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Lawmakers celebrate new low-income senior housing

By Tony Kindelspire
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LONGMONT — Residents will soon begin filling the new 50-unit Lodge at Hover Crossing, built to house low-income seniors.

“Forty-plus are currently pre-leased, and we’re leasing one or two a day, so we anticipate being fully leased by Aug. 1,” said Michael Reis, executive director of the Longmont Housing Authority.

The three-story, 42,000-square-foot apartment building, which was built by the housing authority, was dedicated Saturday.

Mayor Roger Lange; state Sen. Brandon Shaffer, D-Longmont; and U.S. Rep. Betsy Markey, D-Fort Collins, who represents Colorado’s 4th Congressional District, were among those scheduled to help celebrate the building’s opening.

A \$6.3 million grant to the Longmont Housing Authority in 2006 from the U.S. Department of Housing and Urban Development was the primary funding for the project, Reis said.

The Longmont Housing Authority was one of only three organizations in the eight-state HUD region that received grants, he said.

The Longmont Housing Development Co., the business arm of the LHA, used money from the city’s affordable-housing fund to buy 4 acres in the Hover Crossing development on the northeast corner of 17th Avenue and Hover Street. Developer Jon Cook sold the land at a discount

to the LHDC, Reis said.

The Lodge was built on 2 acres, and a second building is planned for the near future. Reis said the fact that The Lodge is already almost full shows the demand.

Seniors 62 and older who make less than 50 percent of the area median income — \$31,000 for a one-person household — are eligible to apply to live there, Reis said.

The residents who have signed leases so far are, on average, in the 30 percent to 40 percent median income range. They vary in age from 62 to 91, and three couples are among the lessees.

Many green features were used in the design of the building, according to John Camprath, the business development manager for Krische Construction, the general contractor. They include radiant floor heating, Energy Star windows and appliances, and multiple boilers that can turn on and off as needed. The front porch furniture is made from recycled milk bottles.

Camprath said the impact on the Longmont economy can’t be overlooked, either, because Krische hired subcontractors such as electricians, framers, painters and dry-wall installers.

“That (money) goes right back into the community,” he said.

Also helping with funding for the building was \$400,000 from the Colorado Department of Local Affairs and \$48,000 from Energy Outreach Colorado.