

North Weld Village

Addressing homelessness & housing instability through
affordable housing strategies



High Plains Housing Development Corp.



123 9th Avenue - 6.5 acres

This project is made possible through the generous donation of this former North Weld Produce property to High Plains Housing Development Corp. by Dennis Hoshiko, who's passion and vision to provide housing for our community's unhoused neighbors was the catalyst for this affordable housing campus.

High Plains Housing Development Corp. -

an Nonprofit Affordable Housing Developer

Our mission: to be the leading partner in the development of housing opportunities for low-to-moderate income households in Greeley/Weld Co.

Experienced tax-credit operator & developer, including properties in this neighborhood:



Stagecoach Gardens Apartments - 1126 3rd St., Greeley
30 units Multi-family Affordable Housing



La Casa Rosa Senior Apartments - 1009-1013 C St., Greeley
14 units Senior Affordable Housing (55+)



Dacono Senior Apartments - 412 7th Street, Dacono
20 units Senior Affordable Housing (62+)

NORTH WELD VILLAGE - A Phased Development, Campus Model



Phase 1: 58 units Permanent Supportive Housing

Phase 2: 90 units Multi-family Very Affordable Housing

Phase 3: 30 units Workforce Housing

Phase 4: Social Enterprise Resident Employment Center

NORTH WELD VILLAGE - Phase I “StarRise” Permanent Supportive Housing

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- ❖ 58 one-bedroom units - supportive housing
 - ❖ Serving chronically homeless individuals with complex and chronic health conditions
 - ❖ On-site services including:
 - Case management
 - Security
 - Behavioral health services
 - 24/7 access to amenities & support

NORTH WELD VILLAGE - Phase I - StarRise Apartments Architect Renderings



NORTH WELD VILLAGE - Phase II - 90 Units Multi-family, Deeply Affordable Housing



Phase I - View from Northeast



Overhead View - Phase I & II Housing Developments



Phase II - View from Northwest

NORTH WELD VILLAGE - Phases III & IV - Additional Housing & Employment



Phase III - 30 Units Workforce Housing



Phase IV - Social Enterprise-Employment Opportunity

NORTH WELD VILLAGE - Fulfilling Critical Community Housing Needs

Housing for Chronically Homeless (Phase I)

- Weld County By-Name List: **69** chronically homeless individuals
- PIT Count - Jan. 2022: **135** sheltered and unsheltered homeless adults
- Without housing, homeless individuals cost tax payers an average of **\$45,000/year**
 - Emergency room visits
 - Emergency shelters
 - Law enforcement, jails, psychiatric hospitals
- PSH saves an average of **\$25,000/individual/year**
- What improves with Permanent Supportive Housing?
 - Residents' physical & mental health improve
 - Business community concerns with homeless encampments and street living improves
 - Law enforcement and emergency response calls improve
 - Formerly homeless individuals remain stably housed

Deeply Affordable Housing for Very Low Income Households (Phase II)

- Targeting very low income families and individuals earning @ or below 50% area median income (a very underserved population in Greeley's affordable housing continuum.
- A Demand Analysis conducted in July, 2020 reported that Greeley is short **6,281** housing units for households earning less than 50% AMI

NORTH WELD VILLAGE -

Providing Expertise & Critical Infrastructure Investment to meet the Housing Needs of the Most Vulnerable Individuals & Households

EXPERTISE - DEVELOPMENT TEAM:

Jodi Hartmann, High Plains Housing Dev. Corp. - Owner/Sponsor
Ryan Lunsford/Brandon Gentrup, GL Development Advisors, Developer Consultant
Sarah Batt, Dwelling Development, Financial Advisor
Joseph Vigil/Brandy LeMae, Workshop8 - Architects
Topographic, Civil Engineering
Terracon Engineering, Environmental & Structural Studies
Zoe LeBeau/Katie Symons, Beaux-Simone Consulting-Supportive Services Planning
KCI Construction, Longmont, General Contractor
Volunteers of America, Northern Colorado - Lead Services Provider
Rocky Mountain Communities - Property Management

INVESTMENT:

- Phase I - \$26M infrastructure investment - 58 housing units
- Phase II - \$30M infrastructure investment - 90 units
- TOTAL: \$50M infrastructure investment - 148 new affordable housing units
- Phases III & IV - Infrastructure investment to be determined - 30 additional housing units projected

NORTH WELD VILLAGE

Local Stakeholders & Partners:

Weld Trust
City of Greeley
City of Evans
Greeley Urban Renewal Authority (GURA)
Weld County
Weld County Department of Human Services
Greeley/Weld Housing Authority
United Way of Weld County
Northern Colorado Continuum of Care
Volunteers of America
North Range Behavioral Health
Sunrise Community Health Centers
Northern Colorado Health Alliance
High Plains Library District

State of Colorado Partners:

Colorado Housing & Finance Authority (CHFA)
Colorado Division of Housing (DOH)

Thank you for sharing our vision for the North Weld Village



High Plains Housing Development Corp.

FOR MORE INFORMATION ABOUT THIS PROJECT:

Contact Ryan Lunsford (720) 275-6586
or Jodi Hartmann (970) 405-6072