



HOME SWEET HOME

Small victories measure gains in affordable housing work

Numbers tell the story of Loveland's affordable housing bind. The city's median home price in 2013 was just a hair under \$250,000. By the end of this year, that number is on track to top \$380,000, a 50 percent-plus increase in six years. Meanwhile, Colorado's median rent has soared from \$1,018 in 2013 to \$1,312 last year – a 29 percent jump.

Family income in Colorado has also nudged upward during the same period, but only by about 6 percent. The gap that the figures so clearly describe is the reason that affordable housing advocates and providers are feeling a growing sense of urgency in meeting the need. The City of Loveland, the Loveland Housing Authority, Habitat for Humanity and private builders and developers have forged an uncommon alliance to help stem the home-price tide that threatens to bar all but the affluent from owning, or even renting.

"This isn't the way it usually



LIFE AT THE EDGE: Danny Seguin, an 83-year-old U.S. Marine Corps veteran, believes he might be the oldest among residents of the 70 affordable housing units at The Edge, an east-Loveland development of the Loveland Housing Authority. The former owner of Danny's Cycle and Speed Shop in the 1970s still finds time to ride his 1972 BMW motorcycle.

works in most communities, but it does here," said Darcy McClure, director of real estate development for the Housing Authority. "Our partnerships have been tremendous. We're very fortunate."

Housing needs outstrip resources available to meet them by such a large margin that the pursuit of affordable housing solutions can be frustrating. However, simultaneous initiatives by the Loveland partners are in motion to fill a portion of the vast gap between income and housing prices.

In quick succession, Loveland's City Council in the past several months has granted affordable housing designations to three projects, opening the door to fee waivers and other incentives that make the housing development possible.

One of the beneficiaries of earlier affordable housing efforts is Danny Seguin, a resident of The Edge, a Housing Authority project built on the east-Loveland site of the former Crystal Rapids water park.

(see **Small victories** page 2)

His second-floor apartment contains memorabilia from his boyhood home in Hogansburg, N.Y., on the Mohawk Indian Reservation near New York's northern border with Canada.

A Loveland resident since the early 1970s, Seguin is in the company of other veterans at The Edge – most of whom live in a ten-unit building reserved for veterans who in the past had been homeless, living on the streets of Loveland and other Northern Colorado communities.

While Seguin's circumstance is different – he has never been homeless, and pays slightly below-market rent for his Edge apartment – his need is akin to others' who benefit from affordable housing projects.

Success of The Edge has spurred plans for an expansion that will put another 128 housing units in seven new buildings on the site, McClure said.

A model partnership

During the next year, Grace Gardens at Derby Hill will begin taking shape on land donated by Grace Community Church, having earned the required City Council designation last fall. The project is the prime example of a multi-player partnership that brings the muscle of private and public entities to bear on the housing challenge.

The 202-unit project will offer 144 rental apartments, serving tenants earning from 30 percent to 70 percent of the area median income (AMI), the key qualifying measure for affordable housing access.

The building of 58 single-family homes at Grace Gardens will be shared in nearly equal measures by the non-profit Loveland Habitat for Humanity and Aspen Homes Inc., a homebuilder with a long Loveland track record of commitment to affordable projects.

Construction of the entire Grace Gardens project will be managed by Brinkman, the Fort Collins-based builder/developer that is also building The Foundry in downtown Loveland.

Grace Gardens' mix of housing types and project participants – public, private and non-profit – makes it one of the City's most complex endeavors.

Alison Hade, manager of the City's Community Partnership Office, said



MINKA MINI MANORS - Nine 600-square-foot Minka homes, like the ones shown in this architect's rendition, are destined to house income-qualifying seniors on a site adjacent to the Loveland Housing Authority's Silver Leaf apartments in central Loveland.

City's affordable housing partners

The City of Loveland enlists the experts in its efforts to develop affordable housing solutions. Learn about the Loveland Housing Authority and Loveland Habitat for Humanity – and about how housing programs work – at these online locations:

www.lovelandhousing.org • www.lovelandhabitat.org

the ability to enlist the private partners is the key to pushing a project like Grace forward.

"I think it requires of them a shared vision for our community," she said. "It takes each one of them having a desire to seek opportunities to collaborate and to have introductions made."

Common focus

Likewise, Hade said, alignment of the public and non-profit entities, shoulder-to-shoulder with private builders, is made easier by Loveland's character.

"The benefit of a community this size is that the agencies involved have the same focus," she said. "They are figuring out how, together, they can make greater headway than they could separately."

The Housing Authority's McClure next month will watch from her agency's office windows as the first step in Loveland's most out-of-the-box affordable project gets underway.

Before nine Minka homes go vertical on small lots adjacent to the Housing Authority's Silver Leaf apartment complex, one will be built on land just outside the agency's

headquarters.

Minka is the creation of Indiana gerontologist-turned-entrepreneur Bill Thomas, a notable pioneer of housing options for seniors. Working from a Japanese model, Thomas intends to make Minka a solution to affordability for seniors, and flexibility for community planners.

Parts for the roughly 600-square-foot homes are assembled in portable factories, set up near project sites. When the components are ready, they fit together almost Lego-like in a matter of four or five days. The end product – a bright, fully functional one-bedroom home with bath, kitchen, living area and porch – sells for about \$70,000.

McClure said the City's recent overhaul of zoning and development standards will set the stage for more innovative housing solutions like Minka.

"Now, we know up-front what kinds of housing types we can look at," she said. "The Minka. The cottage homes. They fit in well with the new code. It automatically cuts time out of our development schedule."

Annual Children's Day celebration lets kids of all ages just be themselves

The City of Loveland, with the help of the Thompson School District, will celebrate Colorado Children's Day on Friday, March 1 at various locations throughout the City of Loveland campus.

The event, now in its 17th year, was founded by long-time Loveland resident Annie Hall, who believed that children deserve a day totally dedicated to celebration and enjoyment.

Last year, more than 2,500 children and their parents enjoyed this fun-filled annual event that combines fun with hands-on

learning.

Locations and activities:

- 10 a.m.-noon, 16-foot "big screen," Touch-a-truck or school bus, Mini Bike Rodeo
- 10 a.m.-noon, Plow and Trash Touch-a-truck, Water & Power demos, Stormwater Puppet Show
- 11 a.m.-3 p.m., Art & History activities
- 11 a.m.-2 p.m., Police and Fire Touch-a-truck, Kettle corn, Police Robot Demos

Annie Hall successfully launched Children's Day in 2001 with the help of the State of

Colorado, that declared March as the month to hold the event. The first Children's Day was held in 2002.

For a full list of activities go to www.cityofloveland.org/childrensday.



Adult volunteers needed to help teach environmental education to youth

Do you love the outdoors? Would you like to share your enthusiasm with local youth?

This spring, the Loveland Open Lands Program will provide free training for volunteers interested in presenting hands-on programs about the environment to grade school students in an outdoor setting.

Volunteer instructors receive free training and teaching materials, and no previous knowledge or experience is needed. The experiential field trip programs are offered to local school groups on weekdays in the spring and fall at River's Edge Natural Area.

After participating in a half-day

training session, new instructors will pair up with experienced volunteers for their first teaching days, to become familiar with the field trip format and learning station materials. Volunteers teach 3 or more 30-minute lessons



throughout the day, as small groups of students rotate through hands-on learning stations.

Curriculum offerings include a variety of topics, including wildlife, native plants, habitats, river health, watersheds, life zones and more.

An informational Open House for potential volunteers will be held from 5-7 p.m. on Tuesday, Feb. 26 at the Parks & Recreation Administration Office. Volunteer training will be offered in early March.

For more information and to sign up, visit www.offero.cityofloveland.org or email Michele Van Hare, Coordinator, at michele.vanhare@cityofloveland.org.

Come in from the cold, exercise your brain and be inspired at the library

The Loveland Public Library has lots to offer for a wide variety of interests.

Library Technology opportunities

Beginning in March, the library will offer classes on how to work on Macintosh computers. Patrons can also use the library's new Surface Pro in the iCreate lab. A Surface Pro is a Microsoft work station that does all of the amazing things iMacs do (Adobe Creative Cloud) but on the Windows 10 platform. The new Surface Pro provides users in the makerspace lab with more options plus the power of Windows.

Try out virtual reality

How would you like to tour the Louvre Museum, attend a New York Philharmonic performance or see Mount Rushmore? Now you can while never leaving the library thanks to LPL's Virtual Reality lab.

American Ninja Warrior alum visit 6:30 p.m., Monday, March 18

Longmont's Austin Gray, who was a runner up in the American Ninja Warrior Season 10 competition, will share his inspirational story of donating his kidney to a young girl in-need, and

then competing with other athletes on a nationally televised program.

This event is free to the public and perfect for the whole family.

For more info on all these events go to www.lovelandpubliclibrary.org.



AUSTIN GRAY, a finalist on the American Ninja Warrior competition, comes to the LPL.

SPRING BREAK YOUTH CAMPS

AT CHILSON



PRESCHOOL Mini-Camps

Age 3 - 5 years

M - Th (AM only), 3/18 - 3/21

cityofloveland.org/SmallFries

SCHOOL-AGE Day Camps

Age 6 - 12 years

M - F (7:30A - 5:30P), 3/18 - 3/22

cityofloveland.org/ABDC



Questions?

970.962.2FUN



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PARKS & RECREATION



ADULT

Soccer
Volleyball
Basketball
Softball
Cornhole

SPRING HAS SPRUNG! GET YOUR GAME ON.

DETAILS cityofloveland.org/activityguide

REGISTRATION cityofloveland.org/webtrac



YOUTH

Soccer
Gymnastics
Basketball
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In-line Hockey



Local Motion



Thompson School District Student Art Show
March 9 – April 21, 2019



LOVELAND MUSEUM
LOVELAND ARTS AND CULTURE

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(970) 962-2410

www.lovelandmuseumgallery.org

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SCOTT YOUNG

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City Update is a monthly publication of the City of Loveland. Residents receive City Update according to their utility billing cycle. Timeliness of the information may be affected by recipients' billing schedule. City Update is also available around the first of every month on the City's website at www.cityofloveland.org. Your comments are welcome. Please call 962-2302, or email Tom.Hacker@CityofLoveland.org. The City of Loveland is committed to providing equal opportunity for citizens and does not discriminate on the basis of disability, race, color, national origin, religion, sexual orientation or gender. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act. For more information, please contact the City's ADA Coordinator at 962-3319.

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STORMWATER ENGINEERING - REMEMBER, "TURN AROUND DON'T DROWN"

One of the City's Stormwater Engineering Division's goals is to maintain and upgrade stormwater infrastructure to protect our community from water-related problems such as flooding.

Work together with your family to develop a family plan so that the adults and children know what to do.

Use the checklist to ensure that your Disaster Survival Kit is well prepared.

DISASTER SURVIVAL KIT CHECKLIST

- 1 gallon of commercially bottled water per person daily
- Canned, boxed or plastic bottled juice
- Canned foods: meat, fish, fruits, vegetables
- Dried food like bread, cookies, biscuits
- Baby food and formula (*if needed*)
- Disposable plates, cups, utensils and garbage bags
- Cooking tools and fuel
- Insurance papers, medical records and identification stored in a waterproof bag
- First Aid Kit with mosquito repellent
- Prescription Medicine (*min. a week's supply*)
- Infant care supplies, diapers, etc.
- Special items for elderly or disabled family members
- Flashlights, extra batteries
- Battery operated radio and clock
- Manual can opener
- Matches in a waterproof container
- Water purification kit or bleach (*4 drops per quart*)
- Plastic sheeting and duct tape
- Toiletries and personal hygiene items including feminine supplies
- Toilet paper, moist towelettes and soap
- Fire extinguisher
- Tools including a wrench or pliers to turn off utilities
- Sturdy shoes, extra clothing, eyeglasses
- Pillows, blankets, sleeping bags
- Small amount of cash in small bills
- Pet care items: food, water, carrier, medications, muzzle and leash.

FLASH FLOOD WATCH

Flash flooding is possible. Be prepared to move to higher ground; tune in to your radio or television for information.

FLASH FLOOD WARNING

A flash flood is occurring; seek higher ground on foot immediately.

FLOOD WATCH

The possibility of flooding is present, but its probability is relatively low. Constant monitoring occurs. Tune in to your radio or television for information.

FLOOD WARNING

Flooding is occurring or will occur soon. Indications show that water levels will exceed the alert level within 24 hours. If advised to evacuate, do so immediately.



Severe weather can show up at any time during the year and you need to be prepared. You can turn your radio to AM 1610 or TV to Cable Channel 16 to learn about local weather conditions and emergencies. Please do not call 911 for information. The best weather updates come from the National Weather Service at www.crh.noaa.gov



A CAR CAN FLOAT IN AS LITTLE AS 12" OF MOVING WATER!

PLEASE DO NOT DRIVE THROUGH FLOODED AREAS. MORE PEOPLE DROWN EACH YEAR IN VEHICLES THAN ANYWHERE ELSE. YOU SHOULD NOT DRIVE AROUND ROAD BARRIERS AS THE ROAD OR BRIDGE MAYBE WASHED OUT AND YOU MAY NOT BE ABLE TO TELL HOW DEEP THE WATER IS.

THIS INFOGRAPHIC IS AN ADAPTATION OF THE FLOOD AWARENESS BROCHURE DEVELOPED BY THE CARRIBEAN DISASTER EMERGENCY MANAGEMENT AGENCY

For More Information visit us at www.cityofloveland.org/stormwater

Keep it CLEAN 'Cause we're ALL Downstream!

MAKING SIMPLE CHOICES PREVENTS WATER POLLUTION.



H₂O Jo & Flo

WHEN IT RAINS OR SNOWS THE WATER HAS TO GO SOMEWHERE

Water inside your home goes to a wastewater treatment facility. Water from your roof and outdoor spigots goes directly to the storm drain.

DID YOU KNOW

Excess nutrients, specifically nitrogen and phosphorus, pollute stormwater run-off from urban areas, contributing to the **third greatest cause of lake deterioration** in the US.

DID YOU KNOW

The amount of phosphorus in grass clippings from mowing your lawn just once can produce up to **100 lbs.** of unwanted algae if it ends up in our lakes and ponds.

DID YOU KNOW

Leaf "litter" and landscape trash accounts for **56%** of phosphorus in urban stormwater, not to mention clogging storm drains, which can cause flooding and increasing debris in our waterways.

DID YOU KNOW

Just one pound of fertilizer over-application on the average lawn can equate to **34.2 lbs.** of excess algae growth in streams and lakes.

DID YOU KNOW

When you wash your car in the driveway, you're washing about **120 gallons** of grime-filled water downstream. The soap together with the dirt, grease and grime flows untreated into nearby storm drains, which run directly into lakes and streams.

DID YOU KNOW

If dog owners don't clean up after their pooches, **390 million pounds** of poop can wash into our waterways every year just in Colorado! Dog waste contains 10% phosphates and 2% nitrates, contributing to algae growth.

WHY IT MATTERS

Too many nutrients causes rapid growth of algae. Algae looks bad, smells bad, degrades water quality and can be harmful to your health. As algae decays, it uses up oxygen in the water the fish need to survive. This also directly leads to a decline in Colorado's drinking water quality-and makes it more expensive to treat.

WHAT YOU CAN DO

Dispose Properly



- Compost or bag your leaves and lawn clippings
- Don't blow grass clippings or leaves into the street
- Sweep up any spills or overspray of fertilizers on sidewalks or streets

Fertilize Effectively



- Always follow the manufacturers recommendations
- Fertilizing in the early fall promotes healthy root systems - leading to stronger, more resilient lawns and plants

Be Car Smart



- Use a commercial car wash, where water is recycled and sent to treatment facilities
- Wash your car on the lawn or gravel
- Dump your soapy bucket in the sink

Pick it Up & Pitch It



- Carry pet waste bags on walks and make sure to put them in garbage cans



For more information and tips to preserve our waterways, visit colorado-stormwater-council.org