of partnership

What is partnership?

Complex community of
partnership

Partnership: Levels, challenges
and opportunities

CARE Housing Partnerships

GRACE GARDENS

Loveland Housing Authority
and Loveland Habitat for
Humanity Affordable Housing
Partnership Project

GRACE GARDENS OVERVIEW

- ▶ Collaborative community project that will result in the creation of 167 affordable housing units
 - ▶ 47 single family home lots for Loveland Habitat for Humanity
 - ▶ Will provide home ownership opportunities for households with incomes of 35%-69% of the Area Median Income
 - ▶ 2 lots for the Loveland Housing Authority that will accommodate 120 affordable rental apartments
 - ▶ Will serve households with incomes of 30%-60% of the Area Median Income
- ▶ At the request of and funded by the City of Loveland, design includes oversized detention to accommodate much of the stormwater drainage from the Derby Hill area

GRACE GARDENS SITE PLAN



GRACE GARDENS AT DERBY HILL
SITE PLAN RENDERING

GRACE GARDENS PROJECT PARTNERS

- ▶ Grace Community Church
 - ▶ Derby Hill Baptist Church
 - ▶ Loveland Habitat for Humanity
 - ▶ Loveland Housing Authority
 - ▶ City of Loveland
 - ▶ Alm2s Architects
 - ▶ Galloway
 - ▶ Pinkard Construction
 - ▶ BHA Land Planners
 - ▶ Ward Construction
 - ▶ Brinkman
- 

ORIGINAL BUDGET & SCHEDULE

▶ **\$6.9M Total Budget**

- ▶ \$2.1M Loveland Housing Authority
 - ▶ \$17,500 per future apartment unit
 - ▶ \$3.3M Loveland Habitat for Humanity
 - ▶ \$70,200 per single family home lot
 - ▶ \$1.5M City of Loveland for Increased Stormwater Detention
 - ▶ Funding fronted by Loveland Housing Authority, will be repaid over five years
 - ▶ Cost includes opportunity cost of 5 lost lots for Habitat for Humanity
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CONSTRUCTION PROGRESS FALL 2021





CONSTRUCTION PROGRESS JUNE 2, 2022



CURRENT STATUS - BUDGET

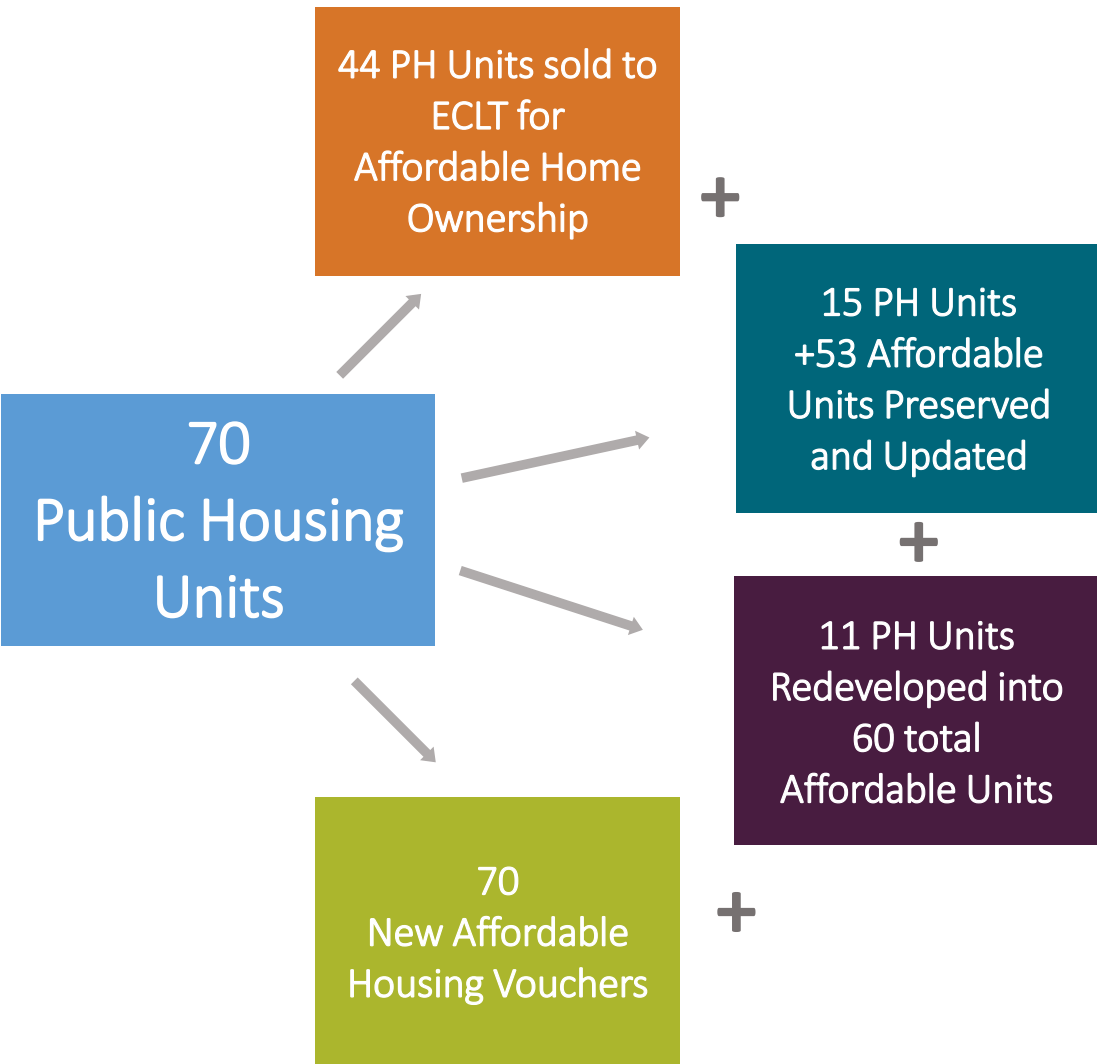
- ▶ Budget Over Runs of Approximately \$375,000
 - ▶ \$617,225 Change Order Total
 - ▶ Change Order Summary
 - ▶ Design changes required during permit review
 - ▶ Discovery of Xcel gas main, resulting in work stoppage and significant re-design
 - ▶ Materials cost escalations
 - ▶ Soil amendments required under hard surfaces
 - ▶ Extended build schedule, requiring addition General Conditions
 - ▶ 6 Month schedule delay
 - ▶ Incorporation of required changes
 - ▶ Work stoppages for weather
 - ▶ \$242,585 Budget Contingency (3.5%)
 - ▶ \$374,640 Overage
 - ▶ Request to City Council to provide \$250,000 assistance to be heard June 7

CURRENT STATUS - SCHEDULE

- ▶ July 1, 2022 Construction Completion
 - ▶ August 1, 2022 Habitat for Humanity Purchase Lots
 - ▶ August, 2022 Habitat for Humanity Begin Home Construction
 - ▶ September, 2022 Loveland Housing Authority Begin Design Process for 120 Apartments
 - ▶ Fall 2023 First Habitat for Humanity Homes Complete
 - ▶ 2025 Loveland Housing Authority Begin Apartment Construction
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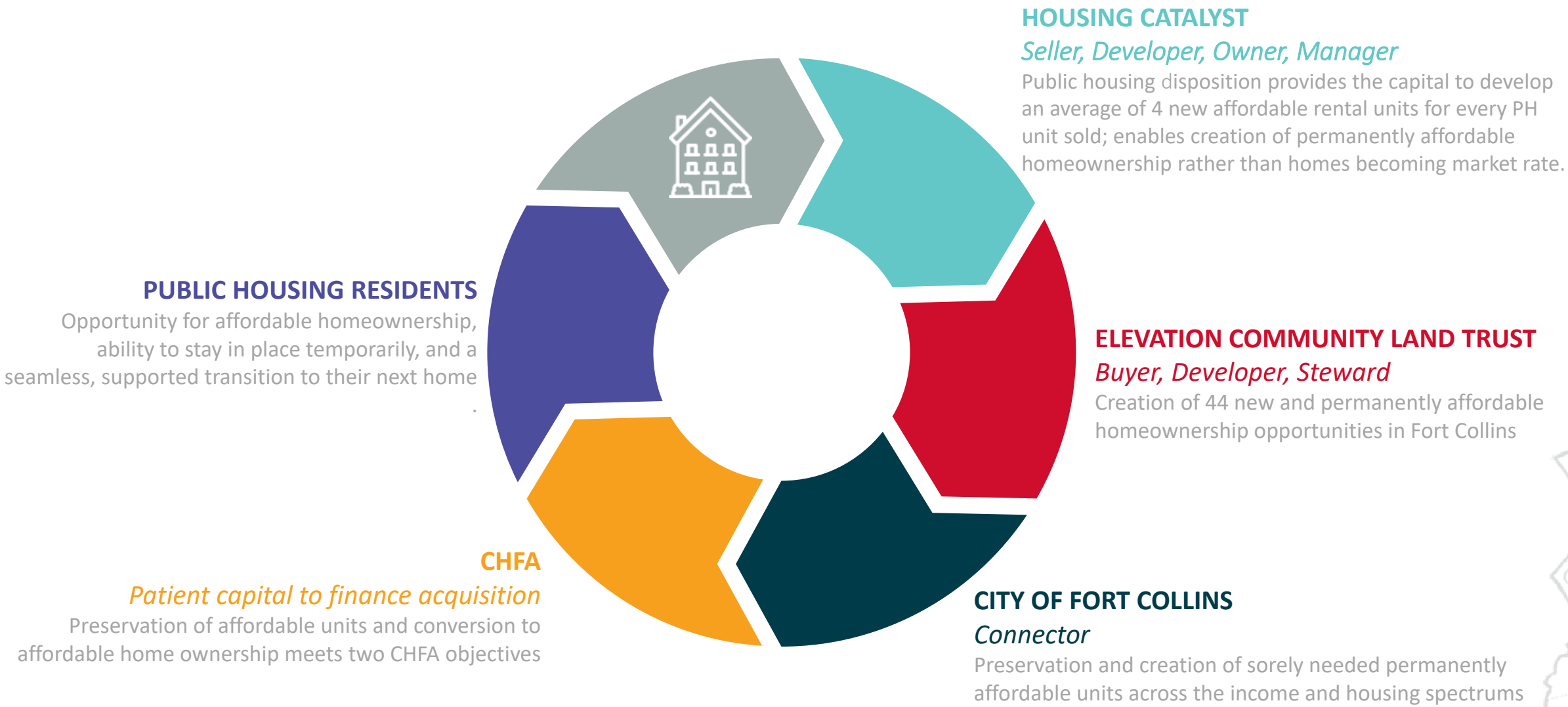
Perseveration & Unit Replacement Plan



70 Public Housing Units
=
49 New Units
+
68 Preserved Units
+
70 New Vouchers
+
44 New Homeownership Opportunities

Win-Win-Win
for Housing Catalyst, ECLT,
and the City of Fort Collins

Partner Roles/Outcomes: Housing Catalyst Preservation



Project Overview

KETCHER TOWNHOMES

60 2- and 3-Bedroom
Affordable Townhomes

Affordable Price Point at 70% AMI

Community Land Trust Model
99-Year Renewable Land Lease

High Quality Design &
Energy Efficient Features



Partner Roles: Kechter Townhomes

City of Fort Collins – vision and land contribution

TWG – for-profit developer – development, construction, private financing

Housing Catalyst – owner of record

Elevation Community Land Trust – purchaser of completed units, philanthropic subsidy, long-term stewardship

State Division of Housing – public subsidy to fill the gap

DOLA – Innovation Incentive

Federal Home Loan Bank – down payment assistance



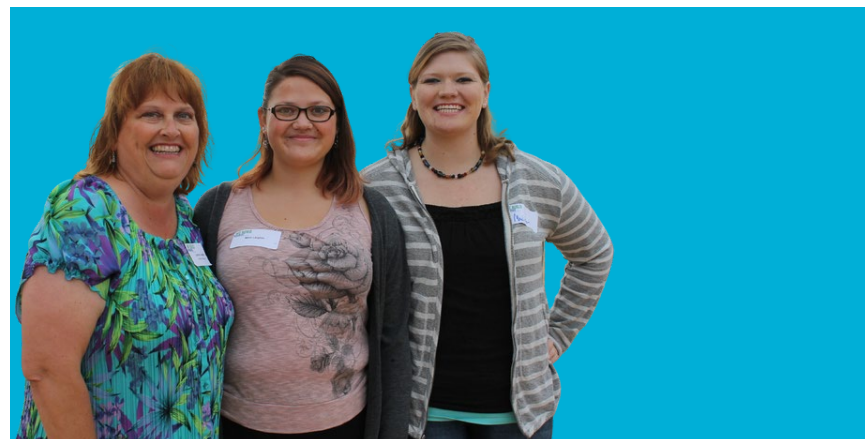
Community Impact

171

- Creation of permanent opportunities for affordable homeownership in high opportunity, amenity-rich neighborhoods
- Preservation of 44 existing affordable units
- Creation of 3.9x the amount of new and rehabilitated deeply subsidized affordable rental units
- Development of partner relationships that will inform City policy and planning and benefit Fort Collins for generations



housing is key



one voice for housing

Connect on shared VALUES

People don't get excited about data.
Instead connect on stories and values.

*We all want people to have a stable home.
We want kids to grow up with stability and
seniors to have their needs met.
We all are hesitant of change, especially in our neighborhood.*

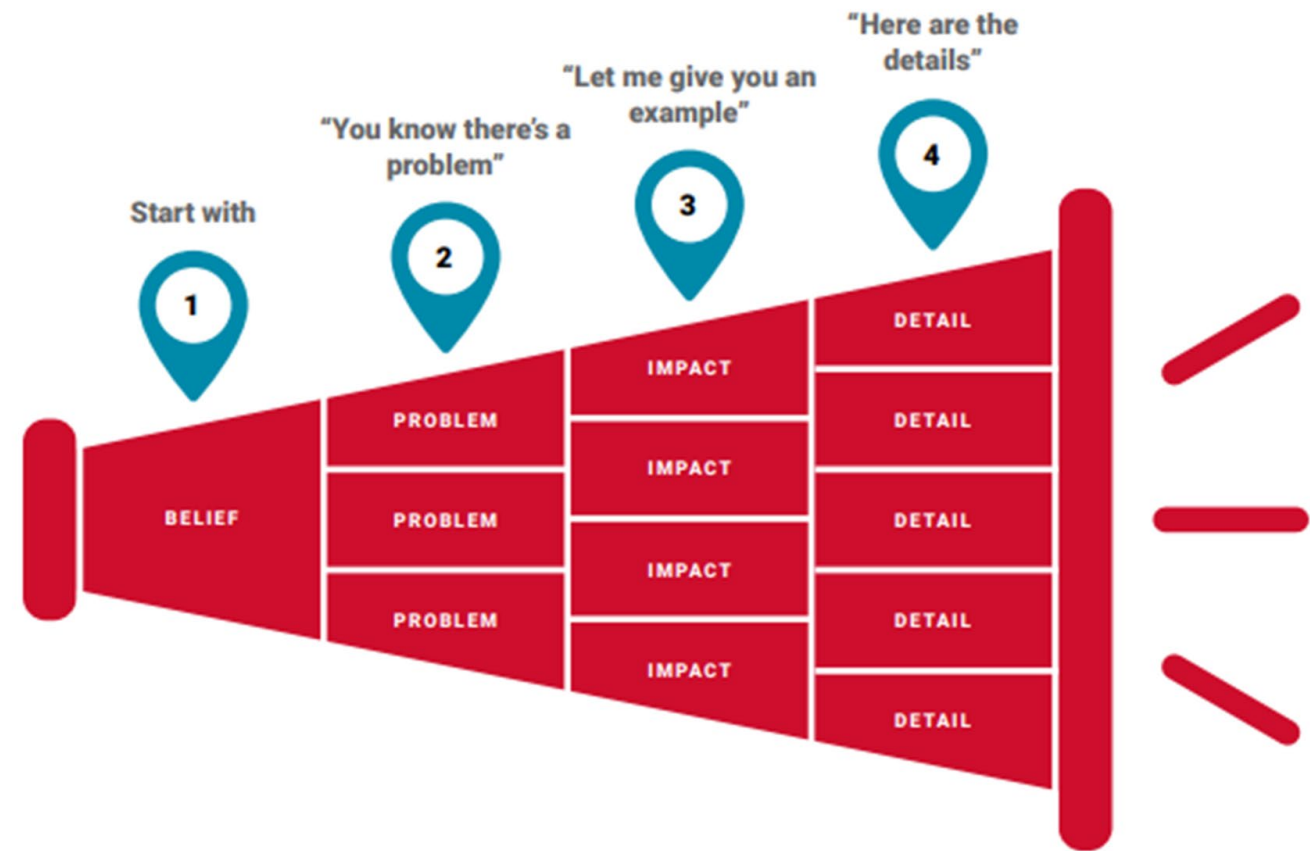
Share a specific challenge that is SOLVABLE

Share hope and opportunity to make a real difference
*Through innovation, partnership, and diverse approaches,
we can make a difference.*

Offer a variety of SOLUTIONS/ACTION STEPS

Give audience a way to participate, assign action.





February 2022



A group of housing advocates did a StratOp strategic planning session to ask "Can we speak with one voice for housing?"



March

Monthly meetings began to form, evaluate goals, mobilize working groups.



April

First Collective Action Fair Housing Month



June - Oct

Hire marketing firm:

- Brand
- Website
- Engagement



questions?

Join Us!

- NoCo Housing NOW! Contact List
- One Housing Contact List

Other Comments and Updates?