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**Report of Brigit's Village to the 133<sup>rd</sup> Annual Convention of the  
Diocese of Colorado - October 8-10, 2020**

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**MISSION:**

To establish a welcoming and reasonably-priced housing  
community in Colorado's Carbon Valley

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**Brigit's Village Board of Directors  
With Parishes**

**Members from St. Brigit Episcopal Church in Frederick:**

Eileen Bisgard  
Margo Casey  
Fr. Rick Meyers  
Jeff Nieusma  
Cheryl Sears

**Members at Large:**

John Lovell – Non-Episcopalian  
Sue Pilon – Non-Episcopalian

**Ex-Officio**

Colorado Episcopal Foundation  
Office of the Bishop

**Executive Summary**

Brigit's Village began as an outreach initiative of St. Brigit Episcopal church in Frederick, Colorado. Established as a separate nonprofit in 2014, Brigit's Village embodies a vision to utilize the church's property in service to its neighbors. The project addresses the desperate need for low-income housing while documenting a model of outreach and broad-based funding for other faith communities.

The Brigit's Village board worked for a number of years trying to develop enough funding to create ADA adaptable, affordable senior housing in Frederick. The facility as originally conceived did not qualify for funding support under HUD Guidelines, so the concept has now been modified to reduce the building size to 40 units and include families as well as seniors. We have a commitment from BlueLine Development to build and operate a facility with 40 units of affordable mixed housing. We gained approval of the Property Committee and Standing Committee of the Diocese and the Colorado Episcopal Foundation, which owns the land, to sell two acres to BlueLine for the purpose of developing low income housing. The next steps were to complete preliminary environmental studies and subdivision of the property in preparation for the transfer. BlueLine has hired an architectural firm, Shopworks, to redesign the building to meet the new guidelines. The concept has been approved by the planning department in Frederick and it was noted that there is a potential for the eventual development of an addition 40 units as an expansion of the building.

The next step in the process will be BlueLine's application to the Colorado Housing and Finance Authority (CHFA) for 9% tax-credit funding for Brigit's Village in February of 2021. If the application is granted in the February funding process, work will begin toward construction of the facility. (If not, BlueLine will apply again in 2022.) Once the facility is built, the Brigit's Village will become an ownership partner and eventually have the opportunity to take over full ownership and management of the facility.

As Brigit's Village continues to move toward cultivating a vibrant and welcoming low-income housing community in our small town, we would like to thank the Diocese for believing in our mission, being patient with us, and being a part of the team to make our vision a reality.