



July 26, 2021

Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

Attn: LIHTC Review Team To Whom It May Concern:

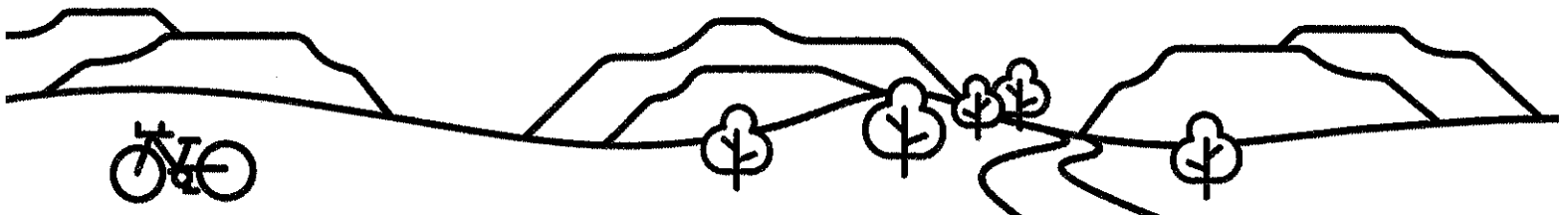
Fruita needs affordable housing. Housing affordability is a continuous topic of discussion throughout our community. We lack housing attainable to our workforce and it is often even more difficult for families and seniors to find adequate affordable housing. Our local businesses struggle to find employees when their employees prefer jobs closer to home and home is often located in Grand Junction. Creating quality housing attainable to our businesses employees would help with employee retention and in turn help Fruita become develop a more sustainable business environment.

The Fruita Area Chamber of Commerce supports attainable housing in Fruita. Not only will it provide housing, but it will also help cultivate community interaction and create an internal support network for our most vulnerable population. Affordable housing for everyone is a huge need and should not be overlooked.

Sincerely,

A handwritten signature in black ink, appearing to read "Kayla Brown", with a long horizontal line extending to the right.

Kayla Brown, Executive Director
Fruita Area Chamber of Commerce





Grand Valley Catholic Outreach

245 S. First Street
Grand Junction, Colorado 81501
970-241-3658

July 23, 2021

Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

Attn: LIHTC Review Team to Whom It May Concern.

I am writing this letter on behalf of Grand Valley Catholic Outreach in support of IndiBuild's request for funding of The Fruita Mews affordable housing project in Fruita, CO. Fruita and the Grand Valley have a housing emergency. The recent Grand Valley Housing Needs Assessment recognizes the need for a continuum of housing and the need for quality affordable housing is greater now more than ever. Grand Valley Catholic Outreach supports IndiBuild's Fruita Mews project. In addition to providing much needed affordable housing, the Fruita Mews project will promote community and interaction assisting in the growth of an internal support network for our most vulnerable population

In addition to writing this letter of support on behalf of Grand Valley Catholic Outreach, I am adding the support of the Grand Valley Coalition for the Homeless, the Grand Valley Region Continuum of Care which I chair. Access to affordable housing is one of the Social Determinants of Health as identified by the Center for Disease Control. The others include health care access, quality education, social connection and economic stability. Affordable, safe housing forms the foundation for individuals to live productive lives. Representatives of forty plus organizations form the Grand Valley Coalition for the Homeless which deals directly with the determinants and their relationship to homelessness.

IndiBuild has asked for support of their application to expand our network of affordable housing for families in the Grand Valley, providing families much needed quality and safe affordable housing. Please approve the Fruita Mews project and help create a network of housing options to serve our region. Approving the Fruita Mews will be one desperately needed piece in a puzzle that helps fill the housing gap in Fruita specifically and the Grand Valley in general.

Sincerely,

Beverly Lampley

Director of Development and Communication
Chair: Grand Valley Coalition for the Homeless



July 21, 2021

Re: Fruita Affordable Housing Project

Paul Glasgow, AICP

paul@indibuild.com

303.444.2749

www.indibuild.com

design | build | attain | sustain

Dear CHFA,

On behalf of HomewardBound of the Grand Valley, I am pleased to support Fruita Affordable Housing Project in their application for funding Mesa County. Mesa County features a significant yet highly rural population, underdeveloped affordable housing resources, and a resulting significant housing crisis. Fruita Affordable Housing Project proposed is greatly needed and will benefit community members and the clients we serve.

The Grand Junction Community Homeless Shelter was formed in 1998 by a coalition including St. Matthew's Episcopal Church, the Grand Junction Housing Authority, the Salvation Army and Grand Valley Catholic Outreach in response to a critical need for emergency shelter for the homeless in our community. We provide temporary housing for up to 250 individuals per night, run two facilities and successful transitional programs, collaborate with local organizations on a number of projects to address housing issues and substance abuse issues. Today, HomewardBound operates as an independent nonprofit and is the only year-round homeless shelter within a 200-mile radius of Grand Junction.

HomewardBound's primary purpose is to provide emergency shelter and assistance in locating housing opportunities to those in need and our motto "from surviving to thriving; changing the perception of homelessness" embodies our mission. Our organization is excited about the Fruita Affordable Housing Project, which will improve access to housing and reduce barriers to care for rural populations in our community who need it most.

Thank you for the opportunity to be a part of this exciting work. If you need additional information, please contact me at gmoore@hbgv.org

Sincerely,

Greg Moore

Executive Director

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding, dated July 30, 2021 is between INDIBUILD LLC, a Colorado limited liability company ("Developer") and MESA COUNTY VALLEY SCHOOL DISTRICT 51 in the State of Colorado ("District").

The District owns certain land in the City of Fruita, Colorado, on which it has built and operates Monument Ridge Elementary School. The Developer has entered into a contract to purchase land adjacent to Monument Ridge Elementary School on which it plans to construct an affordable housing project consisting of approximately 50 rental units ("Project").

The District believes the Project could provide affordable housing opportunities for the families it serves, its employees, and the community at large. The Developer desires to garner the District's support for its Project.

Recognizing the mutual benefits of cooperation, the Developer and District agree:

1. Objective of Memorandum. This Memorandum memorializes an understanding between the Developer and the District that the Project presents mutual advantages to both parties. The District has agreed to support the Developer, at no cost to the District, to obtain governmental approvals and financing for the Project.
2. District's Support for Governmental Approvals. The District will provide a letter of support to the Developer by July 25, 2021 that discusses the community's need for affordable housing and the challenges faced by families with school-age children and District employees because of the community's lack of affordable housing. The Developer may submit this letter to state and local governmental entities including the Colorado Housing and Finance Authority and City of Fruita as a component of the Developer's applications for financing or land use entitlements.
3. Proactive Marketing. The Developer will regularly inform the District about the status of the Project. If the Developer secures the necessary governmental approvals and financing and moves forward with the Project, the Developer will host information sessions and otherwise market the Project to District employees and families with school-age children residing in the District.
4. Future Cooperation. If the Developer secures the necessary governmental approvals and financing and moves forward with the Project, the Developer and the District will reasonably cooperate with one another as adjacent landowners to ensure the orderly and safe development of Project.

Mesa County Valley School District 51

By: Diana Sirko
Name: Diana Sirko
Title: Superintendent

IndiBuild LLC

By: _____
Kimberley Coughlin, Manager



Indibuild, LLC

RE: Letter of Support for proposed affordable housing in Fruita

Ms. Pardoe

It is clear to School District 51 that families and employees have difficulty finding affordable housing in the Fruita area. Prices on homes have soared and inventory has shrunk to extremely low levels over the past several years.

By this letter, Mesa County School District 51 is pleased to communicate its support for the affordable housing project proposed by Indibuilt to be constructed on property that is adjacent to Monument Ridge Elementary School in Fruita, CO. Fruita has a lack of housing that is affordable for families with school-age children and for school employees. School District 51 supports the Indibuilt project and grants to you permission to submit this letter to state and local government entities, including the Colorado Housing and Finance Authority and the City of Fruita, as part of Indibuilt's applications(s) for financing and land use entitlements.

I will be pleased to respond to any questions that government entities may have.

Sincerely,

Dr. Diana Sirko

Superintendent of Schools

Mesa County Valley School District 51



Mesa County Regional Transportation Planning Office

July 23, 2021

Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

Re: Letter of Support for Fruita Mews Colorado Housing and Finance Association Low Income Housing Tax Credit Application

Dear Members of the Review Team,

The Mesa County Regional Transportation Planning Office (RTPO) includes the Grand Valley Metropolitan Planning Organization (GVMPO) and oversees the contracted operations of Grand Valley Transit (GVT), a public transit agency that serves the Cities of Grand Junction and Fruita, the Town of Palisade, and unincorporated areas of Mesa County. The RTPO would like to express support for the Fruita Mews affordable housing development.

Affordable housing is a growing need in our community, and transportation is a critical component of affordability. Developments intentionally designed to incorporate multimodal transportation options will increase affordability by helping to create a built environment where residents are not required to take on the cost burden of owning a personal automobile. Improving multimodal transportation options is central to the vision of the Grand Valley's transportation future outlined in the 2045 Regional Transportation Plan. Strong coordination between developers of affordable housing and transporting planning entities is a critical partnership in achieving this vision.

The location of the proposed development being adjacent to a new elementary school will reduce the transportation burden on young families living onsite. Both schools and affordable housing projects are areas of special focus among planning agencies in our region for developing safe multimodal connections. In addition to being a member government of GVMPO, the City of Fruita is also a funding partner of Grand Valley Transit. Affordable housing projects are more likely to house transit users. Because of this, public transit agencies and affordable housing developers are natural partners. Additionally, the proposed development is of greater density than the surrounding area, which adds further to its transit propensity. GVT will strongly consider the proposed development in future route planning.

We thank the Colorado Housing and Finance Authority in advance for considering the Fruita Mews Colorado Housing and Finance Association Low Income Housing Tax Credit Application. We believe this project would be a great benefit to our community and help make living in the Grand Valley more affordable.

Sincerely,

Dana Brosig P.E. , Director
Mesa County Regional Transportation Planning Office



GRAND
JUNCTION
HOUSING
AUTHORITY

July 29, 2021

Ms. Kim Pardoe
Indibuild, LLC
4884 Briar Ridge Court
Boulder, CO

Dear Kim:

I am writing to offer my support for The Mews in Fruita. Your planned 50-unit development will be an important contribution to the community. The wide range of affordability will help the community take a step towards meeting its affordable housing needs and should lend to a quick lease-up.

Fruita leaders are grappling with the need for more affordable workforce housing in their community. I believe that they will take concrete steps in the coming months, and we stand ready to assist as we can. Perhaps The Mews will encourage new ideas and greater receptivity to quality new affordable rental units.

Currently State Statutes limit the involvement of Grand Junction Housing Authority to activities within the Grand Junction city limits, unless authorized by an intergovernmental agreement or regional housing authority structure. In the future, I believe that the Cities of Fruita and Grand Junction will move closer to a shared vision of a regional approach to address the significant shortage of affordable housing. At that time, perhaps we will find more opportunities for mutual support, collaboration, and efficiencies.

Wishing you success as you pursue this endeavor,

Jody M. Kole
CEO

8 Foresight Circle Grand Junction, CO 81505 (970) 245-0388
(TTY) Dial 711 or 1 (800) 842-9710



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding, dated July 7, 2021 is between INDIBUILD LLC, a Colorado limited liability company ("Developer") and EUREKA! MCCONNELL SCIENCE MUSEUM, a Colorado nonprofit corporation ("Eureka!").

Eureka! is a non-profit organization providing STEAM (science, technology, engineering, art, and math) education as well as outdoor sports and recreation programming for school age children throughout Mesa County, Colorado. The Developer has entered into a contract to purchase land adjacent to Monument Ridge Elementary School in Fruita, Colorado on which it plans to construct an affordable housing project consisting of approximately 50 rental units, a community building with space for indoor after-school programming, outdoor open space for outdoor classroom activities, and a nature trail adequate for mountain bike skills clinics ("Project").

Eureka! recognizes the Project could provide indoor and outdoor space for after-school and summer programming for Monument Ridge Elementary School families and the community at large. The Developer desires to garner Eureka's support for its Project.

Recognizing the mutual benefits of cooperation, the Developer and Eureka! agree:

1. Objective of Memorandum. This Memorandum memorializes an understanding between the Developer and Eureka! that the Project presents mutual advantages to both parties. Both acknowledge their discussions are only preliminary in nature, and this Memorandum does not create binding legal obligations for either party. The developer may refer to the Memorandum in discussions with potential investors and government applications for land use entitlements and subsidized financing.
2. Future Cooperation. The Developer will regularly inform Eureka! about the status of the Project. If the Developer secures the necessary governmental approvals and financing and moves forward with the Project, the Developer and Eureka! will work together to explore opportunities to bring Eureka's programming to the Project to serve school-age children in Fruita.

Eureka! McConnell Science Museum

By: Jennifer Moore
Name: Jennifer Moore
Title: Executive Director

IndiBuild LLC

By: Kimberley Coughlin
Kimberley Coughlin, Manager



July 29, 2021

Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

Attn: LIHTC Review Team:

To whom it may concern,

I write to support IndiBuild's application for LIHTC funding for The Fruita Mews property at 1138 18 ½ Road in Fruita, CO.

Hilltop is a community-based nonprofit service organization designed to provide services critical to solving challenges people face throughout life. The Fruita Mews project aligns with Hilltop's values by removing barriers to long-term success. The project will help provide a continuum of housing that will reduce the challenges an increasing number of the people we serve face today.

As a LITHC project with professional management, The Fruita Mews will be one of the first quality affordable housing developments in Fruita. It will create safe, well maintained, and affordable housing options that increase acceptance of affordable housing in Fruita. It will not only address the dire need apparent today, but it is likely to improve the acceptance of affordable housing in the future.

We recently collaborated with other housing and service providers in a working group to support the Grand Valley Housing Needs Assessment. The draft study outlines the growing need for affordable housing as our population grows and housing prices increase rapidly throughout the valley.

Please approve the Fruita Mews' project application for funding. The project will substantially address the shortage of housing options for those in need and help reduce the challenges they face today and in the future.

Sincerely,

J. Michael Stahl
CEO

To: Fruita Planning Commission and Fruita City Council

From: Keith Everitt, Realtor

Re: Letter of Support for Fruita Mews Colorado Housing and Finance Association Low Income Housing Tax Credit Application

Date: July 29, 2021

Dear Fruita Planning Commission and Fruita City Council,

I am writing this letter in support of the Fruita Mews affordable housing project being proposed to you by IndiBuild LLC. As proposed, the size, location, and quality of the proposed project would have an enormous positive impact on the ability for local citizens to afford a quality place to live. With the prolific rate of housing costs in the Grand Valley in general and Fruita specifically, the need for affordable housing is one that cannot be ignored. The need only grows monthly as reports of the increase in housing costs indicate. The value of a Fruita single family residence in June of 2021 was \$424,533, 20% higher than June 2020. Wages can keep up with these whopping price increases. That, in turn, is causing the current citizens of Fruita to become priced out of their own hometown. Those especially susceptible to these trends are seniors and our support services employees. Teachers, Police, Firemen, and Retail Employees that we rely on to make Fruita operate smoother will no longer be able to live locally. Rental rates are keeping pace with the value increases in the housing sales which negatively impact seniors and this workforce.

The impact of these rapidly increasing housing costs lead to several factors in a community. According to the Urban Institute Initiative, being priced out of the area where an employee works lowers their quality of life by increasing commuting times, increasing commuting costs, and reducing their productivity while at work. Also, upward pressure on wages is tied to the increase in housing costs which have been shown to increase the cost of living for those living locally.

The Fruita Mews project, with its affordable sliding scale pricing tied to income, would have a significant impact on the housing needs of our critical service employees and seniors.

This letter outlines the reasons I see an extreme need for the Fruita Mews project.

Respectively,

Keith Everitt

Realtor, eXp Realty

720-232-3477

Fruita, CO

December 8, 2021

Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

City of Fruita
325 E Aspen Ave
Fruita, CO 81521

To Whom It May Concern:

I am writing on behalf of the proposed Fruita Mews workforce housing property to be located at 1138 18 ½ Road in Fruita, CO.

Over the Edge Fruita is a full service bike retailer that has been serving and creating the Fruita bike business for locals and tourists since 1995. Our typical payscale is reasonable in the form of a living wage, but housing cost has increased exponentially in the past few years. So having an affordable option for a place to live for my workforce is a growing and ultimately will be a critical need for our business in Fruita.

The Fruita Mews project will not only provide quality attainable housing, the site plan and design will encourage biking for recreation and transportation and help our community become healthier and more sustainable in the future. We are specifically excited for their mountain bike skills loop and are pleased they are providing secure bike storage in their centrally located "bike barn" as well as the planned exterior entrances attached to each home for safe and convenient bike storage for the security and ease of use for their resident's and guest's bike storage.

Please approve the Fruita Mews application to help our local businesses succeed.

Thank you,

A handwritten signature in black ink, appearing to read "G. Gatseos III", written in a cursive style.

George Gatseos III

General Manager

Over the Edge Sports Fruita

Kelli McLean

From: William Cummins <wcummins@fhw.org>
Sent: Monday, December 13, 2021 3:46 PM
To: Kelli McLean
Cc: Kim Pardoe
Subject: The Fruita Mews Attainable Workforce Housing

Hello Kelli,

Greetings and I hope my email finds you well. I wanted to send you a quick email and let you know that Family Health West is in full support of The Fruita Mews development project with Kim Pardoe. Family Health West is also in the process of establishing an MOU with Kim's project to collaborate and assist our employees in being able to find affordable housing in Fruita.

I plan to attend the Fruita Planning Commission meeting on Tue evening and speak in favor of this project but wanted to send you our written support as well.

Kind Regards,



William Cummins

Associate Vice President of Business
Development & Rehabilitation

Family Health West

Office: 970.858.2533

Cell: 360.202.2096

300 W Ottley Ave

Fruita, CO 81521

fhw.org • wcummins@fhw.org



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December 11, 2021

Fruita Planning Commission and City Council
325 E. Aspen Ave.
Fruita, CO 81521

Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

To Whom It May Concern:

On behalf of the EUREKA! McConnell Science Museum, we are interested in partnering with IndiBuild's Fruita Mews attainable housing project. With trails and sidewalks that encourage walking and biking, community gardens that support growing of food, the project will also support healthy lifestyle choices. At EUREKA! we are interested in a partnership that would incorporate afterschool programming, summer camps, and special events that support the Fruita's children and families.

We look forward to a future potential partnership with IndiBuild and providing residents of Fruita hands on STEAM education.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Moore', with a stylized, cursive-like script.

Jennifer Moore
Executive Director, EUREKA! McConnell Science Museum

Kelli McLean

From: Aaron Knapp <amknapp4@gmail.com>
Sent: Tuesday, December 14, 2021 5:49 PM
To: Kelli McLean
Subject: Fruita Mews Support

Fruita Planning Commission

325 E. Aspen Ave.

Fruita, CO 81521

Kelli

I am writing to you to support The Fruita Mews project and request that you approve IndiBuild's application to rezone the property located at 1138 18 ½ Rd. Fruita needs attainable housing. Housing affordability has become a major issue with recent dramatic increases in housing costs for both rental and for-sale homes. We lack affordable housing for our workforce, families and seniors in Fruita. For these reasons, I support The Fruita Mews.

Sincerely,
Aaron Knapp

Owner

Hot Tomato Pizzeria

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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding, dated December 8, 2021 is between INDIBUILD LLC, a Colorado limited liability company ("Developer") and OVER THE EDGE SPORTS, LTD, a Colorado limited corporation ("Over the Edge").

Over the Edge Sports, Ltd began as the bicycle retailer in Fruita, Co established in 1995 that sells, rents, and services bicycles in addition to selling cycling gear, outerwear and apparel. Over the Edge Sports is an international group of enthusiast mountain bike stores located in areas that are now famous for mountain biking, and the local owners of each store are very involved in their local community. The Developer has entered into a contract to purchase land adjacent to Monument Ridge Elementary School in Fruita, Colorado on which it plans to construct an affordable workforce housing project consisting of approximately 50 rental units, a community building with space for indoor after-school programming, outdoor open space for outdoor classroom activities, a bike maintenance station, and a nature trail adequate for mountain bike skills clinics ("Project").

Over the Edge recognizes the Project could provide outdoor space for mountain bike maintenance classes and a skills loop for school age bike programming and coaching for children at the property and the community at large. The Developer desires to garner Over the Edge's support for its Project.

Recognizing the mutual benefits of cooperation, the Developer and Over the Edge Sports agree:

1. Objective of Memorandum. This Memorandum memorializes an understanding between the Developer and Over the Edge that the Project presents mutual advantages to both parties.
2. Over the Edge's Support for Governmental Approvals. Over the Edge will provide a letter of support to the Developer that discusses the community's need for affordable workforce housing and collaborative opportunities between the Developer and Over the Edge to provide residents with annual bike maintenance clinics. The Developer may submit this letter to state and local governmental entities including the Colorado Housing and Finance Authority and City of Fruita as a component of the Developer's applications for financing or land use entitlements.
3. Proactive Marketing; Future Cooperation. The Developer will regularly inform Over the Edge about the status of the Project. If the Developer secures the necessary governmental approvals and financing and moves forward with the Project, the Developer and Over the Edge will work together to explore opportunities to bring Over the Edge's expertise to the Project to serve school-age children in Fruita.

Over the Edge Sports, Ltd.

IndiBuild LLC

By: _____
Name: Paul Aieta, CEO

By: _____
Kimberley Coughlin, Manager

To: Henry Hemphill, Planning Director
From: Clay and Kellie Knowles *CKK*
Subject: The Fruita Mews Amendment
Date: December 13, 2021

We have taken the opportunity to review information available on The Fruita Mew Amendment as compared to the original proposal. Only insignificant items appear to be amended including:

- 1) terminology is changed from low income rental to attainable housing community,
- 2) an MOU with D51 is now in place albeit the MOU is not available to the public,
- 3) D51 intends to dedicate 2 acres of their property for a City park west of The Mews, and
- 4) GVT may extend routes to service the area.

It is alarming that the Amendment continues to propose extending an already lengthy dead-end street with no apparent commitment from any agency or property owner for a needed extension east to 19 Road or at least to Hartz Court. An area for play, after school activities and community gatherings is still shown adjacent to K⁴/₁₀ Road, clearly noted as a collector street, while the less frequented garden area is far removed from concentrated traffic. The play and activity area is also in close proximity of a significant drainage ditch with no mention of safety barriers or related provisions.

The Traffic Impact Study could be amended and updated to address the City park that now appears integral to The Fruita Mews. We frequently drive through the intersection of Fremont Street and K⁴/₁₀ Road. When school crossing guards and students are present, it is not unusual to experience confused and potentially hazardous traffic conditions after the crossing guards have children safely off the street. The Planning Department may want to observe traffic conditions when crossing guards and children are present in order to envision whether additional traffic of 50 residences and a park could elevate the confusion.

Regarding a potential City park abutting rental units, a 0-foot rear lot setback (page 5 PUD Guide), is highly inappropriate because it allows residential occupants to walk-out onto public areas or for the public to have direct access to the residences. The City may want to discuss/confirm the alleged park directly with D51 since the concept seems irresponsible considering historic school capacity expansions.

Based on the Amendment and our experience with the vicinity, we are convinced that The Fruita Mews is not viable and does not benefit the City nor our citizens. We encourage denial of the Amendment.

Feel free to share our original thoughts from August and these current issues with attendees of the upcoming Planning Commission meeting if time allows.

Thank you for considering our input.

From: [eve17](#)
To: [Communications](#)
Subject: To: Planning Commission--Please do not rezone the property at 1138 18 1/2 Rd. for the Mews Subdivision
Date: Monday, December 13, 2021 2:13:21 PM

To: Planning Commission

We would like to submit a comment that we are opposed to rezoning the property for the proposed Mews Subdivision on 18 1/2 Rd. In our experience, rezoning an area for a higher density population causes problems with increased crime, traffic, noise, etc. We recently moved to Fruita because of the smaller population, relaxed atmosphere, and the open feel to the area. We knew that there would probably be more development nearby, but because of the current zoning, we thought it would be single family homes--not development complexes with 30' high buildings. Our property is south of the proposed development--near enough that those tall buildings and increased number of people living in them would definitely cause problems for us.

Please add our names to those opposed to rezoning that property.

Thank you,

Tom and Eva Maxwell
1653 Myers Ln., Fruita, CO

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