

General Development Information

The property will be cleared and rebuilt, to be managed by the applicant as nine units with thirteen bedrooms of affordable and workforce housing. The rebuild will consist of four total structures: on the north, a duplex with three-bedroom units and a detached two-car garage; on the east, a four-plex of accessible one-bedrooms; and on the west, a tri-plex of one-bedrooms. The residential buildings will be assembled from modular units manufactured by BonnaVilla Homes of Aurora NE. The garage will be built on-site. The four-plex will be built to Fair Housing Act Accessibility Guidelines (FHAAG), with a van-accessible parking space, an accessible ramp as part of an exterior accessible route through the site to the accessible unit, and an accessible interior path through the accessible units that includes accessible doorways and hardware. All nine units and thirteen bathrooms will be blocked for grab bars, to ease adaptation for seniors and others with mobility limitations.

The modular models have been selected, and the garage is being designed, to respect the style and scale of the Evans Street neighborhood. The duplex and adjacent garage will resonate with similar two-story traditional homes and garages along the street. The one-story east and west buildings will be tucked into the property, painted with natural colors, and lightly screened by existing trees and additional landscaping, to be inconspicuous to neighbors and from 3rd Avenue. The development will be environmentally responsible, with modest unit sizes, low-waste construction methods, all-electric systems (no natural gas), premium insulation, and site-appropriate low-water and xeric landscaping.

The rebuilt property will be managed as a combination of deeply affordable rentals units reserved for pre-rebuild residents, and workforce rentals. Opening affordability for pre-rebuild residents will be at 44% of area median income through year-end 2023 (no higher than the residents' mid-2022 rents). Thereafter, the pre-rebuild residents' rates will increase only to reflect operating expenses, not construction expense. Units not occupied by pre-rebuild residents will be leased at workforce rates of 80-120% of area median income for at least ten years (certified annually to the Town of Lyons).

The applicant intends, initially, to manage the property personally, matching pre-rebuild residents with units, assisting them with their move back onto the property, addressing any post-construction punch list items, and maintaining the buildings and grounds. The applicant intends, initially, to serve as leasing agent, filling the remaining units from the band of prospects who can afford, but also significantly benefit from, the below-market rents. In the long run, the applicant may contract for property management services, but will remain directly involved - living one mile from the property, closely supervising leasing, and personally certifying the rent rolls.