

Heartside Hill

Frequently Asked Questions

January 2024

Heartside Hill is the culmination of years of work by Heart of the Rockies Christian Church. The church had a vision to use its vacant land to serve the greater community by addressing two critical challenges facing our city – affordable/attainable housing and affordable childcare.

1. Who are the partners in this project?

- Heart of the Rockies Christian Church
- CARE Housing
- Fort Collins Habitat for Humanity
- L'Arche Northern Colorado

2. What will be built on the property?

The church currently uses about 2 acres of the 11-acre plot of land. Current plans for the remaining 9 acres call for:

- 72 apartments in 6 buildings (CARE Housing)
- 9 Habitat for Humanity single-family homes
- 2 L'Arche homes for adults with developmental disabilities and their assistants
- Community building
- Parking for residents
- Community garden, playground, greenspace, walking paths and outdoor gathering areas

3. What are the 2 phases of the community building and their intended uses?

- Phase 1 will be built in 2025 and contain space for the following:
 - Resident services, workshops, and events
 - Youth programs and activities
 - Space for church use, such as meeting space, events, and storage
- Phase 2 will contain an affordable Early Childhood Education center for approximately 100 children. There is no determined time yet for constructing Phase 2.

4. Will the community building be open to the public?

The community building will not be open to the public. It is for the use of Heartside Hill residents, Heart of the Rockies Christian Church, and those who are participating in any of the programs offered through CARE Housing, the church, and their service partners. When the childcare center is built, it will be open to the public.

5. What is the construction schedule?

Utility and sitework began in October 2023. Construction of the CARE apartment buildings will begin in March 2024 and be completed in June 2025. The Habitat for Humanity and L'Arche homes will be built out over the next 6-8 years. The community building Phase 1 will be built from September 2024-June 2025.

6. How much parking will be provided?

CARE Housing, L'Arche, and Habitat for Humanity will meet or exceed the city's requirements for parking, which is based on the total number of bedrooms in each home. The existing church parking lot will be used for community building parking.

7. What are the plans for outdoor spaces?

Current plans call for a playground, park space, community garden, walking paths, and outdoor gathering areas.

8. What are the plans for landscaping?

A professional landscape designer prepared a landscape plan, which meets city land use code requirements, including street trees, parking lot screening, and perimeter and interior landscaping. Native plants with low water requirements are emphasized.

9. Who will live in the homes?

- **CARE Housing** currently has 870 individuals in their Fort Collins housing developments, almost half of which are youth. Many are first-time renters, and over 50% are single-parent households. Average annual household income is \$28,000. The average stay is about 4 years.
- About half of **Fort Collins Habitat for Humanity** homeowners are single parents. Many are two-parent households, grandparents raising grandkids, people with disabilities, etc. All must meet certain income and other criteria including legal residency, contributing hundreds of hours of "sweat equity" building their home and then homebuyer education prior to buying their home.
- **L'Arche Northern Colorado's** Core Members are all adults over 21 years old with intellectual and developmental disabilities. The intention is that they stay in these homes for the rest of their lives, if they so desire. Assistants are people without intellectual or developmental disabilities who live with and support Core Members as volunteers and usually commit at least a year in exchange for room, board, and a small stipend.

10. Who can I contact if I have more questions?

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