

**NOTICE OF FEDERALLY FUNDED AFFORDABLE HOUSING
DEMOLITION CONSTRUCTION ACTIVITY AND
ONE FOR ONE HOUSING UNIT REPLACEMENT**

City of Fort Collins
Social Sustainability Department
P. O. Box 580
Fort Collins, Colorado
970-221-6812

NOTICE:

Issued: May 26, 2023

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

On and after June 15, 2023 the City of Fort Collins will provide Community Development Block Grant funds and HOME Investment Partnership funding to an affordable housing redevelopment project that will trigger one for one replacement housing units under the City of Fort Collins' Residential Anti-displacement and Relocation Assistance Plan (RARAP), as prescribed by HUD at 24 CFR 42.375.

Project Title or Name: Village on Impala

Description of proposed activity: The Village on Impala project will include the demolition of 12 residential buildings. Of the 12 buildings, 11 are single family homes located at 306 Impala Circle and one building is a duplex located at 2240 W. Mulberry on the 400 Impala Circle parcel. The Mulberry duplex includes a 1,706 square foot, 4-bedroom, 2-bath unit and an 883 square foot 2-bedroom, 1-bath unit. The 11 single family homes located at 306 Impala Circle are all 1,920 square feet and are 3-bedroom, 1-bath units. Where the 11 single family homes are being demolished, 56 new apartment units, a clubhouse, and outdoor amenity space will be constructed. A 6-plex will be constructed in place of the duplex located at 2240 W. Mulberry.

Location and number of units to be removed:

2240 W. Mulberry & 306 Impala Circle, Fort Collins, CO 80521

Residential units being lost: 14 dwelling units

1 unit: 4 bed/2 bath

1 unit: 2 bed/1 bath

11 units: 3 beds/1 bath

Location and number of replacement units:

400 Impala Circle, Fort Collins CO 80521

Replacement units: 64 dwelling units

23 units: 2 bed/1 bath
10 units: 3 beds/2 bath
29 units: 1 bedroom/1 bath

Replacement of larger units with small units:

The development of 62 new units will create a net gain of 49 units to the affordable housing inventory. However, there will be a permanent loss of one 4 bedroom/2 bath unit and one 3 bedroom/1 bath unit. These losses will be offset with an additional 29 1-bedroom units and 22 2-bedroom units.

The replacement of larger units with smaller dwelling units is consistent with the Housing Needs Assessment of the City of Fort Collins' 2019 – 2024 Consolidated Plan submitted to HUD. Specifically, it states that a large proportion of single person households (3000+) need housing assistance, including students, seniors, people with disabilities, people experiencing housing problems, and people currently experiencing homelessness. The biggest need for housing assistance among any household type, including individuals, is affordably priced rentals.

Additionally, the Section 504 Needs Assessment conducted by Housing Catalyst, our local housing authority, indicated the need for accessible rentals, especially for those who need efficiency or one-bedroom apartments. As the developer for Village on Impala, Housing Catalyst will be furthering housing choice in accordance with its Section 504 Needs Assessment.

Source of Funding and timing for providing the replacement units:

HOME Investment Partnership Funds, Low Income Housing Tax Credits (LIHTC) and Project Based Vouchers.

Expected unit completion: December 2024

Affordability Period:

Deed restrictions on the property require the housing units to remain affordable for a minimum of 20 years.

Submission to HUD:

The City of Fort Collins is submitting this plan to HUD for compliance and monitoring as required by 24 CFR 42.375. Any questions related to the project may be directed to: Beth Rosen, City of Fort Collins, Social Sustainability Department, P. O. Box 580, Fort Collins, Colorado, 970-221-6812.

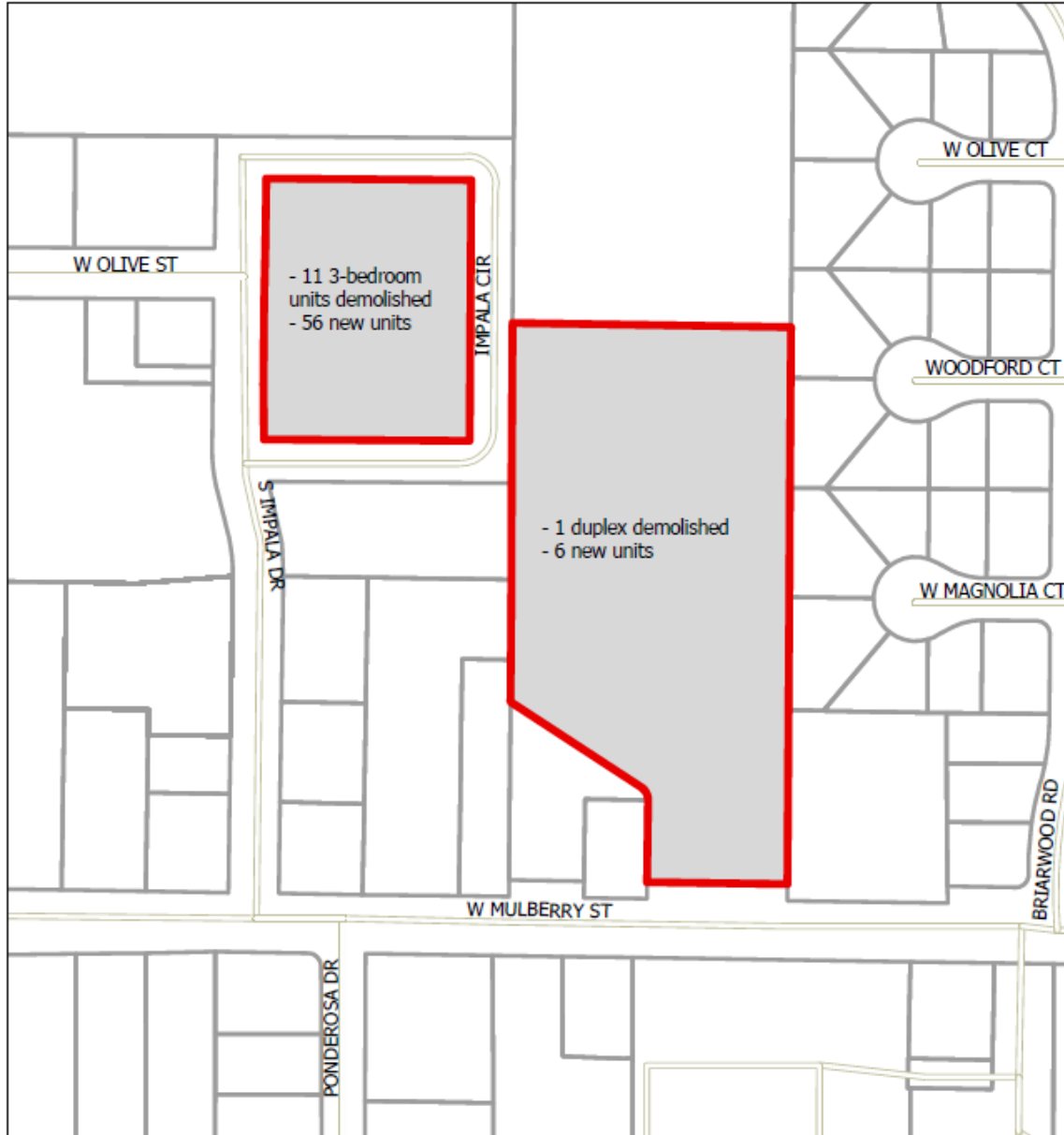
Beth Rosen, Grants Compliance Manager

Fort Collins Coloradoan

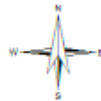
Date May 26, 2023

Impala Redevelopment

306 and 400 Impala Circle



0 0.75 1.5 2.25 3 Miles



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Printed: May 19, 2023