

February 13, 2020

**RE: Willoughby Corner Preliminary Plan Narrative**

Willoughby Corner is a new neighborhood of affordable homes located on the southwest corner of the intersection of 120th Street and East Emma Street in Lafayette. The neighborhood, developed by Boulder County Housing Authority, proposes 400 permanently affordable homes in a variety of building types including duplexes, townhomes, and apartments as well as significant public amenities. In addition to new affordable workforce housing, the 24-acre neighborhood will include community gardens, a community building, dog park, trails, and park space. BCHA anticipates that at least 320 homes would be restricted at 60% AMI; and at least 80 homes would be for-sale to households earning 120% AMI or below; and no more than 80 homes would be unrestricted market-rate rental or ownership.

Boulder County and the City of Lafayette purchased the property for \$3.5 million from Flatirons Community Church. An intergovernmental agreement is in place between the City of Lafayette and Boulder County dedicating the land for the creation of deed-restricted, permanently-below-market-rate homes, to include both rental and ownership options. The location of the land parcel is in an ideal area for housing that will be dedicated to working families and individuals, community elders, and others who need safe, stable, and quality homes they can afford. It is near important services and the Lafayette town center, and the area is considered a priority by the Boulder County Transportation Department for the enhancement of multi-modal transportation options. The City of Lafayette's Affordable Housing Development Fee is supporting this planned affordable workforce housing.

On September 24th, the Lafayette Planning Commission approved Boulder County Housing Authority's (BCHA's) sketch plan for Willoughby Corner on a 6-0 vote. There were conditions attached to their approval. In addition to the conditions of approval, BCHA is currently working through some technical issues around traffic and transportation planning, site networks and connections. BCHA appreciates the work already completed with City staff regarding the Emma Street traffic circle and right-of-way alignment that allows a reduction in the amount of right-of-way area taken out of the adjoining school parcel, and the ability to reduce overall traffic impacts at Emma Street, Canterbury and 120th Street intersections through the transportation and mobility improvements of this design. There will be additional public meetings, including with the Lafayette Planning Commission and City Council, as well as with our East Lafayette Advisory Committee, as this process moves forward.

The attached revised illustrative plan being submitted for the City's Preliminary Plan process, dated February 2020, was developed based on community input received thus far, ELAC input, as well as the goals and mission of the Boulder County Housing Authority. BCHA looks forward to further refining the plan for Willoughby Corner through continued public engagement as well as through the formal City planning process.

