



THISTLE

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July 26, 2024

Paul D'Angelo, CEO
Thistle Community Housing

Mr. Rob Zuccaro, Planning and Building Safety Director
Mr. Matt Post, Senior Planner
City of Louisville
Planning Department
749 Main Street
Louisville, CO 80027

RE: Courtesy Louisville LLC

Dear Rob and Matt,

I am writing to you on behalf of Thistle Communities to supplement the Concept Plan application materials for our Courtesy Louisville development at 2101 N. Courtesy Road and to request placement on a City Council agenda to present the project to the Council, and community. We are excited about the opportunity to contribute to the City of Louisville's housing goals and to provide much-needed affordable, attainable, and "Missing Middle" homeownership workforce housing options. Deed-Restricted Missing Middle homeownership options are not currently available in the Louisville market.

Thistle Communities is a non-profit organization dedicated to creating and maintaining permanently affordable housing in Boulder County. Since our inception, we have successfully developed numerous affordable housing projects in Boulder and Longmont providing high-quality affordable homes for individuals and families. Our mission is to ensure that everyone has access to safe, decent, and affordable housing, fostering inclusive and sustainable communities. Please learn more about us here...

<https://www.thistlecommunityhousing.org/>.

In January, Thistle Communities acquired the Courtesy Louisville site from Rob and Carol Lathrop. The Lathrop's had desired to see the property utilized as affordable housing and Thistle's mission aligned.

Thistle's intention for the Courtesy Louisville development is to develop a permanently affordable, deed-restricted homeownership housing community that is designed to serve a diverse range of Area Median Income (AMI) levels, ensuring that we can meet the housing needs of a broad spectrum of residents. The current site plan is envisioned to develop six units under 80% AMI, 26 homes between 80% and 100% AMI, 8 homes between 100% and 120% AMI and 4 homes above 120% AMI.

The site's prime infill location, near transit and shopping, makes it an ideal spot for affordable/attainable housing. Its proximity to public transportation, retail outlets, and other essential services will provide residents with convenient access to everything they need, enhancing their quality of life.



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The City of Louisville's housing study has outlined several key goals that align closely with our mission at Thistle Communities. These goals include increasing the availability of affordable housing, promoting diverse and inclusive communities, and ensuring that new developments are sustainable and well-integrated into the existing urban fabric. Our proposed development at the Courtesy Louisville site is designed to meet these objectives, providing high-quality, affordable, attainable, and workforce homes that are environmentally sustainable and well-connected to the broader community.

Along with this letter, we are submitting several documents as part of our Concept Plan. These include a site plan, a letter from Hartronft Associates explaining how the proposed development envisions navigating the City's development process, the City's Concept Plan application, and additional supportive materials.

We believe that our project will make a significant contribution to the City of Louisville's housing objectives that include meeting the 12% inclusionary housing under 80% AMI, and the City's Prop 123 Affordable Housing commitment. We are eager to work with the city to introduce Courtesy Louisville to the Council and community and ensure that our development is on a trajectory that meets the needs and expectations of Louisville's residents.

Thank you for considering our Concept Plan. We look forward to the opportunity to discuss our proposal in more detail and to work collaboratively with the City of Louisville to achieve our shared housing goals.

Sincerely,

Paul D'Angelo

Paul D'Angelo, CEO
Thistle Community Housing