



Homeownership Opportunities in Aurora

Why R-2 Zoning is the Right Solution

The Need for Affordable Housing in Aurora

Aurora is in the midst of an affordable housing crisis. Currently, 1 in 3 Aurora households are housing-cost-burdened. This means Aurora's hardworking, essential employees – like nurses, teachers and first responders cannot afford to live in the communities where they work. To help address this critical need, the City of Aurora has prioritized increasing the supply of new affordable homeownership by 15-20% over the next 5 years.

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The Opportunity to Build 20 Affordable For-Sale Homes

Mountain View United Church (MVUC) has been a contributing fixture in the Havana Heights neighborhood since 1969. MVUC has committed its resources to serve community needs ranging from providing its land for an International Community Garden, hosting the African Leadership Group, and providing meeting space for nonprofit organizations.



In 2018, MVUC teamed with the Congregational Land Campaign, a non-profit coalition helping faith communities dedicate their land to housing needs. MVUC knows how urgent the need for affordable and stable homeownership is for Aurora's working families, and is committed to making a difference by developing the 1.8 acre vacant property adjacent to their church. In 2019, the church selected Habitat for Humanity of Metro Denver (Habitat) to make this vision a reality.



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The Solution

MVUC and Habitat have worked closely on development plans for the past two years. Although the property has the potential to accommodate a 33-unit townhome development, MVUC and Habitat have gone with a more conservative plan of building 10 duplexes (20 total homes) which will be sold to homebuyers making up to 80% of the area median income.

The concept plan for the property balances affordability, livability, and existing neighborhood context. MVUC and Habitat believe this proposed plan, which was developed using input from the neighborhood, meets all three of these objectives.

Affordability: Habitat's partnership model leverages public and private financial support and volunteerism to build affordable for-sale homes. Habitat and MVUC believe R-2 zoning will allow for the right balance of density by allowing the development of duplexes. These 20 homes will help the city meet its goals of more affordable homeownership, while adding beautiful and high-quality homes that will fit within the Havana Heights neighborhood's architectural style and context.

Livability: Habitat builds homes for essential members of the community and it is Habitat's priority to set these homeowners up for success in their new homes. To do this Habitat focuses on building quality, energy efficient and community focused housing. Focusing on these three priorities results in homes that are long lasting, cost less in utilities and provide necessary spaces to ensure a functional and engaging community.

Neighborhood Context: A prime objective of this development is for the homes to fit into the existing neighborhood context. To help meet this objective, input was gathered from the neighbors and incorporated into the plan, to the extent possible. Components of the proposed plan include: constructing the homes around a cul-de-sac, building a mixture of one- and two-story homes, ensuring visible sight lines between the homes, building footprints that match the surrounding home footprints, off-street parking, open space, owner occupied homes, keeping the International Community Garden, and professional landscaping.

Summary

To meet the objectives of **affordability, livability** and **neighborhood context**, while also offsetting the development costs of a new 20-home community, an **R-2 zoning is necessary**. This will allow Habitat for Humanity

to build and sell these homes with **affordable mortgages** to homebuyers earning up to 80% of the Area Median Income (approximately \$78,000/year for a family of four).



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