

# Wesley Townhomes

Plenary Session: Community Development  
Best Practices

Date: February 6th 2026



# Hello!



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# City of Longmont Housing & Community Investment Division Mission

A good community needs good homes. When we open the door to make housing accessible to all, it allows people to live where they work, families to raise their children in vibrant neighborhoods, and all of Longmont to thrive and prosper. By meeting our city's need for inclusive, equitable, and affordable housing, we can help ensure that Longmont is a place that all can call home.

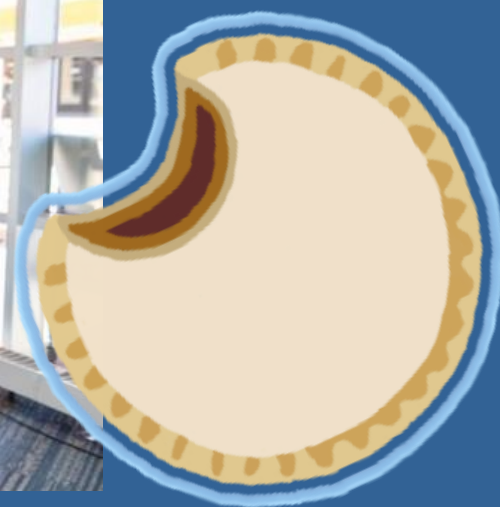




# Facts about Longmont

Longmont, Colorado is located along the northern Front Range in Boulder and Weld counties and encompasses approximately 30 square miles. With more than 300 days of sunshine, more than 1,500 acres of parks and open space, and a spectacular vista of the Rocky Mountains Longmont is perfect for outdoor enthusiasts. Longmont sits at an elevation of 4,979 feet above sea level. Longmont is home to several high-tech companies and a vibrant restaurant and brewery scene.

- 106,173 population
- 43,735 housing units
- 59,493 labor force
- 37,551 total jobs
- 93.3% K-12 graduation rate
- 46% Bachelor's degree or higher
- 4 Golf Courses



# Longmont Housing Conditions

The City of Longmont uses allocated CDBG funds to support the development and rehabilitation of affordable rental housing, the rehabilitation of existing affordable homes, small business, and rental assistance payments.

Longmont will also allocate funds to nonprofit partners for housing counseling, rental security deposits, and utility assistance. The average investment per household is estimated to be \$2,400, with \$15.3 million dollars leveraged and brought into the community.

# Dream Team

## Assembled



The Inn Between of Longmont (TIB) was founded in 1993 to fill a critical gap in supportive housing for unhoused and at-risk individuals in the St. Vrain Valley—many historically marginalized by systemic racism, economic inequality, and lack of resources. Today, TIB is the largest provider of supportive housing in the region, operating 98 permanently affordable units across seven buildings.



Boulder Broomfield Regional Consortium: A federal program (HOME) where Boulder, Longmont, Broomfield, and Boulder County pool funds from HUD for affordable housing development, rehab, and rental assistance



The Heart of Longmont UMC is a progressive, Reconciling United Methodist Church near downtown Longmont, CO, that embraces and affirms everyone, welcoming all regardless of background, orientation, or identity, focusing on justice, community, and diverse ministries for children, youth, and adults.

# Acquisition

The Inn Between first entered talks with Heart of Longmont about potentially acquiring the parking lot back in 2022. Rod Edmonds, a member of Heart of Longmont, said it was a unanimous decision by the church's trustees to find a new purpose for its underutilized lot. "At a time when many churches are struggling with declining membership, we found a new way to make an impact," Edmonds said.

Invested	Funds
HOME:	<b>\$599,540.80</b>
HOME-ARP:	<b>\$1,200,000.00</b>
COL Affordable Housing Fund:	<b>\$691,409.00</b>

# Project Challenges

Federal Conditions

Three - Party Agreement

Combined Federal Funds

Colorado Weather

# Project Design



- **Small scale infill:** 3/4 acre of donated Parking Lot
- **Family-focused design** in a market dominated by studio/1-bedroom units: 11 permanently affordable two and three bedroom
- **Onsite amenities:** education center, playground, community garden
- **Neighborhood integration:** surrounded by stable families, near schools, transit, and services
- **Health equity outcomes:** Reduces toxic stress from housing instability built to the highest energy efficiency standards of Passive House.

# Phase 1



Wesley Townhomes Site Plan

Not to Scale

10.26.23



# Project Design Cont.



"We're talking about our brothers and sisters in this community that are struggling to get by. It's our responsibility - in fact, our duty - to find creative solutions so that our neighbors have a reasonable opportunity to thrive. Their success is our shared success."

Tim Rakow, Executive Director of The Inn Between

AMI%	1 Person	2 Person	3 Person	4 Person
100% (median)	\$105,500	\$120,500	\$135,600	\$150,600
80%	\$84,400	\$96,400	\$108,480	\$120,480
60%	\$63,300	\$72,300	\$81,360	\$90,360
50%	\$52,750	\$60,250	\$67,800	\$75,300
30%	\$31,650	\$36,150	\$40,680	\$45,180

# Ground Breaking



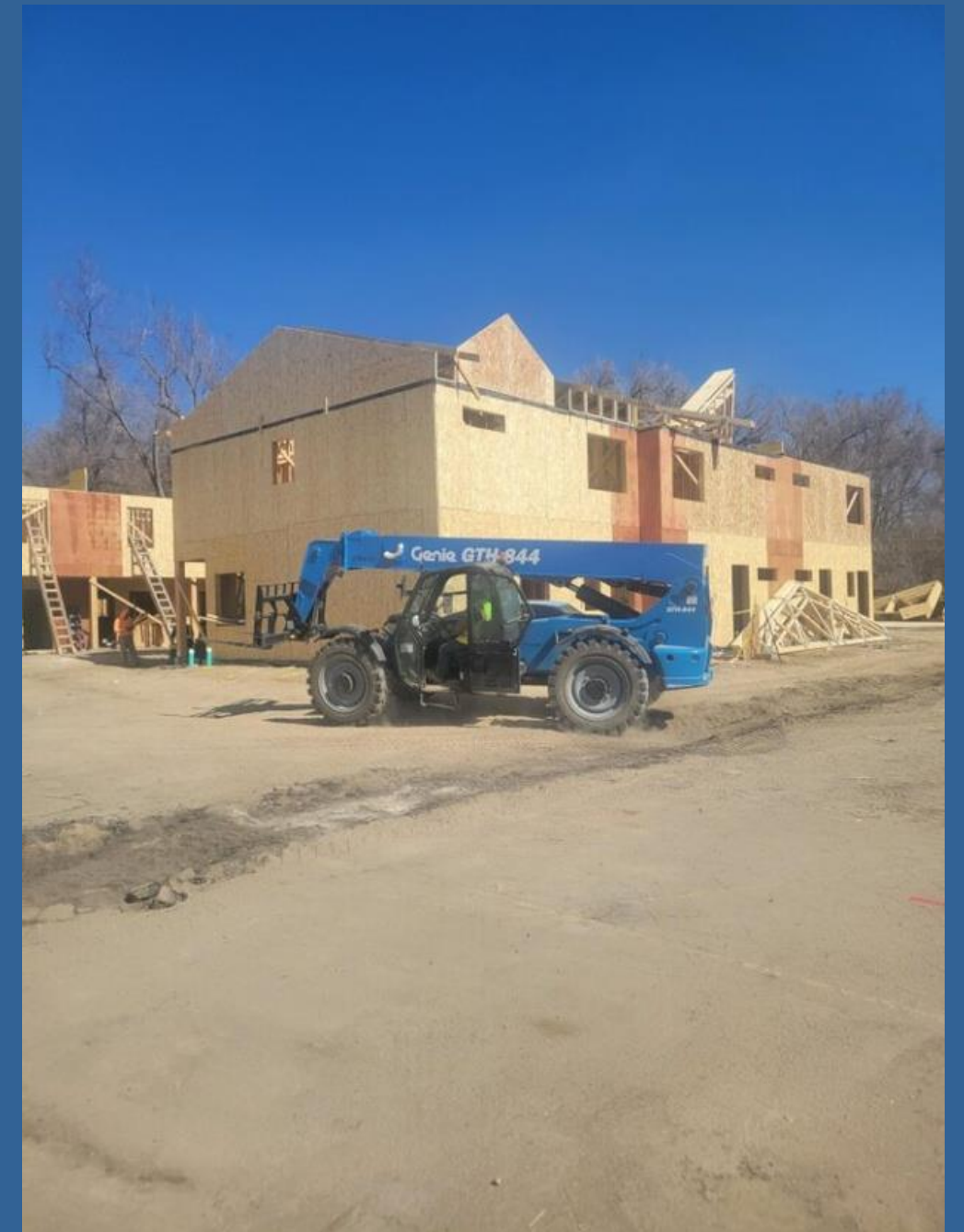
# Phases of progress

## January 2025



# Phases of progress

April 2025



# Phases of progress

July- September 2025



# Grand Opening



# Unit Profile: A2

All units were constructed with a Special Focus for Neurodivergent households; designed with sensory-friendly features and trauma-informed layouts.

Unit A2 is also fully ADA



# Unit Profile: Community Room & Playground

The playground was constructed with all children in mind, continuing the sensory-friendly features. The space also hosts a community room and community garden.





"Do all the good you can, by all the means you can, at all the times you can, to all the people you can, as long as ever you can"

John Wesley

# Thank you

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## Learn more about:

Wesley Townhomes:



Longmont:

