

Proposed East Cornell Ave. Affordable Housing Project Proposed E. Cornell Ave. Affordable Housing Project Update – October 30th, 2016

The sponsor did not receive the requested tax credits from the State in the 2016 competition. Therefore, the lot will remain vacant until the late summer/ fall of next year pending the 2017 round of grants.

Of course, the current owner can sell the property at any time.

Charlie Richardson October 30, 2016 Proposed East Cornell Ave. Affordable Housing Project No Comments

East Cornell Housing Development Update – April 8th, 2016

I have received an outline from the developer of future activity.

In summary, the project is dependent upon the receipt of a tax credit benefit to offset the development costs.

Two attempts will be made with the first one occurring during the summer. If unsuccessful, a second effort will be made during the summer of 2017.

I am gathering material concerning age restricted projects. There are slight variations, but age 55 is the minimum. I have not confirmed but there may be the ability to have not more than 20% be at least 50.

There also appears to be a model (possibly required by HUD) where someone 19 or older may also live in the unit. As you would also expect the spouse does not need to be age qualified. There is also a model where persons under 19 can stay overnight subject to limitations. I will continue to research.

Because of the above information re the tax credits I think it is safe to say that there will not be any activities on the site for the immediate future.

Charlie Richardson April 12, 2016 Proposed East Cornell Ave. Affordable Housing Project No Comments

Council Meeting Update – March 14th, 2016

The E. Cornell Ave. affordable housing rezoning was approved by City Council.

I indicated that if the site plan (building detail, occupancy regulations, parking, management) was approved by City staff I would move to “call it up” for a full City Council review. It is my intent to, among other issues, determine exactly what the commitment to senior housing means in terms of the occupancy of the facility.

The Century Communities rezoning was also approved. My yes vote was driven by the fact that the developer had reached agreements with the three adjacent homeowner associations on mitigating measures. As I have said before, the consideration of “infill” projects is the most controversial planning action item.

Much of the Ward 4 build out took place in the 70's and 80's. Vacant lots have existed for decades and become the status quo and considered de facto open spaces. When economic conditions permit, development picks up.

I know some of you are disappointed but I will not cast a symbolic "No" vote for political visual effect. E. Cornell Ave. was a unanimous vote (Bergen absent) and CC/Danbury (3 items) was essentially 7 to 3 (Mayor can vote on some agenda items but not others).

The Aurora Sentinel has an article this morning about the CC/ Danbury action.

Charlie Richardson March 21, 2016 Iloff Station Apartment Hearing, Proposed East Cornell Ave. Affordable Housing Project No Comments

Monday Night Council Meeting – March 14th, 2016

Finally, the two big land use matters in Ward 4 will come before City Council on Monday night.

First to be heard will be the rezoning on E. Cornell Ave. The applicants are proposing a housing project which will be either affordable housing for modest wage earners or senior housing. We will learn more during the hearing.

Secondly, the Council will hear the proposal for high density single family housing near S.Troy and E. Iloff.

If you plan on attending and speaking please remember the 3 minute limit so we can let everybody speak. In the anteroom to the Chambers there are speaker slips which must be filled out and handed to the City Clerk who sits down in the first row to the right when you enter the Chambers.

Do not get hung up on the agenda item number. Write either "E Cornell Ave." or "Century Communities."

The Council meeting starts at 7:30 pm.

Charlie Richardson March 13, 2016 Iloff Station Apartment Hearing, Proposed East Cornell Ave. Affordable Housing Project No Comments

Proposed East Cornell Ave. Affordable Housing Project Update – February 12th, 2016

It is now official. The hearing before City Council has been continued to March 14th.

Charlie Richardson February 12, 2016 Proposed East Cornell Ave. Affordable Housing Project No Comments

Proposed East Cornell Ave. Affordable Housing Project Update – February 11th, 2016

I have one important reminder that proves to be very frustrating to almost everybody including me. As it currently stands the applicant is only moving forward with the rezoning. In other words will Council approve a change to allow this proposal? In most cases a developer will first try to see if they can get the authorizing zoning. IF the developer flames out on the zoning then there is no need to go to the effort of presenting the site plan.

What is really awkward is that all the details (parking, design, walls, lighting, colors etc.) of the project are supposed to be addressed at the site plan and not the hearing on the zoning but inevitably the specific attributes of the proposed site plan come in.

It drives me nuts because laying out a proposed site plan that is not binding creates unwarranted reliance on a future/work in progress. I am not picking on this particular developer at all. It is a practice that is very common for the reasons stated above. I will let you know when I find out when this is going to Council.

Charlie Richardson February 11, 2016 Proposed East Cornell Ave. Affordable Housing Project No Comments

Proposed East Cornell Ave. Affordable Housing Project – January 28th Update

The Zoning Board recommended changing zoning to TOD which allows the Cornell Apartment Project to proceed.

The matter will now go to Aurora City Council for approval in February.

Regardless of any preconceived notions about the end result at City Council please consider coming to the Council meeting on February 22nd and expressing your opinions. I will certainly will be listening very closely to all the comments.

Charlie Richardson January 28, 2016 Proposed East Cornell Ave. Affordable Housing Project No Comments

January 27th Planning Commission (E. Cornell Ave. Project)

Two important matters are scheduled to be heard on the evening of the 27th. Please remember that both of these projects can either be called up or appealed by an abutting property owner to the entire City Council.

The projects are:

- 1) The affordable housing multi family project on E. Cornell Ave. (abutting Aspen Wood Dental and several homes in Dam East)
- 2) Century Communities housing project adjacent to Danbury Park. Citizens can testify before the Planning Commission.

For more information on this meeting, [please click here](#).

Charlie Richardson January 25, 2016 Proposed East Cornell Ave. Affordable Housing Project No Comments

Proposed East Cornell Affordable Housing Update January 4th

This matter of the proposed East Cornell Avenue Affordable Housing project is tentatively scheduled before the planning commission on January 27th

It could be moved further back depending on how much business they can conduct at the next meeting on the 13th.

Charlie Richardson January 4, 2016 Proposed East Cornell Ave. Affordable Housing Project No Comments

Proposed East Cornell Affordable Housing Update December 12th

I spoke with a senior city official about this situation.

I asked him to reconsider the City's position that Senior Housing was not the preferred utilization of the project. This is motivated in part by the fact that the Regatta Plaza project has a planned affordable housing component in/with it. I ran into the lobbyist for the project at a holiday party in Denver last night. I told him that his clients had told residents at both of the meetings that they were initially interested in Senior Housing but that the "City" had objected, thus forcing them to provide "workers affordable housing."

I told him that he should circle back to his client and tell them that I was trying to remove the City's objection to Senior Housing at the project and reconfirmed that if I am successful, they (how should I say this) better not surprise me. Stay tuned!