



## Affordable Housing Fee Reductions

### City of Brighton

500 S. 4th Ave. | Brighton, CO 80601

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#### Project Overview

#1813325

**Project Title:** Ravenfield Senior Apartments

**Application Type:** Affordable Housing Fee Reductions

**Workflow:** Affordable Housing Workflow

**Jurisdiction:** Brighton

**State:** CO

**County:** Adams

#### AffordableHousingForm

**Project Address:** 590 SOUTH 27TH AVE. BRIGHTON CO 80601

**Applicant Email:** [dbristol@brightonhousing.org](mailto:dbristol@brightonhousing.org)

**Owner Email:** [dbristol@brightonhousing.org](mailto:dbristol@brightonhousing.org)

**Company Name:**

**Applicant Name:** Housing Authority of the City of Brighton

**Property Owner Name:** Housing Authority of the City of Brighton

**Additional Owners/Partners with an interest in the property:**  
N/A

**Please describe, in detail, the project:**

Ravenfield Senior Apartments (Ravenfield, Project), a proposed 46-unit age-qualifying community in Brighton, Colorado. Brightons senior affordable housing (all developed and owned by BHA) serves both seniors from the northeast metro area as well as seniors who are aging in place in rural areas more remote from critical services. Ravenfield will include 46 units (41 1BR and 5 2BR) at a mix of 30%, 50% and 60% AMI. This will also be the first senior LIHTC development in the market area to offer Project-Based Vouchers (PBV); PBV will be attached to all 9 30% AMI units and 2 50% AMI units, creating accessibility to high-quality age-qualified housing for very low-income seniors.

Indicate the benefit(s) that the project will provide (Check all that apply):

**Affordable Housing (non-Senior):**

**Homeless Housing:**

**Agricultural Worker Housing:**

**Affordable Senior Housing:**

**Accessibility Features:**

If Affordable Housing or Senior Housing was selected, complete the following:

**Rental or Owner-Occupied?:** Rental

**AMI Calculation:** Pro Rata

**Number of Total Units:** 46

**Income Limit % AMI:** 60% AMI

**Number of Restricted Units:** 46

**Duration of Restriction (30 years minimum):** at minimum - 30 years

**Affordability Mechanism (i.e. Deed Restriction):** Colorado

Housing Finance Authority (CHFA) Land Use Restriction

Agreement (LURA)

If Affordable Senior Housing was selected, complete the following:

**Age Restriction (55 Years Minimum):** 62 or older

**Number of Total Units:** 46

**Number of Restricted Units:** 46

**Duration of Restriction (30 year minimum):** at minimum - 30 years

**Affordability Mechanism (i.e. Deed Restriction):** Colorado Housing Finance Authority (CHFA) Land Use Restriction Agreement (LURA)

**If Housing Providing Units to Agricultural Works was selected, provide a project description:**  
N/A

**Narrative of Project Explaining Need for this housing in the City:**

According to the City of Brightons Housing Needs and Incentive Strategies Assessment, Brightons ten-year projected housing needs for non-workforce households (primarily associated with older adults) are estimated at 840 units, which is 26 percent of the total projected need. This equates to an average annual need of 84 units. A third party market study was also conducted.

**Indicate and describe whether there is a commitment by the applicant to giving a priority to residents within the corporate limits of the City who are currently on a waiting list with Brighton Housing Authority for affordable housing:**

**Applicant Commitment:**

Within the limits of applicable affordable housing laws and regulations, and BHA's HCV Admin Plan.

**Indicate and describe whether there are construction features of the subject project that lower the cost of housing, including utility costs:**

**Cost Lowering Construction Features:**

Anticipated building systems include high efficiency in-unit packaged terminal heat pumps (heat pump operation down to 25F), a central condensing natural gas domestic hot water plant, central ERV, PV-ready infrastructure, ENERGY STAR appliances, low flow plumbing fixtures, LED light fixtures and programmable thermostats for all spaces.

**Indicate and describe whether the applicant has diligently applied for, pursued, obtained and received, or has been denied other funds and subsidies, including state or federal funds, subsidies, grants, or other financing tools or projects. In this regard, all applicants hereunder are required to demonstrate to the City Council that other available funding sources have been diligently pursued:**

**Other Available Funding Sources Pursued:**

Financing sources include 9% LIHTC and State AHTC equity; a conventional construction-to-permanent loan; a BHA seller carry note, additional GP note, deferred developer fee; and fee waivers from the City of Brighton (all subject to change). The project will also be supported by Project-Based Vouchers provided by BHA. In consideration of the current uncertainty of state and federal resources, BHA will commit its own additional resources to secure the viability of Ravenfield. The Project has also been awarded Adams County HOME and CDBG funds.

**To access the Affordable Housing Fee & Dedication Reduction Table for use when inputting reductions, follow this link:** <https://www.brightonco.gov/DocumentCenter/View/35498>

**Indicate the requested Impact Fee Reduction or Subsidy. If using pro rata method, leave blank and indicate reductions/subsidies on the Excel income limit Schedule:**

**Park Related Impact Fee Percentage of Reduction:** 0

**If Housing Providing Accessibility Features was selected, provide a project description:**  
The Project will meet UFAs and Section 504 thresholds.

**If Homeless Housing was selected, provide a project description:**  
N/A

**Park Related Estimated Amount of Reduction or Subsidy:**  
\$0.00

Transportation and Multimodal Impact Fee Percentage of Reduction: 0  
General Services Impact Fee Percentage of Reduction: 0  
  
Water Percentage of Reduction: 0  
Storm Drainage Percentage of Reduction: 0  
  
Park and Open Space Land Dedication Impact Fee Percentage of Reduction: 100

Transportation and Multimodal Estimated Amount of Reduction or Subsidy: \$0.00  
General Services Estimated Amount of Reduction or Subsidy: \$0.00  
Water Estimated Amount of Reduction or Subsidy: \$0.00  
Storm Drainage Estimated Amount of Reduction or Subsidy: \$0.00  
Park and Open Space Land Dedication (in acres): 0

By checking the below box, I attest that I have read and understand City of Brighton Municipal Code Article 3-5 Development Impact Fees including the requirement of a written agreement for reduced or subsidized impact fees.  
Attestation: 1