

# The Grove at Cottonwood

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

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# BHA

Broomfield Housing Alliance

# Caddis



# 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

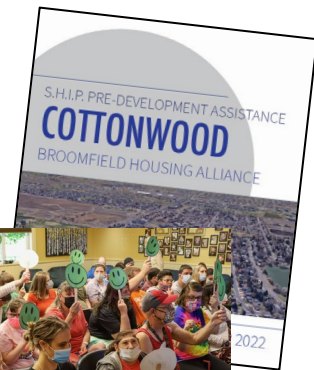
## Neighborhood Meeting, Concept Review with City Council

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



U.S. Department of  
Housing and Urban Development



# 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

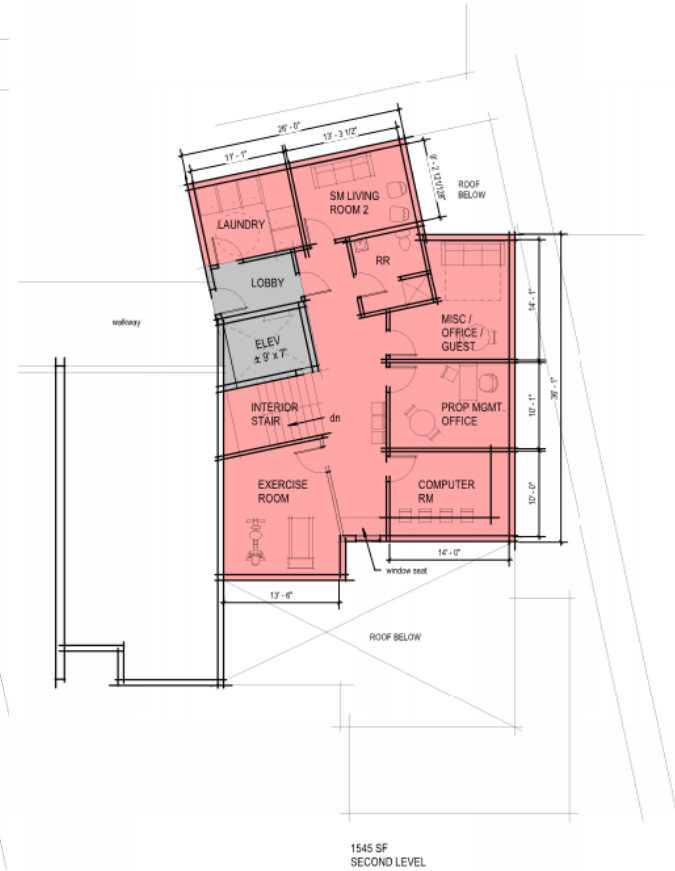
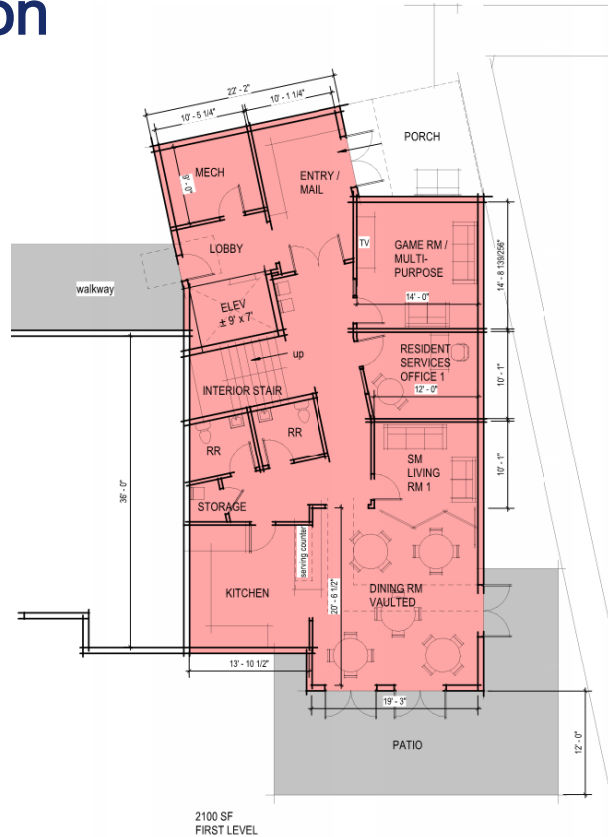
# Schematic Site Plan

- 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:

[info@broomfieldhousingalliance.org](mailto:info@broomfieldhousingalliance.org)

[www.broomfieldvoice.com/bha-cottonwood](http://www.broomfieldvoice.com/bha-cottonwood)



# Additional Slides

