

## **Collaborative housing plan at Heart of the Rockies church set for neighborhood meeting**

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Fort Collins Coloradoan

Four nonprofit organizations involved in a sweeping development plan in south Fort Collins that they call "the next big thing" will lay out their vision Nov. 4 at a neighborhood meeting.

Heart of the Rockies Christian Church and CARE Housing, along with Fort Collins Habitat for Humanity and Friends of L'Arche, have proposed a campus of for-rent and for-sale affordable homes, two group homes for adults with development disabilities and a multipurpose community center on church property at 6501 Brittany St., the northwest corner of Trilby Road and Lemay Avenue.

They're calling the project Heartside Hill.

The 11-acre site is divided into two lots. The church, an ancillary modular building, parking lot, playground and community garden are on 2.2 acres. The current proposal is on the balance of undeveloped church land.

The church went through a lengthy process earlier this year to select partners to develop the unused and unneeded tract with an emphasis on organizations that focus on affordable housing. It chose Habitat for Humanity, CARE Housing and Friends of L'Arche, an international organization that serves people with intellectual disabilities.

According to preliminary plans reviewed with city staff in April, the project will include 72 units of multifamily affordable rental housing developed by CARE Housing; 10 single-family homes for affordable homeownership developed by Habitat for Humanity; two group homes supporting adults with developmental disabilities developed by L'Arche; and a shared community center as well as a play area, gathering areas and open spaces.

CARE Housing Executive Director Steve Kuehneman said the partner organizations are working through different options and no final decisions on the site plan have been made.

The collaborative project addresses some of the key issues facing the community, including affordable rental housing, affordable homeownership, support for individuals with development disabilities and early childhood development, the partners said in their preliminary review application.

According to early designs, the 10 single family lots and L'Arche's two group homes will be along the north side of the site fronting Brittany Street.

Six 12-plexes of CARE Housing will be on the south side of the site, with four buildings fronting on East Trilby Road and two buildings internal to the site.

The neighborhood meeting is one of the first steps in the city's review process. Under city regulations, developers can file formal plans 10 days after the neighborhood meeting. Kuehneman said they expect to file within three or four weeks after the neighborhood meeting.

"We want to take the input from the neighborhood meeting and see what we can do to address those concerns and give ample time to address them," he said.

Kuehneman said he's glad the project is getting underway.

"With each passing day this project becomes more and more of a reality," he said. "I'm excited to see it come to fruition and to see the positive impact it can have on the community."

The partners have met informally with neighbors several times over the past few months and have heard concerns about traffic and parking but also support for how the plan addresses affordable housing "that is such a great need," Kuehneman said.

Kuehneman told the Coloradoan earlier that it could take three to five years to complete the project. If all goes according to plan, the apartments would likely be available to those making between 30% and 80% of the city's area median income, which this year is \$67,200 for a single person and \$95,900 for a family of four, according to the U.S. Department of Housing and Urban Development.

A person earning 30% of AMI would make just over \$20,000 per year; someone earning 80% would make \$53,760. Thirty percent for a family of four would be \$28,770, and 80% would be \$76,720.

The city's AMI could change early next year when new numbers are released.

### **Interested?**

The city of Fort Collins will host a virtual neighborhood meeting at 6 p.m. Nov. 4. Details on how to join the meeting will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) at least 48 hours prior to the meeting. If you do not have access to the internet or need help, call 719-297-1058.

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