

The Grove at Cottonwood

Neuro-inclusive, Income-aligned, Accessible Place to Call Home

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Creating a Neuro-Inclusive Vision

1960s - 2022

Inclusive Vision Asserted

From the 60's forward, landowners held intention to serve diverse populations.

2022/2023

Acquisition, Feasibility Study, Engagement

BHA bought the site with the intention of building a neuro-diverse residential community. Awarded CHFA Technical Assistance Grant. In July, stakeholder engagement launched. In September, Feasibility Study released identifying potential for up to 40 units.

Q1 2023

Engagement Continues, Design

Engagement continues including site neighbors (single family owners, Bal Swan, Habitat for Humanity, agency partners (FRIENDS of Broomfield, Imagine, future residents, parents of future residents); Engage Caddis Collaborative to launch design process.

Q2 2023

Neighborhood Meeting, Concept Review with City Council

Host public neighborhood meeting; Present Concept to City Council and receive 100% support for development concept; Concerned identified to be addressed including parking, transportation, density and height.

Q3/Q4 2023

Development Review, Preparation of Financial Applications, Community Engagement Continues

Development Application submitted to CCOB; Select Blueline Development to be development partner; Preparing LIHTC Application; Community Engagement continues



Vision of a Neuro-Inclusive Community

- Intentional neuro-inclusive, income-aligned community offering safe, independent, supportive housing
- Up to 40 units, mix of 1 and 2 bedrooms
- Consumer-Controlled Service Model
- Common House
 - Onsite Property Management & Resident Services
 - Dining Room/Kitchen
 - Game Room/Multipurpose, Computer Room
 - Meeting Space for Occasional Service Providers
 - Space to socialize with neighbors, friends and family
- Community Guidelines to ensure safety and comfort for residents and neighbors
- Realize the legacy of the land and create a community where people of all neuro-abilities can call home and thrive



Future Residents Creating A Community to Thrive

Priority Populations

- Persons with Intellectual and Developmental Disabilities (I/DD)
 - Childhood disorder resulting in a substantial disability affecting an individual's intellectual and physical functioning, and adaptive behavior (e.g., autism, Down syndrome, cerebral palsy) (Definition provided by FRIENDS of Broomfield)
- Older Adults (55+)

Households earning 60% AMI or less

- \$49,260 for 1 person HH
- \$56,280 for 2 person HH



Potential Financing

- 9% Low Income Housing Tax Credits
- HUD HOME-ARPA Funds
- Prop 123 Equity Funds
- DOLA DOH Transformational Affordable Housing, Homeownership, and Workforce Housing Grant
- Housing Vouchers (Project-Based)
- Philanthropic
- BHA Equity
- CCOB Gap Financing
- \$\$\$+++



COLORADO
Department of Local Affairs



Designing for the I/DD population needs to be:

- Affordable
- Accessible
- Integrated
- Varied

Goal for the community is one where your neighbors know you, care about you, and look out for you.



Central courtyard & CH entry

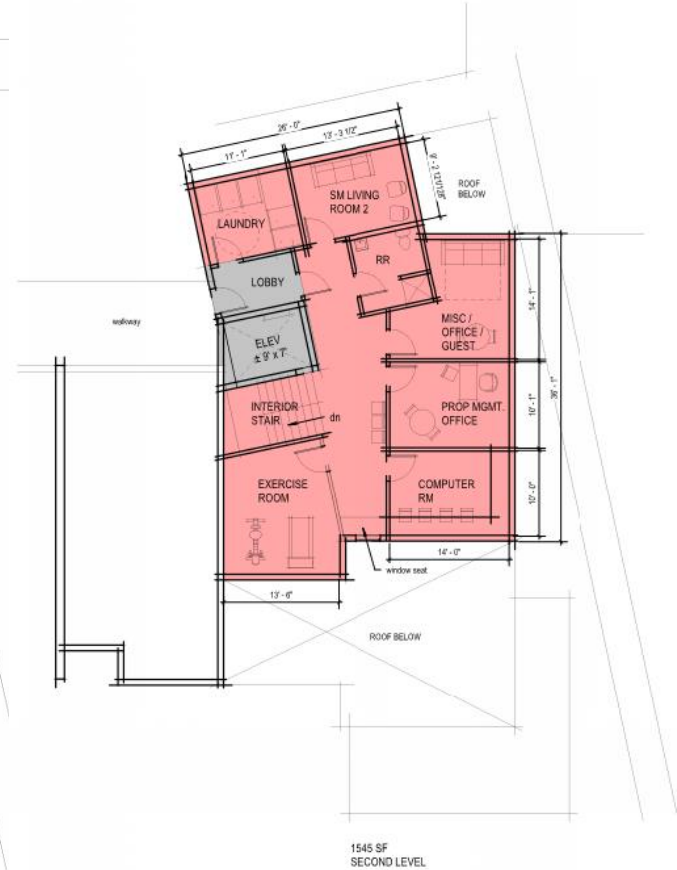
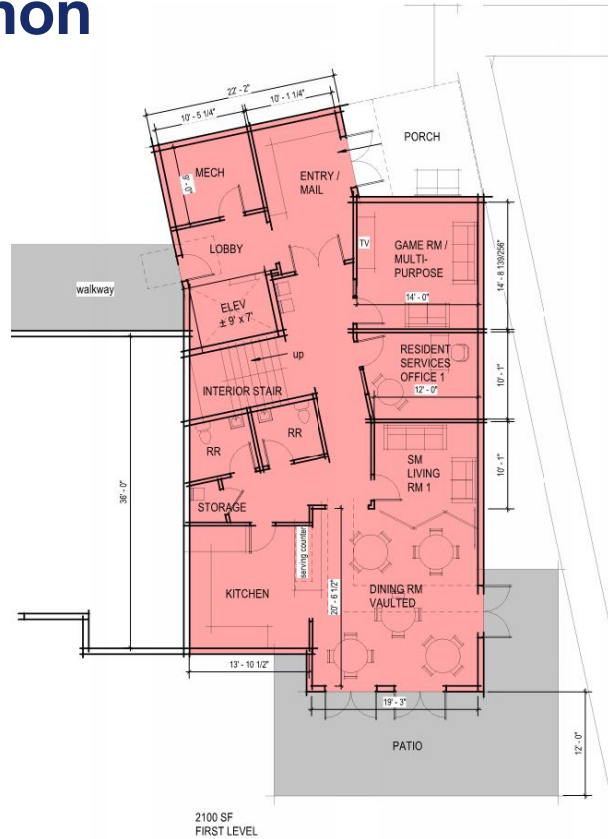
Schematic Site Plan

- Landscaping and Pedestrian Focus
- Accessibility
- Traffic and Parking
- Safety
- Activities
- Privacy
- Physically and Cognitively accessible individual units



Schematic Common house plan

- Controlled single point of entry & exit
- Visually layered entry for continuous line of site
- Congregate mail
- Accessible route throughout buildings via elevator
- Variety of indoor spaces for non-verbal activities and gatherings both public & private



Schematic Unit Plans

- Fully physically and cognitively accessible individual units as the standard
- Larger bathing & cooking spaces for easy maneuvering
- Natural daylight & sensory friendly lighting
- Direct connection to outdoors
- Sound deadening & isolation
- Soothing & pleasantly tactile colors & surfaces
- Fully visible entries along common pathways



Typical 1 bedroom unit



Typical 2 primary suites unit



THANK YOU!

More questions or comments, go to:

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www.broomfieldvoice.com/bha-cottonwood



Additional Slides

