



Available Spring
2022



BOULDER COUNTY
**HOUSING
& HUMAN
SERVICES**



518 Coffman Street, Longmont, CO
TheSpokeOnCoffman.org

Welcome to The Spoke on Coffman: Longmont's newest neighborhood of affordable homes. The new mixed-use neighborhood will consist of 73 1- to 3-bedroom apartment homes, affordable to households with income up to 60% of Area Median Income (AMI). The Spoke on Coffman (The Spoke) is in the heart of downtown Longmont at 518 Coffman Street, near shopping, restaurants and cafés, entertainment, parks, schools, and municipal offices and services including a recreation center, senior center and library. The Spoke will also include a 262-space parking deck with bike and electric vehicle charging for residents and downtown employees, a commercial space with an enterprise café, and office space.

In addition to the neighborhood's onsite amenities, The Spoke on Coffman is conveniently located across the street from the St. Vrain Community Hub, Boulder County's integrated one-stop location for a wide range of services, benefits, and supports, including health coverage, food, financial, and child care assistance, financial coaching, immunizations, employment supports, mental health services, family and children services, and more.

Boulder County Housing Authority residents save hundreds of dollars per month on housing costs with below-market-rate rent, utilities included in the rent, and a low security deposit.

Below-Market-Rate Rent



Rents are below market-rate and include utilities!

Utilities Included In The Rent



Electricity, heating/cooling, water, trash, & recycling are included in rent!

Low Security Deposit



\$200 to \$300 based on number of bedrooms.



Rent and Income Limits

Area Median Income (AMI)	Maximum Rent Amount* Includes Utilities! (Number of Homes at Each AMI Level)		
	1-Bedroom	2-Bedrooms	3-Bedrooms
30%	12 subsidized homes, including seven 1-bedroom, four 2-bedroom, and one 3-bedroom homes, will be set aside to serve residents with income at or below 30% AMI. Applications will be accepted under a different process.		
40%	\$877 (1)	\$1,053 (1)	\$1,216 (1)
50%	\$1,096 (4)	\$1,316 (3)	\$1,520 (1)
60%	\$1,316 (47)	\$1,579 (2)	\$1,824 (1)

**Resident monthly income must be at least twice the rent amount
(unless resident has a housing voucher subsidy).**

Area Median Income (AMI)	Maximum Gross Annual Income* Based on Household Size				
	1-Person	2-Person	3-Person	4-Person	5-Person
30%	\$24,570	\$28,080	\$31,590	\$35,070	\$37,890
40%	\$32,760	\$37,440	\$42,120	\$46,760	\$50,520
50%	\$40,950	\$46,800	\$52,560	\$58,450	\$63,150
60%	\$49,140	\$56,160	\$63,180	\$70,140	\$75,780

*Rent and income limits, published annually by the US Department of Housing and Urban Development (HUD), will likely change in the spring of 2022. Residents who have a housing voucher, or live in a subsidized home, will pay no more than 1/3 of their household gross income on rent, regardless of the home size or published rent.

Low Security Deposit



1 bedroom = \$200



2 bedrooms = \$250



3 bedrooms = \$300

Pet Deposit



Households may have 2 pets, plus 2 confined pets (birds, rodents, fish, and reptiles)
\$150 non-refundable fee per household
\$150 refundable deposit per pet

Sign up for The Spoke Interest List! boco.org/SpokeInfo

All Homes Feature:

- » Paid utilities (including electric, gas, water, and recycling)
- » Low security deposit
- » Natural gas heating and cooling system
- » Programmable thermostat
- » Low/no VOC paint and cabinets
- » Energy Star appliances (including dishwasher, refrigerator, and stove)
- » In-home washer & dryer
- » Ceiling fans
- » Blinds
- » Storage
- » LED lighting
- » No smoking policy

Many Homes Feature:

- » Full ADA accessibility

The Spoke on Coffman Amenities:

- » Elevator
- » Attached parking structure
- » Interior courtyard
- » Workforce enterprise cafe
- » Property management offices
- » Close proximity to transportation hub
- » Within walking distance to restaurants, shopping, and entertainment district

Please note: All renderings and floor plans are an artist's conceptual drawing and will vary from the actual plans and rental homes as built. We reserve the right to make changes to these floor plans, specifications, and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as a representation of the precise or actual size. Drawings are not to scale.

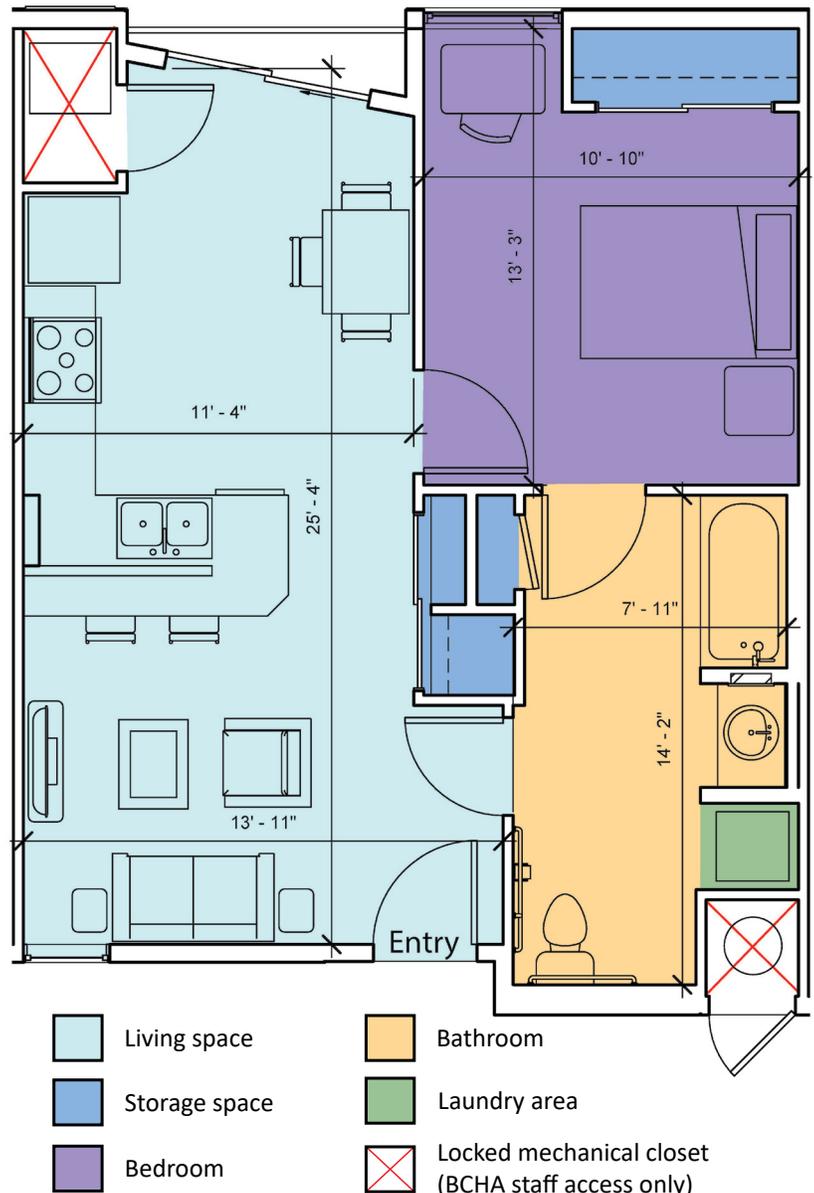


Amenities for Older Adults

Boulder County Housing & Human Services takes pride in our helpful and knowledgeable staff. We have several Older Adult Resource Coordinators who are available to support our older adult residents (age 55 and older) as they age in place.

We can help manage things such as public supports paperwork (food assistance, Old Age Pension, and Health First Colorado, Colorado's Medicaid program). We may also be able to find funding for eyeglasses, minor dental work and medical accessories.

One Bedroom Home | 632-652 Square Feet



Two Bedroom Home | 943-990 Square Feet



Three Bedroom Home | 1,259 - 1,299 Square Feet





Frequently Asked Questions

A complete list of these can be found on our website: TheSpokeOnCoffman.org

Are applicants required to have a minimum amount of income to qualify?

Yes. While the Spoke on Coffman will have stated income limits for eligibility based on household size, BCHA wants you to have the best possible chance to be financially stable in your housing. In that respect, your monthly income must be equivalent to at least twice the monthly rent amount of the home you wish to lease. If your income does not meet this requirement, a leasing specialist may review your rental history -considering such factors as how much rent you paid before, how timely you have been with your payments, and the value of your current assets- to determine if you qualify based on those additional factors. Households with a housing voucher will not be subject to this requirement.

2X Resident income must be at least twice the rent amount (unless resident has a housing voucher subsidy).

How are assets calculated?

- » The total current value of all applicable assets such as checking, savings, and money market accounts, IRA's, certificates of deposit, real estate, annuities, trust accounts, Whole Life Insurance, and more, will be calculated together.
- » For homeowners, the asset is calculated by taking the value of the home and subtracting the amount owed on the home minus the cost of selling the home. If the resulting amount -in addition to other income from assets- is greater than \$5,000, the total amount will be multiplied by .06% and that amount will be added to the household's annual income.

What information and documentation will an applicant need to provide?

Basic information will be needed for the application. This includes the following:

- » Contact information and name, birthdate, and sex/gender
- » Estimated gross monthly household earned income for all household members age 18 and over and gross monthly unearned income (SSI, SSDI, TANF, Child support, pension, etc.) for all household members.

At the time an applicant is offered a home, more specific documentation about income and assets (i.e., statements and/or complete verification forms) will be required. A Social Security number may be required for some forms of assistance.

How will the leasing process work?

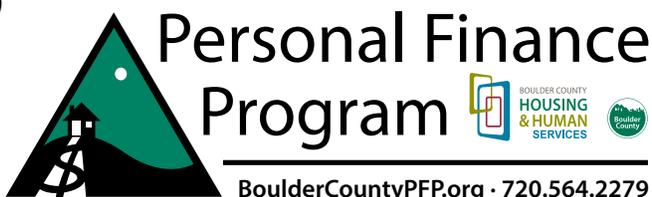
When homes are ready for lease-up, applicants who reach the top of a waitlist will be contacted to meet with property management staff to complete eligibility paperwork, including income and asset verifications, landlord references, and a criminal background screening. Once an applicant is determined to be eligible for a home, he or she will be contacted to sign lease documents. Preference will be given to anyone displaced by local natural disasters, including the 2013 flood and recent wildfires. Documentation from FEMA or other agency is required.

If someone is not sure he or she will qualify, is it worth it to apply?

While it is preferable for BCHA to maintain a list of applicants who are income-qualified to rent a home at the Spoke on Coffman at the time they submit their application -including meeting the minimum income requirement-, anyone in need of an affordable home is welcome to apply. Income, which may change over time, will not be verified until an applicant is contacted about an available home.

To find out whether you may be income-eligible for The Spoke on Coffman or any other property and/or calculate how close you may be to qualifying, we encourage each potential applicant to contact the Boulder County Personal Finance Program to meet with a financial counselor for a one-on-one session to review your income and budgets.

Visit BoulderCountyPFP.org or call 720-564-2279 to schedule an appointment. We also encourage applicants to attend Workforce Boulder County's Education and Skill-Building Workshops (visit BoulderCounty.org and search for "Workforce Workshops and Training") to learn about personal finance, homeownership, and career development. The Personal Finance Program and the educational workshops are free for all Boulder County residents.



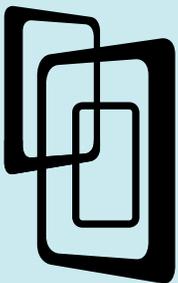
BoulderCountyPFP.org · 720.564.2279



We're pet friendly!

Pets are limited to two (under 70 pounds and over one year of age) per household. All pets must be spayed or neutered, current on their vaccinations, and licensed (as determined by municipal code). Interviews and a 30 day check-in meeting will be conducted to ensure your pet is a good neighbor. Pets must be approved before moving in. There is a \$150 non-refundable pet fee per household and a \$150 deposit for each pet. Service animals are welcome. Assistance animals, including emotional support animals, may be requested as a Reasonable Accommodation. Learn more about our pet policy at boco.org/BCHAPetPolicy.

We didn't do it alone. Thank you to our community partners!



BOULDER COUNTY
**HOUSING
AUTHORITY**



Contact us:

TheSpokeOnCoffman.org

720-564-2267

boco.org/SpokeInfo



Boulder County, in accordance with the Fair Housing Act, prohibits discrimination in its programs and activities on the basis of race, color, age, religion, sex, sexual orientation, disability, familial status or national origin. A reasonable accommodation may be requested to ensure equal access by people with disabilities to its programs and activities. To request an accommodation, please call 720-564-2274.