

Granby Community Housing

Preliminary Plan

February 5, 2024



Ten Mile Engineering, Inc.



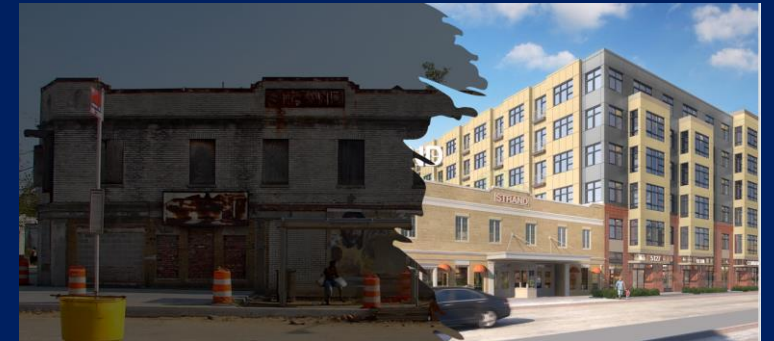


Mission Statement

The NHP Foundation is a not-for-profit real estate organization dedicated to preserving and creating sustainable, service-enriched multifamily housing that is both affordable to low and moderate income families and seniors, and beneficial to their communities.

Our Experience

Since 1989, NHPF has built and preserved housing across the country for families, seniors, and the workforce. Our goal is to own and operate all our developments so that they remain affordable in perpetuity. Our communities range from single family homes & duplexes to high-rise apartment buildings. From our Development Team to Construction Management to Asset Management, we dedicate staff to each development at every stage to ensure high-quality communities that are well-managed long term.





OUR APPROACH

Honesty. Integrity. Accountability. Safety first. No excuses.



Context Map



LEGEND

- 1 PROPOSED HOUSING
- 2 TRAFFIC LIGHT
- 3 CITY MARKET
- 4 DOWNTOWN GRANBY
- 5 SILVERSAGE
- 6 GRANBY RANCH
- 7 GRAND ELK

Zoning:
SV-MU

and

Highway /
General
Business

Planned Development Overlay Districts

Specific Regulations on File
at the Town of Granby

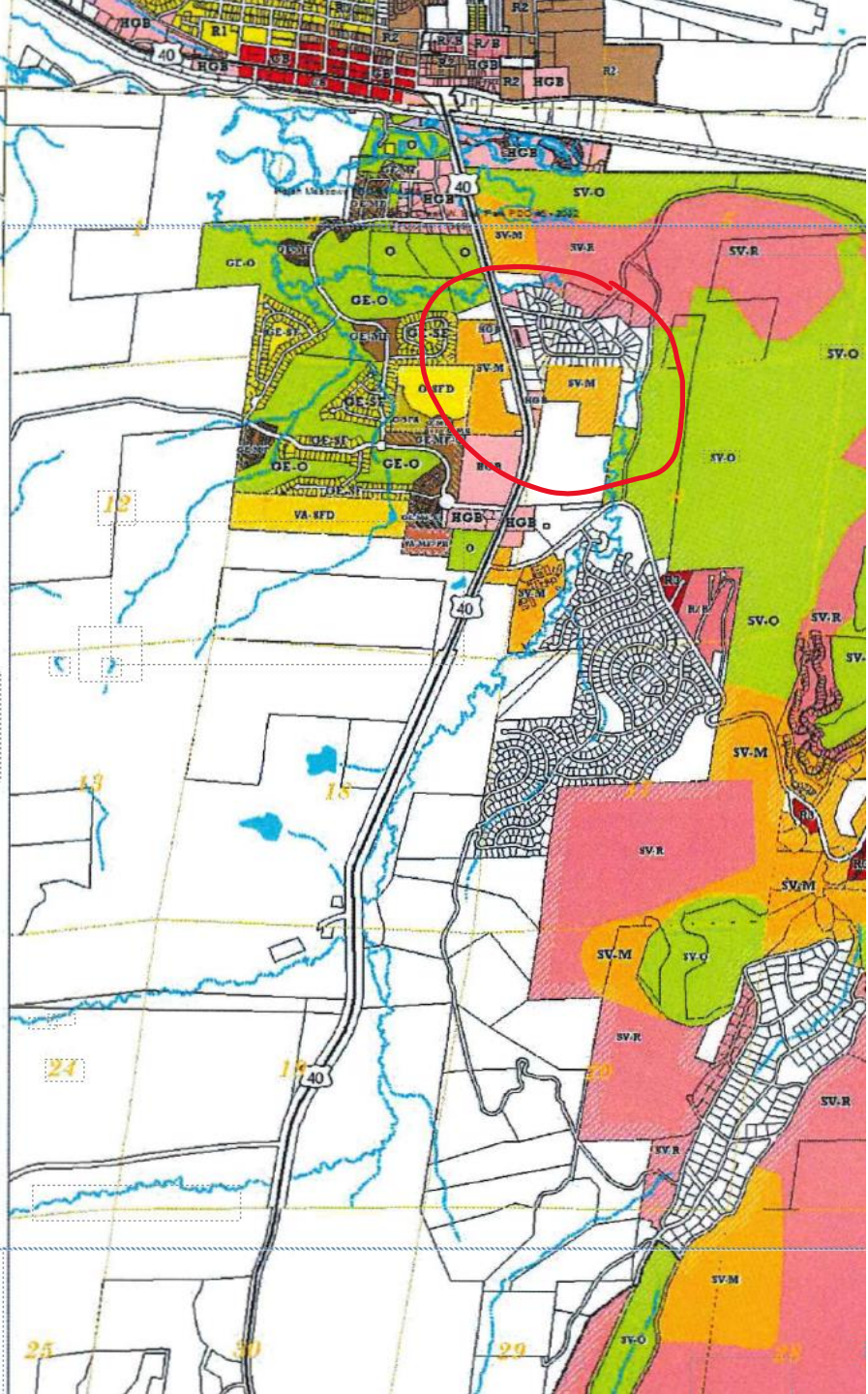
- Planning Areas In PDOD's
- River Run Ranch PDOD - 2018
 - Zoning Designations in River Run Ranch
 - RR-VC Village Center
 - RR-RV Residential Mixed-Use

Note: Base zone is "O" - Open and Recreation

- Granby Overlook PDOD - 2006
- Zoning Designations in the Overlook
 - O-MU Mixed-Use
 - O-MF Multi-Family Residential
 - O-SFD Single Family Detached Residential
 - O-SFA Single Family Attached Residential

- Granby West Business Park PDOD - 2001
- Zoning Designations in the Granby West
 - HGB Highway General Business

- Grand Elk PDOD - 2001
- Zoning Designations in Grand Elk
 - GE-MF Multi-family
 - GE-MF-C Multi-Family, Cluster Development
 - GE-SF Single Family
 - GE-O Open and Recreation



Chapter 8 - Housing

- a) Chapter 8 of the Master Plan is dedicated to Housing
- b) Highway 40 Housing Neighborhood is discussed in the plan, and identifies that the Town in partnership with a developer will move forward to create housing for workforce on this site
- c) The Highway 40 project provides a model for how the Town of Granby may proactively address housing issues in the future
- d) This application is the next step in the process as established in the Master Plan

Granby Master Plan Alignment

Public Outreach

- a) Silver Sage Homeowners
- b) Silvercreek Master HOA
- c) Granby Ranch HOA
- d) Open House held on 1/30 at Destination Granby
- e) Stakeholder Meetings 1/31

Public
Outreach



Neighborhood Plan

- At build-out, the community will feature approximately:
 - 25 single family homes
 - 26 duplex units
 - 56 townhomes
 - 24 condo units
 - 104 rental apartments
- The homes must serve households between 60% - 180% AMI (\$55,980 - \$167,940 for a family of 4)

CONDITIONS ADDRESSED

- a) Rodeo Dr radius increased 15', from 50' to 65'
- b) Curb Return Radii updated to 25'
- c) Updated Geotechnical report submitted on 1/26/24

Maintaining Affordability

- Lottery Process for Buyers at Initial Sale
 - Must income qualify at purchase, no recurring income qualifications
- Deed Restrictions on All Homes
 - Primary residence
 - Live/work requirements
 - Equity appreciation cap
 - Future sales must be to income-qualified buyers
- Homeowners Association to maintain common amenities



Thank You!

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