

Lakota Ridge Senior Apartments





Site: Lakota Ridge Senior Apartments

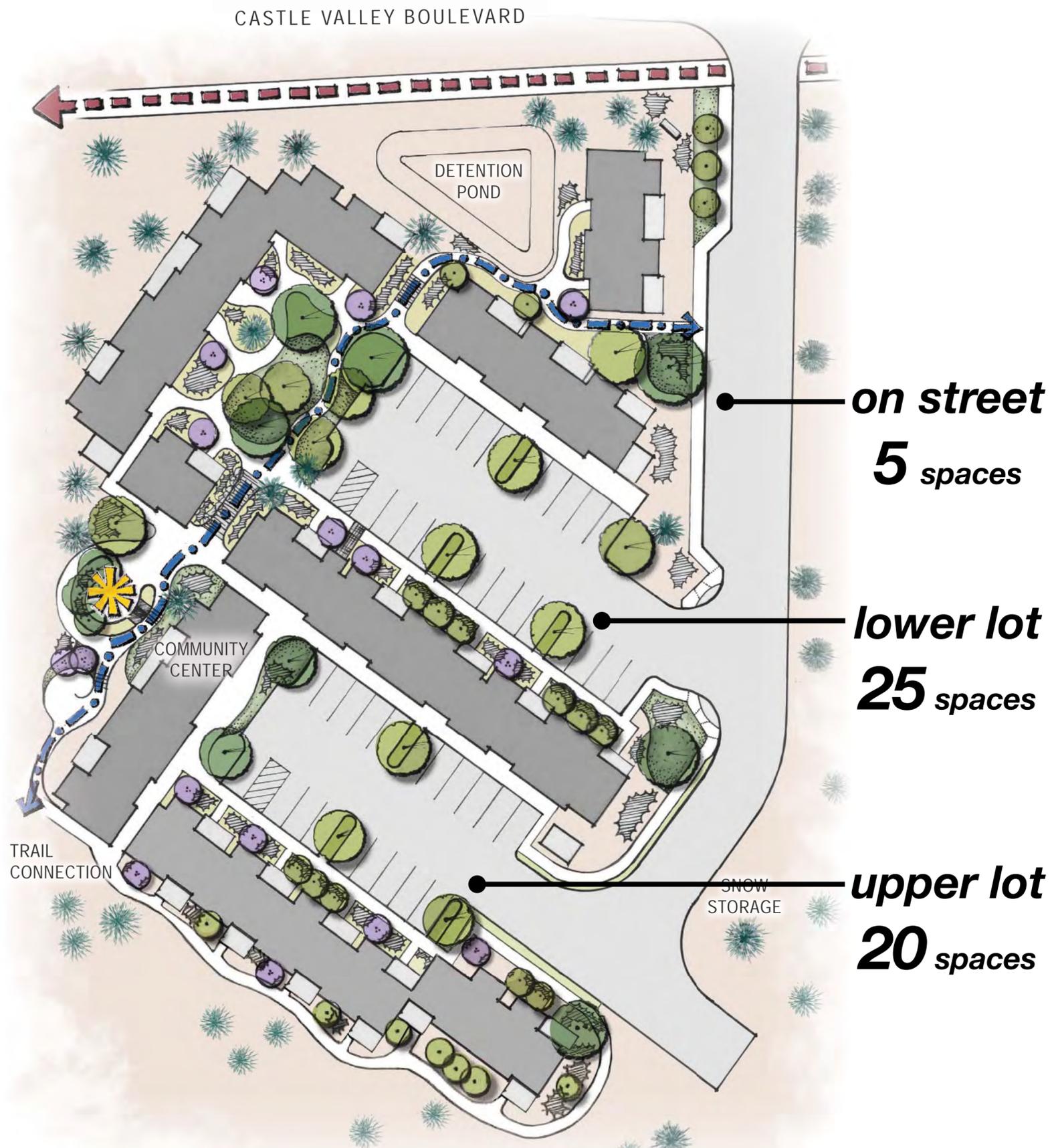




- Revised plan of Building 6 to accommodate relocation of two third floor units for Fire Department
- Revised plan of upper parking area to accommodate revised plan of Building 6

Site Plan: Lakota Ridge Senior Apartments





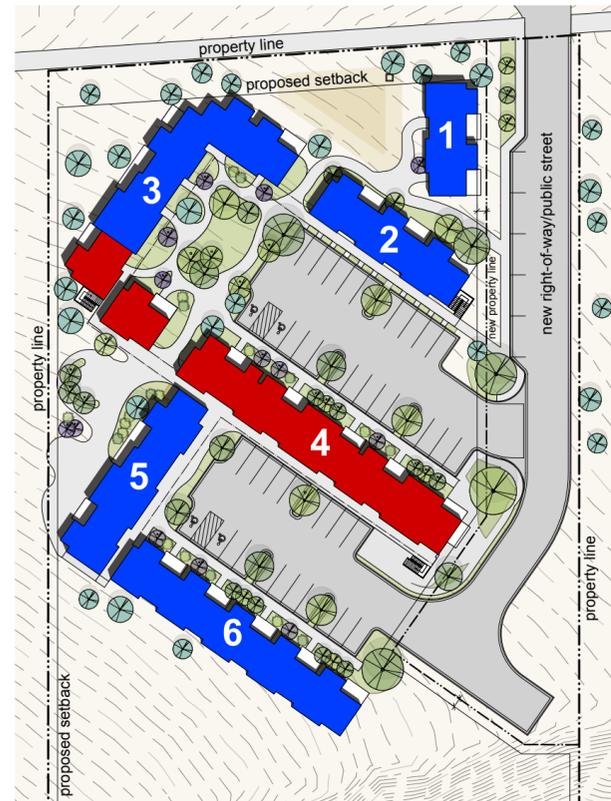
Site Plan: Lakota Ridge Senior Apartments





Building scale: Lakota Ridge Senior Apartments





*Two stories tall
on one or both sides*



*Three stories tall
on one side*

Building height: Lakota Ridge Senior Apartments



Site section/building height: Lakota Ridge Senior Apartments





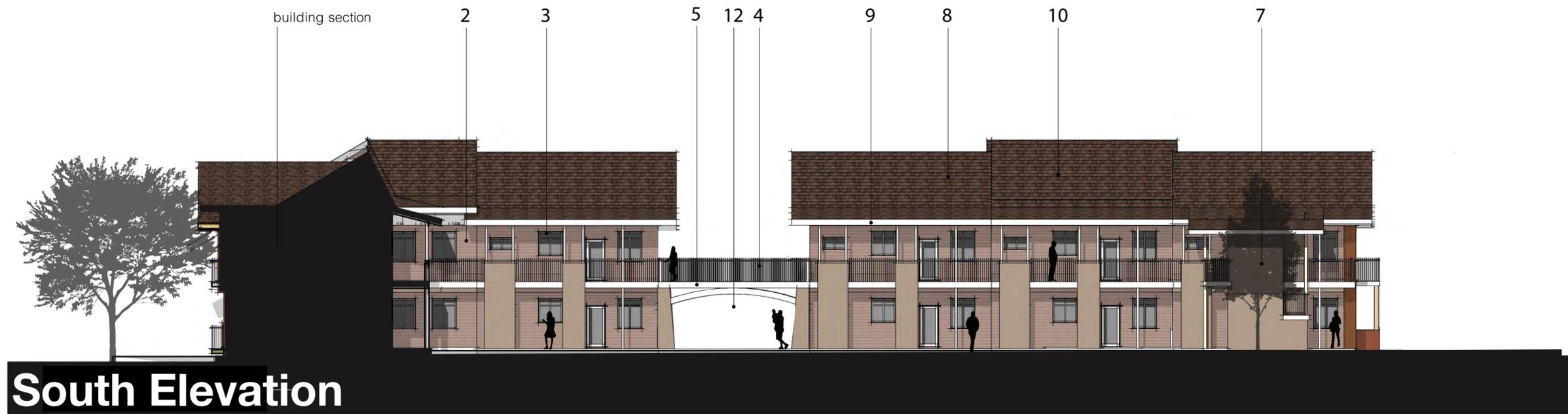
Building elevations: Lakota Ridge Senior Apartments





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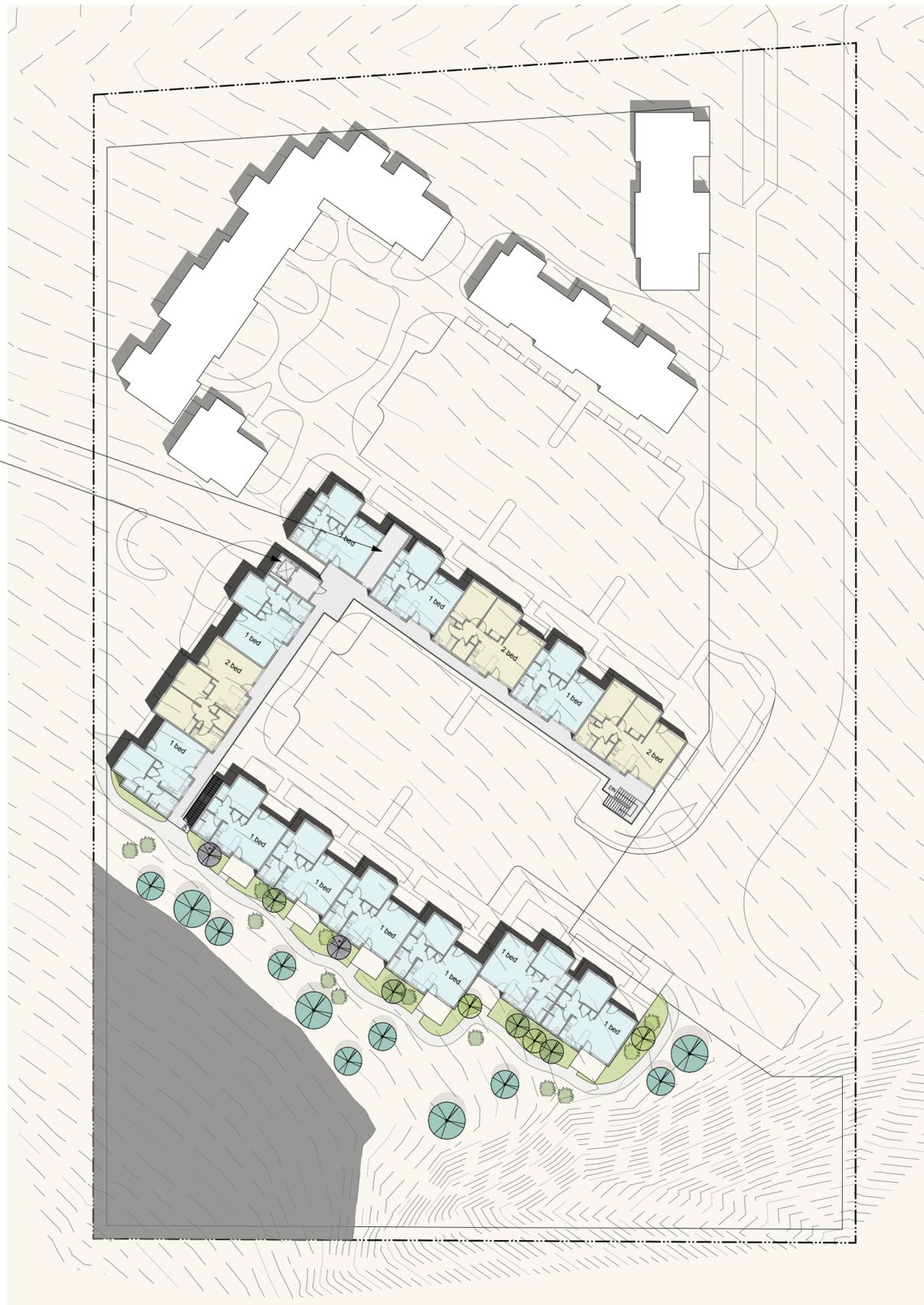
LEGEND

- 1 BED UNIT
- 2 BED UNIT
- MECH/ STORAGE/ ELEVATOR

Floor plan - lower level: Lakota Ridge Senior Apartments



storage
elevator



LEGEND

- 1 BED UNIT
- 2 BED UNIT
- MECH/ STORAGE/ ELEVATOR

Floor plan - upper level: Lakota Ridge Senior Apartments

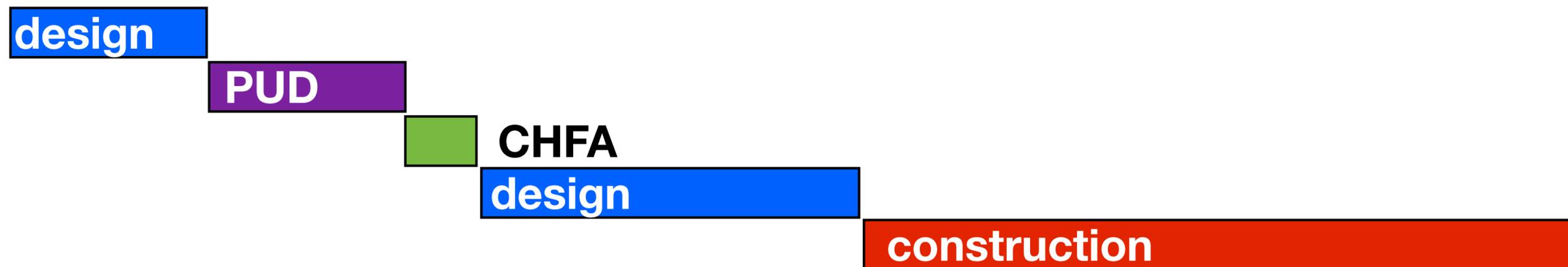


Timeline

If the project is awarded Low Income Housing Tax Credits in June of this year (2016) the property will begin construction in May of 2017.

The project will take 11 months to build and will be completed in April of 2018.

As we build the project we pre-qualify the potential residents so that we can move people in as soon as the project is completed.



Lakota Ridge Senior Apartments





View Castle Valley Blvd eastbound

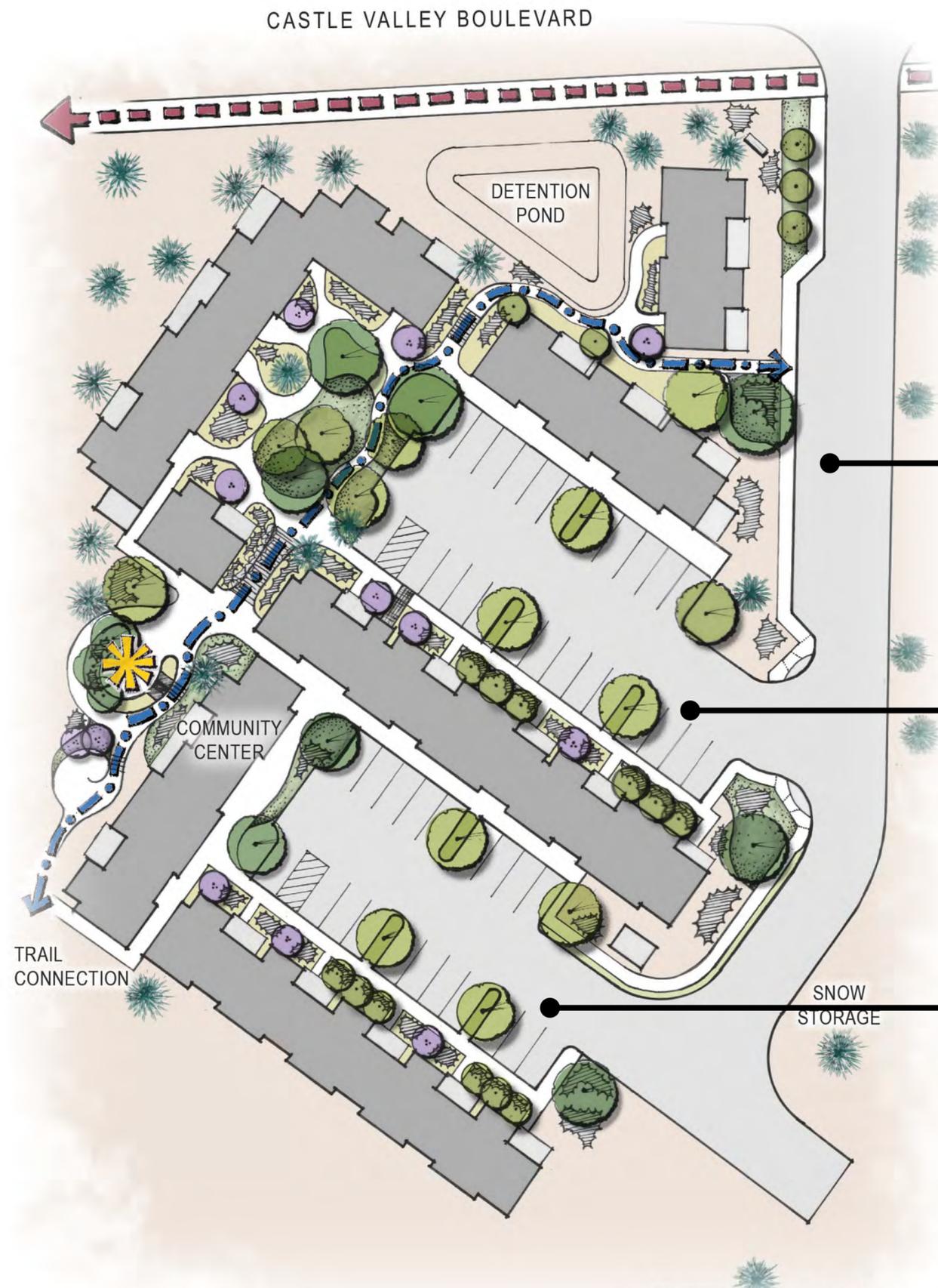




CRHDC



Community Resources
& Housing Development
CORPORATION



- *Parking*
 - *Shielded from CVB*
 - *Currently 50 spaces total*

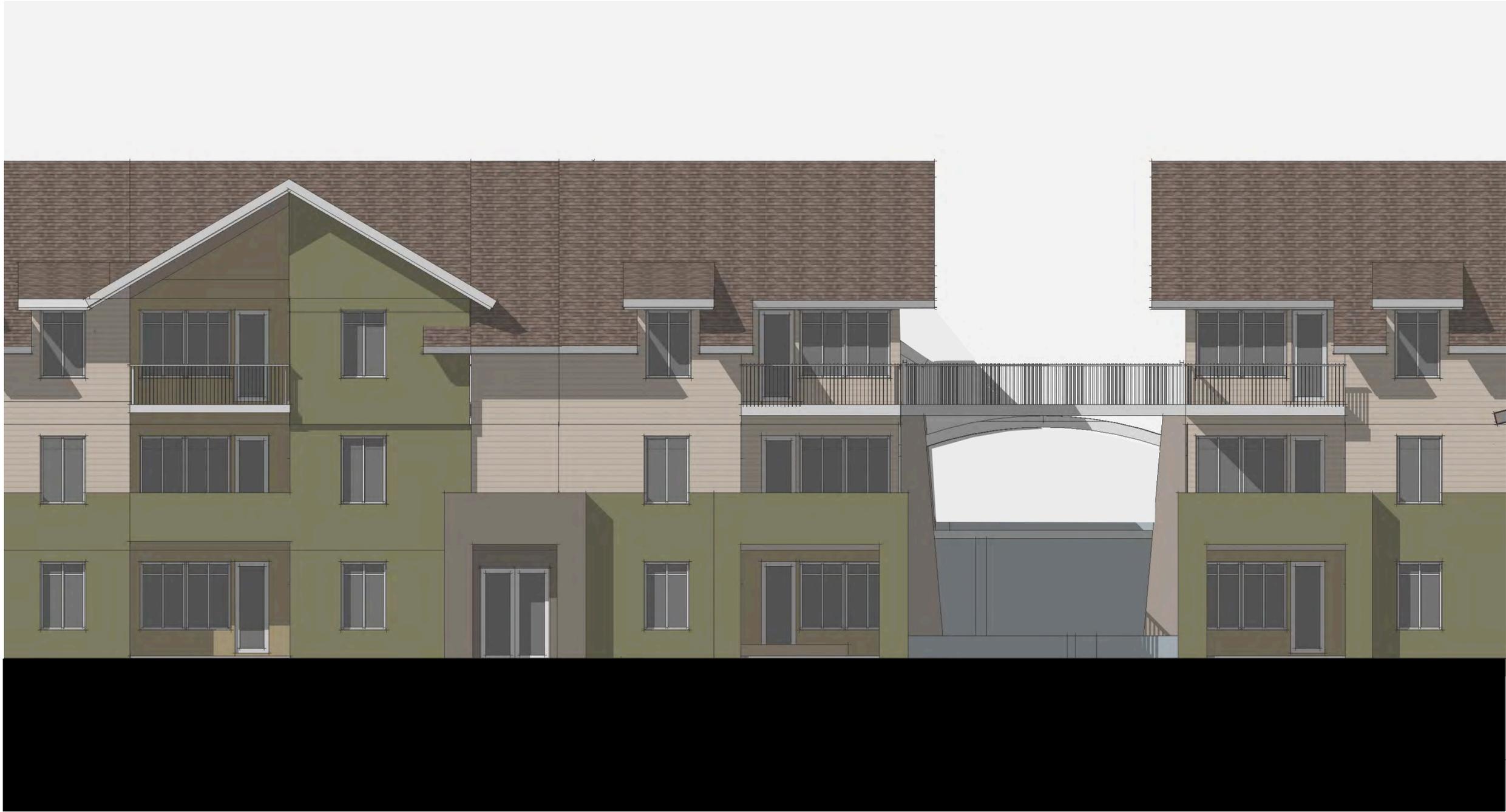
● **on street**
5 spaces

● **lower lot**
25 spaces

● **upper lot**
20 spaces

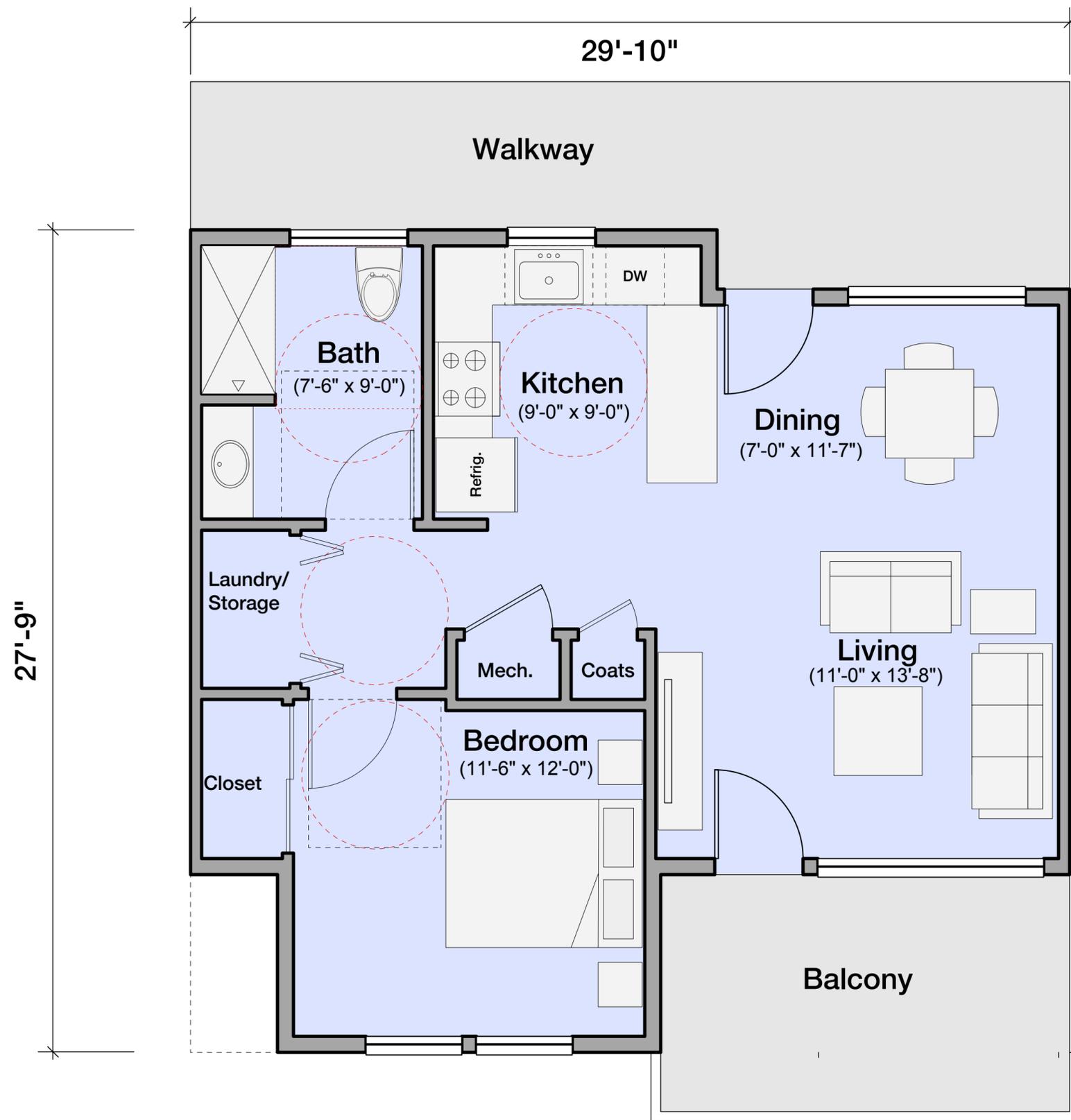
Site Plan: Lakota Ridge Senior Apartments





Building elevations: Lakota Ridge Senior Apartments

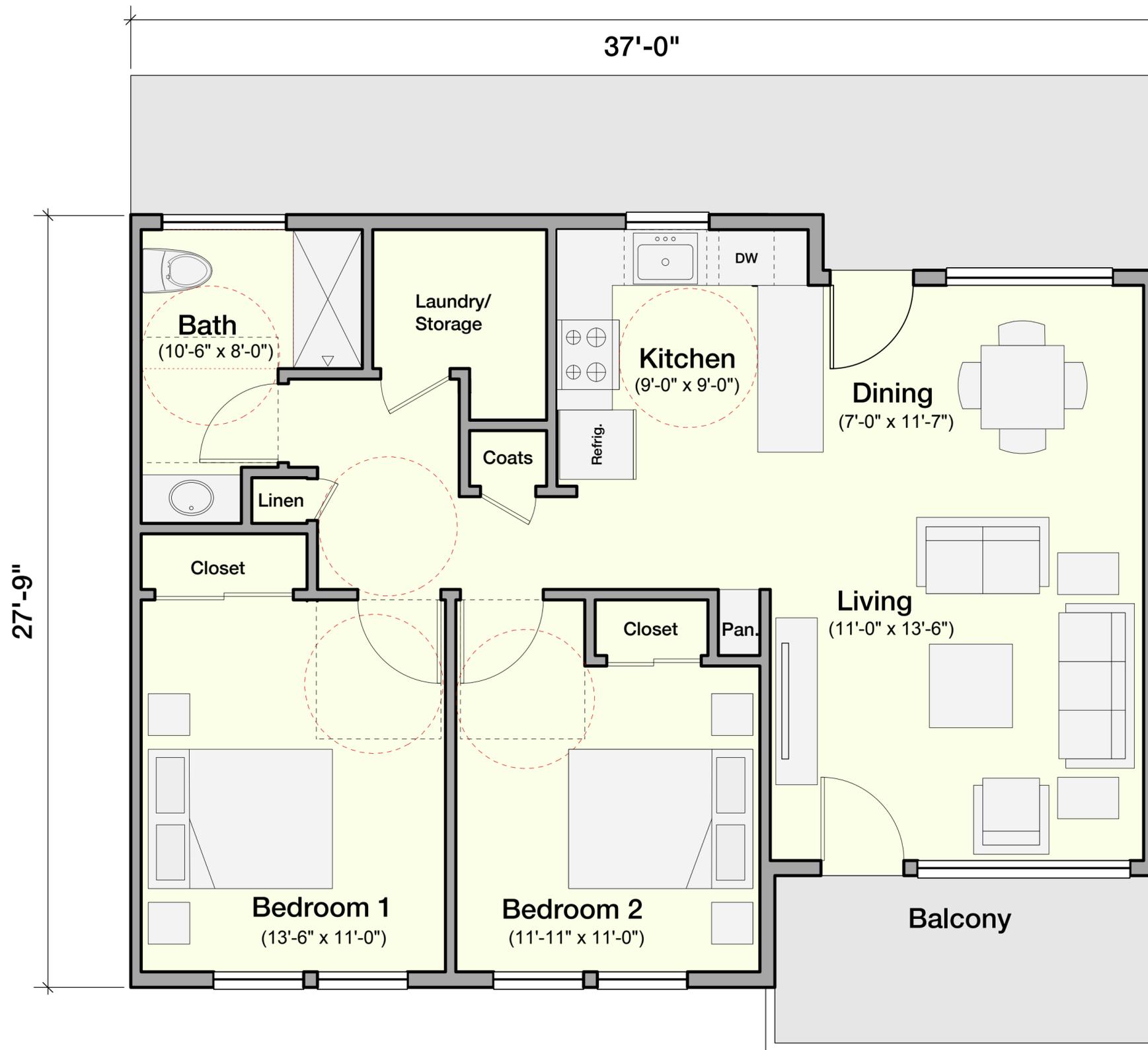




1 ONE BEDROOM UPPER FLOOR PLAN
 A4.1 1/4" = 1'-0"

Unit plan - one bedroom: Lakota Ridge Senior Apartments





3 TWO BEDROOM UPPER FLOOR PLAN
 A4.1 1/4" = 1'-0"

Unit plan - two bedroom: Lakota Ridge Senior Apartments





TOP OF ROOF
ELEV. 5796.75

FIRST
ELEV. 5771.75

East Elevation



TOP OF ROOF
ELEV. 5796.75

FIRST
ELEV. 5771.75

West Elevation



TOP OF ROOF
ELEV. 5796.75

FIRST
ELEV. 5771.75

North Elevation

Building elevations: Lakota Ridge Senior Apartments



Who will live here?

- This Senior Housing Development will be restricted to individuals who are **55 years of age or older**.
- Households must be **60% of the Area Medium Income (AMI) or less**:
 - For a household of one person their annual income could not exceed \$29,280
 - For a household of two people their combined annual income cannot exceed \$33,480
 - For a household of three people their combined annual income cannot exceed \$37,680
 - For a household of four people their combined annual income cannot exceed \$41,820

Note: These are the 2016 income limits.



Lakota Ridge Senior Apartments



What will rents be?

- **60% AMI renter:**
 - \$900 for a two bedroom unit
 - \$750 for a one bedroom unit
- **50% AMI renter:**
 - \$785 for a two bedroom unit
 - \$653 for a one bedroom unit
- **40% AMI renter:**
 - \$523 for a one bedroom unit
- **30% AMI renter:**
 - \$392 for a one bedroom unit

The project is partnering with Garfield County Housing Authority to serve eight (8) project based vouchers for community members at the 30% AMI level.



Lakota Ridge Senior Apartments





View lower courtyard

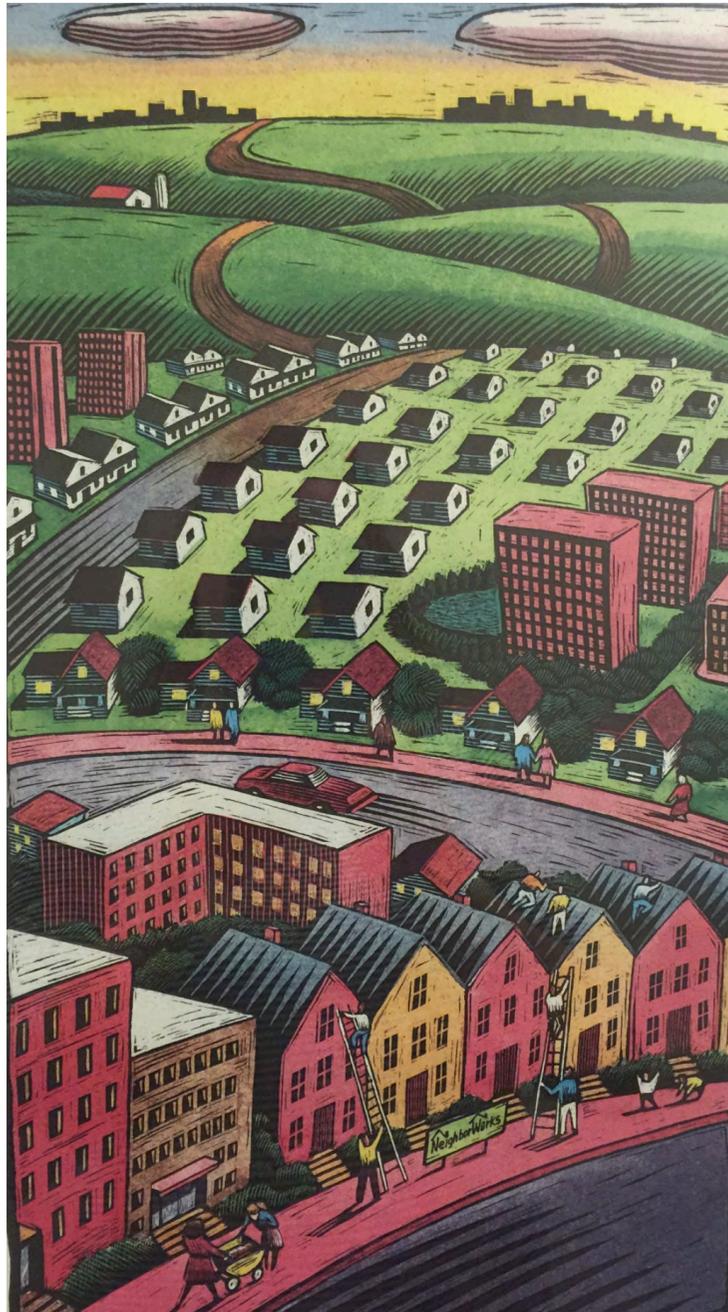




View Castle Valley Blvd eastbound



Community Resources and Housing Development Corporation



- *Developer*
- *Owner*
- *Property Manager*

Lakota Ridge Senior Apartments



Community Resources and Housing Development Corporation



CRHDC provides pathways to housing resources and asset building opportunities

Our five lines of service:

- *Counseling*
- *Lending*
- *Real Estate Services*
- *Real Estate Development*
- *Asset Management*

Lakota Ridge Senior Apartments



Senior Housing in New Castle

Currently:

New Castle Senior Housing:

- *24 units*
- *23 one bedroom units*
- *1 two bedroom unit*

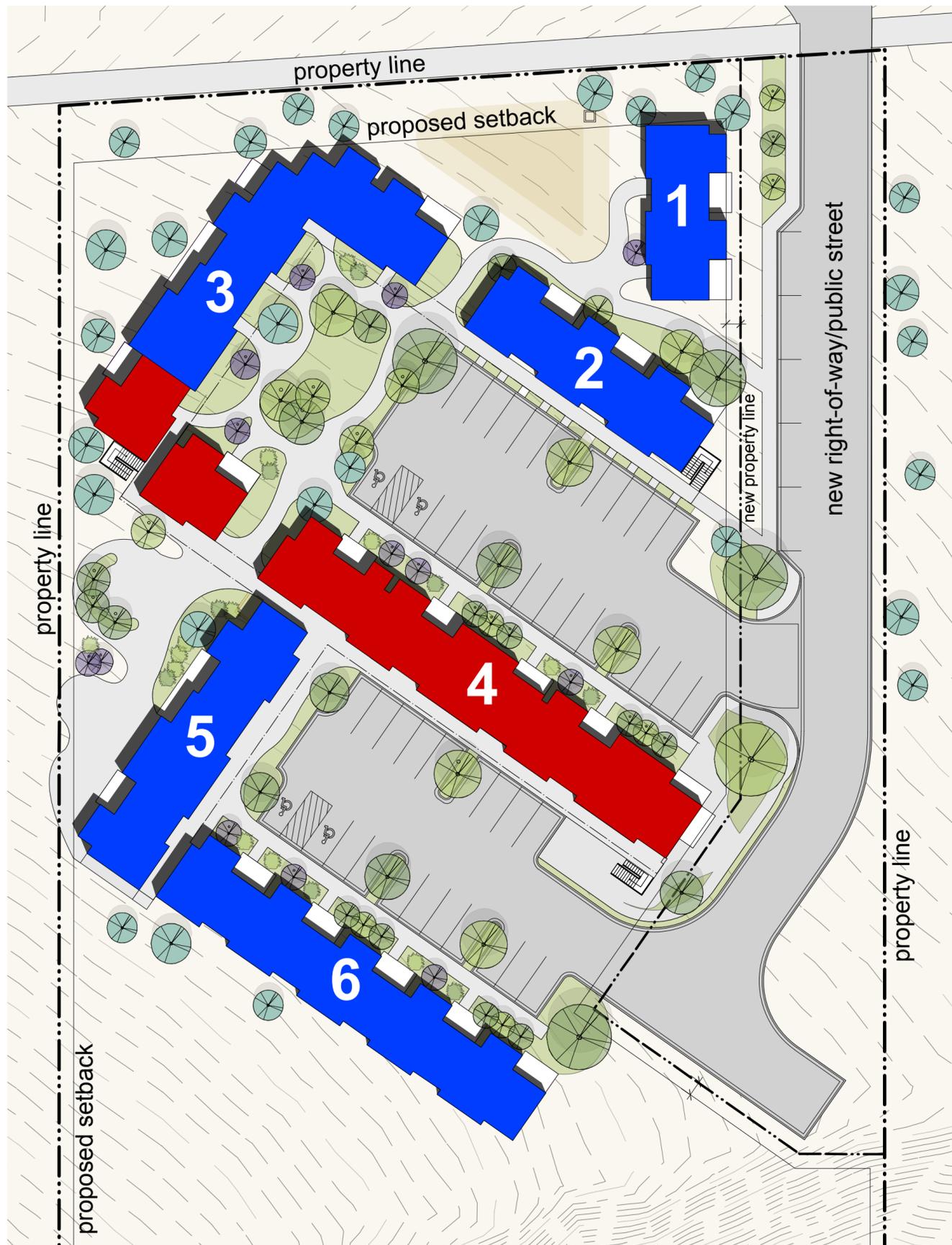
Proposed:

Lakota Ridge Senior Apartments:

- *50 units*
- *40 one bedroom units*
- *10 two bedroom units*



Lakota Ridge Senior Apartments



*Two stories tall
on one or both sides*



*Three stories tall
on one side*

Building height: Lakota Ridge Senior Apartments

