

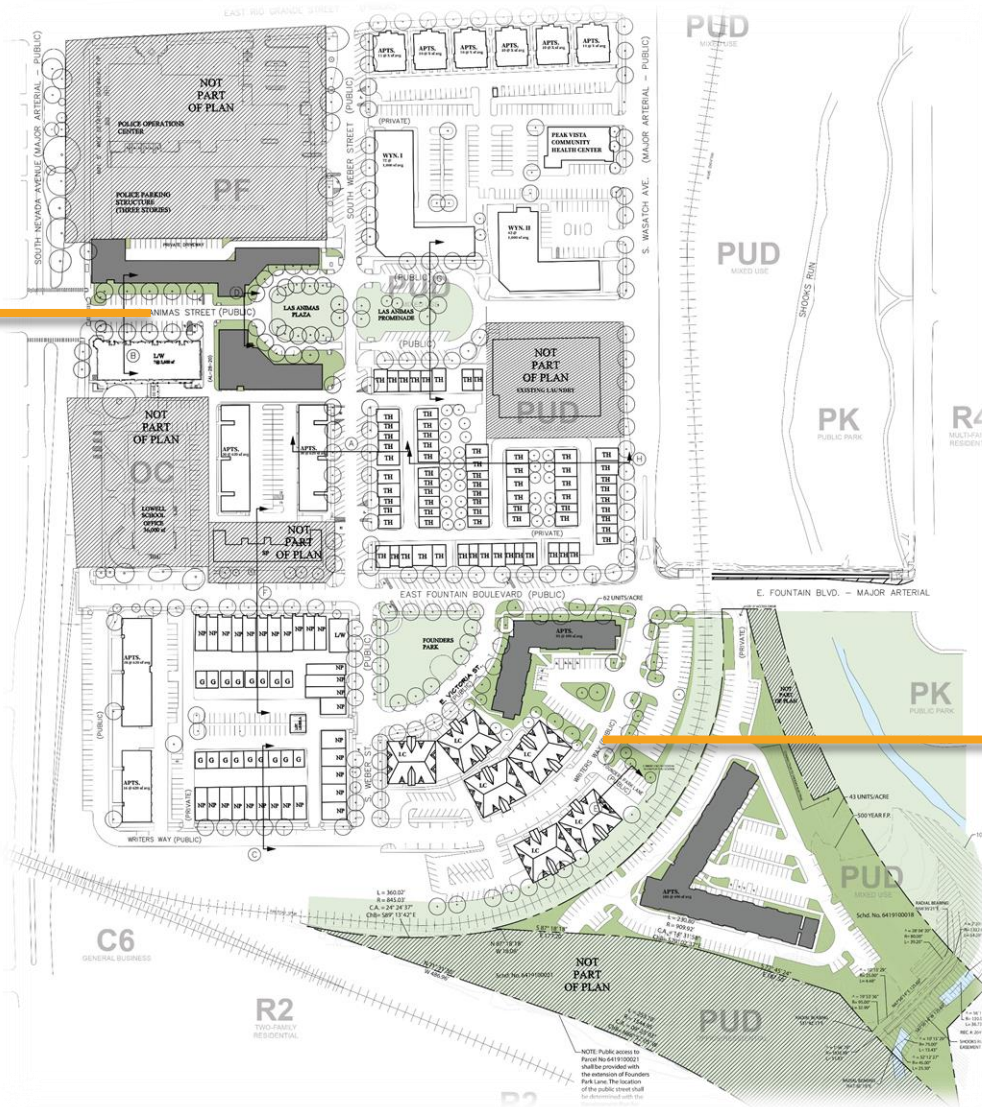
BRISTOW & LOWELL COMMONS
WORKFORCE HOUSING
IN DOWNTOWN COLORADO SPRINGS



BRISTOW & LOWELL COMMONS

THE LOWELL NEIGHBORHOOD

LOWELL COMMONS



DRAPER COMMONS
 Sumner House (Small building not included in URA LIHTC and Bristow House included in URA Big Building)



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Innovation
Alliance

CC | PPCC | UCCS | USAFA



BRISTOW & LOWELL COMMONS



LOWELL
COMMONS

BRISTOW
COMMONS

BRISTOW & LOWELL COMMONS



BRISTOW & LOWELL COMMONS



LOWELL
COMMONS

BRISTOW
COMMONS

TDG / ARCHITECTURE

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UNIT PLANS



A
2 BED / 1 BATH



B
1 BED / 1 BATH



C
STUDIO / 1 BATH



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[HUD.gov](https://www.hud.gov) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2024 Income Limits Summary

| FY 2024 Income Limit Area | Median Family Income Click for More Detail | FY 2024 Income Limit Category | Persons in Family | | | | | | | |
|---|---|--|-------------------|--------|--------|---------------|--------|--------|---------|---------|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Colorado Springs, CO HUD Metro FMR Area | \$104,000 | Very Low (50%) Income Limits (\$) Click for More Detail | 36,400 | 41,600 | 46,800 | 52,000 | 56,200 | 60,350 | 64,500 | 68,650 |
| | | Extremely Low Income Limits (\$)* Click for More Detail | 21,850 | 25,000 | 28,100 | 31,200 | 36,580 | 41,960 | 47,340 | 52,720 |
| | | Low (80%) Income Limits (\$) Click for More Detail | 58,250 | 66,600 | 74,900 | 83,200 | 89,900 | 96,550 | 103,200 | 109,850 |

NOTE: **El Paso County** is part of the **Colorado Springs, CO HUD Metro FMR Area**, so all information presented here applies to all of the Colorado Springs, CO HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Colorado Springs, CO HUD Metro FMR Area.

The **Colorado Springs, CO HUD Metro FMR Area** contains the following areas: El Paso County, CO;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

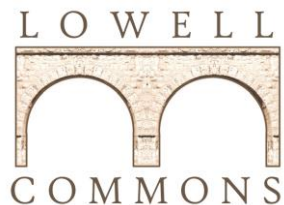


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PUBLIC IMPROVEMENTS



- Community Room, Workout Room, Community Kitchen
- 380 Units of workforce housing 70-110% AMI ,90% AMI Average
- Surrounded by parks and connected to the legacy loop
- Security cameras
- Criminal and Credit background checks for all residents
- 100% ADA friendly (Universal Design)
- Downtown
- Bike repair shop and indoor and outdoor storage
- Public Art, Creative District/Arts District expansion
- Long Term Deed restriction part of CHFA and URA agreements
- Rents limited to HUD guidelines



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PROJECT INITIATIVES

- Provide long-term quality low-income and workforce housing for downtown Colorado Springs. 380 Units 70-110% AMI level with an average under 90% AMI. Phase I Sumner House (not in the URA) is open with 95 Units serving the 30-60% AMI.
- Designed for affordable accessible housing going above and beyond the minimum design building code for seniors and people with disabilities. 100% of the project will be either ADA accessible or ADA compliant. Featuring 100% Universal Design for multi-family, one of the first in the state.
- The design of the community has been guided by the Innovations in Aging Collaborative and the Independence Center. For over 2 years the Quad Innovation Partnership has gathered global best practices in intergenerational housing. Those concepts have been baked into the design of this project.
- The project will be close to Net Zero on carbon emissions. It will have a large PV solar array, electric charging stations for cars, be bike and walk friendly and have high efficiency HVAC. The project is in close proximity to parks, trails, public transit and downtown Colorado Springs. The project will be “Silver Certified” featuring National Green Building Standards.



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PARKS AND THE LEGACY LOOP



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Downtown Colorado Springs Creative District



COLORADO

Office of Economic Development
& International Trade



A 501(c)3 nonprofit since 2003 in the Pikes Peak Region



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COMMUNITY INVOLVEMENT



The R and R Foundation



We want to be a community partner in addition to providing housing. We want to provide a place to meet, gather, and connect people to the community through jobs, social networking and empowering people to be self-sufficient by providing housing as the cornerstone.

