

From: Arthur Lehl <alehl@douglas.co.us>
Sent: Tuesday, August 30, 2022 11:19 AM
To: Brad Boland <BBoland@crgov.com>
Cc: Maria Ciano <mciano@douglas.co.us>
Subject: RE: Church of the Rock Charrette

Brad:

Attached is the application for the Charrette. The Charrette will take place at The Rock Church from October 5th through the 7th. We would appreciate your input to make sure that the designs conform to code and don't push the boundaries of what is possible. We are fully aware that anything done on the site will require a PD amendment and I've already expressed to The Rock and the architects that the design should take into account a 200 foot buffer that won't likely be allowed to change even if the PD amendment is successful. We would really appreciate it if you could come each of the first 2 days for about an hour to review the progress of the designs and comment on zoning, building, and other related issues. If this is not possible, would you at least be available to talk with the architects by phone or by email?

The finished product will be presented at the Housing Colorado conference the next week. Presentations will be at the final breakfast on Friday, October 14th. The conference is at the Beaver Run hotel in Breckenridge and you are most welcome to attend as our Board Member.

Thank you so much,

Artie Lehl

Deputy Director
Douglas County Housing Partnership
9350 Heritage Hills Circle
Lone Tree, CO 80124
Office: 303-784-7857
Cell: 303-847-6054
Fax: 303-814-2966
www.douglascountyhousingpartnership.org





The Rock
4881 Cherokee Dr.
Castle Rock, CO 80109
303.688.0777
andrew@therock.org

'We know what real love is because Jesus gave up his life for us. So we also ought to give up our lives for our brothers and sisters. If someone has enough money to live well and sees a brother or sister in need but shows no compassion—how can God's love be in that person? Dear children, let's not merely say that we love each other; let us show the truth by our actions.'

1 John 3:16-18 NLT

We have a Biblical mandate to show the Love of God to others by our actions. Therefore our leadership team is allocating resources towards helping those who are experiencing homelessness and those that need affordable housing.

Many people in the Castle Rock community are struggling because the cost of housing is so high. Teachers, First-Responders, Librarians, Social Workers, and many more are forced out of the community they've been called to serve because the cost of living is such a great burden. Worse, there are individuals and families that fall on hard times and are experiencing homelessness or housing insecurity.

We would like to dedicate our 54 acre campus to providing a continuum of care. Already we are serving 200+ families a month with more than 40,000lbs of food at our on-site food bank. Our "blessing room" provides gently used clothing and house-ware items for free. We have a team of staff that are working case-management programs to help connect people in crisis & need with resources, skills, and opportunities. And we have great relationships with on-site and local counseling practices. We believe that affordable housing for the entire spectrum of need would be complimented by our many on-campus services.

It is our goal to develop a 200 unit project that would serve those experiencing homelessness, those needing transitional housing, senior citizens, and the many individuals and families whose careers don't afford them to live in the community they serve.

Please consider partnering with us to see this vision become a reality.

Sincerely,

A handwritten signature in black ink that reads 'Andrew Nemeth'. The signature is fluid and cursive, with the first name 'Andrew' and last name 'Nemeth' clearly distinguishable.

Andrew Nemeth
Secretary-Treasurer of The Rock

2022 Housing Colorado Charette

1. Name of Site Sponsor organization:

Church of the Rock (The Rock) and Douglas County Housing Partnership (DCHP)

a. Address:

The Rock: 4881 Cherokee Dr., Castle Rock, CO 80109

DCHP: 9350 Heritage Hills Circle, Lone Tree, CO 80124

b. Website

<https://www.therock.org/>

<https://douglascountyhousingpartnership.org/>

2. Main contact person:

Artie Lehl, Deputy Director, DCHP

alehl@douglas.co.us

303-847-6054 (cell)

3. Briefly describe the Site Sponsor organization:

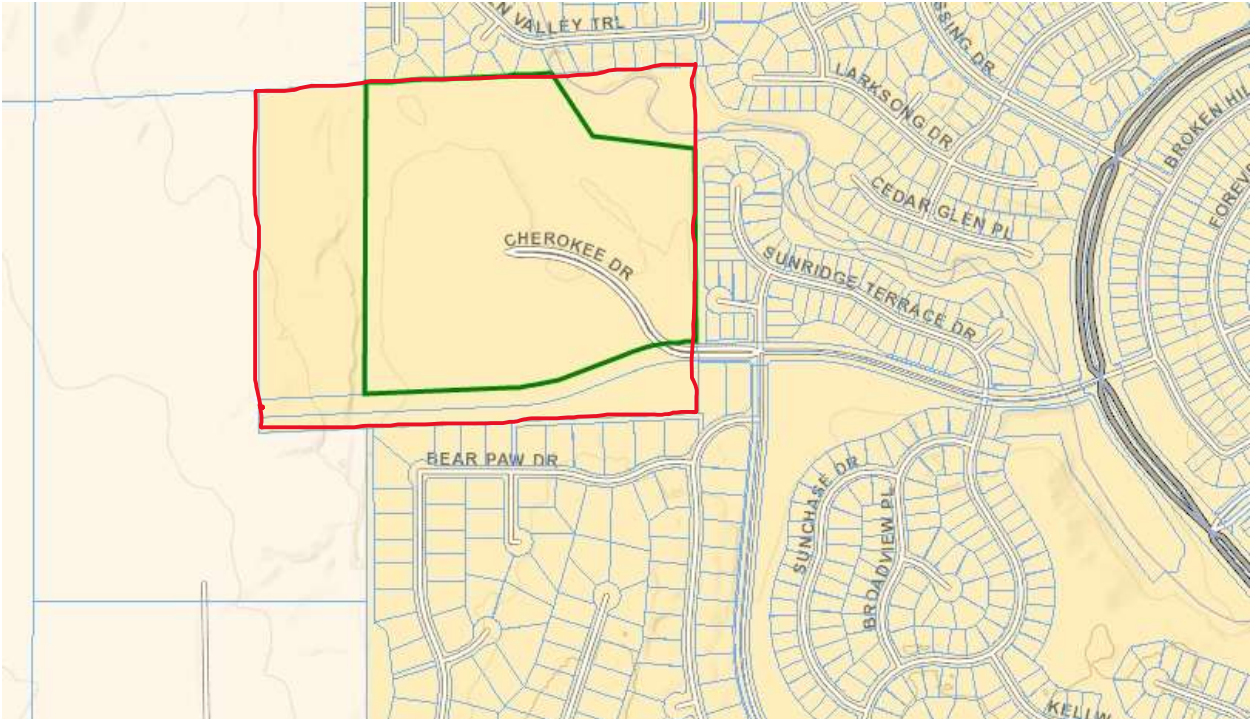
The Rock was founded in the mid 1980's and incorporated in June of 2000. Its Mission is to "Pursue God, Embrace People, and Transform Society through Real Family." Since 2014 The Rock has partnered with Douglas County, other churches, and non-profit organizations to help address the needs in the community. The Rock is on the Douglas County Mental Health Initiative Steering Committee, the Douglas County Homeless Coalition Executive Committee, helped create and now participates in a network of care providers to offer shelter and care for homeless women and children during the winter months, is in partnership with Douglas County to provide financial assistance to hundreds of struggling families every year and case management to help come alongside and reestablish families back into the workplace in a sustainable manner. The Rock recently approached the Douglas County Housing Partnership (DCHP) with an idea to take the large amount of unused land it owns and build affordable housing in support of its mission and to meet a great need in Douglas County. DCHP has long been a partner of The Rock in the execution of our programs. We refer clientele to one another, with The Rock providing financial assistance, case management, and food security services; and DCHP providing housing counseling, and housing options. This project will take this partnership to a whole other level as both organizations work collaboratively to combat poverty and provide high quality affordable housing to a community that desperately needs it.

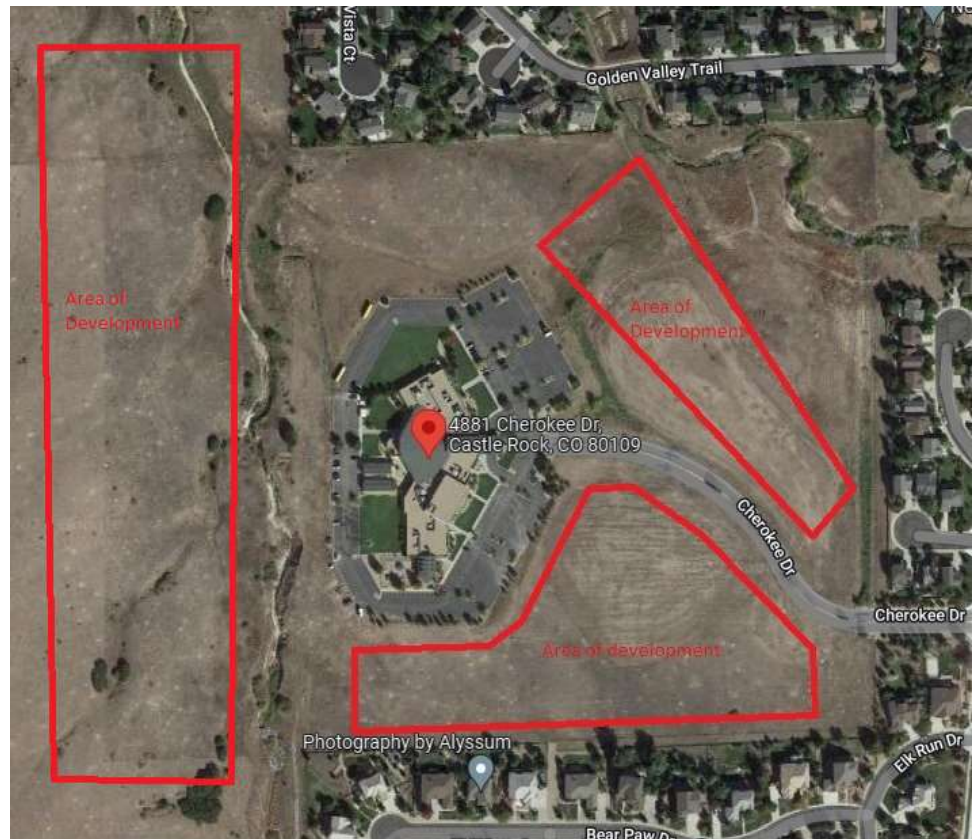
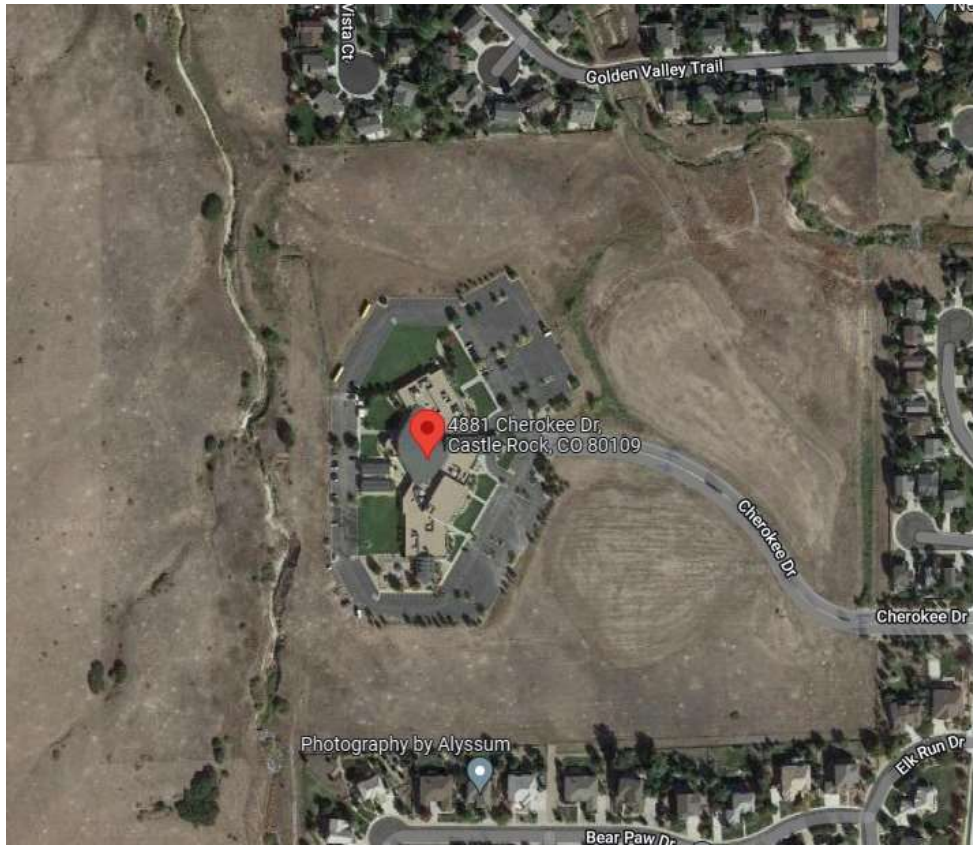
In 2003, business leaders throughout Douglas County collaborated with local government to establish the housing authority, DCHP. DCHP's mission is "to achieve economically thriving communities by preserving, providing, and developing housing choices in Douglas County, Colorado. Over the years DCHP has assisted more than 6,000 families through programs like, Down Payment Assistance, Housing Counseling,

Emergency Rental Assistance, and community supportive housing. DCHP has also assisted in the development of, or developed itself, more than 1,500 units of affordable housing. The need, however, continues to grow. DCHP is excited to work with The Rock on this endeavor to create a variety of much needed affordable housing.

4. Project address / location
4881 Cherokee Dr., Castle Rock, CO 80109

5. Attach photos of site including aerial or satellite images (Google Maps, etc.)





6. Briefly describe the project

The Rock Church, with the help of the Douglas County Housing Partnership, is endeavoring to develop a variety of affordable housing options on its 54-acre campus. The site likely will need to be developed in phases. Ideally there would be about 200 units of affordable family housing, 10 units of community supportive transitional housing, and 10 units of emergency housing for the homeless. This campus could also support several other community amenities, including an urban farm, food storage and distribution, and a coffee shop to be dedicated as small business enterprises to provide on-site employment opportunities for residents as well as revenue to support on-going programs that The Rock already provides to the community. These programs include a food bank; rental, mortgage, and utility assistance; and case management for households at-risk of homelessness and homeless sheltering.

a. Project size (acres or dimensions)

Approximately 20 developable acres

b. New construction

Yes

i. Is it properly zoned?

Land is part of a PUD, will need to be amended dependent on the development plan

ii. Does the site need to be annexed?

No

c. Rehabilitation

No

d. Anticipated number of units

200 - 250

e. Anticipated unit mix

100 2-bedroom units

75 3-bedroom units

75 1-bedroom units

7. Describe the population to be served

a. Approximate percent or number of units in each Area Median Income category:

i. 0%-30% AMI

- 20 for EVLI (Transitional & Emergency Housing)
- 25 for 30% AMI

ii. 31%-50% AMI

- 25 for 40% AMI
- 50 for 50% AMI

iii. 51%-60% AMI

- 75 for 60% AMI

iv. 61%-80% AMI

- 25 for 80% AMI

b. Rental, ownership, or combination

Rental

c. Any special needs populations (Supportive Housing)?

As mentioned, there will be set asides for Transitional and Homeless Housing. Several units will also be ADA accessible and prioritized for the Disabled.

8. Confirm that the Site Sponsor meets all the Design Charrettes Program prerequisites:

a. Site Sponsor is a non-profit housing developer or Housing Authority.

Both are involved

b. Site Sponsor is a member of Housing Colorado.

DCHP is a member of Housing Colorado

c. Site Sponsor is open to alternative design ideas and has not contracted with a design

We have not contracted design firms at this time.

d. Site Sponsor agrees to be actively involved in the charrette process, including before and specifically, during the charrette event. At least one management-level representative from the organization will participate in the charrette event to represent Sponsor's vision and interests.

Agreed

e. Site Sponsor agrees to communicate with the jurisdiction in which the site is located and foster participation from the city or county officials.

Castle Rock Officials have been notified, and Town staff will be involved in the Charrette. if awarded.

9. Confirm that the project meets all the Design Charrettes Program prerequisites

a. Site is owned by site sponsor or there is a current option agreement.

Yes

b. Site has a survey completed which includes topographic lines.

Yes

c. Public infrastructure is provided to or accessible by the property (i.e., paved street, water, sewer, gas, electric).

Yes

d. Intends to pursue affordable housing development on this site and the charrette is not a feasibility/exploration study.

Yes, we intend to apply for either the 9% or 4% competitive credits in 2023.

e. Photographs of the site are available.

Yes

10. Are the following reports available to use for informational purposes?

a. Environmental Phase 1

No

b. Market study or needs assessment

Yes

c. Zoning synopsis

Yes

d. Information regarding the nearest public transportation (required for TOD sites)

N/A

11. Confirm the Site Sponsor's commitment up to \$2,000 cost to this Charrette process. (The value of all work produced for every Sponsor with each volunteer team typically exceeds \$20,000.)

Confirmed

12. Confirm that the Site Sponsor can secure a space near/at the site at which to conduct the charrette event as well as provide breakfast and lunch for the participants.

Yes

13. Confirm that the Site Sponsor can arrange for a space at which to conduct the charrette event. Considering logistics for volunteers and students often coming from the Denver area, please describe how the space location and the efforts of the Site Sponsor will contribute to a successful Design Charrette. (In the event that the pandemic prevents in-person meetings in September, online meeting tools such as Zoom will be used instead.)

— Yes. We have a room that can seat approximately 40 people with two large magnetic glass blackboards, two tv's that can be connected to computers, tables positioned as needed, access to highspeed Wi-Fi, and direct access to bathrooms and a kitchen.

14. Statement of Interest. Please include a one-page description of your interest in the Design Charrette and how this process will benefit your project and community. (See attached letter from The Rock)