

**From:** [Amy Reinholds](#)  
**To:** [Marissa Davis](#)  
**Subject:** My comment for tonight's Development Plan from Summit Housing Group  
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I have been writing a column about affordable housing in local Lyons publications for five years, researching a wide range of options to help homeowners of all ages struggling to pay rent and renters in Lyons struggling to pay rent or employees of local businesses trying to find affordable places to live. This grew out of volunteering with the Lyons Housing Recovery Task Force right after the 2013 flood.

To get an accurate number of housing stock lost in the September 2013 flood, there are two ways to count. First, according to counts of Town of Lyons water and sewer customer accounts, 94 customer accounts were lost after the flood (including the 32 homes in Riverbend Mobile Home Park that were originally part of one sewer customer account). However, some of those customer accounts were on Apple Valley Road (not in town limits), and some lots in town have more than one water tap/customer account. A second way to count is the number of flood-damaged homes in the Town of Lyons lost to both the federal buyout programs and to the changed use of the Riverbend Mobile Home Park property to an event venue (rezoned for commercial use), which totals 76 lost residential units. Federal buyouts totaled 44 units – including all residential units in the Foothills Mobile Home Park – and there were also 32 families who lost homes in the Riverbend Mobile Home Park, which was rezoned as a commercial wedding and lodging venue after the flood.

The Lyons community has been supportive of six Habitat for Humanity affordable for-sale homes in town, under construction since the 2013 flood. Affordable rental homes are needed just as much in Lyons, if not more, and I hope new taxpayer-subsidized affordable rentals can finally become a reality in town.

For the past two years, I've been following a proposal from Summit Housing Group to purchase land in the Lyons Valley Park subdivision to build a total of 40 rentals (both in multi-family buildings and on single-family-home lots that are already platted).

Adding these 21 townhomes (and also the 19 single family homes) as affordable rentals into the Town of Lyons would make solid progress in replacing all the homes destroyed in the 2013 flood. We need taxpayer-subsidized affordable rentals like Summit's proposal for Lyons Valley Park. I'm pleased that the federal funding sources that Summit plans to use for these homes come with several layers of requirements and oversight that regulate long-term affordability. In February 2019, the State of Colorado Housing Board approved Summit's application for CDBG-DR funds (at a maximum of \$100,000 per home, up to \$4 million total). In May 2019, the Colorado Housing and Finance Authority (CHFA) approved tax credits and bonds for Summit's proposal.

I have watched the process and have given input on several of the documents that speak to a the goals for affordable housing in the Town of Lyons, including the Lyons Comprehensive Plan, the Lyons Recovery Action Plan, The Boulder County Expanding Access to Diverse Housing for Our Community report, a Town of Lyons Affordable Housing Resolution. This proposal from Summit for 21 townhomes (in five buildings) is compatible with those plans. I support this proposal before you today.

All the people gathered for this public hearing about this Development Plan today either have participated in plans like those, or have the opportunity to do so going forward. I currently volunteer of the Lyons Housing & Human Services Commission and want to invite members of the community to get involved in our commission. We currently have an empty seat.

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