

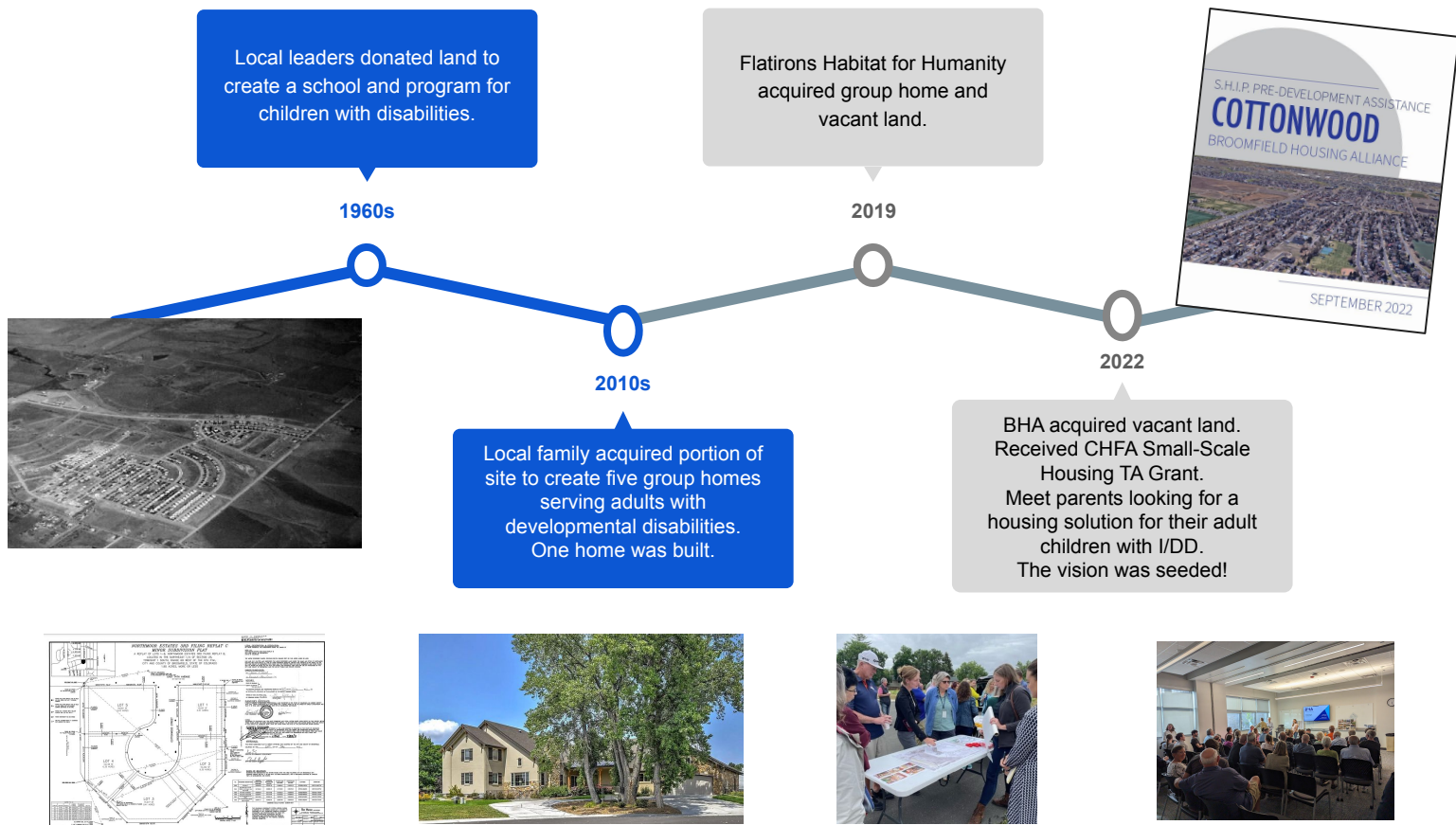
The Grove at Cottonwood in Broomfield



**Neuro-diverse
independent-living
community offering
opportunities for
self-determined
participation and
involvement.**

How did the Grove at Cottonwood get started?

Opportunity
Land
Leadership
Vision
Demand
Need
Partners



How is the Grove going?

2022

- Engaged Partners and Neighbors

2023

- Engaged Architect
- Initiated CCOB Entitlement Process (Neighbors, Land Use Review Commission, City Council)
- Engaged Development Partner & General Contractor

2024

- Received Development Approvals
- Awarded 9% LIHTC
- Working towards building permits
- Good Neighbor Conversation with Neighbors

2025

- LIHTC Financial Close
- Break Ground
- Open Waitlist/Pre-Leasing

2026

- Open Doors

Vision Driven by Lived Experience

- Parents and Families
- Self-Advocates
- Service-providers and professionals with expertise working with persons with I/DD

BHA

Broomfield Housing Alliance

Acaddis

BLUELINE
DEVELOPMENT, INC.



Grove at Cottonwood Partners

Team is
committed
to the
Vision



Broomfield Housing Alliance



- **Parents, FRIENDS of Broomfield, Imagine!, many families and future residents**
- Broomfield Housing Alliance (Co-Owner, Co-Developer)
- Blueline Development (Co-Owner, Co-Developer)
- Caddis Collaborative (Architect)
- RCH Jones Consulting (Financial Consultant)
- Deneuve (General Contractor)
- Neuro-Inclusive Housing Solutions (Consultant)
- JVA (Engineering), Bowman (Environmental Engineer), Layer 10 (Tech Consultant), R Design (Landscape Architect)

Vision for the Grove at Cottonwood



- Affordable neuro-inclusive, independent housing community
- 40 rental units offering 1 and 2 bedrooms
- Consumer-Directed Services Model
- Common House with Onsite Property Management & Resident Concierge (Service Navigation and Social Supports)
- Transportation connections including a community van
- Design Drivers: Safety, Support, Connection, & Comfort

Financing Sources

- 9% LIHTC
- State Credits
- HOME Funds
- DOH Funds
- 811 Vouchers (25% of units)
- Conventional and Subordinate Debt
- Grant Equity and Developer Equity



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Grove at Cottonwood



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Opportunities to Incorporate Housing for I/DD

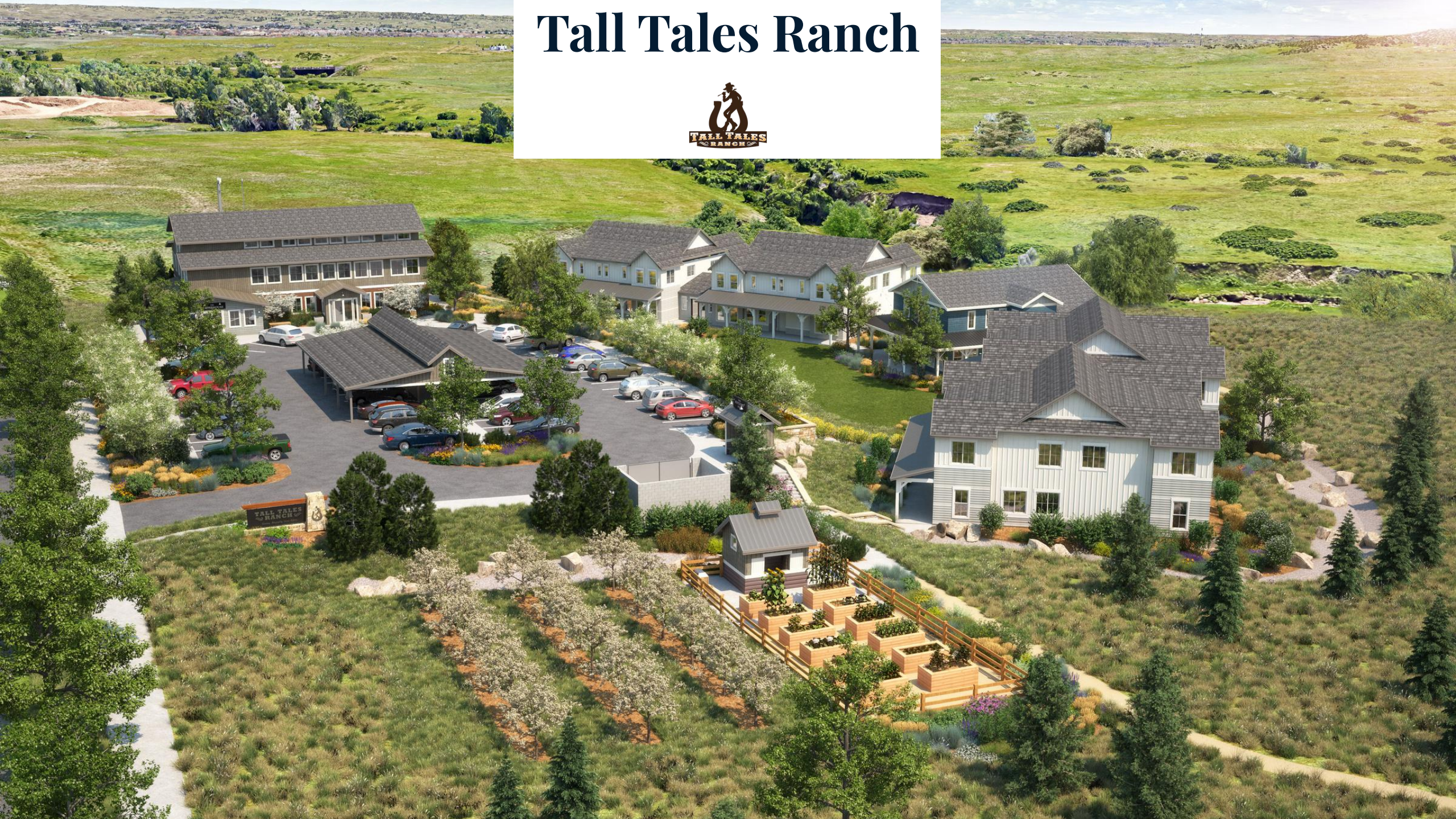
- PHAs require as participation in a Special Limited Partnership
- Set aside percentage of units using 811 Vouchers and partner with local service agencies
- Offer amenities and access to services/program



Broomfield Housing Alliance



Tall Tales Ranch



THE INSPIRATION



The Tall Tales Vision



We address 3 core quality of life components:

1. Meaningful work

2. Safe, stable, quality homelife

3. Social engagement and relationship development

Addressing a community need

- Inclusion
- Diversity
- Jobs - creating and filling
- Affordable housing
- Generational impact



WHAT MAKES TALL TALES RANCH UNIQUE

Location Location Location



Public transportation access

Employment Opportunities

Access to shopping, jobs,
recreation

Welcoming neighbors

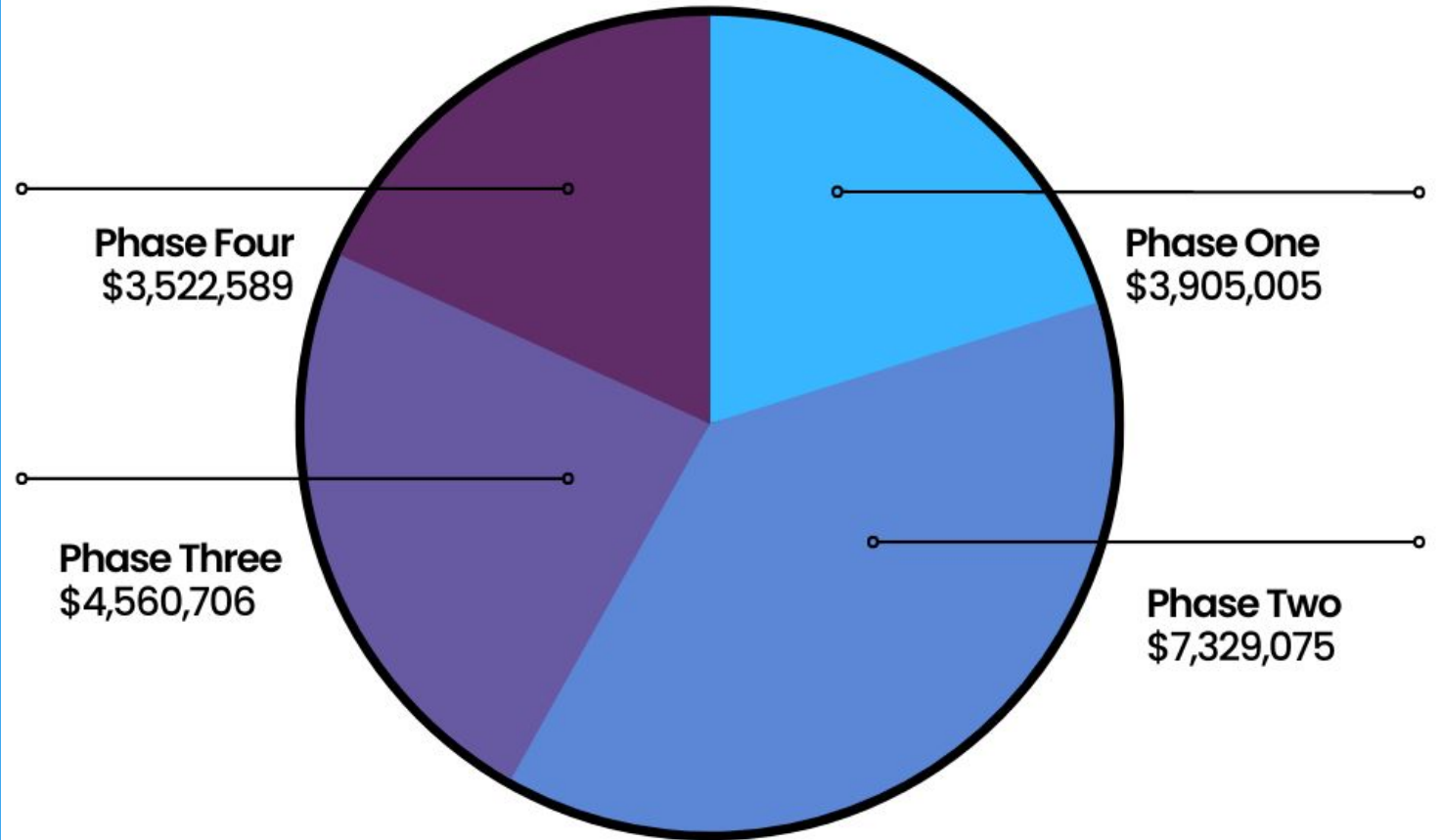
Neurodiverse

BUDGET:

Tall Tales Ranch Construction Plan

Phases:

- **Phase one:** Site work
- **Phase two:** Resource Center/clubhouse and 1 paired apartment
- **Phase three:** 2nd paired apartment
- **Phase four:** Coffee shop/barn



CAPITAL FUNDING SOURCES:



- ✓ Land lease
- ✓ Individual Giving
- ✓ Foundation Support
- ✓ Douglas County ARPA
- ✓ Mill Levy Funding
- ✓ Strong Communities Grant
- ✓ Proposition 123
- ✓ Construction loan
- ✓ HomeAid Colorado/in-kind support



An affordable
housing
community for
adults with
I/DD

A Wellspring
Community



The purpose of this integrated and intentional community is to provide affordable housing to the community with units designated for residents with disabilities while providing support and resources for successful independence. Both non-disabled and disabled residents will live in this unique community, creating a sense of unity.





Converted a hotel
into an intentional
and integrated
community



- 42 apartments
- 22 1-bedrooms
- 20 studios



Strategic Partnerships

Douglas County Commissioners

Developmental Pathways

Town of Castle Rock

Department of Local Affairs

Volunteer groups

Douglas County Housing Partnership

- LLLP for ownership
- Property management
- Tax exempt bond financing
- Affordability



Organizational Roles

