



Report of Brigit's Village to the 134th Annual Convention of the Diocese of Colorado - October 7-9, 2021

MISSION:

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

Brigit's Village Board of Directors With Parishes

Members from St. Brigit Episcopal Church in Frederick:

Fr. Tim Backus
Eileen Bisgard
Margo Casey
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 project is making progress toward obtaining funding.

2021 Report

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. Our original developer, BlueLine Development, has other projects in the application process and was not allowed to submit ours, so a newly-created partnership, St. Brigits Apartments, LLLP, has agreed 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 owned the land, to sell two acres to St Brigits Apartments for the purpose of developing low income housing. The two acres of property have been subdivided from the St. Brigit property and transferred to Brigit's Village. The developer's architectural firm, Shopworks, has redesigned the building as seen below. The concept has been approved by the planning department in Frederick and the Town Council has agreed to waive \$532,000 in fees for the project.

St. Brigits Apartments, LLLP applied to the Colorado Housing and Finance Authority (CHFA) for 9% tax-credit funding for Brigit's Village in February of 2021. The funding was not awarded, but we were encouraged to apply again in 2022. Brigit's Village is a partner in the LLLP and will 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.

