



**CITY OF BOULDER**  
**PLANNING BOARD MEETING AGENDA**  
**DATE:** July 14, 2016  
**TIME:** 6 p.m.  
**PLACE:** 1777 Broadway, Council Chambers

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**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

The [June 2, 2016 minutes](#) are scheduled for review.

**3. PUBLIC PARTICIPATION**

**4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**

**5. PUBLIC HEARING ITEMS**

- A. AGENDA TITLE:** Public hearing for consideration of a Concept Plan proposal (LUR2016-00033) to develop an existing parking lot on the corner of Pine Street and 15<sup>th</sup> Street on the First United Methodist Church site (including the following properties within RH-2 [Residential High – 2] zoning district: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14<sup>th</sup>, 2124 14<sup>th</sup>, 1421 Spruce, and 1443 Spruce) with a three-story 30,000 square foot building containing 40 affordable rental units, associated common area and office space and 95 total parking spaces. The units associated uses would be managed by Attention Homes, a non-profit agency, and are intended for homeless young adults between the ages of 18 and 24 years old who are in need for supportive services in order to address underlying issues associated with their homelessness.

Applicant: Jeff Dawson, Studio Architecture  
Property Owner: First United Methodist Church

**6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**

**7. DEBRIEF MEETING/CALENDAR CHECK**

**8. ADJOURNMENT**

**CITY OF BOULDER PLANNING BOARD  
MEETING GUIDELINES**

**CALL TO ORDER**

The Board must have a quorum (four members present) before the meeting can be called to order.

**AGENDA**

The Board may rearrange the order of the Agenda or delete items for good cause. The Board may not add items requiring public notice.

**PUBLIC PARTICIPATION**

The public is welcome to address the Board (3 minutes\* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.

**DISCUSSION AND STUDY SESSION ITEMS**

Discussion and study session items do not require motions of approval or recommendation.

**PUBLIC HEARING ITEMS**

A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

**1. Presentations**

- a. Staff presentation (10 minutes maximum\*)
- b. Applicant presentation (10 minute maximum\*). Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.
- c. Planning Board questioning of staff or applicant for information only.

**2. Public Hearing**

Each speaker will be allowed an oral presentation (3 minutes maximum\*). All speakers wishing to pool their time must be present, and time allotted will be determined by the Chair. No pooled time presentation will be permitted to exceed ten minutes total.

- Time remaining is presented by a Green blinking light that means one minute remains, a Yellow light means 30 seconds remain, and a Red light and beep means time has expired.
- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the Board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of ten (10) to the Secretary for distribution to the Board and admission into the record.
- Citizens can send a letter to the Planning staff at 1739 Broadway, Boulder, CO 80302, two weeks before the Planning Board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the Board meeting.

**3. Board Action**

- d. Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- e. Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
- f. Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

**MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY**

Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

**ADJOURNMENT**

The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. Agenda items will not be commenced after 10:00 p.m. except by majority vote of Board members present.

\*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments.

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**June 2, 2016**  
**1777 Broadway, Council Chambers**

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

**PLANNING BOARD MEMBERS PRESENT:**

John Gerstle, Chair  
John Putnam  
Bryan Bowen  
Leonard May  
Liz Payton  
Harmon Zuckerman

**PLANNING BOARD MEMBERS ABSENT:**

Crystal Gray

**STAFF PRESENT:**

Charles Ferro, Development Land Use Review Manager  
Hella Pannewig, Assistant City Attorney  
Cindy Spence, Administrative Specialist III  
Chandler Van Schaack, Planner II  
Elaine McLaughlin, Senior Planner  
Lane Landrith, Business and Special Events Coordinator, Community Vitality  
Molly Winter, DUHMD Executive Director  
Sandra Llanes, Assistant City Attorney

**1. CALL TO ORDER**

Chair, **J. Gerstle**, declared a quorum at 6:03 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **B. Bowen** and seconded by **J. Putnam** the Planning Board voted 6-0 (**C. Gray** absent) to approve the May 12, 2016 and May 26, 2016 minutes as amended.

**3. PUBLIC PARTICIPATION**

- 1. John Driver** spoke in opposition to the project proposed at 1440 Pine, specifically the proposed elevations, zoning and density, and presented a handout.
- 2. Rebecca Shoag** spoke in opposition to the project proposed at 1440 Pine, specifically the proposed mass and the compatibility with the current neighborhood.
- 3. Scott Curry** spoke in opposition to the project proposed at 1440 Pine specifically the proposed mass and the compatibility with the current neighborhood.

#### 4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS

- A. Call Up Item: SPARK Subdivision (TEC2016-00006) located at 3390 Valmont Road; 3085, 3155, and 3195 Bluff Street: Final Plat to replat the existing site into four lots and two outlots.

This item was not called up.

#### 5. PUBLIC HEARING ITEMS

- A. AGENDA TITLE: Public hearing and consideration of a motion to recommend approval of an ordinance amending section 9-6-5(d) "Mobile Food Vehicle Sales," amending section 9-16-1(c) "Definitions" to redefine "Mobile Food Vehicle" to include human powered vehicles, amending section 7-6-28, B.R.C. 1981 "Bicycle Parking" and setting forth related details.

##### Staff Presentation:

- C. **Ferro** introduced the item.  
L. **Landrith** presented the item to the board.

##### Board Questions:

- L. **Landrith**, S. **Llanes** and M. **Winter** answered questions from the board.

##### Public Hearing:

No one spoke.

##### Board Comments:

**Key Issue: Does Planning Board support the staff recommendation regarding ordinance changes for human-powered mobile food vehicles, including:**

- **Parking on roadway while conducting mobile food vehicle sales?**
- **Prohibiting sales in transit along paths where bikes are allowed?**
- L. **Payton** stated that she supports the ordinance, however since the ordinance includes bicycles, she suggested that perhaps the vendors should be allowed to go where cars cannot, such as parks (i.e. Scott Carpenter Park or North Boulder Park). Perhaps they could ride the paths rather than remain in a parking space in the lot.
- J. **Putnam** agreed. The challenge will be in finding a balance of where it will be appropriate. He suggested that it may be helpful for the city to zone some parks and/or spaces to allow for bicycles to not be restricted to pavement.
- B. **Bowen** added that a park environment would be safer for kids than a parking lot.
- J. **Gerstle** inquired if push carts would be included in this ordinance as well.
- J. **Putnam** suggested capturing the idea of providing zones in the city for allowable use which could be determined between now and City Council's determination within the motion. He stated that he is intrigued by the push carts, however concerned that it could raise questions surrounding pedestrian circulation. It would be worth looking into for the future.

- **H. Zuckerman** added that moving forward; the ordinance is acceptable as presented. He is also intrigued with zoning idea as presented by **L. Payton** and would like staff to look into how that could be done. He stated that he is not as concerned or interested in the push cart idea. The bicycle vending could become the character of Boulder vending.

**Motion:**

On a motion by **J. Putnam**, seconded by **H. Zuckerman**, the Planning Board voted 6-0 (**C. Gray** absent) to recommend approval of an ordinance amending section 9-6-5(d) “Mobile Food Vehicle Sales,” amending section 9-16-1(c) “Definitions” to redefine “Mobile Food Vehicle” to include human powered vehicles, amending section 7-6-28, B.R.C. 1981 “Bicycle Parking” and setting forth related details. Planning Board further recommends amending the current draft ordinance to include provisions for off-pavement sales in appropriate locations identified by the city in parks and other such places.

On a motion by **J. Gerstle**, seconded by **L. May**, the Planning Board voted 4-2 (**B. Bowen** and **H. Zuckerman** opposed, **C. Gray** absent) to recommend that staff consider and develop additional proposals that would address the use of push carts in public areas for vending food.

- B. AGENDA TITLE:** Public hearing and consideration of a request for a two-story, 766 square foot rear addition to an existing single family home to convert the residence into a tri-plex, located at 2949 Broadway with a request for a 37.5 percent parking reduction and a reduction in lot area per dwelling unit from 3,000 square feet to 2,076 square feet within the RH-2 zoning district. Case no. LUR2014-00097.

Applicant: Michael Bosma  
Owner: ALR Investments LLC

*Board members were asked to reveal any ex-parte contacts they may have had on this item.*

**L. May** disclosed that due to the historic nature of the home his wife currently sits on Landmarks Board and he currently sits on the Historic Boulder Board. He affirmed that this item has not been discussed. In addition, the architect on the project was once a client of his approximately seven years ago. **L. Payton** attended the Landmarks Board meeting on June 1, 2016 and this item was discussed.

**Staff Presentation:**

**C. Ferro** introduced the item.

**E. McLaughlin** presented the item to the board.

**Board Questions:**

**E. McLaughlin** answered questions from the board.

**Applicant Presentation:**

**Michael Bosma**, the applicant, presented the item to the board.

**Board Questions:**

**Michael Bosma** the applicant and **Tom Jarmon** with ESA Architects answered questions from the board.

**Public Hearing:**

No one spoke.

**Board Comments:**

**Key Issue #1: Does the project, with its proposed reduction in lot area per dwelling unit meet the Site Review Criteria?**

**Key Issue #2: Does the 37.5 percent parking reduction meet the review criteria under section 9-2-14(h)(2)(K), B.R.C.?**

- **L. Payton** expressed that it is great that a building on Broadway is being landmarked. She agreed with the applicant that this will be a benefit for the community and an important structure to the city's landmark portfolio. Her only concern is with the requirement to differentiate the proposed new structure from old building in such an excessive manner (i.e. different width and color on the board and batten). She encouraged using the same siding and colors as the main historical structure to be more compatible. She would like to have a condition added that would encourage the Landmarks Board to require the finishes to be more compatible. She supports the project and has no issues with the proposed parking reduction.
- **J. Putnam** agreed with **L. Payton**. The project meets the BVCP policy consistency and Site Review criteria. Two new quality housing units will be provided where they are needed and consistent with the community. He agrees with the parking reduction assessment. The housing should be looked at for wide variety of uses, not just student housing as a number of people could benefit.
- **L. May** agreed but would like to recommend adding, to the maximum extent possible, that the addition be shifted three feet to the west to allow space from the historical structure. He would like to give this recommendation to Landmarks Board. He clarified that this would not be a breezeway, but gives more separation between the mass of the addition and the primary structure.
- **B. Bowen** offered a condition to create a bicycle/pedestrian connection from the south side all the way through the proposed site to the alley; specifically "Landscape Area 6" should be replaced with hardscape.
- **H. Zuckerman** acknowledged that he approves of the proposed project. He supports the density of the project and does not see the parking adjustments as an issue.
- **J. Gerstle** agreed and approves of the project. Regarding the unbundled parking, he clarified with the applicant that all parking spaces will be unbundled with the requirement that, if desired, each unit would have one priority spot that would be offered with a separate lease payment. The applicant agreed with this.

**Motion:**

**On a motion by H. Zuckerman, seconded by B. Bowen, the Planning Board voted 6-0 (C. Gray absent) to approve Site Review application # LUR2014-00097 subject to the conditions of**

approval listed below and adopting the staff memorandum and its attachments as findings of fact, with the addition of two conditions:

1. The south sidewalk be extended across the entire property from east to west replacing the “Landscape Area 6” with pavement for bicycle access and pedestrian access.
2. The addition be located as far west as can be accommodated by site constraints, particularly the back-up area, to create as much separation as possible between the massing of the primary structure and the addition.

Friendly amendment made by L. Payton, that Planning Board recommend a condition that the finishes on the addition be adjusted to be more sympathetic and compatible with the historical structure. Friendly amendment was accepted by H. Zuckerman.

- C. AGENDA TITLE: Public hearing and consideration of a NONCONFORMING USE REVIEW (LUR2015-00118) request to amend the approved operating characteristics for the Alpine Modern Café at 904 College Ave. within the RL-1 zone district to allow for beer and wine sales during regular business hours, and to extend the closing time from 7:00 p.m. (existing) to 9:00 p.m. (proposed) Mondays through Thursdays. No other changes to the existing operating characteristics are proposed.

Applicant: Lon McGowan  
Owner: James Carter

***Board members were asked to reveal any ex-parte contacts they may have had on this item.***  
**J. Gerstle** disclosed that he used to live in the neighborhood where 904 College is located. **J. Putnam** rides his bicycle by the location regularly.

**Staff Presentation:**

**C. Ferro** introduced the item.  
**C. Van Schaack** presented the item to the board.

**Board Questions:**

**C. Van Schaack** answered questions from the board.

**Applicant Presentation:**

**Lon McGowan**, the applicant, presented the item to the board.

**Board Questions:**

**Lon McGowan**, the applicant, answered questions from the board.

**Public Hearing:**

No one spoke.

## **Board Comments:**

**Key Issue #1: Is the proposal consistent with the Use Review criteria including the additional criteria for Modifications to Nonconforming Uses set forth in Sections 9-2-15(e) and (f), B.R.C. 1981?**

- **B. Bowen** stated that he appreciates that this place exists and should exist in every neighborhood in Boulder. He had concern with the proposed steel split-rail fence and suggested doing something more artful.
- **L. Payton** expressed concern that she has observed other restaurants with outdoor seating that do not have amplified music yet they can still be heard on the street and loud. With outdoor seating for 12-15 people, she is concerned with the noise level. Staff responded by informing the board that the applicant would have to obey the existing noise ordinance and that their liquor license would control them from moving onto the sidewalk.

## **Motion:**

On a motion by **B. Bowen**, seconded by **J. Putnam**, the Planning Board voted 6-0 (**C. Gray** absent) to approve the Use Review application LUR2015-00118, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval found in the packet.

## **6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**

- A. Changes to Tax Credits Available for Residential and Commercial Restoration of Historic Structures**
- **L. Payton**, after attending the June Landmarks Board meeting, informed the Planning Board of the details regarding state tax credits that are available for residential and commercial restoration of historic structures. The tax credits were passed in 2014 and will continue to be used in 2016. The fund has doubled in 2016. There are two types of tax credits – Residential Tax Credits and Commercial Tax Credits.

A residential homeowner can obtain a 20% credit for work on a historic/landmarked house to \$50,000 credits. There is no statewide cap on the number of people who can apply within the year. One can transfer the credit or apply over ten years. In addition, one is no longer required to retain the property.

The commercial credits have changed in that the property owner can sell the property immediately after doing the work and receiving the tax credit. The commercial development can receive up to a million dollars tax credit. Statewide, there is ten million dollars available and it is a first-com first-serve and renews every year. It begins in July 2016 and can be done online. It is split into two different funds – small vs. large projects. In addition, non-profits can get tax credits, which can be sold. **L. Payton** suggested that this could possibly apply to Boulder's Coop Ordinance. Finally the building must be landmarked at the time the tax credits are issued and the work must be completed by December 31, 2019.

## B. Collaboration between the EAB and Planning Board

- **J. Gerstle** inquired with staff if any further discussions had taken place regarding the involvement of the Environmental Advisory Board (EAB) with Planning Board.
- **H. Pannewig** informed the board, after reviewing the Boulder Revised Code (BRC), that the EAB's involvement with Planning Board may be limited. The only advice which the EAB can give advice to the Planning Board would be master plans that the Planning Board would be responsible for making a recommendation on. She advised to the Planning Board that EAB involvement would be beyond the jurisdiction that is allowed to them as granted by the BRC. She recommended to the EAB that if they would want to address the Planning Board, to do it in an individual capacity (i.e. sending an email, letter or speaking under Public Participation).
- **J. Putnam** stated that having the EAB address the board on an individual level would be helpful since they are experts in energy efficiency, solar, etc. He suggested they could send the board emails related to those matters. His concern would be if EAB addressed the board in a more formal manner, then it could open the door for other boards to do the same.
- **B. Bowen** agreed. Individual communication would be preferred. If want to present to the Planning Board as the EAB, then their legal staff should be consulted and perhaps a joint board session should be scheduled.
- **H. Zuckerman** added that a challenge in working with EAB is that the Planning Board has statutorily set guidelines for reviewing projects based on criteria. The EAB is allowed to participate according to legal staff in policy areas and assist in master plans. Having this type of input to formulate environmental criteria would be beneficial.
- **L. May** understood that the involvement of EAB was more policy related. He asked staff if EAB's input could extend to areas such as the building code or energy code updates.
- **H. Pannewig** stated that the role of the EAB is not to advise the Planning Board but to advise City Council who set the policies. But she agreed with **L. May** that if Planning Board could benefit from a joint board meeting and input from the EAB that it would be possible to have one.
- **L. Payton** agreed with **L. May** that perhaps there is a way Planning Board could work with EAB in a joint board meeting to identify areas in our code that do not address the most recent ideas of energy conservation.
- **J. Gerstle** stated that he would respond to EAB inquiries to inform them of the recommendations of the City Attorney and the Planning Board comments.

## 7. DEBRIEF MEETING/CALENDAR CHECK

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 8:26 p.m.

APPROVED BY

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
DATE

DRAFT

**CITY OF BOULDER**  
**PLANNING BOARD AGENDA ITEM**  
**MEETING DATE: July 14, 2016**

**AGENDA TITLE:**

Public hearing for consideration of a Concept Plan proposal (LUR2016-00033) to develop an existing parking lot on the corner of Pine Street and 15<sup>th</sup> Street on the First United Methodist Church site (including the following properties within RH-2 [Residential High – 2] zoning district: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14<sup>th</sup>, 2124 14<sup>th</sup>, 1421 Spruce, and 1443 Spruce) with a three-story 30,000 square foot building containing 40 affordable rental units, associated common area and office space and 95 total parking spaces. The units associated uses would be managed by Attention Homes, a non-profit agency, and are intended for homeless young adults between the ages of 18 and 24 years old who are in need for supportive services in order to address underlying issues associated with their homelessness.

Applicant: Jeff Dawson, Studio Architecture  
Property Owner: First United Methodist Church

**REQUESTING DEPARTMENT:**

Planning, Housing & Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Land Use Review Manager

Karl Guiler, Senior Planner/Code Amendment Specialist

**OBJECTIVE:**

1. Hear applicant and staff presentations
2. Hold public hearing
3. Planning Board to ask questions of applicant, the public and staff
4. Planning Board discussion of Concept Plan. No action is required by Planning Board.

**SUMMARY:**

Proposal: Concept Plan review and comment to develop an existing parking lot on the corner of Pine Street and 15<sup>th</sup> Street on the First United Methodist Church site with a three-story, 30,000 square foot building containing 40 affordable rental units, associated common area and office space and 95 total parking spaces.

Project Name: Attention Home Apartments

Location: Corner of Pine Street & 15<sup>th</sup> Street (First United Methodist Church properties: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132, 14<sup>th</sup>, 2124 14<sup>th</sup>, 1421 Spruce, and 1443 Spruce)

Size of Tract: 1.93 acres

Zoning: RH-2 (Residential Home - 2)

Comprehensive Plan: High Density Residential

## I. INTRODUCTION AND BACKGROUND

### PROCESS

Per Section 9-2-14, B.R.C. 1981, the project requires Concept Plan review and comment, because the project exceeds 20 dwelling units. The Concept Plan is an opportunity for the applicant to receive comments from the community about the proposed plan before moving forward. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed plan documents. The Planning Department and Planning Board will review the applicant's Concept Review & Comment plans against the guidelines found in Section 9-2-13(f), B.R.C. 1981. Staff's analysis of the Concept Plan criteria can be found below in Section III.

### BACKGROUND & ZONING

The subject site spans an entire city block owned by the First United Methodist Church of Boulder and totals roughly 1.93 acres. The block is bounded by Pine Street, Spruce Street, 14<sup>th</sup> and 15<sup>th</sup> Streets and is bisected by an alley. The properties are: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14<sup>th</sup>, 2124 14<sup>th</sup>, 1421 Spruce, and 1443 Spruce. The figure below shows the site and its surrounding context.



Per 9-2-14(b)(1)(C), B.R.C. 1981, all properties that are contiguous and under common ownership are treated as one property for the purposes of Site Review, as specified below:

*Common Ownership: All contiguous lots or parcels under common ownership or control, not subject to a planned development, planned residential development, planned unit development, or site review approval, shall be considered as one property for the purposes of determining whether the maximum site review thresholds*

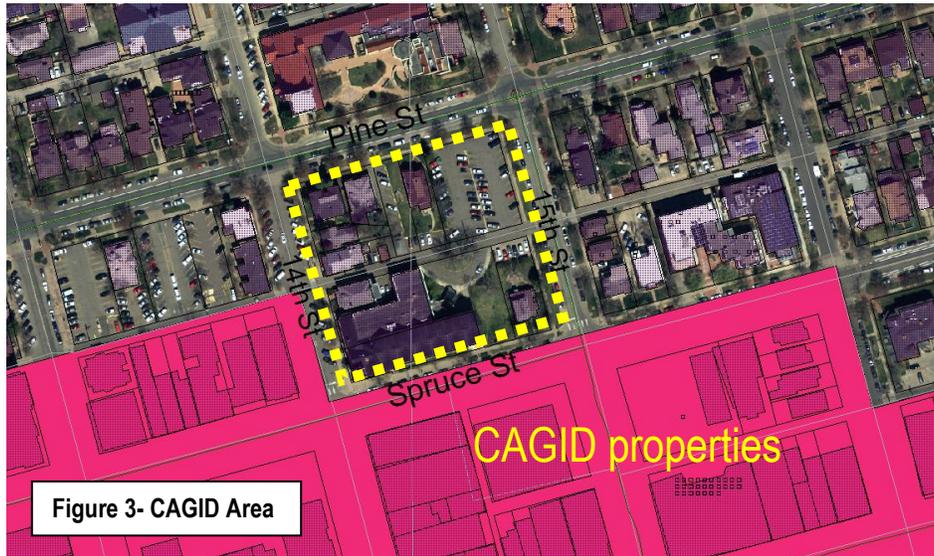
*below apply. If such lots or parcels cross zoning district boundaries, the lesser threshold of the zoning districts shall apply to all of the lots or parcels.*

Some properties are used for church purposes and others are leased out for other uses (e.g., Lucille's Restaurant, Out Boulder etc.). The site also contains seven existing dwelling units. The proposed use and new building would be located on the 1440 Pine site, which is at the corner of Pine and 15<sup>th</sup>, and is currently used for surface parking.

The properties are within the Whittier neighborhood and one block north of downtown. As can be seen in the zoning map below, much of the Whittier neighborhood is zoned RMX-1 (Residential Mixed – 1) zoning, which permits six to 14 dwelling units per acre. However, the subject site and some surrounding properties are zoned RH-2 (Residential High -2), which is a high density zone that permits 14 or more dwelling units per acre. Immediately to the south are a number of more intense Downtown (DT) zones in proximity of the Pearl Street Mall. While the site contains buildings that are eligible for historic landmark designations, the site is not located within a historic district (although the area has been identified as a potential, future historic district).



The site is also immediately contiguous to the Central Area General Improvement District (CAGID), which is the managed parking district for downtown Boulder (see Figure 3 below).



## II. PROJECT DESCRIPTION SUMMARY

The building is proposed to include 40 affordable rental units comprised of one two-bedroom unit and 39 efficiency living units for the purpose of housing chronic homeless individuals between the ages of 18 and 24. The units would be managed by the non-profit agency, Attention Homes, in partnership with First United Methodist Church and Gardner Capital Development. The ground floor would contain Attention Homes administrative staff offices and accessory community spaces (termed social enterprise space). These are spaces that could be used as retail and managed by Attention Homes with the purpose of enabling the residents to sell goods or provide services as part of their program to become self-sufficient.

The applicant is requesting feedback on the proposed construction of a new 30,000 square foot, three-story building with 55 subterranean parking spaces upon an existing surface parking lot at the corner of 15<sup>th</sup> and Pine Streets. The 87 surface spaces would be replaced by a total of 95 parking spaces (55 underground and 40 surface parking spaces). The applicant anticipates submitting a parking reduction at time of Site Review.

The applicant's written statement, which goes into more details about the proposed use, is found in [Attachment A](#) and the project plans within [Attachment B](#).

The proposed dwelling units are identified as transitional housing, which is defined in the Land Use Code (chapter 9-16, Definitions, B.R.C. 1981) as follows:

*Transitional housing means a facility providing long-term housing in multifamily dwelling units with or without common central cooking facilities, where participation in a program of supportive services is required as a condition of residency to assist tenants in working towards independence from financial, emotional, or medical conditions that limit their ability to obtain housing for themselves.*

At time of Site Review, the applicant would need to submit a detailed written statement affirming that the use meets the definition above.

Per section 9-6, "Use Standards," B.R.C. 1981, traditional housing is a conditional use in the RH-2 zone.

Transitional Housing may be approved on the property if the following criteria are met:

1. *Density: The maximum number of dwelling units with transitional housing facility shall be the same as is permitted within the underlying zoning district, except that for any zoning district that is classified as an industrial zoning district pursuant to Section 9-5-2, "Zoning Districts," B.R.C. 1981, the number of dwelling units permitted shall not exceed one dwelling unit for each one thousand six hundred square feet of lot area on the site.*
2. *Occupancy: No person shall occupy such dwelling unit within a transitional housing facility except in accordance with the occupancy standards set forth in Section 9-8-5, "Occupancy of Dwelling Units," B.R.C. 1981, for dwelling units.*
3. *Parking: The facility shall provide one off-street parking space for each dwelling unit on the site. The approving authority may grant a parking deferral of up to the higher of fifty percent of the required parking or what otherwise may be deferred in the zoning district if the applicant can demonstrate that the criteria set forth in Subsection 9-9-6(e), B.R.C. 1981, have been met.*

The applicant indicates that the units would be classified as efficiency living units (ELUs), which are defined in the Land Use Code as follows:

*Efficiency living unit* means a dwelling unit that contains a bathroom and kitchen and does not exceed a maximum floor area of four hundred seventy-five square feet.

Per Chapter 9-6, "Use Standards," B.R.C. 1981, if 20 percent or greater of the proposed units are ELUs meeting the definition above, a Use Review application is required.

The plans indicate floor spaces for some non-residential uses or "program related social enterprise". It will be important to specify the nature of these areas as they may be subject to approval of a Use Review application for non-residential uses in a residential zone district. Some non-residential uses are possible in the RH-2 and if listed in the R6 Use Module, the proposed uses must be approved by Planning Board at a public hearing. The Use Review criteria can be found in Section 9-2-15(e), B.R.C. 1981 of the Land Use Code.

Staff's review comments on the project can be found in [Attachment C](#) and the applicant's response to those comments is found in [Attachment D](#).

## **Density and Parking**

### Density

Per section 9-8-3, "Density in the RH-1, RH-2, RH-3 and RH-7 Districts," B.R.C. 1981, twenty-eight (28) units could be permitted on the property without special approval as provided for in section 9-8-3(b), B.R.C. 1981 and up to 52 units could be requested with Planning Board approval. The application includes a proposal for 40 dwelling units, which would require a Planning Board public hearing and decision at time of Site Review.

Per Section 9-8-7, "Density and Occupancy of Efficiency Living Units," B.R.C. 1981, "Dwelling Unit Equivalents for Efficiency Living Units: *For purposes of the density limits of Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, two efficiency living units constitute one dwelling unit.*" This would permit

56 efficiency living units without special review and up to 104 efficiency living units with Planning Board approval.

Per Table 8-1, of Section 9-8-1, "Intensity Standards," B.R.C. 1981, the RH-2 sets the maximum density for the site at 27 dwelling units per acre. The proposal, including existing residential units and considering the equivalency requirements above, would total equate to 14 dwelling units per acre. If the ELU equivalency were not the case, the density would still be within the allowable range of the zone at 24 dwelling units per acre. When the application comes in for Site Review, the existing units on the site would have to be factored into the density calculations.

### Parking

The parking standards are found in section 9-9-6, B.R.C. 1981. Per section 9-9-6, "Parking Standards," B.R.C. 1981, Table 9-4, religious assemblies created prior to September 2, 1993 require one space per every 300 square feet of floor area. Any additional non-residential uses within the proposed project would require parking at the same rate. Per section 9-6-3(h)(3), B.R.C. 1981, transitional housing units require one space per unit, but also notes that parking deferrals can be considered. In addition, the other residential units would require parking per Table 9-1 of Section 9-9-6 and the restaurant, Lucille's, would require parking at a rate of one space for every three seats.

At this time, staff does not have the information related to how parking would be accommodated for this mix of uses. The applicant has indicated intent to request a parking reduction. Please note that Section 9-9-6(f)(8) relates to religious assemblies: *Parking Reductions for Religious Assemblies: The city manager will grant a parking reduction to permit additional floor area within the assembly area of a religious assembly which is located within three hundred feet of the Central Area General Improvement District if the applicant can demonstrate that it has made arrangements to use public parking within close proximity of the use and that the building modifications proposed are primarily for the weekend and evening activities when there is less demand for use of public parking areas.*

Parking reduction requests can be considered in this case as part of the subsequent Site Review process. Per Section 9-9-6(d)(6), staff requests a parking study be done at the Site Review stage so that the parking conditions on the site can be better understood.

## **III. Concept Plan Review Criteria for Land Use Code Section 9-2-13(e), B.R.C. 1981**

### **CONCEPT PLAN REVIEW AND COMMENT Section 9-2-13**

**(g) Guidelines for Review and Comment:** The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The planning board may consider the following guidelines when providing comments on a concept plan:

- 1) Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

The subject site is a block (Block 122) owned by the First United Methodist Church of Boulder and totals roughly 1.93 acres. The block is bounded by Pine Street, Spruce Street, 14<sup>th</sup> and 15<sup>th</sup> Streets and is bisected by an alley. The properties are: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14<sup>th</sup>, 2124 14<sup>th</sup>, 1421 Spruce, and 1443 Spruce. The block is an already developed block within downtown area and beginning of the Whittier neighborhood. It contains the historic First United Methodist church and its associated additions as well as several historic structures used for a variety of office uses, residential units, and a restaurant (i.e., Lucille's). Because the block is within the historic downtown it also contains some large mature trees.

**2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, subcommunity and subarea plans;**

The project's conformity with the Boulder Valley Comprehensive Plan (BVCP) as well as the Downtown Urban Design Guidelines, is discussed below:

**BVCP Compliance:** The project will require a Site Review application, which requires consistency, on balance, with Boulder Valley Comprehensive Plan (BVCP) policies. A brief analysis can be found below:

Boulder struggles with a relatively extensive homeless population. The proposal to construct transitional housing units to serve chronic homeless persons between the age of 18 and 24 would assist in trying to improve the situation by adding services that attempt to bring these vulnerable people out of homelessness. It is not uncommon for churches to undertake such challenging endeavors. This proposed use of the site would be consistent with the following BVCP policies:

- BVCP Policy 7.03 Populations with Special Needs
- BVCP Policy 8.01 Providing for a Broad Spectrum of Human Needs
- BVCP Policy 8.04 Addressing Community Deficiencies

The block owned by the First United Methodist Church includes a variety of historic structures, including the church building. The church building is a protected landmark. If the lots are combined in a Site Review application, there would be the opportunity to landmark the other buildings on the site. This would be consistent with BVCP Policy 2.24 Preservation of Historic and Cultural Resources.

The infill development of what is an existing parking lot near downtown and constructing a building that addresses both streetscapes with appropriate forms, materials, designs and entries is also consistent with the following policies:

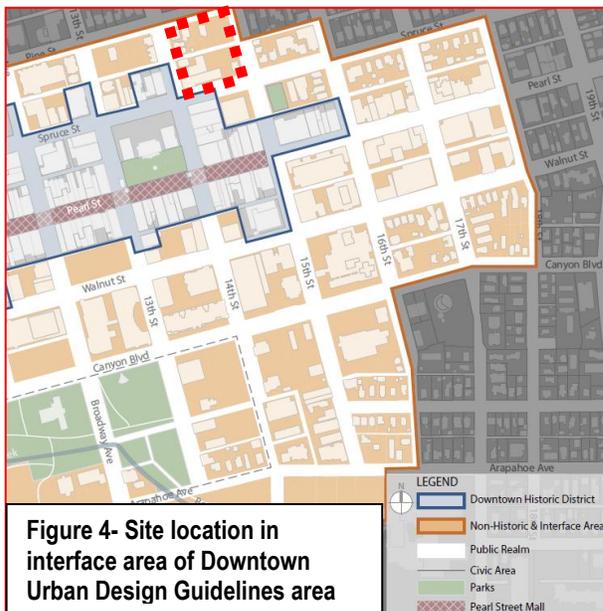
- BVCP Policy 2.03 Compact Development Pattern
- BVCP Policy 2.37 Enhanced Design for Private Sector Projects

As the project progresses, staff will be able to better assess all aspects of the project against the policies above as well as BVCP Policy 2.09 Neighborhood as Building Blocks. In the discussion of the project's compliance with the Downtown Urban Design Guidelines and consider the lower scaled context of the adjacent Whittier neighborhood, staff has raised the concern about the massing and height of the project. Staff finds that further refinement to the project is necessary to make its massing and height more compatible with its surroundings. Staff has also requested more information about the ancillary uses to the transitional housing before concluding on the following BVCP policies:

- BVCP Policy 2.10 Preservation and Support for Residential Neighborhoods
- BVCP Policy 2.15 Compatibility of Adjacent Land Uses
- BVCP Policy 2.30 Sensitive Infill and Redevelopment

### **Downtown Urban Design Guidelines**

The subject properties are subject to the [Downtown Urban Design Guidelines](#). The properties are located in the Interface Area just north of the Downtown Historic District. The preface to the section states, as follows:



*“The important design elements are 1) the Non-Historic Area’s relationship to its surroundings, including the Historic Area, the Civic Park area, and the residential quality of the Interface Area; 2) the pedestrian quality of the area including the Downtown Boulder Pedestrian Mall, East and West Pearl Street, Spruce and Walnut streets, Canyon Boulevard and the north-south streets that connect the Civic Area to the Downtown Boulder Pedestrian Mall area; 3) new building design can reflect the character of its own time and have meaningful juxtapositions, while respecting the integrity, scale, and massing of historic buildings in the surrounding areas; and 4) minimizing impacts to the surrounding residential through careful design in*

*the Interface Area which respects the scale and quality of adjacent residential uses and thoughtfully transitions the commercial and residential areas.*

*The urban design objectives for the Non-Historic and Interface Areas are to:*

- *Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street.*
- *Encourage sensitive design along the edge where the Downtown commercial area abuts residential neighborhoods.*
- *Emphasize a clear distinction between the commercial and residential interface areas.*
- *Maintain the diversity in building type and size, and respect the adjoining residential character.*
- *Discourage adverse impacts from noise, night lighting, poor building design, and commercial service areas on adjacent residential neighborhoods.”*

**Staff Analysis:** The proposed building is well designed with a variety of massing elements, use of high quality materials and roof forms harmonious to the historic area and a design that effectively blends historic elements with a more contemporary look. The siting of the building is appropriate with the building addressing both streetscapes with entries and fenestration. Staff appreciates the use of the

stone from the church in the design and continues to recommend the use of stone and brick, but recommends a more simplified design that does not include the quantity of materials currently proposed.

With respect to guideline 2.1, General guidelines for the Non-Historic and Interface Areas, staff has the following comments about several components of the guideline listed below:

*2.1 General guidelines for the Non-Historic and Interface Areas*

- *Design all sides of the building including alley elevations.*
- *Reduce the visual impact of structured and surface parking.*
- *Consider the quality of open space incorporated into new and renovated buildings.*

Some of the comments may be premature as this is the Concept Plan stage, but it appears from the provided materials that there has not been as much emphasis on how the building will appear from the west elevation and alley elevation. These elevations will be important to determine consistency with the guideline above. Staff finds it particularly important as the west elevation will be quite visible considering the lower scale of the historic structures along Pine Street.

While staff appreciates the design direction and materiality of the proposal building, staff's largest concern relates to the massing of the building, particularly on the east facing side. The guidelines speaks to *"minimizing impacts to the surrounding residential through careful design in the Interface Area which respects the scale and quality of adjacent residential uses and thoughtfully transitions the commercial and residential areas"* and *"respecting adjoining residential character."*

To better transition to the adjacent Whittier neighborhood, a reduction in mass and perhaps to height would be necessary to be consistent with the guidelines. Staff recommends that the applicant consider a building that does not require a height modification or at least is designed with a scale that can meet the criteria of the "conditional height" standards discussed in "Building Heights" within the "Zoning" comments within this document. Staff has also suggests shifting floor area (including the structure parking) more central to the site to reduce the massing (see "Building Massing" within the "Zoning" section). Staff recommends a massing similar to that proposed along the Pine Street elevation with a recessed upper floor and use of gable roof forms. Staff has also discussed the possibility of moving the historic structure to the west of the new building, which is already proposed to be moved, to the location of the Lot #1 parking along 15<sup>th</sup> Street. This relocation could also free up more room on the site to allow a redistribution of the floor area and perhaps reduce the massing.

Lastly, please note the guidelines relative to public realm, including streetscapes and the alley. An excerpt from guideline 3.2 The Streetscape is below:

*4. All other streets in the Downtown (general pedestrian-oriented streets): In order to create a unified image in the area, all streets should share common features. At minimum, these should include similar sidewalk scoring patterns, similar paving materials, similar street trees and tree grates, coordinated street furniture, the inclusion of sidewalk neck downs and pedestrian safe zones, removal of pedestrian obstructions, and consolidation of streetscape elements such as newspaper vending boxes, other traffic and directional signage, and pedestrian scale street lighting.*

*5. Alleyways (minor service-oriented streets): Alleyways serve as secondary circulation and alternative routes for both pedestrians and vehicles to navigate Downtown. They can provide an alternate means of access to shops, restaurants and other commercial uses. Care must be taken in balancing the service function of the alley and making the street safe for pedestrians.*

Staff finds that with the entire block being owned by the church, the alley would be an opportunity for an enhanced alley with special paving and surface treatments to encourage pedestrian and vehicular use. This is something that should be explored prior to Site Review application.

### **Height ordinance**

Ordinance no. 8028 restricts where height modifications may occur in the city of Boulder. The ordinance exempts projects that include at least 40% of their floor area as permanently affordable units. In this case, a height modification through the Site Review process is anticipated unless the building is modified to comply with the height limits of the zone. Staff would require additional information at time of Site Review to affirm that this exemption would be met.

### **3) Applicable criteria, review procedures, and submission requirements for a site review;**

The project would require a Site Review due to its proposed size and height and requests for modifications, as well as a parking reduction request, the extent to which at this time is not specified. The proposal would be subject to all the criteria in Section 9-2-14(h) of the Land Use Code. The height modification would require Planning Board review at a public hearing. Submission requirements would be the same as any other Site Review and would have to satisfy the requirements of section 9-2-14(d), B.R.C. 1981. Staff has requested more information relative to the proposed parking and would require a parking study at time of Site Review.

Approval of a Use Review application by Planning Board would also be required to permit efficiency living units as 20% or more of the total units, as well as to permit any non-residential uses specified as Use Review uses within the RH-2 zone.

Reviews would follow a standard three-week review track where comments or a decision would be rendered at the end of that time. If revisions were required, additional review tracks could be scheduled.

### **4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

If the property lines on the site are to be moved or eliminated, review would be subject to the city's subdivision process pursuant to Chapter 12 of the Land Use Code. Typically, this requires submission of a Preliminary Plat (generally at the time of Site Review) and Final Plat (Technical Document review after Site Review) would be required to subdivide the properties and dedicate any new public rights-of-way. Technical Documents would be required after Site Review and dedications of any public access easements or right-of-way would be required at that time. Building permits would follow approval of Technical Documents and any applicable Final Plat approvals. A Landmark Alteration Certificate (LAC) would be required for any alternations, including the proposed relocation of one of the structures on the site.

### **5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;**

There are no required transportation connections through the site. The site is already well connected within the downtown grid and has opportunities for access by the alley that bisects the site. With the alley exclusively serving uses that are under the ownership of the church, it presents opportunities for the potential improvements to the alley including special surface treatments and multi-modal upgrades to better meet Public Realm design guidelines in the downtown and create a coherent design treatment for the block.

**6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;**

The site is a developed site in proximity to downtown Boulder with no identified environmental opportunities or constraints.

**7) Appropriate ranges of land uses; and**

The proposal for transitional housing will contribute to the mix of uses on the site and within the downtown area.

**8) The appropriateness of or necessity for housing.**

Boulder Valley Comprehensive Plan (BVCP) policies speak to accommodating those with special needs in the community. There is also the Boulder County Ten Year Plan to End Homelessness. With chronic homelessness in Boulder, the proposed transitional housing would be consistent with these goals. Further, the proposed housing would contribute to the goal of creating more housing types within the city of Boulder which is a commonly stated need in the community.

**PUBLIC COMMENT AND PROCESS:**

Required public notice was given in the form of written notification mailed to all property owners and renters within 600 feet of the subject site and a sign was posted on the property for at least 10 days. All notice requirements of Section 9-4-10(g), B.R.C. 1981 have been met. An additional courtesy notice of the Planning Board public hearing was also sent to neighbors.

A community meeting was held on June 23, 2016 to allow the applicant to communicate to the neighborhood about the proposed project and hear concerns of the attendees. Prior to submittal of the application, the applicant also held neighborhood meetings on Feb. 16<sup>th</sup>, Feb. 23<sup>rd</sup> and March 15<sup>th</sup> with Whittier neighborhoods. Comment cards from the February meetings are included in [Attachment E](#). [Attachment F](#) contains the summary of comments received at the June 23<sup>rd</sup> meeting. Other public comments received throughout the Concept Plan review are found in [Attachment G](#).

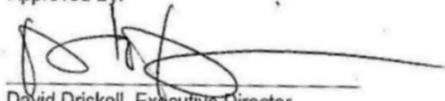
**STAFF RECOMMENDATION:**

**No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant's use.** Concept Plan Review and

comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the site review plans.

Approved By:

Approved By:



David Driskell, Executive Director  
Department of Community Planning and Sustainability

## ATTACHMENTS:

- A:** Applicant's written statement, including Quotes from Supporters and CSH article on Supportive Housing
- B:** Proposed plans dated May 2, 2016
- C:** Development Review Committee (DRC) comments dated June 3, 2016
- D:** Applicant's response to the DRC comments
- E:** Comment card summary from Attention Home February meetings
- F:** Summary of June 23<sup>rd</sup> community meeting
- G:** Other public comments received through the Concept Plan review



**ATTENTION HOMES APARTMENTS: PERMANENT SUPPORTIVE HOUSING FOR HOMELESS YOUNG ADULTS**

**LOCATION**

BLOCK 122 BORDERED BY PINE STREET, SPRUCE STREET, 14<sup>TH</sup> STREET, & 15<sup>TH</sup> STREET  
 DOWNTOWN BOULDER  
 WHITTIER NEIGHBORHOOD

**PROJECT WEBSITE**

[www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com)

**CONCEPT PLAN REVIEW: WRITTEN STATEMENT**

**Project Background**

Attention Homes provides life-changing resources to youth in crisis. In 1966, a group of concerned community members led by Judge Horace Holmes, Chief Probation Officer John Hargadine, and members of the First United Methodist Church of Boulder’s adult Sunday School class, envisioned providing an age-appropriate, temporary home for at-risk young adults that met their behavioral and emotional needs better than the local maximum-security detention center. "Attention, not Detention" was their motto. Now in its 50<sup>th</sup> year, Attention Homes has provided shelter, structure, and access to crucial services to over 9,000 young adults in crisis. While their programming has evolved to meet the ever-changing needs of the community, Attention Homes’ mission has been steadfast: to assist homeless and displaced young adults on their journey to becoming stable, independent members of the community and, ultimately, to achieve their fullest potential.

**How does the proposed development meet Title 9, “Land Use Regulation,” B.R.C. 1981, city plans and policies, and address the following:**

**(1) Proposed land uses and if it is a development that includes residential housing type, mix, sizes, and anticipated sale prices, the percentage of affordable units to be included; special design characteristics that may be needed to assure affordability.**

In partnership with the First United Methodist Church of Boulder (FUMC, land owner) and Gardner Capital Development (lead developer), Attention Homes (co-developer and lead service provider) is pleased to present a Concept Review application for Attention Homes Apartments, a 100% affordable, permanent supportive housing community in downtown Boulder’s Whittier Neighborhood. Per Section 9-2-14(b)(1)(C) of the Boulder Revised Code, the entire block is undergoing Site Review due to common ownership of the contiguous parcels contained within Block 122. Comprised of 9 lots within 1.91 acres (83,033 SF), the existing uses on the block include surface parking, the First United Methodist Church of Boulder, and six single family style homes that are currently leased to both residential and commercial tenants.

Address	Use	Curent Tenant	Lot Area (GSF)	Lot Area (Acres)	Existing Parking Stalls
2118 14th St	Church	First United Methodist Church and Boulder County AIDS Project	34,226	0.79	7
2124 14th St	Restaurant	Lucille’s Restaurant	3,645	0.08	3
2132 14th St	Office	OUT Boulder	3,003	0.07	
1406 Pine St	Residential	Multi-tenant rental (4 DU)	4,183	0.10	
1414 Pine St	Residential	Single family rental (1 DU)	4,148	0.10	
1418 Pine St	Parking Lot		5,571	0.13	17
1424 Pine St	Residential	Multi-tenant rental (2 DU)	5,015	0.12	
1440 Pine St	Parking Lot		15,895	0.36	54
1443 Spruce St	Office	Attention Homes Administrative Office	7,347	0.17	6
			<b>83,033</b>	<b>1.91</b>	<b>87</b>

The construction of a three-story building over parking comprised of 40 affordable rental units and associated common spaces in 30,000 gross square feet is proposed. The building footprint will encompass lots 1418-1424-1440 Pine Streets (total lot area: 26,481 GSF). A permanent relocation (to the adjacent, westerly lot) of the 1424 Pine Street structure, reconfiguration of existing surface parking, and 2118 14th Street open space enhancements are also proposed. With respect to parking, 99 parking spaces



(55 below grade) are proposed where 87 surface parking spaces currently exist. Per the Downtown Design Guidelines, the site is located in the Interface Area, which is composed of the blocks that link the core of the downtown to the surrounding residential neighborhoods.

Comprised of one two-bedroom and 39 Efficiency Living Units (as defined in Section 9-16-1(c) of the Boulder Revised Code), the proposed structure also contains community spaces for on-site service and program delivery – exclusively for the use of the building's residents. The schematic designs also contemplate relocating Attention Homes' administrative staff from their current location at 1443 Spruce Street and into the proposed new structure. At this early, conceptual stage in the design process, the building anticipates incorporating a program-related social enterprise. The specific use of the social enterprise is unknown at this time, but the space is noted in the schematic drawings as common area/flex space.

Every unit within the proposed new building will be targeted specifically to homeless young adults between the ages of 18-24 years old (at entry) who have a high need for supportive services in order to address underlying issues associated with their homelessness (i.e., physical and emotional trauma, mental health disorders, and substance abuse). This non-time limited form of supportive housing is based on national best practices. Programming and service delivery are predicated on the evidence based practices of harm reduction and trauma-informed care. Utilizing a coordinated entry system designed to assess vulnerability amongst the young adult homeless population, residents will be selected based on vulnerability/need and their willingness to live in a supportive housing environment by a team of local professionals deeply familiar with the population. Tenants will have leases and are responsible for paying rent, calculated at 30% of their income. As the lead service provider, Attention Homes will foster a culture of "moving on," enabling stable tenants who no longer require on-site services to transition to an independent living arrangement. Consistent with the recovery model, this strategy offers the individual moving on the greatest level of choice while another vulnerable young adult in need of supportive housing can utilize the vacated unit.

The proposed development is aligned with the U.S. Interagency Council on Homelessness' goal to prevent and end homelessness for family, youth, and children by 2020. It is also aligned with the Boulder County Ten Year Plan to End Homelessness and the Boulder Valley Comprehensive Plan's Goal to increase affordable housing, specifically for populations with special needs.

## **(2) Techniques and strategies for environmental impact avoidance, minimization, or mitigation**

The proposed development will be built on what is currently a surface parking lot. It will be designed to meet the 2015 Enterprise Green Communities Criteria, a Colorado Housing and Finance Authority requirement for all developments seeking Low Income Housing Tax Credits (LIHTC). The new structure will also meet the City of Boulder's Green Building and Green Points program requirements. Designed in a compact fashion to limit its impact on the site, the proposed structure is three stories in height with over 90% of the at-grade and below-grade parking designed beneath the building.

Because the Site Review process encompasses the entire block, storm water detention and water quality improvements will be made that would be unachievable without redevelopment of the entire block. Many green aspects of the proposed development are inherent in the site's location - connections to existing development and infrastructure, access to open space, proximity to services, jobs and public transportation – while others such as water conservation, energy efficiency, access to fresh food, and healthy building materials – are a function of the programming and the high performance design of the building. The rooftop will be designed to accommodate solar photovoltaic panels to offset electricity consumption.

## **(3) Techniques and strategies for practical and economically feasible travel demand management techniques, including, without limitation, site design, land use, covenants, transit passes, parking restrictions, information or education materials or programs that may reduce single-occupant vehicle trip generation to and from the site.**

With respect to the proposed new use, the demand for parking is extremely low. To our knowledge there are no published industry standards regarding parking demand for income-restricted housing. Due to the low levels of car ownership by very, very low income (defined as less than 30% Area Median Income) individuals, particularly those experiencing homelessness, we anticipate that 5% or less (2 or fewer) of the households living in the proposed new structure will own a car. Attention Homes' experience providing services to thousands of homeless youth in Boulder, along with the data provided by homeless housing providers in the Boulder-Denver Metro Area (i.e., Boulder Housing Partners, Colorado Coalition for the Homeless, the Mental Health Center of Denver, and Denver's Urban Peak) support the claim.



## Attention Homes Concept Review Written Statement

Even though they do not own or need personal vehicles, the future residents of the proposed development still require access to jobs, school, and daily services. Moreover, the transportation needs of the staff working on-site to provide supportive services to the residents, as well as visiting personnel, must be accommodated. At most, we anticipate up to eight staff members on site at any given time. To that end, a robust Transportation Demand Management (TDM) Plan will be implemented to serve the 40 residents and 8 staff members. The TDM Plan will utilize most, if not all, of the following programs: Eco Passes for residents and staff, car share program, bike share program, secure bike storage facilities, bike repair and wash room with tools and equipment to service bicycles, and a transportation kiosk/information center within the building to provide detailed bus route information and educational materials on local and regional transportation alternatives.



## Quotes from Supporters

<http://www.boulderhomelessyouth.com/project-supporters/>

For the past 50 years, Attention Homes has consistently met the needs of youth and families in crisis in Boulder. Having served over 8,500 youth between the ages of 12-24, we know that community-based interventions, stable housing, and age appropriate supports help youth transition to self-sufficiency. We believe this project will serve as a model for other youth-focused supportive housing developments nationwide and, ultimately, will be one that we can all be proud of.

— Claire Clurman | Executive Director, Attention Homes

The First United Methodist of Church is a founding partner in Attention Homes, going back to 1966. Fifty years ago, a carriage house on this property was the first housing for homeless youth in Boulder. This new development is an extension of what we already do and our congregation sees it as a huge asset to our community. It takes a group who are too often seen as superfluous and disposable and provides them with an opportunity to launch into independent, stable lives. By investing in these lives, we change lives, and we also change our community. As a Church, we strive to practice what we preach, and this development gives us a chance to do just that.

— Pat Bruns | Senior Pastor, First United Methodist Church

Trinity has been following the details of what is happening with the project at First United Methodist's existing parking lot and we are very excited about it! Trinity is engaged in a similar project to building permanently affordable senior housing apartments on our existing parking lot, and we welcome other faith communities taking action to continue to provide services and resources for those on the margins of society, including homeless teens and young adults in Boulder. The downtown Boulder churches have historically, and continue, to take a lead on meeting community needs.

— Melanie Nehls Burrow | Coordinator of Congregational Life, Trinity Lutheran Church

Attention Homes does great work in our community. No child deserves to be homeless. They need this new building to accommodate their current and future needs.

— James Kreitman

Many years ago I was the principal of a Special Ed. High School for a residential rehab program in Chicago [Thresholds] for teens following psychiatric hospitalization. I am familiar with the fear and apprehension that developments like these meet from neighborhoods and would like to show support for your efforts.

— Robin Lowry

As a north Boulder resident I understand the trepidation expressed by neighbors regarding the proposed project for homeless youth at 1440 Pine St. The Housing First project at 1175 Lee Hill was met with similar concerns when first proposed several years ago. As you might recall the issue rather rocked the neighborhoods for quite a bit, many feeling that life, as we know it, would soon come to an end. Today, just over a year since opening, I can happily report that all is well. As a member of the 1175 Lee Hill Advisory Committee, I can say that it was quite a process. Neighborhoods can evolve and change and diversify without losing character and safety and while gaining interest and opportunity - opportunity for a vulnerable population and for the neighbors embracing them.

— Sherry Richards

Gardner Capital Development is honored to have the opportunity to contribute to a project team with such

committed and talented partners in a world-class city. As a family-owned company, we are committed to making a difference in the communities we serve and are humbled to be a part of this extremely important effort. Helping vulnerable populations is at the core of our mission and housing is a critical component to accomplishing that mission. Housing paired with supportive services for vulnerable populations is not only a proven method of transitioning youth to self-sufficiency...it saves lives. There could not be a more important cause. We look forward to collaborating with community leaders, local organizations, project neighbors, and city officials on this important endeavor.

— Michael Gardner | President, Gardner Capital Development

Through Worthy Cause funding, the Boulder County Commissioners have demonstrated support for Attention Homes' development of housing units for homeless and at-risk youth in Boulder. The proposal is consistent with the Boulder County 10-Year Plan to End Homelessness in that it adds new units of supportive housing and addresses an important subset of the homeless population that is all-to-often overlooked. We appreciate the work of Attention Homes in our community and their efforts to address this important challenge.

— Boulder County Commissioners

As a resident of Boulder and a downtown business owner, I can't express how proud I am that the City of Boulder is supporting this type of project. I'm fortunate to have two young adults at CU right now and can only imagine the emotional and physical struggles these homeless young people must face every day. I hope every Boulder resident who complains about the rising cost of housing and the increasing homeless population in our city will come out and support this fantastic project!

— Jeff Dawson | Principal, The Studio Architecture & Project Architect, Gardner/Attention Homes

I think your new proposal is fantastic. This age group is so underrepresented and really does need the help.

— Trish Kolbeck

I know this kind of project scares some people. Speaking from experience of someone who fought our neighborhood Housing First project in North Boulder [1175 Lee Hill], I would love to tell people how well it has fit into our neighborhood. I am now very proud of our Housing First apartment community and I hope the neighbors near this project will trust that this will work. One of the ways to make this a success is to be involved with how the building will relate to the rest of the neighborhood. We were given the opportunity to be involved in the design phase of 1175 Lee Hill. Instead of the building look like an institution, it looks like an iconic structure with lovely grounds and public art and with a welcoming entrance that makes us feel that we are connected, not cut off from one another. If ever anyone wants to speak with me, I am available by phone, 303-709-9102.

— Amy Helen Tremper

I live close to CU and am a retired attorney. This facility/service is SO needed. I would like to be on your email list and track progress. I am completely behind this important effort. Keep up the great work!

— Barbara Andrews

## List of Supporters

<http://www.boulderhomelesseyouth.com/project-supporters/>

Attention Homes Board of Directors  
Andy Allison, Principal of Allison Management  
Anne Shusterman  
Autumn Fischer, Social Worker & Whittier Neighbor  
Boulder County Commissioners  
Boulder County 10-Year Plan to End Homelessness Board  
Barbara O'Neil, Executive Director of Harvest of Hope Pantry  
Barbara Andrews  
Boulder Housing Partners, the Housing Authority for the City of Boulder  
Boulder County Housing Authority  
Cammie Wickham, retired Boulder Valley schoolteacher  
Dana Romanoff, photographer and Boulder resident  
David Bitler, The Inn Between, Inc.  
Kurt Nordback  
Lisa Searchinger, Executive Director, H.O.P.E. - Homeless Outreach Providing Encouragement  
Maddie Hebert, AIM Media / Catapult Creative Labs  
Megan Kellums, Whittier Neighbor  
Mary Jean O'Hare  
Nia Wassink, Voices For Children CASA  
OUT Boulder  
Paul Harris and Janet Eden-Harris  
Scott Holton, Principal, Element Properties and Whittier Neighbor  
Shaun Oshman, Founder and CEO, iSupportU (a downtown Boulder business)  
Suzanne Crawford, CEO, Sister Carmen Community Center  
St. John's Episcopal Church  
Stan Garnett, 20th Judicial District District Attorney  
Trinity Lutheran Church  
Yong Cho, Principal of Studio Completiva and Boulder resident

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## **No Strings Attached: Helping Vulnerable Youth with Non-Time-Limited Supportive Housing**

Over the last six years, the United States has advanced the goal of preventing and ending homelessness for families, youth and children by 2020. Supportive housing is one approach that has been gaining traction in communities all over the country to best serve high-need youth. Youth supportive housing is an age-appropriate model that links stable affordable housing with wraparound support services. Recently there has been much discussion over time or age restrictions on supportive housing for youth, and fears that without these limits, tenants may never move out. As a result of those fears and limitations on service funding<sup>1</sup>, most youth supportive housing programs have age or length of stay restrictions. But locally and nationally, several non-time-limited youth supportive housing programs are showing positive outcomes demonstrating youth are indeed moving out steadily as they are ready. Minnesota-based YouthLink, for example, has a non-time-limited supportive housing program called Nicollett Square with an average length of stay of two years. In 2015, 90% of YouthLink exits were to safe, affordable housing and the other 10% were exits to family reunification or a more appropriate housing program. In New York City, West End Residences' True Colors Residences confirms that over 50% of the youth housed in 2011 in their non-time-limited housing have moved on to other independent living.

In late 2015, New York City's Mayor De Blasio committed to creating 15,000 new units of supportive housing over the next 15 years, with a portion of the units being set aside for young adults. To help inform the program and financing models created under this initiative; this paper highlights the outcomes of West End Residence's True Colors Residence, the first non-time-limited youth supportive housing program in New York City. The paper will introduce the target population, explore the model and outcomes from the first cohort of youth tenants, and will conclude with recommendations for the City's next round of youth supportive housing funding.

The supportive housing model discussed in this brief is targeted to youth with service needs, which may include mental health or substance use disorders. It is important to note that there are youth who have housing affordability challenges but otherwise could live independently with limited supports. For these youth, the most appropriate housing solution might be an affordable unit, a rental subsidy, or public housing. These resources must also be in place for supportive housing to be effectively targeted to our most vulnerable youth.

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<sup>1</sup> Local Child Welfare Agencies (CWAs) often provide funding for services in youth supportive housing for youth aging out of the child welfare system. CWA have age restrictions on their funds.

## Target Population

Youth supportive housing is an intervention for the highest-need youth, those with mental health and/or substance use disorders. Homeless youth have high rates of substance use disorders, trauma, and mental health disorders.<sup>2,3</sup> An estimated 40% of homeless youth identify as LGBT, and they experience trauma and mental health disorders at an even higher rate than their heterosexual counterparts.<sup>4</sup> Some homeless youth “aged out” of or left the child welfare system. Older youth in foster care and those ‘aging out’ are acutely at risk of poor outcomes including homelessness, teen pregnancy, criminal justice involvement, low educational attainment, chronic unemployment and ill-health.<sup>5</sup> In fact, 84% of foster care youth ages 17 and older demonstrate trauma and/or mental health symptoms; one in four youth who age out are incarcerated within two years.<sup>6,7</sup>

A recent assessment of 2013 data by CSH estimated that there are 2,971 homeless unaccompanied youth in need of supportive housing each year in New York State, with 2,056 in New York City and 915 in the rest of the State.<sup>8</sup> A subset of these youth has aged out of the child welfare system. In 2013, 451 youth who had recently aged out of child welfare entered the NYC shelter system.<sup>9</sup>

## A Non-Time Limited Approach

In 2011, West End Residences opened New York’s first non-time-limited youth supportive housing program, True Colors Residence. Located in Harlem, True Colors Residence has thirty studio apartments each equipped with their own kitchens and bathroom, and community spaces for on-site service and program delivery.<sup>10</sup> Tenants have leases and are responsible for paying rent, calculated at 30% of their income. The program is targeted to young adults between ages of 18-24 (at entry), homeless LGBT individuals with a portion having active substance use disorders.<sup>11</sup> True Colors utilizes a Housing First harm reduction and trauma-informed care approach, with comprehensive support services available on a purely voluntary basis and tailored to each individual.<sup>12</sup> There are no time or age restrictions on True Colors residents.<sup>13</sup>

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<sup>2</sup> Michele D. Kipke , Susanne B. Montgomery , Thomas R. Simon , Ellen F. Iverson “Substance Abuse” Disorders among Runaway and Homeless Youth. Substance Use & Misuse Vol. 32, Issue 7-8, 1997

<sup>3</sup> Feitel, Barbara, et al. "Psychosocial background and behavioral and emotional disorders of homeless and runaway youth." *Psychiatric Services* 43.2 (1992): 155-159.

<sup>4</sup> Whitbeck, Les B., et al. "Mental disorder, subsistence strategies, and victimization among gay, lesbian, and bisexual homeless and runaway adolescents." *Journal of sex research* 41.4 (2004): 329-342.

<sup>5</sup> Mark Courtney et. al. “Midwest Evaluation of the Adult Functioning of Former Foster Youth: Outcomes at Ages 23 and 24”, Chapin Hall at the University of Chicago.

<sup>6</sup> Griffin, G; et al. (2011). Addressing the impact of trauma before diagnosing mental health in child welfare. *Child Welfare*. 90(6):69.

<sup>7</sup> Pew Charitable Trust and Jim Casey Youth Opportunities Initiative, (2007). “Time for Reform: Aging Out and On Their Own”

<sup>8</sup> CSH, “Real Supportive Housing Need in New York State: a statewide supportive housing needs assessment based on data collected and evaluated by CSH” October 2015. [http://www.csh.org/wp-content/uploads/2015/10/Final\\_Real-SH-Need-in-NYS.pdf](http://www.csh.org/wp-content/uploads/2015/10/Final_Real-SH-Need-in-NYS.pdf)

<sup>9</sup> *Ibid.* Data provided by DHS that includes by borough, the number of young adults 18-24 who were discharged from the foster care system at any point between 2004 – 2013 and entered shelter in 2013 by borough of previous residence.

<sup>10</sup> Residents also have access to shared indoor and outdoor community space, a computer lounge, a small library, and laundry facilities.

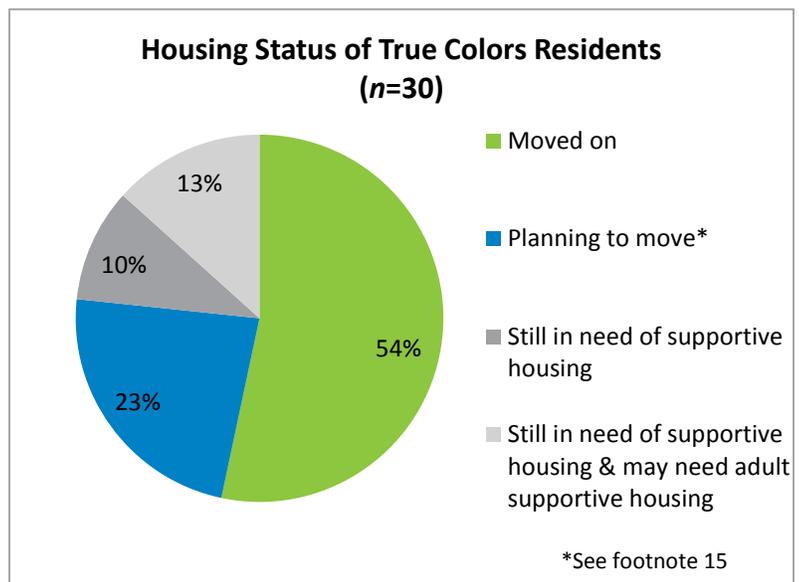
<sup>11</sup> 60% of True Colors Residence units are funded under NY/NY III Population E (described in footnote 13), persons with active substance use disorders. 23 of the 30 units meet the HUD disability criteria, and are referrals from the NYC Department of Youth and Community Development.

<sup>12</sup> Supportive services include counseling, benefits advocacy, HIV/AIDS counseling and education, medication management, job readiness and financial assistance and independent living skills including financial management, nutrition, and healthy living.

<sup>13</sup> True Colors Residence is funded through the New York-New York III supportive housing production initiative, which created 15,000 new units of supportive housing across nine population groups. While two of these populations were exclusively for youth, True Colors

Rather than having an age or time limit in this youth supportive housing model, True Colors Residence fosters a culture of moving on. The concept of “moving on” refers to enabling stable tenants of supportive housing who no longer require on-site services to transition to another affordable independent apartment. Consistent with the recovery model, this strategy offers the individual moving on the greatest level of choice while the vacated unit or another unit in the same complex can be utilized by a vulnerable youth in need of supportive housing. Staff work to engage youth at their own pace and offer tailored services to meet their needs. When youth are ready, staff support youth in defining and working towards their goals for mental and physical health, employment and education, and moving to independent living. When a youth no longer needs services and is ready to move on, they are provided a subsidy or other resources to become stable. Without a rigid time limit, youth move on when they are ready, and youth with higher service needs have the time they need to address them.

Data on the first cohort of True Colors residents indicates success with this approach.<sup>14</sup> Of the initial 30 youth who moved in between August and December of 2011, 53.3% of youth have already moved on to other independent housing. At time of move out, these youth were between the ages of 22-27, with the average age of 23.4 years. The average length of stay was 23.6 months. Of the remaining 14 current residents, seven are in the process of moving on.<sup>15</sup> The average age of this group is 25.3 years old, and has an average length of stay of 50.9 months, or 4.2 years. If these youth move on as anticipated, 72% of the residents will have



moved on within the first five years of the program. True Colors staff are still in contact with former residents to serve as a support network. True Colors staff reports that 11 of the 16 youth moved on to other affordable, independent housing, four are living with roommates or a partner and one moved to residential psychiatric care and has since moved into stable housing. None of the former True Colors youth are in shelter.

The other seven youth (23%) are still in need of the affordable housing and support services provided to them at True Colors Residence, and they are not ready to move on yet. Similar to the group in the process of moving on, the average age of this group is 26 years old, and their current length of stay is 50.4 months, or 4.2 years. Three of these youth demonstrate serious mental health disorders and one has substance use and behavioral health issues that may require a higher level of care. For these reasons, these four youth may not be able to live independently in the near future and the most appropriate moving on plan would be to an adult supportive housing program.

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serves an otherwise adult population group, “Population E: Substance Abuse, Active”. This is defined as single adults who have been homeless for at least 6 months of the last year and who have a substance abuse disorder that is a primary barrier to independent living.

<sup>14</sup> Data snapshot provided by West End Residences HDFC to CSH in February 2016.

<sup>15</sup> Youth in the process of moving on have applied to the NYC Department of Housing Preservation and Development for their tenant-based voucher, and plan to move within 90 days of receiving the voucher. One can conservatively assume that all of the youth in this group will move by the end of 2016.

As a result of the units that have opened up when tenants move on, True Colors Residence has been able to serve 47 youth in the first 4.5 years of the program. After the first cohort group of 30 youth, 17 youth have moved into True Colors Residence (between July 2012 and December 2015). One of these youth moved on after 22 months, and four are in the process of moving on with an average length of stay of 28.5 months. The 12 other current tenants have been residents for 22 months.

## **Promising Practice**

The data suggest that non-time-limited supportive housing is effective in providing youth the appropriate dose of affordable housing and support services. Youth who no longer need services are able and incentivized to move on with a tenant-based housing subsidy. The data show that more than half of the youth moved on in an average of under 2 years. In fact, if the youth who have applied for their housing subsidy move on as planned, 72% of the residents will have moved on within the first five years of the program.

The data also show that True Colors Residence has identified youth who may need a higher level of services or adult supportive housing long-term due to serious mental illness. Provider flexibility to determine when a young adult is able to move on or move to a more appropriate placement is critical to the effectiveness of this model. The model allows the provider to identify higher-need youth, serve them as long as appropriate and, if necessary, transition them to a more appropriate setting according to their individual needs. This group could otherwise spend adulthood cycling between the shelter system, emergency rooms, the criminal justice system, and other public systems. Given that these are young adults, the human and public cost averted by these youth being identified and appropriately served is enormous.

***“Some communities are beginning to find success with housing for youth that does not include traditional time limits or programmatic requirements. Many of these programs also provide trauma-informed services that address the physical, socio-emotional, intellectual, and life skills development of youth on a pathway to independence.”***

**-US Interagency Council on Homelessness**

## A Call to Action

CSH recommends **that the City should fund non-time-limited youth supportive housing models.** In line with supportive housing best practices and housing first principles, awards should only be made to programs where tenants have leases and providers will be able to create an individual moving on plan based on the youth's service needs, rather than an age restriction.<sup>16</sup>

For this model to work effectively:

- 1) **The City should commit to using Project-Based Section 8 vouchers to finance youth supportive housing creation under this initiative.** Project-Based Voucher assistance is an excellent resource for a Moving On program due to the opportunity for a mobile tenant-based voucher to be issued to residents as they Move On. After the first year of occupancy, a tenant may request to relocate and to be issued a tenant-based Section 8 voucher. If a voucher is not immediately available, the tenant should get priority to receive the next voucher or other tenant-based rental assistance that becomes available. The program unit voucher will then be backfilled and allow another youth to enter the original supportive housing unit and/or another unit in the same building. The supportive housing provider will remain in contact with the youth who have “moved on” through ongoing support.
- 2) **Youth in supportive housing should maintain eligibility for other supportive housing programs throughout their tenancy.** There is a small portion of tenants who may not be able to live stably on their own due to a serious mental health disorder. In these cases, the best moving on strategy is to secure adult supportive housing for the young adult to continue receiving the services they need to stay safe and stably housed, in an age-appropriate model. Therefore, it is critical that these tenants have the ability to access adult supportive housing without entering shelter. Under NY/NY III, youth tenants would need to become homeless before being eligible to transfer to an adult or family unit.<sup>17</sup> Additionally, maintaining eligibility would allow young adults who become pregnant or become a parent to access family supportive housing without first becoming homeless.
- 3) **The City should implement targeting measures to ensure that the units are targeted to the highest-need youth.** The City should review data from the Administration for Children Services (ACS), Department of Youth and Community Development (DYCD), Department of Homeless Services (DHS) and Department of Corrections (DOC) to identify risk factors to youth becoming homeless or incarcerated later in life. Recent administrative data matches of this population in New York City have shown that adolescents involved in the foster care and justice systems, and in particular those who are dually involved, are at risk for continued involvement in various systems throughout their young adulthood.<sup>18</sup> To develop targeting criteria for the young adults we suggest reviewing data-informed targeting tools such as the Transition Age Youth Triage Tool which determines the risk of a young adult remaining homeless as an adult or being long-term homeless without intervention.<sup>19</sup>

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<sup>16</sup> CSH Dimensions of Quality in Supportive Housing, Second Edition. [http://www.csh.org/wp-content/uploads/2013/07/CSH\\_Dimensions\\_of\\_Quality\\_Supportive\\_Housing\\_guidebook.pdf](http://www.csh.org/wp-content/uploads/2013/07/CSH_Dimensions_of_Quality_Supportive_Housing_guidebook.pdf), 2013.

<sup>17</sup> Taking Stock of the New York/New York III Supportive Housing Agreement. Moving on, pp. 17. The Network. 2014.

<sup>18</sup> Young Adult Outcomes of Foster Care, Justice, and Dually Involved Youth in New York City. Center for Innovation through Data Intelligence (CIDL) New York City Office of the Mayor. Supported by the Conrad N. Hilton Foundation. June 2014.

<sup>19</sup> The TAY Triage Tool: A Tool to Identify Homeless Transition Age Youth Most in Need of Permanent Supportive Housing. Eric Rice, Ph.D. CSH. November 2013. [http://www.csh.org/wp-content/uploads/2014/02/TAY\\_TriageTool\\_2014.pdf](http://www.csh.org/wp-content/uploads/2014/02/TAY_TriageTool_2014.pdf)



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**CODE SUMMARY**

**PROJECT ADDRESS:**  
1440 PINE STREET

**ZONE:**  
RH-2

**FORM AND MASS:**  
Front Yard Setback = 25'  
Rear Yard Setback = 25' (proposed modification to 0')  
Side Yard Setback (Street) = 12.5'  
Side Yard Setback (Interior) = 10'  
Height = 35' (proposed modification to 46')

**ALLOWED INTENSITY:**  
Total Site Area: 84,417 SF = 1.94 acre  
Total Dwelling Units (DUs) Permitted = 27.2 DU/acre = 52.8  
Existing Dwelling Units on Site = 7  
New Dwelling Units Permitted = 45.8  
Efficiency Living Units (<450 sf) Permitted = 91.6 (2 ELUs = 1 DU)

**PROPOSED INTENSITY:**  
7 Existing DU + 40 New ELUs + 1 New DU (2 bedroom) = 28 DU  
Open Space Required = 16,800 SF (600 sf/1 DU and 20% of Total Site Area)

**PARKING:**  
Existing Parking Spaces = 87  
Additional Parking Required per Code = 1 Parking Space/DU\*  
\*Parking Reductions may be granted by the City through the site review process

**DOWNTOWN DESIGN GUIDELINES:**  
Section 3: The Interface Area:  
The Interface Area is composed of the blocks that link the core of the downtown to the surrounding residential neighborhoods.  
This area requires special design sensitivities that must be addressed when commercial buildings are located adjacent to residential areas.

**PROJECT TEAM:**

**Development Partner,  
Service Provider**  
Attention Homes  
Claire Clurman  
Chris Nelson

**Development Partner,  
Building Owner**  
Gardner Capital  
Scott Puffer

**Owner Representation**  
SCB Consulting & RCH Jones  
Consulting  
Shannon Cox Baker  
Ryan Hibbard Jones

**Land Owner**  
First United Methodist Church of  
Boulder  
Pat Bruns  
Jon Kottke  
Mike McCue

**Architect**  
Studio Architecture  
Jeff Dawson  
Aldo Sebben

**Landscape Architect**  
JB Fieldworks  
Jamison Brown

**General Contractor**  
Deneuve Construction  
David Garabed

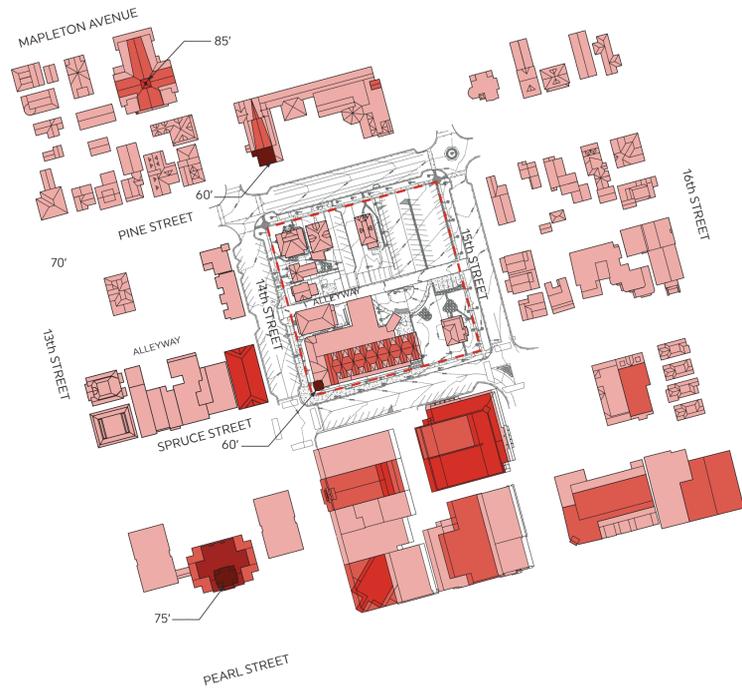


**ATTENTION HOMES APARTMENTS**

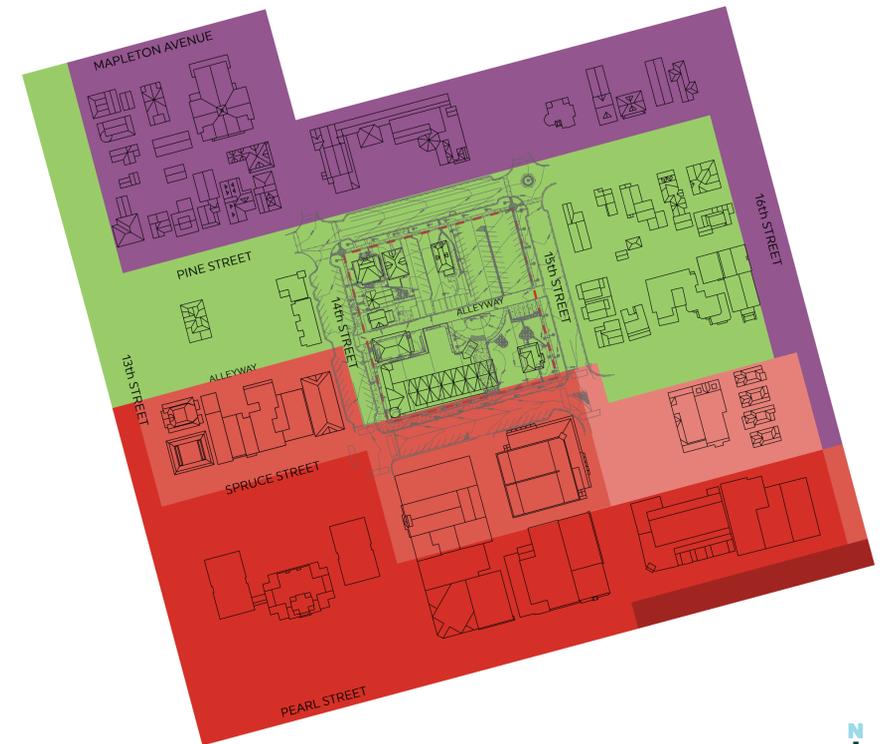
**COVER SHEET**



- 0-35'
- 36-45'
- 46-55'
- 56' or more



- Zone RMX-1
- Zone RH-2
- Zone DT-2
- Zone DT-3
- Zone DT-4
- Zone DT-5



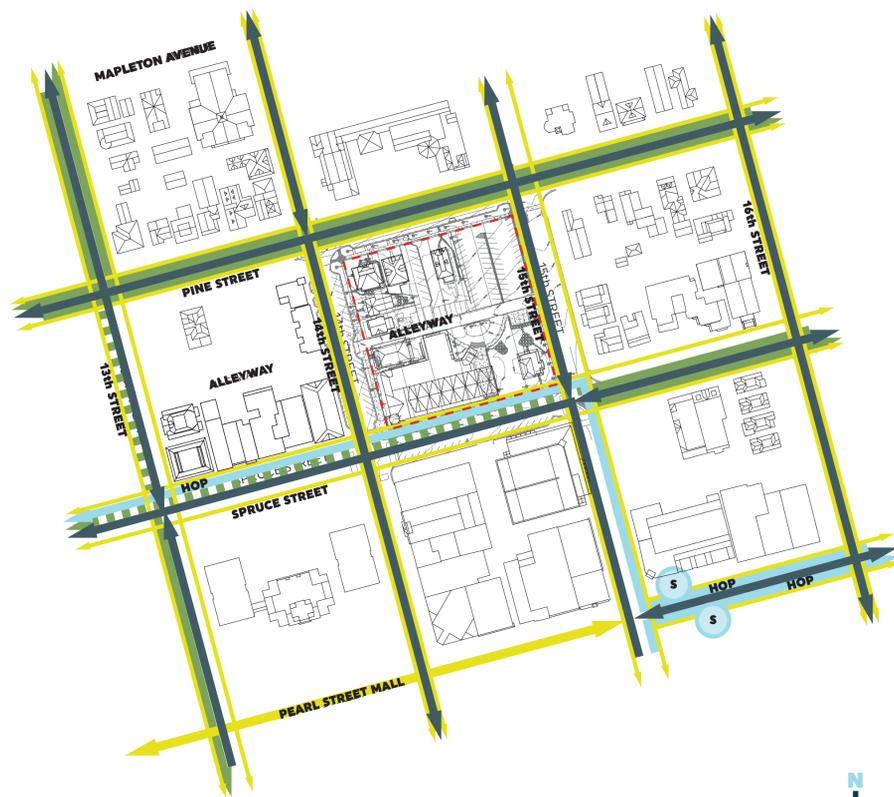
CONTEXT MAP - BUILDING HEIGHTS  
1" = 150'



CONTEXT MAP - ZONING  
1" = 150'



- Two Way Street
- One Way Street
- Dedicated Bike Lane
- Sharrow
- Bus Route
- Sidewalk
- Pedestrian Mall



- Single Occupancy Residential
- Multiple Occupancy Residential
- Business Offices
- Retail or Mixed Use
- Green Space
- Arts and Entertainment
- Civic or Religious
- Surface Parking



CONTEXT MAP - TRANSPORTATION  
1" = 150'



CONTEXT MAP - BUILDING USES  
1" = 150'



# ATTENTION HOMES APARTMENTS

**GARDNER CAPITAL**



## CONTEXT PLANS

**JB FIELDWORKS STUDIO ARCHITECTURE**

1350 Pine Street, Suite 1  
Boulder, CO 80302  
(866) 529-9130





(1)



(2)



(3)



(4)



(5)



(6)



(7)



(8)



(9)



(10)



(11)



(12)



(13)



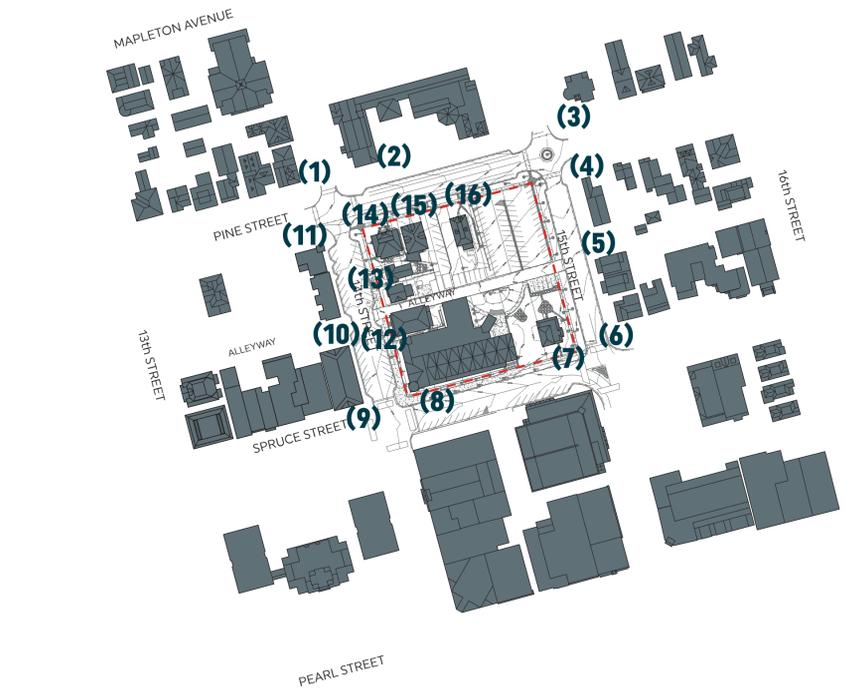
(14)



(15)



(16)



CONTEXT PHOTOS - KEY PLAN  
1" = 150'



# ATTENTION HOMES APARTMENTS



05/02/2016

## CONTEXT PHOTOS

JB FIELDWORKS STUDIO ARCHITECTURE

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CONTEXT PHOTO - PINE STREET ELEVATION



CONTEXT PHOTO - 15th STREET ELEVATION



CONTEXT PHOTO - SPRUCE STREET ELEVATION



CONTEXT PHOTO - 14th STREET ELEVATION

# ATTENTION HOMES APARTMENTS



## CONTEXT PHOTOS

JB FIELDWORKS STUDIO ARCHITECTURE

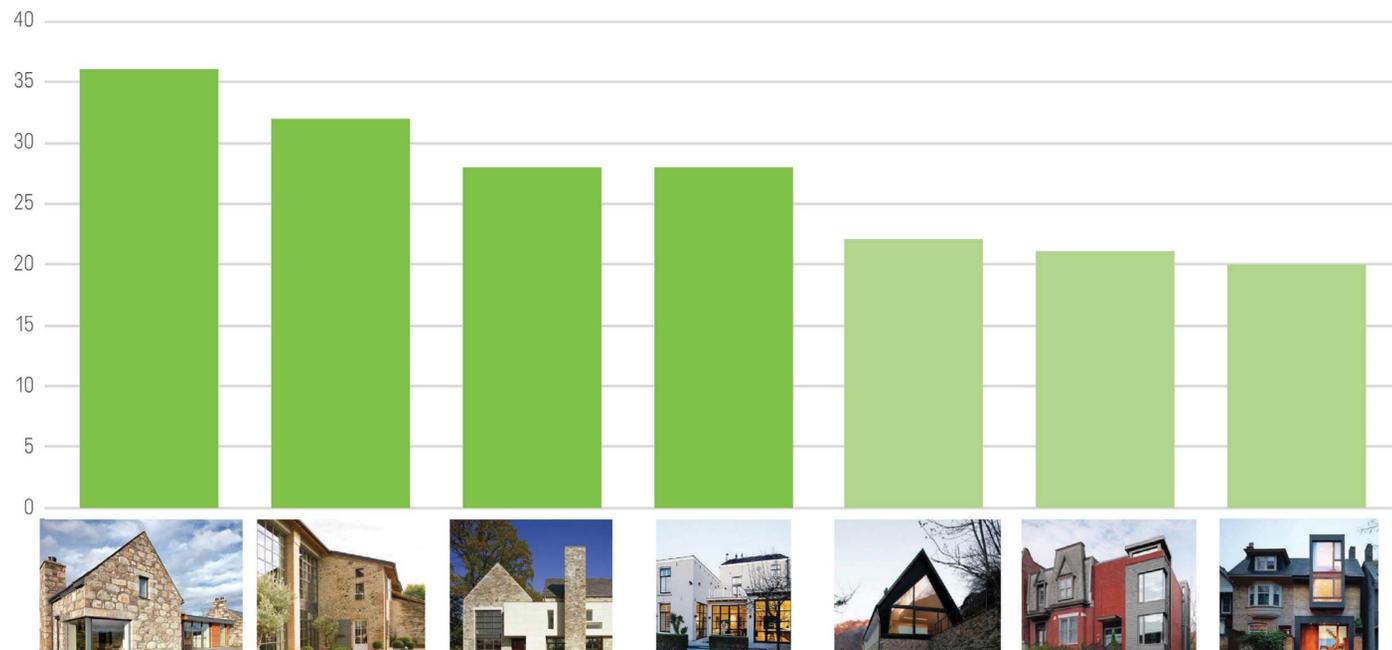
1350 Pine Street, Suite 1  
Boulder, CO 80302  
(866) 529-9130



# NEIGHBORHOOD VISUAL PREFERENCE

As part of the neighborhood outreach stage of the project, we held two different community meetings and invited members of the Whittier community to become a part of the Attention Homes Apartments design process. At these two meetings, we held an open dialogue with the neighbors about what they wanted to see for the building. We presented an array of architecture and

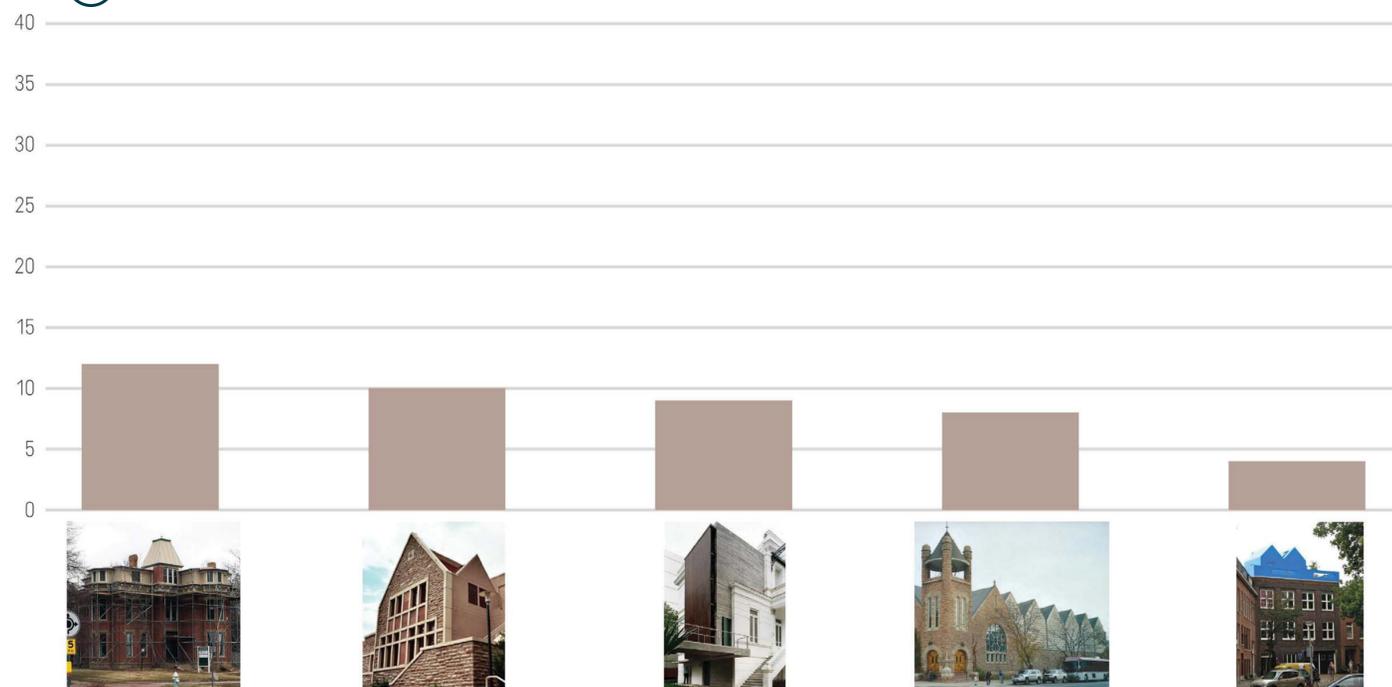
landscape visual preference images for the community to vote on. Images ranged from traditional residential examples from within the neighborhood to buildings with more contemporary forms and materials from around the world. Once we had a clear idea of the type and style of architecture that the neighbors favored, we used this information to inform the design.



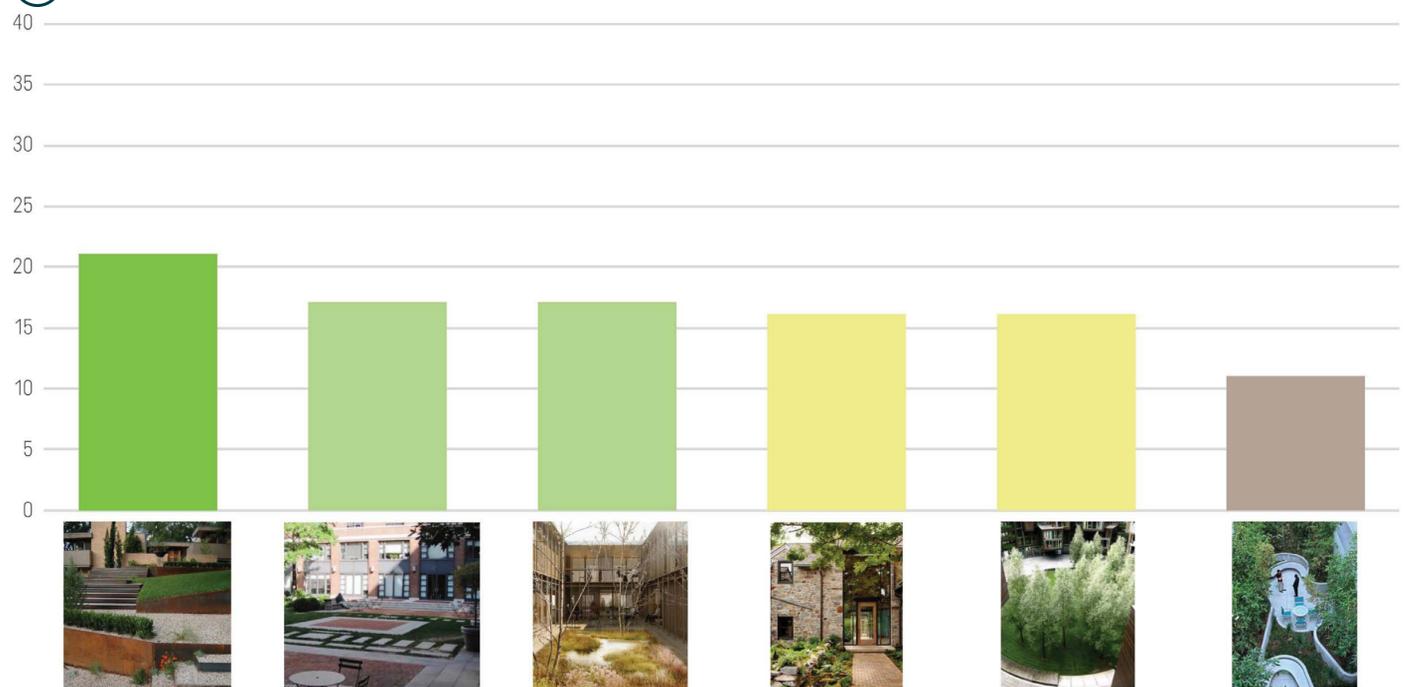
ARCHITECTURAL VISUAL PREFERENCE SURVEY RESULTS - TOP RATED



ARCHITECTURAL VISUAL PREFERENCE SURVEY RESULTS - MIDDLE RATED



ARCHITECTURAL VISUAL PREFERENCE SURVEY RESULTS - LOWEST RATED



LANDSCAPE VISUAL PREFERENCE SURVEY RESULTS

## ATTENTION HOMES APARTMENTS



## NEIGHBORHOOD VISUAL PREFERENCE

**JB FIELDWORKS** **STUDIO ARCHITECTURE**  
 1350 Pine Street, Suite 1  
 Boulder, CO 80302  
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## Landscape Summary Chart

Zoning Category: RH-2 (High Density Residential)  
 Lot Size: 84,416.6 SF (1.94 Acres)

Required Open Space: 16,883.3 SF  
 Open Space Provided: 32,885.6 SF

Required Parking: 217 Spaces  
 Parking Provided: 95 Spaces (56% Reduction)  
 40 Spaces on Grade, 24 Compact (25% of Total), 4 ADA  
 55 Spaces Below Grade

Parking Lot #1 Area: 6372.7 SF  
 # of Parking Stalls: 18  
 Interior Landscape Area Required: 318.6 SF, 3 Trees  
 Interior Landscape Area Provided: 548.9 SF, 1 Existing + 2 New  
 Perimeter Landscaping Required: 42" Hedge/Fence, 2 Trees  
 Perimeter Landscaping Provided: 42" Hedge/Fence, 2 Trees

Parking Lot #2 Area: 2255.6 SF  
 # of Parking Stalls: 7

Parking Lot #3 Area: 295.5 SF  
 # of Parking Stalls: 2

Street Trees Required: 29  
 Street Trees Provided: 18 Existing + 11 New

Alley Trees Required: 15  
 Alley Trees Provided: 15

Site Landscaping Required: 22 Trees, 110 Shrubs  
 Site Landscaping Provided: 15 Existing + 7 New, 110 Shrubs



SCHEMATIC SITE PLAN  
 1" = 30' - 0"



# ATTENTION HOMES APARTMENTS



## SCHEMATIC SITE PLAN

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SCHEMATIC SITE PLAN  
1" = 10' - 0"



# ATTENTION HOMES APARTMENTS



05/02/2016

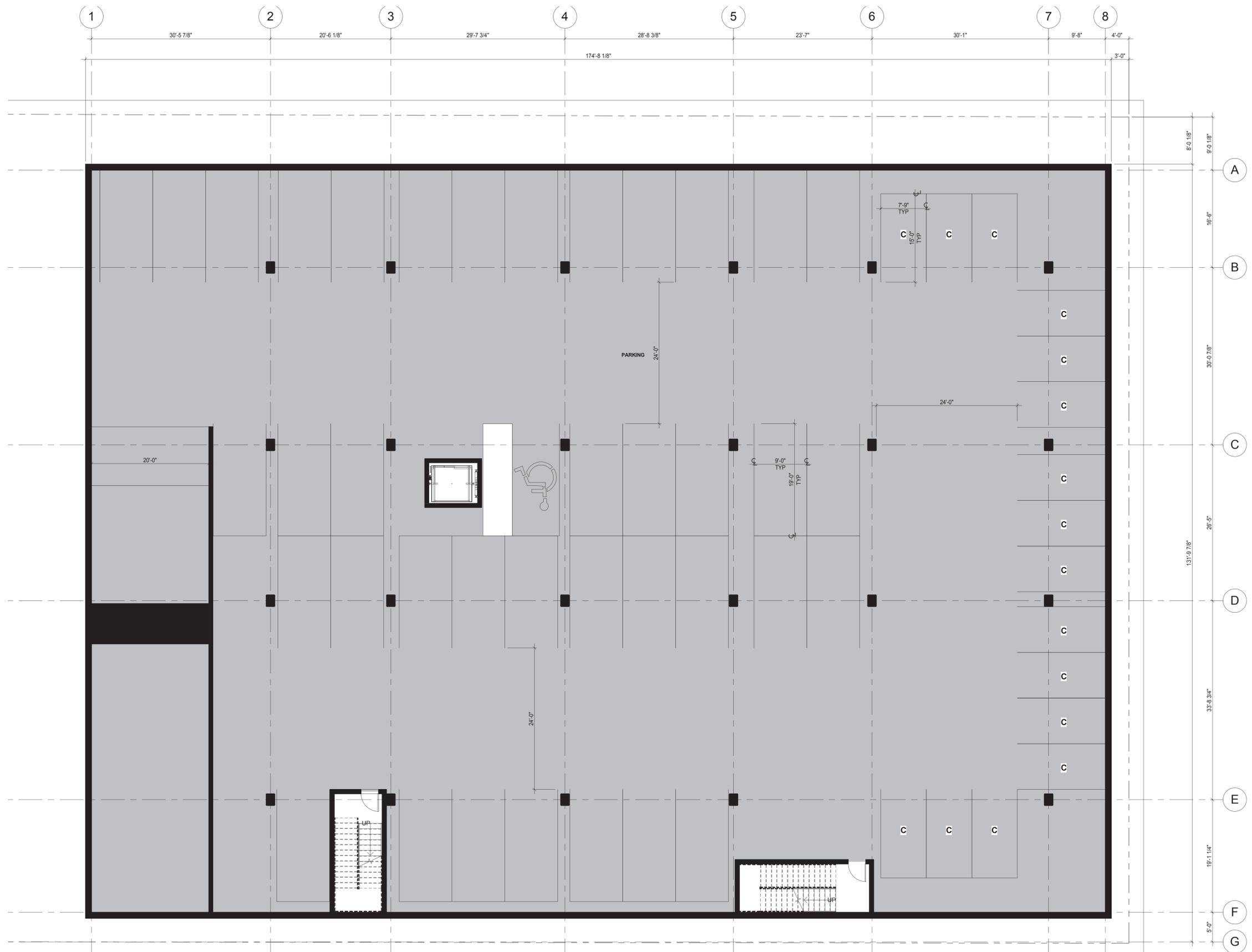
## SCHEMATIC SITE PLAN

JB FIELDWORKS STUDIO ARCHITECTURE

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Sheet 7 of 14



**A PROGRAM KEY**  
 █ PARKING

SCHEMATIC GARAGE FLOOR PLAN  
 1/8" = 1' - 0"

**ATTENTION HOMES APARTMENTS**

**SCHEMATIC ARCHITECTURAL PLANS**

**Sheet 8 of 14**



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05/02/2016



- A PROGRAM KEY**
- ADMINISTRATION
  - CIRCULATION
  - EXISTING BUILDING
  - PARKING
  - RESIDENCES SUPPORT

SCHEMATIC FIRST FLOOR PLAN  
1/8" = 1' - 0"

**ATTENTION HOMES APARTMENTS**

**SCHEMATIC ARCHITECTURAL PLANS**



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- A PROGRAM KEY**
- 1 BEDROOM
  - 2 BEDROOM
  - CIRCULATION
  - COURTYARD
  - EXISTING BUILDING
  - RESIDENCES SUPPORT
  - STUDIO

SCHEMATIC SECOND FLOOR PLAN  
1/8" = 1' - 0"

# ATTENTION HOMES APARTMENTS

## SCHEMATIC ARCHITECTURAL PLANS



1350 Pine Street, Suite 1  
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- A PROGRAM KEY**
- 1 BEDROOM
  - RESIDENCES SUPPORT
  - STUDIO

SCHEMATIC THIRD FLOOR PLAN  
1/8" = 1' - 0"

# ATTENTION HOMES APARTMENTS

## SCHEMATIC ARCHITECTURAL PLANS



1350 Pine Street, Suite 1  
Boulder, CO 80302  
(866) 529-9130





○ PINE STREET ELEVATION  
1/8" = 1' - 0"



○ 15TH STREET ELEVATION  
1/8" = 1' - 0"

# ATTENTION HOMES APARTMENTS

## ARCHITECTURAL CHARACTER SKETCHES



05/02/2016

JB FIELDWORKS STUDIO ARCHITECTURE

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Sheet 12 of 14



ALLEY ELEVATION  
1/8" = 1' - 0"



WEST SIDE ELEVATION  
1/8" = 1' - 0"

# ATTENTION HOMES APARTMENTS



## ARCHITECTURAL CHARACTER SKETCHES

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**ATTENTION HOMES APARTMENTS**

**ARCHITECTURAL CHARACTER SKETCHES**



05/02/2016

**JB FIELDWORKS** **STUDIO ARCHITECTURE**

1350 Pine Street, Suite 1  
Boulder, CO 80302  
(866) 529-9130





**CITY OF BOULDER**  
**Planning and Development Services**

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791  
 phone 303-441-1880 • fax 303-441-3241 • email [plandevlop@bouldercolorado.gov](mailto:plandevlop@bouldercolorado.gov)  
[www.boulderplandevlop.net](http://www.boulderplandevlop.net)

**CITY OF BOULDER**  
**LAND USE REVIEW RESULTS AND COMMENTS**

DATE OF COMMENTS: **June 3, 2016**  
 CASE MANAGER: **Karl Guiler**  
 PROJECT NAME: **Attention Home Apartments**  
 LOCATION: **1440 PINE STREET (also includes 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14<sup>th</sup>, 2124 14<sup>th</sup>, 1421 Spruce, and 1443 Spruce).**  
 COORDINATES: **N03W06**  
 REVIEW TYPE: **Concept Plan Review & Comment**  
 REVIEW NUMBER: **LUR2016-00033**  
 APPLICANT: **Jeff Dawson, Studio Architecture**

DESCRIPTION: **CONCEPT PLAN REVIEW AND COMMENT:** Request for citizen, Planning Board, and city comment on a proposal to develop an existing parking lot on the corner of Pine Street and 15<sup>th</sup> Street on the First United Methodist Church site with a three-story building of roughly 30,000 square feet with 90 underground parking spaces containing 40 affordable rental units and associated commons spaces. The units are intended for homeless young adults between the ages of 18 and 24 years old who are in need for supportive services in order to address underlying issues associated with their homelessness. A Concept Plan is a preliminary step in the city's regulatory review process. **Concept plans are not approved or denied, but rather are an opportunity for the city and residents to comment on the general aspects of the proposal before a more detailed application is submitted.**

IDENTIFIED MODIFICATIONS FROM THE LAND USE REGULATIONS:

- Section 9-7-1, B.R.C. 1981- Minimum landscaped setback from a street- 3 feet where 12.5 feet are required.
- Section 9-7-1, B.R.C. 1981- Minimum rear yard setback- 0 feet where 25 feet is required.
- Section 9-7-1, B.R.C. 1981- Maximum height for principal buildings and uses- Request for 46 feet where 35 feet is the limit.
- Section 9-9-6, B.R.C. 1981- Request for approval of a parking reduction (unspecified percentage)

**I. REVIEW FINDINGS**

The proposal to construct 40 transitional housing units as efficiency living units (ELUs) on the First United Methodist church property will ultimately require the following Land Use Review applications and requests:

- **Site Review** to permit more than 20 dwelling units and to permit the necessary height and setback modifications and parking reduction; must meet Section 9-2-14(h), B.R.C. 1981 to be approved;
- **Use Review** to permit more than 20 percent of the units as ELUs and to permit any non-residential uses listed in Chapter 9-6, "Use Standards," B.R.C. 1981; must meet Section 9-2-15(e), B.R.C. 1981 to be approved;
- **Conditional Use** (Administrative Review) approval for the transitional housing; must meet the criteria of Section 9-6-3(h), B.R.C. 1981;
- **Landmark Alterations Certificate (LAC)** to consider moving a historic structure and Landmarks consideration through the Site Review as to whether other structures on the site should be landmarked;

The Site and Use Review applications will require Planning Board approval at a public hearing. More detail about the request and staff analysis is within this document. Please also note that the Concept Plan currently under review is subject to City Council review if called up by a majority of council.

In summary, Boulder Valley Comprehensive Plan (BVCP) policies (discussed in Section V below) speak to accommodating those with special needs in the community. There is also the Boulder County Ten Year Plan to End  
 Address: 1440 PINE ST

Homelessness. With chronic homelessness in Boulder, the proposed transitional housing would be consistent with these goals. As stated within the document, more information would be necessary at time of Site Review to affirm the proposed use meets the definition of transitional housing in the Land Use Code. Also, with the growing concern of some neighbors it would be helpful at this time to prepare a more thorough description of the criteria that is used to determine the tenancy of the proposed building to help people better understand the use and how it fulfills these challenging goals. This should be considered for the upcoming open house (targeted for June 23<sup>rd</sup>) and Planning Board hearing (tentatively scheduled for June 14<sup>th</sup>). Staff has also requested more information related to the proposed ancillary uses (e.g., community spaces, social enterprise space) at the time of Site and Use Review to better understand how the spaces relate to the transitional housing and what their impact to the neighborhood may be.

The proposal has been preliminary reviewed against BVCP community design policies and the applicable Downtown Urban Design Guidelines. Overall, staff finds that the design approach and attention to detail, including the general building form, its location and layout, how it addresses the streetscape and use of materials are consistent with BVCP policies and the design guideline. The largest concern of review staff is the proposed massing and height of the building when related to the immediately adjacent Whittier neighborhood which is generally of a lower scale and intensity. Staff has requested consideration of some modifications to the building to better blend it in with its surrounding. A detailed analysis against BVCP policies and the Downtown Urban Design Guidelines is found within Sections III and V of these comments. Detailed comments on the applicable regulations are also contained herein. Please see the requested information in 'Plan Documents' for items that should be addressed prior to Planning Board. Otherwise, staff requests that no further changes to the proposal be made until such time that the board and community have the opportunity to comment on the proposal further.

Staff is working with the applicant at this time for a community open house on June 23<sup>rd</sup>. Further, staff has tentatively scheduled the Planning Board review for July 14, 2016.

Staff is happy to meet with you to discuss these comments in more detail at your convenience.

## II. CITY REQUIREMENTS

**Access/Circulation,** David Thompson, 303-441-4417

At time of Site Review:

- A Parking Study consistent with parameters found in section 9-9-6(d)(6) of the BRC is required to be submitted to support the requested parking reduction and shared parking for the site. Once the project is heard by Planning Board and City Council, the consultant preparing the study must provide staff with a scope of the parking study for staff's review and concurrence prior to starting the work.
- In accordance with [section 2.02](#) of the DCS, a Traffic Impact Study is required since the development's trip generation is shown to exceed the residential development threshold of 20 vehicles trips or greater during any single hour in the peak period. Once the project is heard by Planning Board and City Council, the consultant preparing the study must provide staff with a scope of the traffic study for staff's review and concurrence prior to starting the work.
- A Transportation Demand Management (TDM) Plan consistent with section 2.03(l) of the DCS and section 9-2-14(h)(2)(D)(iv) and (v) of the BRC is required to be submitted which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel. Staff doesn't concur with the proposed 75% trip reduction without first reviewing the supporting material. Staff will schedule meeting to discuss the project's TDM Plan once the project is heard by Planning Board.
- Please show the short-term and long-term bicycle parking to be provided on the site, meeting the requirements found in [section 9-9-6\(g\)](#), B.R.C. 1981. In support of the project's TDM Plan a long-term bicycle space should be provided for each resident.
- Staff will look at opportunities to enhance the streetscape and the east / west alley consistent with the City's Downtown Urban Design Guidelines and the NACTO Urban Street Design Guide.

Pursuant to [section 9-9-8](#), of the Boulder Revised Code, 1981 the applicant is responsible for replacing the existing four-foot wide sidewalk with a detached five-foot wide sidewalk where 4-foot wide sidewalks currently exist along 14<sup>th</sup>, 15<sup>th</sup>, Pine and Spruce Streets.

Pursuant to section 9-9-8(g) of the BRC, staff will evaluate the requirement for the applicant to replace damaged sections of the exiting alley and the driveway ramps where the alley intersects with the streets. If replacement is necessary, staff will provide the applicant with the sections of the alley to be replaced as well as the driveway ramps.

The applicant is responsible for replacing damaged sections of the existing sidewalks which meet the criteria for replacement pursuant to section 8-2-17 of the BRC. Staff will evaluate the existing sidewalks at time of site review and provide the applicant with the sidewalk sections which meet the criteria for replacement.

Pursuant to section 9-9-8(g) of the BRC and the City's Downtown Urban Design Guidelines, the applicant would be responsible for replacing the damaged decorative bricks at the Pine Street intersections with 14<sup>th</sup> and 15<sup>th</sup> Streets.

**Drainage**, Erik Saunders, 303-441-4493

1. Storm water runoff and water quality treatment are issues that must be addressed during the Site Review or FBC Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* is required at time of Site Review or FBC Review application. The required report and plan must also address the following issues:
  - Storm water detention
  - Water Quality Capture Volume (WQCV)
  - Water quality for surface runoff using "Best Management Practices"
  - Minimize Directly Connected Impervious Areas (MDCIA)
  - Storm sewer construction
  - Groundwater discharge
  - Erosion control during construction activities
2. It is not clear on the plans where a detention/water quality pond could be located. Based on the proposed added impervious area to the site, a detention/water quality pond will be required because runoff for the initial and major storm events cannot be conveyed directly to a major drainage way.
3. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.

A construction storm water discharge permit is required from the State of Colorado for projects disturbing one (1) acre of land or more. The applicant is advised to contact the Colorado Department of Public Health and Environment.

**Fire Protection** David Lowrey, 303.441.4356

No issues with this concept. Additional comments on the site and fire protection can be noted as the project moves forward.

**Groundwater**, Erik Saunders, 303-441-4493

Groundwater is a concern in many areas of the city of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.

**Historic Preservation** James Hewat 303.441.3207

As was mentioned in the Pre-Application Review comments, the subject site has a number of early buildings, all of which appear to be potentially eligible for local landmark designation. Each of the houses were inventoried as part of a 1987 Historic Building survey. The houses include:

1401-1421 Spruce St. – First Methodist Church

Designated as an individual landmark in 2001, the Richardsonian Romanesque Church was constructed in 1892 and was designed by Harlan Thomas, who worked for Denver architect A.M. Stuckert. Chauncey Stokes, president of the Methodist Church at the time, and local carpenter and architect, was appointed to superintend the construction of the church. Some of the highlights in the history of the church include: a revival by Billy Sunday, a "Heart and Hand" lecture led by Helen Keller, and the sponsorship of Boulder's first Boy Scout Troop. Rev. Jacob Andriance of the Methodist

Episcopal Church preached what was probably the first public sermon in Boulder on August 14, 1859. The Methodists later built their first church in 1871-72, on the same ground as the present church.

#### 2118 14<sup>th</sup> Street

Brick four-square house with diamond pane leaded glass windows and corbelled corners was constructed in 1903 as a parsonage to First Methodist Church at a cost of \$5,600. It is a good example of Foursquare architecture, embodying archetypical elements such as a central dormer, symmetrical composition, and classical detailing. The parsonage is significant for its association with one of Colorado's earliest church organizations. The 1987 Survey found the property to be eligible both as an individual landmark and as a contributing resource to a potential historic district.

#### 1443 Spruce St.

The Rachofsky-Faus House was constructed in 1885 and is significant as an excellent example of the Italianate style and for its association with the Rachofsky and Faus families. The house was featured in Jane Barker's *76 Historic Homes of Boulder* (1976). It was once the home of Polish-born, dry goods merchant J. Levi Rachovsky and, later, blacksmith Jacob Faus. Contrasted with the mansions of Mapleton Hill, this house is an excellent example of the simpler, yet well-designed homes of Boulder's early merchants and tradesmen. The 1987 Survey found the property to be eligible as a contributing resource to a potential historic district.

#### 2124 14<sup>th</sup> St.

This house is significant for its role as a boarding house during the early 1900s and is associated with Guy Adams and Ira Rothgerber. Adams was an early resident of Colorado, who distinguished himself by promoting the advancement of Boulder through its governmental, religious and civic institutions. He served on the city council, as deputy county clerk, and as police judge for Boulder. He organized the Boulder County Abstract Company and practiced law in Boulder for many years. Ira Rothgerber was a graduate of the University of Colorado Law School, who later became a Denver County Judge. Rothgerber was a strong supporter of the University Law School after graduation. The 1987 Survey found the property to be eligible as a contributing resource to a potential historic district. The [1987 Survey Form](#) includes additional information on the history of the property.

#### 2132 14<sup>th</sup> St.

This vernacular frame building was constructed around 1890. In 1900, it was owned by Louis Herman, a German immigrant born who operated a dry good store at 1239 Pearl St. The Herman's children included Mildred and Harry. Also living in the house was their servant, Hedois Carlson, a Swedish immigrant. The house is significant for its association with Louis Herman, an early German immigrant and Boulder businessman. The 1987 Survey found the property to be eligible as a contributing resource to a potential historic district.

#### 1406-1408 Pine St.

This duplex was constructed prior to 1900 and was home to the families of Benjamin Ellsworth and Marquis Hornbeck. Ellsworth was a grocery dealer. Rev. Hornbeck was a minister with the Methodist Church. The duplex is one of the few examples of early multi-family housing found on Pine Street. The building is unusual in that it is a large, styled building; more early duplexes in Boulder were small vernacular buildings, usually only one-story in height. The 1987 Survey found the property to be eligible as a contributing resource to a potential historic district.

#### 1414 Pine St.

This house was constructed in 1898 and is a good example of a classic cottage design and retains most of its original architectural details, including a cornice with incised scrolls, wooden porch trim, segmental brick arches, and most notably, wooden bay windows. Past residents include Samuel Hum, a railway auditor born in Pennsylvania in 1866. He lived here with his wife, Allie, and daughters, Leila and Frances. The 1987 Survey found the property to be eligible as a contributing resource to a potential historic district.

#### 1424 Pine St.

This Queen Anne Cottage was built in 1890 by Frank Lounsberry, who was engaged in the lumber and building material business in Boulder. It was later owned by A.H. Wolcott of the Boulder Auto Company. The house has potential architectural significance as a good example of a small Victorian cottage, with detailing which is usually found on a larger house.

Plans show the house currently at **1424 Pine Street** to be relocated to the west to all allow for new construction at the northeast corner of the block. Likewise plans are for at least two of the accessory buildings to be demolished to accommodate the new construction.

While an application to designate **1424 Pine Street** house has been submitted, staff considers that the scale of new construction on the block will considerably impact the historic houses on the block, in particular those on the north side of

the alley, and as such, staff recommends that applications to landmark the other four buildings on the north side of the alley 1406-1408 Pine St., 1414 Pine St., 2124 14<sup>th</sup> St., and 2132 14<sup>th</sup> St., be a condition of Site Review approval. Site Review approval. This recommendation is consistent with policy 2.33 *Preservation of Historic and Cultural Resources* of the Boulder Valley Comprehensive Plan which states that protection of important historic resources will be by the City when proposal by the private sector involves discretionary review.

Staff recommends that applications to landmark these four buildings be submitted as soon as possible so that a designation hearing can be scheduled. This will allow the Landmarks Board to review staff's recommendation as to whether or not the five buildings should be landmarked. If the Board makes a recommendation that the buildings should be landmarked, that can then be reviewed in the context of the larger redevelopment of the property and subsequent Planning Board review will include the Landmark Board's comments and recommendations. Please note that the historic preservation ordinance (9-11-5(a)) states that once a completed application made by the property owner is received, a public hearing must be heard by the Landmarks Board between 60 and 120 days of the application date.

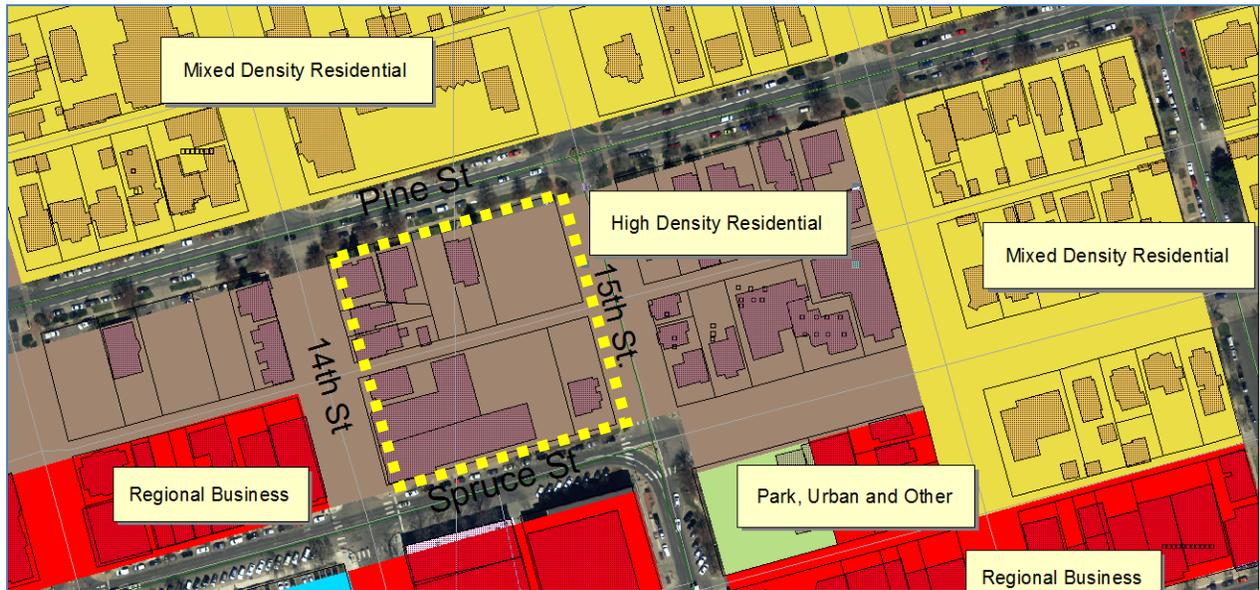
Please contact James Hewat at 303.441.3207 if you have questions, or need more information regarding this matter.

**Police** David Kaufman, 303-441-3322

The Boulder Police Department has no concerns related to the proposed concept plan at this point.

**Land Uses** Karl Guiler, Case Manager, 303-441-4236

The property is designated in the Boulder Valley Comprehensive Plan (BVCP) as High Density Residential, which permits 14 or more dwelling units per acre. The properties are surrounded by the following other BVCP Land Use designations: Mixed Density Residential, Regional Business and Park, Urban and Other as shown in the figure below:



**Landscaping** Elizabeth Lokocz, 303-441-3138

Please consider the following comments as the project moves into the design development phase.

1. Please be aware that per the Site Review criteria, this project should exceed the by-right landscaping standards of section 9-9-12, "Landscaping & Screening" and section 9-9-13, "Streetscape Design," B.R.C. 1981, in quantity and size. Any requested modifications should be called out and an explanation of how the project continues to meet the Site Review criteria included.
2. Except for existing single-family lots, along all alleys adjacent to or within a residential zone, trees shall be planted at an overall average of one tree per forty linear feet within ten feet of the pavement or edge of alley. The Site Review process does allow for modifications to the standard; however, it would be a significant benefit to the project, support high quality open space, and help meet parking lot landscape standards if some alley trees were incorporated into the design.
3. The limits of the proposed below grade parking garage and any structural elements beyond the exterior walls must be clearly indicated on the plans. Clarify any proposed landscaping not planted at grade around the proposed building with particular attention to the trees illustrated on the east side of the project. Carefully detail how landscaping will be

achieved over the parking structure with particular attention to appropriate soil volumes.

4. Include a detailed tree inventory at the time of submittal. Note that the city's tree inventory may be used for street trees; private assessment is not required. Please note there are a number of green ash adjacent to the site. More detailed evaluation of these trees will be needed as the project progresses. Removal and replacement may be required or companion planting in anticipation of removal. Private trees appear to be a mix of species and conditions. A detailed response will be needed to Site Review criteria. Note that public trees require permission for removal from the City Forester. If permission is granted, mitigations fees will apply.
5. If any stepping of the buildings is proposed, consider incorporating green roofs as open space on the lower roof levels. A green roof on the lower building would be a great way to achieve water quality for the site if needed.

**Review Process**

Karl Guiler, Case Manager, 303-441-4236

Per Section 9-2-14, B.R.C. 1981, the project requires Concept Plan review and comment, because the project exceeds 20 dwelling units. The Concept Plan is an opportunity for the applicant to get comments from the community about the proposed plan before moving forward. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed plan documents. The Planning Department and Planning Board will review the applicant's Concept Review & Comment plans against the guidelines found in Section 9-2-13(f), B.R.C. 1981. (See Section V below)

**Utilities**, Erik Saunders 303-441-4493

1. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's *Treated Water Master Plan, October 2011* is necessary.
2. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's *Wastewater Collection System Master Plan, March 2009*.
3. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.
4. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder *Design and Construction Standards*, and any private/franchise utility specifications.
5. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

**Zoning**

Karl Guiler, Case Manager, 303-441-4236

The project site is zoned RH-2, High Density Residential. RH-2 areas are high density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed.

**III. INFORMATIONAL COMMENTS**

**Addressing**, Caeli Hill, 303-441-4161

The City is required to notify utility companies, the County Assessor's office, emergency services and the US Post Office of proposed addressing for development projects. This is considered as part of the Technical Document Review process for a project of this size and scope. Prepare a Final Address Plat and a list of all proposed addresses and unit numbers for this project, and then submit one hardcopy and digital (PDF) format to P&DS staff for routing and comment. Please refer to the address guidelines for more information on assigning addresses.

**Architectural Inspections**, Karl Guiler, Case Manager, 303-441-4236

Note that the city will begin a new architectural inspection process on Monday, June 6, as part of the Design Excellence Initiative's mission to help ensure high-quality outcomes in new buildings and landscaping. The additional "rough and final architecture" inspection for buildings with discretionary approvals such as site and use reviews will require that building architecture, materials and window details are consistent with approvals. The inspection would occur as a part of the regular building permit inspection process.

**Area Characteristics and Zoning History**

Karl Guiler, Case Manager, 303-441-4236

The subject site is a block (Block 122) owned by the First United Methodist Church of Boulder and totals roughly 1.93 acres. The block is bounded by Pine Street, Spruce Street, 14<sup>th</sup> and 15<sup>th</sup> Streets and is bisected by an alley. The properties are: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14<sup>th</sup>, 2124 14<sup>th</sup>, 1421 Spruce, and 1443 Spruce. The figure below shows the site and its surrounding context.



Per 9-2-14(b)(1)(C), B.R.C. 1981, all properties that are contiguous and under common ownership are treated as one property for the purposes of Site Review, as specified below:

*Common Ownership: All contiguous lots or parcels under common ownership or control, not subject to a planned development, planned residential development, planned unit development, or site review approval, shall be considered as one property for the purposes of determining whether the maximum site review thresholds below apply. If such lots or parcels cross zoning district boundaries, the lesser threshold of the zoning districts shall apply to all of the lots or parcels.*

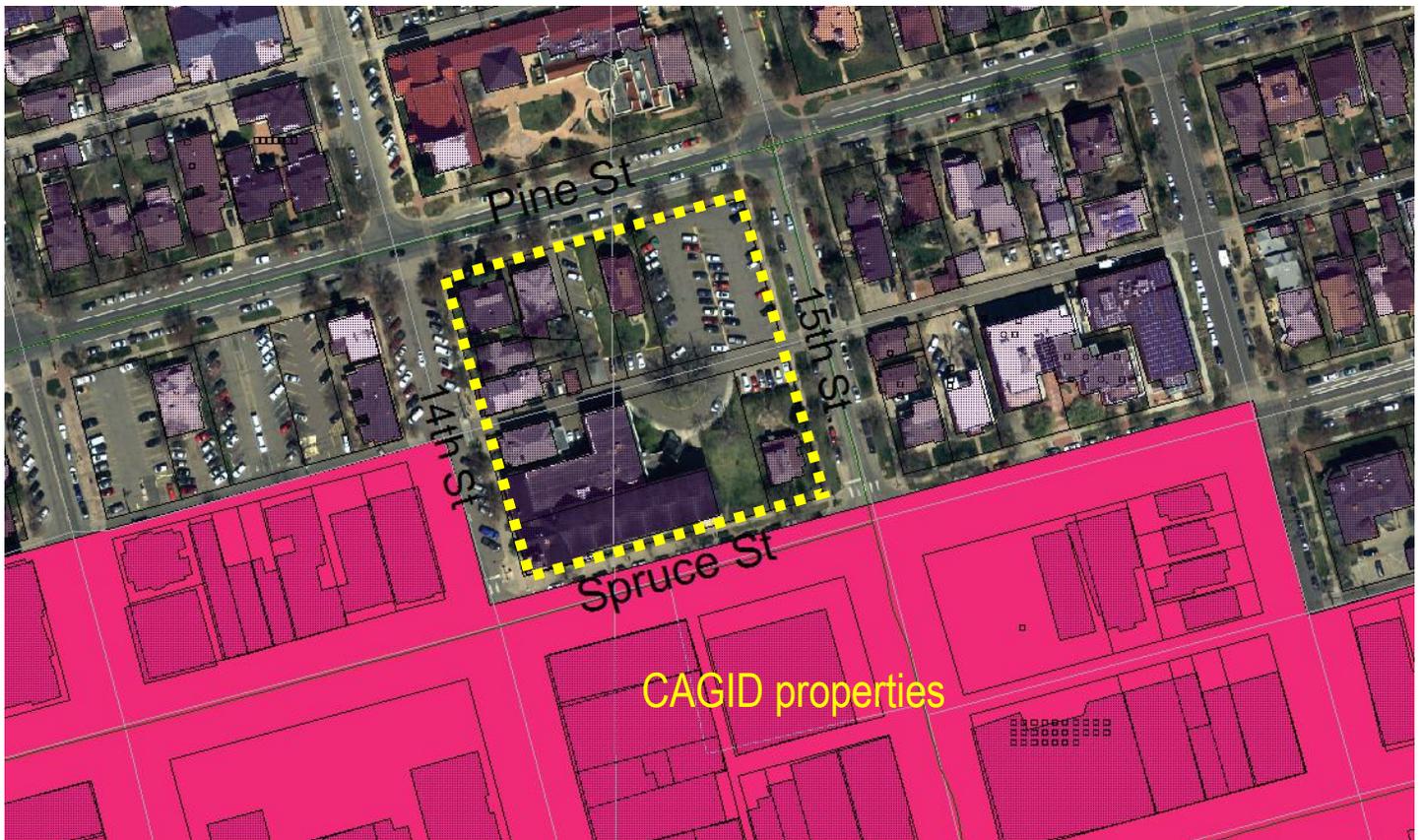
Some properties are used for church purposes and others are leased out for other uses (e.g., Lucille's Restaurant, Out Boulder etc.). The proposed use and new building would be located on the 1440 Pine site, which is at the corner of Pine and 15<sup>th</sup>, and is currently used for surface parking.

The properties are within the Whittier neighborhood and one block north of downtown. As can be seen in the

zoning map below, much of the Whittier neighborhood is zoned RMX-1 (Residential Mixed – 1) zoning, which permits six to 14 dwelling units per acre. However, the subject site and some surrounding properties are zoned RH-2 (Residential High -2), which is a high density zone that permits 14 or more dwelling units per acre. Immediately to the south are a number of more intense Downtown (DT) zones in proximity of the Pearl Street Mall.



The site is also immediately contiguous to the Central Area General Improvement District (CAGID), which is the managed parking district for downtown Boulder (see Figure below).



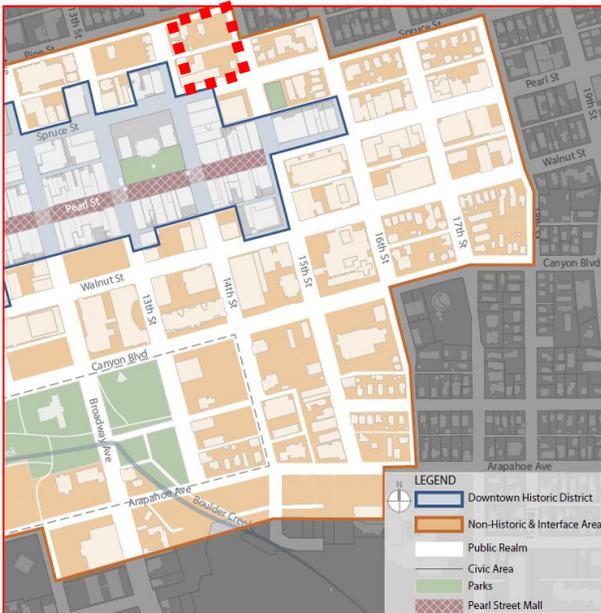
**Building and Site Design**

Karl Guiler, Case Manager, 303-441-4236

Downtown Urban Design Guidelines

The subject properties are subject to the Downtown Urban Design Guidelines. The properties are located in the Interface Area just north of the Downtown Historic District. The preface to the section states, as follows:

Address: 1440 PINE ST



“The important design elements are 1) the Non-Historic Area’s relationship to its surroundings, including the Historic Area, the Civic Park area, and the residential quality of the Interface Area; 2) the pedestrian quality of the area including the Downtown Boulder Pedestrian Mall, East and West Pearl Street, Spruce and Walnut streets, Canyon Boulevard and the north-south streets that connect the Civic Area to the Downtown Boulder Pedestrian Mall area; 3) new building design can reflect the character of its own time and have meaningful juxtapositions, while respecting the integrity, scale, and massing of historic buildings in the surrounding areas; and 4) minimizing impacts to the surrounding residential through careful design in the Interface Area which respects the scale and quality of adjacent residential uses and thoughtfully transitions the commercial and residential areas.

The urban design objectives for the Non-Historic and Interface Areas are to:

- Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street.
- Encourage sensitive design along the edge where the Downtown commercial area abuts residential neighborhoods.
- Emphasize a clear distinction between the commercial and residential interface areas.
- Maintain the diversity in building type and size, and respect the adjoining residential character.
- Discourage adverse impacts from noise, night lighting, poor building design, and commercial service areas on adjacent residential neighborhoods.”

**Staff Analysis:** The proposed building is well designed with a variety of massing elements, use of high quality materials and roof forms harmonious to the historic area and a design that effectively blends historic elements with a more contemporary look. The siting of the building is appropriate with the building addressing both streetscapes with entries and fenestration. Staff appreciates the use of the stone from the church in the design and continues to recommend the use of stone and brick, but recommends a more simplified design that does not include the quantity of materials currently proposed.

With respect to guideline 2.1, General guidelines for the Non-Historic and Interface Areas, staff has the following comments about several components of the guideline listed below:

*2.1 General guidelines for the Non-Historic and Interface Areas*

- Design all sides of the building including alley elevations.
- Reduce the visual impact of structured and surface parking.
- Consider the quality of open space incorporated into new and renovated buildings.

Some of the comments may be premature as this is the Concept Plan stage, but it appears from the provided materials that there has not been as much emphasis on how the building will appear from the west elevation and alley elevation. These elevations will be important to determine consistency with the guideline above. Staff finds it particularly important as the west elevation will be quite visible considering the lower scale of the historic structures along Pine Street.

While staff appreciates the design direction and materiality of the proposal building, staff’s largest concern relates to the massing of the building, particularly on the east facing side. The guidelines speaks to “minimizing impacts to the surrounding residential through careful design in the Interface Area which respects the scale and quality of adjacent residential uses and thoughtfully transitions the commercial and residential areas” and “respecting adjoining residential character.

To better transition to the adjacent Whittier neighborhood, a reduction in mass and perhaps to height would be necessary to be consistent with the guidelines. Staff recommends that the applicant consider a building that does not require a height

modification or at least is designed with a scale that can meet the criteria of the “conditional height” standards discussed in “Building Heights” within the “Zoning” comments within this document. Staff has also suggests shifting floor area (including the structure parking) more central to the site to reduce the massing (see “Building Massing” within the “Zoning” section). Staff recommends a massing similar to that proposed along the Pine Street elevation with a recessed upper floor and use of gable roof forms.

Lastly, please note the guidelines relative to public realm, including streetscapes and the alley. An excerpt from guideline 3.2 The Streetscape is below:

*4. All other streets in the Downtown (general pedestrian-oriented streets): In order to create a unified image in the area, all streets should share common features. At minimum, these should include similar sidewalk scoring patterns, similar paving materials, similar street trees and tree grates, coordinated street furniture, the inclusion of sidewalk neck downs and pedestrian safe zones, removal of pedestrian obstructions, and consolidation of streetscape elements such as newspaper vending boxes, other traffic and directional signage, and pedestrian scale street lighting.*

*5. Alleyways (minor service-oriented streets): Alleyways serve as secondary circulation and alternative routes for both pedestrians and vehicles to navigate Downtown. They can provide an alternate means of access to shops, restaurants and other commercial uses. Care must be taken in balancing the service function of the alley and making the street safe for pedestrians.*

Staff finds that with the entire block being owned by the church, the alley would be an opportunity for an enhanced alley with special paving and surface treatments to encourage pedestrian and vehicular use. This is something that should be explored prior to Site Review application. Also, see the ‘Access/Circulation’ comments within this document.

**Inclusionary Housing** Michelle Allen, 303 441-4076 & Beth Roberts, 303-441-1828

Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, “Inclusionary Housing” (IH). The general Inclusionary Housing requirement is that all residential developments must dedicate 20 percent of the total dwelling units as permanently affordable housing. For rental housing this requirement may be met by providing permanently affordable units on-site, providing permanently affordable units off-site, the dedication of land appropriate for affordable housing or by a cash-in-lieu contribution.

The residential portion of the project is proposed as 40 rental units that will provide “permanent supportive housing” for homeless young adults. This would result in an IH requirement of 8 permanently affordable units. The term “permanent” in this context is used in several ways. For purposes of IH the use of “permanent” means that any units provided to meet IH requirements would need to be secured through a permanent deed restricted covenant. At this time, the period of affordability for the project as a whole has not yet been determined. If the applicant chooses an affordability period that is less than permanent an alternate option for meeting the IH requirement should be considered. The city anticipates receiving a funding application in 2016. If funding is awarded, the funding amount will reflect the community benefits to be achieved, one being the securing of permanent affordability, a long time goal of the city.

Per the IH ordinance, when units are proposed to meet the IH requirement rents are set to be affordable to a household earning no more than 60% of the area median income and are adjusted annually. In the State of Colorado affordable rental units must be owned all or in part by a housing authority or similar agency. Attention Homes may qualify as a “similar agency” in this context. Details about affordable rental units may be found in the Rental Compliance Manual online at: <https://bouldercolorado.gov/housing/grants-compliance-and-asset-management>

If the applicant chooses to submit for Site Review please note that Inclusionary Housing is not a criteria of Site Review however the applicant and Housing Planner can use the submitted site and floor plans to determine the IH requirement and verify conformance with IH including the Livability Standards for Permanently Affordable Units”. It is highly encouraged that the applicant complete the process to identify any on-site affordable units concurrent with the site review process where modifications to meet the IH requirements may be more easily incorporated. Please note that IH must be met before a building permit can be issued. If modifications to meet the requirements are needed after completion of site review a minor modification of the approved review may be required to document changes.

If the applicant proposes to meet their IH requirement on-site the applicant is encouraged to contact the Division of Housing to discuss the following:

- The required period of affordability i.e., “permanent”
- The process and criteria to qualify as “similar agency”
- Provision of affordable units with deeper affordability than required

- The implications of using IH to meet the housing needs of a specific population
- The Livability Standards for Permanently Affordable units
- Additional information about the Inclusionary Housing program and the “Livability Standards for Permanently Affordable Housing” may be found on-line at [www.boulderaffordablehomes.com](http://www.boulderaffordablehomes.com).

Please remember that in order to request a height modification, at least 40% of the floor area of the building must be permanently affordable meeting the requirements discussed above.

**Land Uses** Karl Guiler, Case Manager, 303-441-4236

BVCP Policies

Below are most applicable identified BVCP policies to the proposed project. A discussion on preliminary compliance with these policies is within Section V below:

**2.03 Compact Development Pattern**

The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.

**2.09 Neighborhoods as Building Blocks**

The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction, and plan for urban design and amenities. All neighborhoods, whether residential areas, business districts, or mixed land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches, and varied topography; and distinctive community facilities and business areas.

**2.10 Preservation and Support for Residential Neighborhoods**

The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. The city will also encourage neighborhood schools and safe routes to school.

**2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones**

The city and county will take appropriate actions to ensure that the character and livability of established residential neighborhoods will not be undermined by spill-over impacts from adjacent regional or community business zones or by incremental expansion of business activities into residential areas. The city and county will protect residential neighborhoods from intrusion of non-residential uses by protecting edges and regulating the impacts of these uses on neighborhoods.

**2.14 Mix of Complementary Land Uses**

The city and county will strongly encourage, consistent with other land use policies, a variety of land uses in new developments. In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Wherever land uses are mixed, careful design will be required to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

**2.15 Compatibility of Adjacent Land Uses**

To avoid or minimize noise and visual conflicts between adjacent land uses that vary widely in use, intensity or other characteristics, the city will use tools such as interface zones, transitional areas, site and building design and cascading gradients of density in the design of subareas and zoning districts. With redevelopment, the transitional area should be within the zone of more intense use.

**2.24 Preservation of Historic and Cultural Resources**

The city and county will identify, evaluate and protect buildings, structures, objects, districts, sites and natural features of historic, architectural, archaeological, or cultural significance with input from the community. The city and county will seek protection of significant resources through local designation when a proposal by the private sector is subject to discretionary development review.

**2.30 Sensitive Infill and Redevelopment**

With little vacant land remaining in the city, most new development will occur through redevelopment. The city will gear subcommunity and area planning and other efforts toward defining the acceptable amount of infill and redevelopment and standards and performance measures for design quality to avoid or adequately mitigate negative impacts and enhance the benefits of infill and redevelopment to the community and individual neighborhoods. The city will also develop tools, such as neighborhood design guidelines, to promote sensitive infill and redevelopment.

**2.37 Enhanced Design for Private Sector Projects**

Through its policies and programs, the city will encourage or require quality architecture and urban design in private sector development that encourages alternative modes of transportation, provides a livable environment and addresses the elements listed below.

- a) The context. Projects should become a coherent part of the neighborhood in which they are placed. They should be preserved and enhanced where the surroundings have a distinctive character. Where there is a desire to improve the character of the surroundings, a new character and positive identity as established through area planning or a community involvement process should be created for the area. Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.
- b) Relationship to the public realm. Projects should relate positively to public streets, plazas, sidewalks, paths, ditches and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block access to sunlight, and should be sensitive to important public view corridors. Future strip commercial development will be discouraged.
- c) Transportation connections. Projects should provide a complete network of vehicular, bicycle and pedestrian connections both internal to the project and connecting to adjacent properties, streets and paths, including dedication of public rights-of-way and easements where required.
- d) Human scale. Projects should provide pedestrian interest along streets, paths and public spaces.
- e) Permeability. Projects should provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Where appropriate, they should provide opportunities for visual permeability into a site to create pedestrian interest.
- f) On-site open spaces. Projects should incorporate well-designed functional open spaces with quality landscaping, access to sunlight and places to sit comfortably. Where public parks or open spaces are not within close proximity, shared open spaces for a variety of activities should also be provided within developments.

**7.03 Populations with Special Needs**

The city and county will encourage development of housing for populations with special needs including residences for people with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations where appropriate. The location of such housing should be in proximity to shopping, medical services, schools, entertainment and public transportation. Every effort will be made to avoid concentration of these homes in one area.

**8.01 Providing for a Broad Spectrum of Human Needs**

The city and county will develop and maintain human service programs that provide for the broad spectrum of human needs, from safety net services to early intervention and prevention programs which mitigate more costly, long-term interventions and forestall worsening social conditions. Services balance meeting immediate needs with long-term solutions to critical social issues.

**8.04 Addressing Community Deficiencies**

The city will identify barriers to provision of important basic human services and work to find solutions to critical social issues such as lack of housing options for very low income and special needs populations, access to and affordability of basic services, and limited availability of affordable retail products.

Permitted Uses

The proposed dwelling units are identified as transitional housing, which is defined in the Land Use Code (chapter 9-16, Definitions, B.R.C. 1981) as follows:

*Transitional housing means a facility providing long-term housing in multifamily dwelling units with or without common central cooking facilities, where participation in a program of supportive services is required as a condition of residency to assist tenants in working towards independence from financial, emotional, or medical conditions that limit their ability to obtain housing for themselves.*

At time of Site Review, the applicant would need to submit a detailed written statement affirming that the use meets the definition above.

Per section 9-6, "Use Standards," B.R.C. 1981, transitional housing is a conditional use in the RH-2 zone. Transitional Housing may be approved on the property if the following criteria are met:

1. *Density: The maximum number of dwelling units with transitional housing facility shall be the same as is permitted within the underlying zoning district, except that for any zoning district that is classified as an industrial zoning district pursuant to Section 9-5-2, "Zoning Districts," B.R.C. 1981, the number of dwelling units permitted shall not exceed one dwelling unit for each one thousand six hundred square feet of lot area on the site.*
2. *Occupancy: No person shall occupy such dwelling unit within a transitional housing facility except in accordance with the occupancy standards set forth in Section 9-8-5, "Occupancy of Dwelling Units," B.R.C. 1981, for dwelling units.*

3. *Parking: The facility shall provide one off-street parking space for each dwelling unit on the site. The approving authority may grant a parking deferral of up to the higher of fifty percent of the required parking or what otherwise may be deferred in the zoning district if the applicant can demonstrate that the criteria set forth in Subsection 9-9-6(e), B.R.C. 1981, have been met.*

The applicant indicates that the units would be classified as efficiency living units (ELUs), which are defined in the Land Use Code as follows:

*Efficiency living unit* means a dwelling unit that contains a bathroom and kitchen and does not exceed a maximum floor area of four hundred seventy-five square feet.

Per Chapter 9-6, "Use Standards," B.R.C. 1981, if 20 percent or greater of the proposed units are ELUs meeting the definition above, a Use Review application is required.

The plans indicate floor spaces for some non-residential uses or "program related social enterprise". It will be important to specify the nature of these areas as they may be subject to approval of a Use Review application for non-residential uses in a residential zone district. Some non-residential uses are possible in the RH-2 and if listed in the R6 Use Module, the proposed uses must be approved by Planning Board at a public hearing. The Use Review criteria can be found in Section 9-2-15(e), B.R.C. 1981 of the Land Use Code.

**Neighborhood Comments** Karl Guiler, Case Manager, 303-441-4236

Staff has received a number of emails from neighbors who are opposed to the proposal. These messages have been forwarded to the applicant. Staff has also reviewed the comments supplied by the applicant of people in support of the project. All comments will be forwarded to Planning Board for consideration.

**Plan Documents** Karl Guiler, Case Manager, 303-441-4236

1. Prior to the community open house and the Planning Board hearing consider compiling more information on transitional housing, including but not limited to the criteria used for choosing tenants, what services are done on the site to assist tenants out of homelessness, data on other transitional housing projects, success rates, parking needs, visiting families, mitigating potential impacts etc.
2. The preparation of concept plan documents set up the context of the area very well. Consider a perspective of the site from the corner of 15<sup>th</sup> and Spruce as well for Site Review
3. Staff has counted what appears to be more than 40 units within the building (no including the ELU equivalency). Please clarify.
4. Is the existing building at the corner of 15<sup>th</sup> and Spruce proposed to remain as offices for Attention Homes?
5. The current plans are not clear about the proposed movement of one of the structures on the site. Consider showing a dotted boundary of the building's current footprint on the site plan.

**Residential Growth Management System**, Sloane Walbert, 303-441-4231

Growth management allocations are required to construct each dwelling unit prior to building permit submittal. For purposes of counting dwelling units under the provisions of Chapter 9-14, "*Residential Growth Management System*," B.R.C. 1981, two efficiency living units equal one dwelling unit. Please be advised that an agreement for meeting city affordable housing requirements must be in place before a Growth Management Allocation can be issued.

**Signs**, Caeli Hill (303) 441-4161

Signs will not be reviewed as a part of Site Review or Technical Document review unless a specific modification is requested and specifically called out on the plans. Requirements that can be modified through the Site Review process for signs are limited to modifying setbacks of signs from property lines, spacing between projecting or freestanding signs, or sign lettering and graphic symbol height. While it is preferable to remove all signs from a Site Review and Technical Document plan set to avoid any potential future confusion, ghosting the images into the set with a notation that it is under a separate permit is acceptable. Please note that illustration of a sign on the plan set does not grant a modification. Please refer to section [9-9-21 B.R.C. 1981](#) for sign related requirements.

## **Zoning**

Karl Guiler, Case Manager, 303-441-4236

### Site size

Per the submitted plans, the total site area included all the properties owned by First United Methodist Church is 84,417 square feet (1.94 acres). Based on county assessor data on the nine properties, this appears to be accurate. Please note that the written statement has a slightly different figure of 83,033 square feet. An accurate survey of the entire project site would be required at the Site Review stage to confirm the total project area.

### Subdivision

Please clarify if the property lines within the block will be retained or if lot eliminations are intended at time of Site Review.

### Density

Per section 9-8-3, "Density in the RH-1, RH-2, RH-3 and RH-7 Districts," B.R.C. 1981, twenty-eight (28) units could be permitted on the property without special approval as provided for in section 9-8-3(b), B.R.C. 1981 and up to 52 units could be requested with Planning Board approval. The application includes a proposal for 40 dwelling units, which would require a Planning Board public hearing and decision at time of Site Review.

Per Section 9-8-7, "Density and Occupancy of Efficiency Living Units," B.R.C. 1981, "Dwelling Unit Equivalents for Efficiency Living Units: *For purposes of the density limits of Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, two efficiency living units constitute one dwelling unit.*" This would permit 56 efficiency living units without special review and up to 104 efficiency living units with Planning Board approval.

Per Table 8-1, of Section 9-8-1, "Intensity Standards," B.R.C. 1981, the RH-2 sets the maximum density for the site at 27 dwelling units per acre. The proposal, including existing residential units and considering the equivalency requirements above, would total equate to 14 dwelling units per acre. If the ELU equivalency were not the case, the density would still be within the allowable range of the zone at 24 dwelling units per acre.

### Building Heights

The maximum permitted height in the RH-2 zoning district is 35 feet. The application includes preliminary consideration of 46 feet for the new building. This would require a height modification at time of Site Review and would require Planning Board approval. Sheet 2 of the plan set includes a diagram showing the heights of buildings in the immediate context.

The plans indicate that most of the building would be up to 37 feet in height with an isolated element at 46 feet. Projects that are 100% permanently affordable qualify may ask for a height modification, but may only be approved if the Site Review criteria of section 9-2-14(h), B.R.C. 1981 are met. Please also be advised that conditional height up to 40 feet is possible on the site if the criteria of section 9-7-6, "Building Height, Conditional," B.R.C. 1981. This would negate the need for a height modification. (Also see comments on the height ordinance no. 8028 in Section V below)

Staff would like to better understand the necessity for requesting a height modification at the site. While it is understood that there are example on church properties for elements above the height limit and building over 35 feet are not uncommon in the nearby downtown, the project is located in an area where there is to be a transition from the greater intensity down to the lower intensity of the Whittier neighborhood. Considering lower scale of building near the site and within Whittier – especially the one story buildings across 15<sup>th</sup> Street – staff finds that a lower height would be more appropriate or at least a massing on the east side that is more like that of the elevation along Pine Street. This would create a more appropriate transition to the residential neighborhood. Staff suggests a design that relies more on gable forms and one that can meet the condition height standards of section 9-7-6, B.R.C. 1981 discussed above.

### Building Massing

Building massing is determined by a combination of the underlying setbacks, height limits and conformity with the Site Review criteria of Section 9-2-14(h), B.R.C. 1981. Staff finds the building to be well designed and attractive, he finds that additional modifications to the building should be considered to lower its massing along the streetscapes. Staff suggests more recessed upper stories on both street frontages, more gable roof forms and perhaps a shift of some of the floor area internal to the site. One place could be building more structured parking upon the parking lot just to the east of the proposed building along the alley.

### Building Setbacks

It appears that the building has been designed to meet the setbacks on the site considering a front yard along Pine Street, street side yard along 15<sup>th</sup> Street, and rear along the alley. The following modifications, which can be approved through Site Review if consistent with section 9-2-14(h), B.R.C. 1981, have been identified:

- Section 9-7-1, B.R.C. 1981- Minimum landscaped setback from a street- 3 feet where 12.5 feet are required. *Staff would strongly recommend that this area be landscaped pursuant to the code requirement.*

- Section 9-7-1, B.R.C. 1981- Minimum rear yard setback- 0 feet where 25 feet is required. *Staff is not opposed to this as the rear yard is from an alley and not an adjoining property and matches the conditions expected along an alley.*

Lastly, staff cannot speak to compliance with the combined setback requirements or interior side yards as it is unclear if property lines internal to the subject site will remain or be removed. Further, staff requests more clarification about the existing and proposed location of the historic structure on the lot at 1424 Pine Street relative to the new building.

#### Development Standards

Please be advised that the project would be subject to all of the development standards of Section 9-9, Development Standards.

#### Parking

The parking standards are found in section 9-9-6, B.R.C. 1981. Per section 9-9-6, "Parking Standards," B.R.C. 1981, Table 9-4, religious assemblies created prior to September 2, 1993 require one space per every 300 square feet of floor area. Any additional non-residential uses within the proposed project would require parking at the same rate. Per section 9-6-3(h)(3), B.R.C. 1981, transitional housing units require one space per unit, but also notes that parking deferrals can be considered. In addition, the other residential units would require parking per Table 9-1 of Section 9-9-6 and the restaurant, Lucille's, would require parking at a rate of one space for every three seats.

At this time, staff does not have the information related to how parking would be accommodated for this mix of uses. The applicant has indicated intent to request a parking reduction. Please note that Section 9-9-6(f)(8) relates to religious assemblies: *Parking Reductions for Religious Assemblies: The city manager will grant a parking reduction to permit additional floor area within the assembly area of a religious assembly which is located within three hundred feet of the Central Area General Improvement District if the applicant can demonstrate that it has made arrangements to use public parking within close proximity of the use and that the building modifications proposed are primarily for the weekend and evening activities when there is less demand for use of public parking areas.*

Parking reduction requests can be considered in this case as part of the subsequent Site Review process. Per Section 9-9-6(d)(6), staff requests a parking study be done at the Site Review stage so that the parking conditions on the site can be better understood.

#### Open Space

Open space would be subject to the requirements of 9-9-11, "Useable Open Space," B.R.C. 1981 and the open space criteria within the Site Review criteria (9-2-14(h)(2), B.R.C. 1981). With seven existing units and 40 new ELUs, the minimum residential open space on the property would be 16,200 square feet. Further, with proposed and exiting building elements over 45 feet, the site would also be subject to a minimum open space of 20% of the site or what calculates to 16,883 square feet per the supplied numbers. This latter figure is not in addition to the other open space number.

#### Outdoor Lighting

Please note that development of the lot will require compliance with Section 9-9-16, Outdoor Lighting.

#### Solar Access

Per section 9-9-17, "Solar Access," B.R.C. 1981, the site is within Solar Access Area II. Section 9-9-17(c)(3), B.R.C. 1981 states, "*Solar Access Area is designed to protect solar access principally for rooftops in areas where, because of planned density, topography or lot configuration or orientation, the preponderance of lots therein currently enjoy such access and where solar access of this nature would not unduly restrict permissible development.*"

#### Occupancy of Dwelling Units

Please note the occupancy limits set forth in Section 9-8-5.

### **IV. NEXT STEPS**

1. Planning Board review is tentatively scheduled for July 14, 2016. Please make the changes requested in 'Plan Documents' above for the plan sets that would be for Planning Board review. Take the suggestions of these comments into account, but otherwise, no additional changes to the plans need be made before the board hearing.
2. Contact the Case Manager as soon as possible regarding scheduling for a neighborhood meeting/open house prior to Planning board. Recent discussions have been for the evening of June 23<sup>rd</sup>.

Address: 1440 PINE ST

## V. CITY CODE CRITERIA CHECKLIST

(g) **Guidelines for Review and Comment:** *The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The planning board may consider the following guidelines when providing comments on a concept plan:*

- (1) **Characteristics of the site and surrounding areas, including without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including without limitation, mature trees, watercourses, hills, depressions, steep slopes, and prominent views to and from the site;**

The subject site is a block (Block 122) owned by the First United Methodist Church of Boulder and totals roughly 1.93 acres. The block is bounded by Pine Street, Spruce Street, 14<sup>th</sup> and 15<sup>th</sup> Streets and is bisected by an alley. The properties are: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14<sup>th</sup>, 2124 14<sup>th</sup>, 1421 Spruce, and 1443 Spruce. The block is an already developed block within downtown area and beginning of the Whittier neighborhood. It contains the historic First United Methodist church and its associated additions as well as several historic structures used for a variety of office uses, residential units, and a restaurant (i.e., Lucille's). Because the block is within the historic downtown it also contains some large mature trees.

- (2) **Community policy considerations, including without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including without limitation, sub-community and sub-area plans;**

### → **BVCP Compliance**

The project will require a Site Review application, which requires consistency, on balance, with Boulder Valley Comprehensive Plan (BVCP) policies. The BVCP policies most applicable to the proposal are found in Section II above. A brief analysis of the proposal's consistent is below:

Boulder struggles with a relatively extensive homeless population. The proposal to construct transitional housing units to serve chronic homeless persons between the age of 18 and 24 would assist in trying to improve the situation by adding services that attempt to bring these vulnerable people out of homelessness. It is not uncommon for churches to undertake such challenging endeavors. This proposed use of the site would be consistent with the following BVCP policies:

- BVCP Policy 7.03 Populations with Special Needs
- BVCP Policy 8.01 Providing for a Broad Spectrum of Human Needs
- BVCP Policy 8.04 Addressing Community Deficiencies

The block owned by the First United Methodist Church includes a variety of historic structures, including the church building. The church building is a protected landmark. If the lots are combined in a Site Review application, there would be the opportunity to landmark the other buildings on the site. This would be consistent with BVCP Policy 2.24 Preservation of Historic and Cultural Resources.

The infill development of what is an existing parking lot near downtown and constructing a building that addresses both streetscapes with appropriate forms, materials, designs and entries is also consistent with the following policies:

- BVCP Policy 2.03 Compact Development Pattern
- BVCP Policy 2.37 Enhanced Design for Private Sector Projects

As the project progresses, staff will be able to better assess all aspects of the project against the policies above as well as BVCP Policy 2.09 Neighborhood as Building Blocks. In the discussion of the project's compliance with the Downtown Urban Design Guidelines and consider the lower scaled context of the adjacent Whittier neighborhood, staff has raised the concern about the massing and height of the project. Staff finds that further refinement to the project is necessary to make its massing and height more compatible with its surroundings. Staff has also requested more information about the ancillary uses to the transitional housing before concluding on the following BVCP policies:

- BVCP Policy 2.10 Preservation and Support for Residential Neighborhoods
- BVCP Policy 2.15 Compatibility of Adjacent Land Uses
- BVCP Policy 2.30 Sensitive Infill and Redevelopment

→ **Downtown Urban Design Guidelines**

See Building and Site Design comments.

→ **Height ordinance**

Ordinance no. 8028 restricts where height modifications may occur in the city of Boulder. The ordinance exempts projects that include at least 40% of their floor area as permanently affordable units. In this case, a height modification through the Site Review process is anticipated unless the building is modified to comply with the height limits of the zone. Staff would require additional information at time of Site Review to affirm that this exemption would be met.

**(3) *Applicable criteria, review procedures, and submission requirements for a site review;***

The project would require a Site Review due to its proposed size and height and requests for modifications, as well as a parking reduction request, the extent to which at this time is not specified. The proposal would be subject to all the criteria in Section 9-2-14(h) of the Land Use Code. The height modification would require Planning Board review at a public hearing. Submission requirements would be the same as any other Site Review and would have to satisfy the requirements of section 9-2-14(d), B.R.C. 1981. Staff has requested more information relative to the proposed parking and would require a parking study at time of Site Review.

Approval of a Use Review application by Planning Board would also be required to permit efficiency living units as 20% or more of the total units, as well as to permit any non-residential uses specified as Use Review uses within the RH-2 zone.

Reviews would follow a standard three-week review track where comments or a decision would be rendered at the end of that time. If revisions were required, additional review tracks could be scheduled.

**(4) *Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;***

If the property lines on the site are to be moved or eliminated, review would be subject to the city's subdivision process pursuant to Chapter 12 of the Land Use Code. Typically, this requires submission of a Preliminary Plat (generally at the time of Site Review) and Final Plat (Technical Document review after Site Review) would be required. To subdivide the properties and dedicate any new public rights-of-way. Technical Documents would be required after Site Review and dedications of any public access easements or right-of-way would be required at that time. Building permits would follow approval of Technical Documents and any applicable Final Plat approvals. A Landmark Alteration Certificate (LAC) would be required for any alternations, including the proposed relocation of one of the structures on the site.

**(5) *Opportunities and constraints in relation to the transportation system, including without limitation, access, linkage, signalization, signage and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;***

There are no required transportation connections through the site. The site is already well connected within the downtown grid and has opportunities for access by the alley that bisects the site. With the alley exclusively serving uses that are under the ownership of the church, it presents opportunities for the p

**(6) *Environmental opportunities and constraints, including without limitation, the identification of wetlands, important view corridors, floodplains, and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site, and at what point in the process the information will be necessary;***

The site is a developed site in proximity to downtown Boulder with no identified environmental opportunities or constraints.

**(7) *Appropriate ranges of land uses; and***

The proposal for transitional housing will contribute to the mix of uses on the site and within the downtown area.

**(8) *The appropriateness of or necessity for housing.***

Boulder Valley Comprehensive Plan (BVCP) policies speak to accommodating those with special needs in the community. There is also the Boulder County Ten Year Plan to End Homelessness. With chronic homelessness in Boulder, the proposed transitional housing would be consistent with these goals. Further, the proposed

housing would contribute to the goal of creating more housing types within the city of Boulder which is a commonly stated need in the community.

## **VI. Conditions On Case**

Not applicable to Concept Plans.



To: City of Boulder Planning Board  
 From: Claire Clurman, Executive Director, Attention Homes  
 Scott Puffer, Manager, Gardner Capital Development Colorado LLC  
 Date: July 1, 2016  
 Re: Attention Homes Apartments Concept Plan

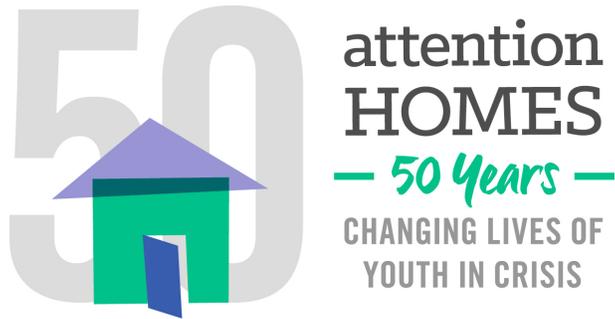
Dear Planning Board:

In 2015, Attention Homes served over 750 unduplicated individuals at The Source, Boulder County's only shelter for homeless youth. Based on past experience, almost 300 of the individuals served will return to The Source seeking emergency shelter and services because they can't find or maintain stable housing. Our community can do better.

In collaboration with [Gardner Capital Development](#) ("Gardner") and the [First United Methodist Church of Boulder](#) ("FUMC"), [Attention Homes](#) seeks to develop Colorado's first Low Income Housing Tax Credit ("LIHTC") financed permanent supportive housing community targeted to transition-age youth (18-24 years at entry) who are homeless. The time to develop non-time limited youth supportive housing in Boulder is now.

- The project is aligned with the [US Interagency Council on Homelessness' goal to end youth homelessness by 2020](#), the Boulder County 10-Year Plan to End Homelessness, the 2015-2019 Boulder-Broomfield Consolidated Plan, the 2010 Boulder Valley Comprehensive Plan, and the City of Boulder Human Services Strategic Plan.
- Boulder County Commissioners deemed the project a Worthy Cause, awarding \$500,000 towards construction in 2015.
- The FUMC congregation voted, near unanimously, to dedicate the land exclusively to this mission-driven use for 60 years, at no cost to the project.
- Boulder County Department of Housing and Human Services, a longtime partner of Attention Homes, has provided a written commitment (attached) to fund services for up to ten residents.

For project information, news, and quotes from supporters, visit:  
[www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com)



- In June, the Colorado Division of Housing awarded 40 project-based vouchers, contingent on an allocation of LIHTCs. Valued at over \$57 million, the vouchers will support building operations for the assumed 60-year life of the project.
- In July, Attention Homes will submit an application to the City of Boulder for approximately \$2 million in affordable housing funds.

Located in downtown Boulder, the proposed 40-unit project will provide the intended residents non-time limited housing with project-based rental assistance, on-site supportive services, and job training through an integrated social enterprise. Non-income producing square footage for Attention Homes' administrative staff is planned for the building's ground floor, providing not just additional professional support for the residents and staff of Attention Homes Apartments, but also low cost, modern office space for one of Boulder's most valued nonprofits. Not only is the site close to public transportation, basic needs, medical services, employment opportunities, and the offices of Attention Homes' longtime partners (Boulder County AIDS Project, OUT Boulder, and the FUMC) it is also free. With an estimated appraised value of \$3 million, the FUMC congregation's generosity is singlehandedly responsible for allowing this project to come to fruition. The location is ideal and a once-in-a-generation opportunity.

Attention Homes Apartments is based on the Housing First philosophy, an internationally renowned method for effectively ending homelessness. It is primarily an apartment building – residents sign 12-month leases and pay rent. The services are a compliment to the housing, supporting the residents in their efforts to (1) maintain their housing and (2) move toward self-sufficiency. It is NOT a prison, transitional housing facility, homeless shelter, rehabilitation or treatment center, or an institution. Experienced case managers and clinicians will provide client-centered and strengths-based services that are built on trusting relationships. Our residents thrive in community and creating a sense of belonging is critical to their success regardless of whether home is a 5-bedroom house with volunteer caregivers or a 40-unit apartment building with shared space for pro-social activities, case managers, 24/7 front desk staff, and numerous services to support their transition to self-sufficiency. The services plan for Attention Homes Apartments is age-appropriate, evidenced-based, and outcome oriented.

While youth supportive housing is a new strategy for Colorado, it is not new for the nation (Visit: [28th Street Apartments - L.A.](#), [Nicollet Square - Minneapolis](#), [The Courtyard – Fort Wayne](#), [Uptown Lofts - Pittsburgh](#)). Across the nation, non-time

For project information, news, and quotes from supporters, visit:  
[www.boulderhomelesseyouth.com](http://www.boulderhomelesseyouth.com)



limited youth supportive housing programs are showing success<sup>1</sup>. Minnesota’s Nicollet Square has an average length of stay of two years. In 2015, 90% of exits were to safe, affordable housing and the other 10% were exits to family reunification or a more appropriate housing program. In New York City, True Colors Residences anticipates that 72% of residents will have successfully moved on within the first five years of the program. Youth supportive housing not only results in positive outcomes for the individuals, it is cost effective as well. A study in Minnesota found that communities will breakeven on the cost to provide supportive housing if just one in five (20%) of homeless youth become financially independent adults<sup>2</sup>. Early interventions like supportive housing for homeless youth results in better outcomes, saves taxpayers money, and prevents chronic adult homelessness.

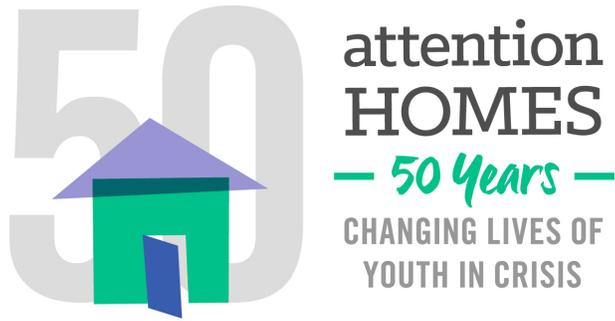
According to City planning staff, the building’s design is consistent with BVCP policies and the Downtown Urban Design Guidelines. It reflects feedback received from over 100 visual preference surveys conducted during our community open houses in March. Three other important factors informed the design process: (1) programming – resident success is paramount, (2) site constraints –underground parking is required, and (3) cost effectiveness – construction funding for affordable housing is limited and competitively awarded. The development team is open to feedback regarding the building’s form, massing, design and material selection and will consider modifications to the extent they do not materially effect the services programming, unit count, construction budget, entitlement process, or construction schedule. If Attention Homes Apartments is a recipient of the \$9 million in LIHTCs for which it applied (awards announced in September), the development team must proceed expeditiously as Gardner is contractually obligated by the U.S. Internal Revenue Service to ensure the building is operational by December 31, 2019.

Now in its 50<sup>th</sup> year, Attention Homes has provided shelter, structure, and access to crucial services to over 9,000 young adults in crisis. While our programming has evolved to meet the ever-changing needs of the community, Attention Homes’ mission has been steadfast: to assist homeless and displaced young adults on their journey to becoming stable, independent members of the community and, ultimately, to achieve their fullest potential.

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<sup>1</sup> [http://www.csh.org/wp-content/uploads/2016/03/CSH\\_NonTimeLimitedYouthSH\\_3.25.16.pdf](http://www.csh.org/wp-content/uploads/2016/03/CSH_NonTimeLimitedYouthSH_3.25.16.pdf)  
<sup>2</sup> <http://www.youthlinkmn.org/wp-content/uploads/2016/04/YouthLink-infographic-final.pdf>

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## **Applicant's Written Response to Design Review Committee Comments**

1. Prior to the community open house and the Planning Board hearing consider compiling more information on transitional housing, including but not limited to the criteria used for choosing tenants, what services are done on the site to assist tenants out of homelessness, data on other transitional housing projects, success rates, parking needs, visiting families, mitigating potential impacts etc.

**Attached to the Planning Board packet is information requested. More details are available at the project website: [www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com).**

2. The preparation of concept plan documents set up the context of the area very well. Consider a perspective of the site from the corner of 15th and Spruce as well for Site Review.

**Thank you for the feedback. Our design team will develop more detailed perspectives from all sides and angles of the building for Site Review, the corner of 15<sup>th</sup> and Spruce in particular.**

3. Staff has counted what appears to be more than 40 units within the building (not including the ELU equivalency). Please clarify.

**We apologize for the oversight. The building includes 40 total units.**

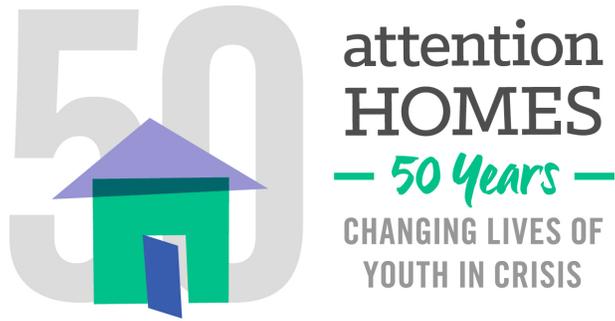
Is the existing building at the corner of 15th and Spruce proposed to remain as offices for Attention Homes?

**No. The intent is to move Attention Homes' administrative office functions into 1440 Pine Street. OUT Boulder, a longtime tenant on the block, has expressed interest in moving their operations into the Heritage House if Attention Homes moves out.**

The current plans are not clear about the proposed movement of one of the structures on the site. Consider showing a dotted boundary of the building's current footprint on the site plan.

**We will incorporate a dotted boundary into the site plan.**

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[www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com)



## **Attention Homes Apartments Supportive Services Plan**

**This plan was approved by the Colorado Division of Housing in June 2016 as part of Attention Homes' application for 40 project based vouchers.**

For project information, news, and quotes from supporters, visit:  
[www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com)

**Colorado Division of Housing/Colorado Housing and Finance Authority**  
**2016 Permanent Supportive Housing Program**  
**Attention Homes Apartments**  
**Supportive Services Plan and Budget**

**1. Description of Proposed Project and Owner’s Contact Information**

Property Name:	Attention Homes Apartments		
Property Address:	1440 Pine Street Boulder, CO 80302		
Name of project owner and if it is an LLC, name of managing member:	An entity to be formed whereby Attention, Inc. and Gardner Capital Development Colorado, LLC are the co-general partners		
Owner’s primary contact person (name, title, organization, phone number and email):	Shannon Cox Baker, Principal, SCB Consulting Development Consultant 303-709-9147 <a href="mailto:Shannon@scbconsult.com">Shannon@scbconsult.com</a>		
Number of dwelling units:	40		
Of the total units, how many will be permanent supportive housing (PSH) units:	40		
Of the total PSH units, how many units will be for families:	1		
Of the total PSH units, how many will be for individuals or couples:	39		
Total number of PBVs proposed:		From CDOH	Local Match
	0 BR	26	
	1 BR	13	
	2 BR	1	
	3 BR		
	Totals	40	0
Proposed administrator, CDOH PBVs, name:	Mental Health Partners		
Local PBV local match provider name:	No local match provided (See attached letter from Boulder Housing Partners)		
Estimated date of closing construction financing (day/month/year):	April 1, 2018		
Estimated date of first occupancy (day/month/year):	July 1, 2019		

Estimated date of full occupancy (day/month/year):	September 1, 2019
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## 2. Experience of Entity Primarily Responsible for Supportive Services

Description of the Lead Service Provider—the organization that will be primarily responsible and accountable for overall management of supportive services—whether the project owner or another entity.

Name of legal entity that is committed to be the Lead Service Provider:	Attention, Inc., DBA Attention Homes
Primary contact person for supportive services plan (name, title, phone number and email):	Claire Clurman, Executive Director (303) 447-1206 x 122 <a href="mailto:cclurman@attentionhomes.org">cclurman@attentionhomes.org</a>
Number of PSH units for which the proposed Lead Service Provider currently oversees and delivers services:	0
Number of transitional housing units/shelter beds for which the Lead Service Provider currently oversees and delivers services:	16 shelter beds 11 transitional housing units
Number of non-residential homeless participants for which the Lead Service Provider currently oversees and delivers services:	Attention Homes delivers services to approximately 750 unduplicated participants annually (ages 13-24) and has served nearly 9,000 youth over the last 50 years.
Year in which the Lead Service Provider first managed, coordinated or monitored supportive services with special needs clients in residential settings or otherwise:	1966
Lead Service Provider’s mission statement:	Attention Homes provides life-changing resources to youth in crisis.
The special populations served during the past three years (check-offs).	<input checked="" type="checkbox"/> Chronically homeless <input checked="" type="checkbox"/> Homeless veterans <input checked="" type="checkbox"/> Homeless families <input checked="" type="checkbox"/> Homeless youth <input checked="" type="checkbox"/> Other homeless <input checked="" type="checkbox"/> With chronic mental illness <input checked="" type="checkbox"/> With alcohol or drug addiction <input checked="" type="checkbox"/> Victims of domestic violence <input checked="" type="checkbox"/> With physical or developmental disabilities, including HIV/AIDS <input checked="" type="checkbox"/> Other - describe: LGBTQ and trans-specific sheltering <input type="checkbox"/> Other - describe:
Describe any programs terminated or major	None

funding reduced or lost for supportive services in the past three years:	
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### 3. Categories of Special Needs Households Expected to Reside at the Property

Estimate below the number of residential tenants at full occupancy, dividing the numbers of residential tenants into the special population categories below.

*Recognizing that some households will fall into two or more categories, estimate the numbers in each category based on the expected primary characteristics of individuals or households. The numbers in all categories must equal the total number of PSH units. This information will be used by the PSH program to help determine if the services listed in Section 4 below are appropriate for the expected resident population as a whole.*

Special Populations	Number of PSH units	Additional explanations (as needed)
Chronically homeless	10	Chronically homeless youth (ages 18-24)
Homeless veterans		
Homeless families	1	Parent/child household (with head of household 18-24)
Homeless youth	29	Youth (ages 18-24) who are unstably housed or experiencing homelessness with demonstrated need for supportive services.
Other homeless		
With chronic mental illness		
With alcohol or drug addiction		
Victims of domestic violence		
With physical or developmental disabilities, including HIV/AIDS (describe):		
Other (describe):LGBTQ / trans-specific		
Other (describe):		
<b>Total number of PSH units</b>	<b>40</b>	

### 4. Services to Be Provided to Residential tenants of PSH Units

Below, enter the name of a service provider (our own organization or a partner organization) for each supportive service that will be provided, and note for each service whether it is “In Budget” or “In-Kind” and whether it will be provided “On-Site” or “Off-Site.” NOTE: This was adapted from a “services menu” created by the Corporation for Supportive Housing and referred to by HUD. Include only major, essential supportive services and not incidental or occasional services.

<b>4.1. General Supportive Services</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Tenant orientation/move-in assistance	Attention Homes	In Our Budget	On-site

<b>4.1. General Supportive Services</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Tenant’s rights education/tenants council	Attention Homes	In Our Budget	On-site
Case management	Attention Homes	In Our Budget	On-site
Coordination of all resident services	Attention Homes	In Our Budget	On-site
Psychosocial assessment	Attention Homes	In Our Budget	On-site
Individualized service planning	Attention Homes	In Our Budget	On-site
Individual counseling and support	Attention Homes	In Our Budget	On-site
Referrals to other services and programs	Attention Homes OUT Boulder County	In Our Budget/In Kind	Both
Crisis intervention	Attention Homes OUT Boulder County	In Our Budget/In Kind	Both
Peer mentoring	Attention Homes OUT Boulder County	In Our Budget/In Kind	Both
Support groups (list below): - Life Skills -LGBTQ and transgender-specific	Attention Homes OUT Boulder	In-kind	Both
Recreational/socialization opportunities	Attention Homes OUT Boulder County	In Our Budget/In Kind	Both
Legal assistance	Attention Homes	In Our Budget	On-site
Transportation: EcoPass bus pass, B-Cycle bike rental, Uber/Lyft reimbursement	Attention Homes	In Our Budget	On-site
Meals	Attention Homes	In Our Budget	On-Site
Other nutritional services	Attention Homes	In Our Budget	On-site
Emergency financial assistance (specify): Obtaining vital documents, medical copay assistance, food stamps, or other short-term incidental needs	BCDHHS	In-kind	Both
Furnishings – Move in baskets, replacement furnishings for units, linens and basic household items	Attention Homes	In Our Budget	On-site

<b>4.1. General Supportive Services</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Other (specify): Move to self-sufficiency (landlord recruitment; connecting with other affordable housing)	BCDHHS	In-kind	Both

<b>4.2. Independent Living Skills</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Communication skills	Attention Homes OUT Boulder County	In Our Budget/In Kind	Both
Conflict resolution/mediation training	Attention Homes OUT Boulder County	In Our Budget/In Kind	Both
Personal financial management & budgeting	Attention Homes	In Our Budget	On-site
Credit counseling	Attention Homes	In Our Budget	On-site
Representative payee	BCDHHS	In-kind	Off-site
Entitlement assistance/benefits counseling	BCDHHS	In-kind	Both
Training in cooking/meal preparation and nutrition	Attention Homes	In Our Budget	On-site
Training in personal hygiene and self-care	Attention Homes	In Our Budget	On-site
Training in housekeeping	Attention Homes	In Our Budget	On-site
Training in use of public transportation	Attention Homes	In Our Budget	Both
Assistance with activities of daily living	Attention Homes	In Our Budget	Both
Other (specify): Community Engagement/Volunteering	Attention Homes	In Our Budget	Both

<b>4.3. Health/Medical Services</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Routine medical care	Clinica	In-kind	Both
Specialty medical care			
Medication management or monitoring	Clinica	In-kind	Both
Health and wellness education	Clinica OUT Boulder County	In-kind	Both
Nursing/visiting nurse care	Clinica	In-kind	Both

Home health aide services	Clinica	In-kind	Both
Personal care			
HIV/AIDS services	OUT Boulder County	In-Kind	Off-site
Pain management			
Other (specify):			

<b>4.4. Mental Health Services</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Individual psychosocial assessment	MHP	In-kind	Both
Individual counseling	MHP	In-kind	Both
Group therapy	MHP	In-kind	Both
Support groups (specify below):			
Peer mentoring/support (describe below): Peer Navigator will help tenants develop their own recovery by recognizing personal strengths and setting goals. Personal stories lend support and inspire hope.	MHP	In-kind	Both
Medication management/monitoring (specify below)	MHP	In-kind	Both
Education about mental illness	MHP	In-kind	Both
Education about psychotropic medication	MHP	In-kind	Both
Psychiatric assessment	MHP	In-kind	Off-site
Psychiatric services (specify below)	MHP	In-kind	Off-site
Liaison with psychiatrist (describe)	MHP	In-kind	Off-site
Psychiatric staff (i.e. nurse)	MHP	In-kind	Off-site
Other (specify): Equine Therapy	Attention Homes	In Our Budget	Off-site

<b>4.5. Substance Abuse Services</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Recovery readiness services (tenants with active addictions)	Attention Homes	In Our Budget	On-site
Relapse prevention and recovery planning	Attention Homes	In Our Budget	On-site
Substance abuse counseling (individual)	Attention Homes	In Our Budget	On-site
Substance abuse counseling (group)	Attention Homes	In Our Budget	On-site
Methadone maintenance			

Harm-reduction services (specify): Safe sex education and kits	Attention Homes	In Our Budget	On-site
Peer support groups (i.e. - AA/NA/CA)	Attention Homes	In-kind	On-site
Sober recreational activities		In-kind	Off-site
Detoxification treatment and In-patient Rehabilitation		In-kind	Off-site
Rehabilitation program (out-patient)			
Other (specify):			

<b>4.6. Employment Services</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Job skills training (certificate programs)	Attention Homes	In Our Budget	On-site
Job skills training (non-certificate services)	Attention Homes	In Our Budget	Both
Education	Attention Homes	In Our Budget	Both
Job readiness training: resumes, interviewing skills	Attention Homes	In Our Budget	On-site
Job retention services — support, coaching	Attention Homes	In Our Budget	On-site
Job development/job placement services	Attention Homes	In Our Budget	Both
Opportunities for tenant Internships	Attention Homes	In Our Budget	Both
Other (specify):			

<b>4.7. Services for Families</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Support group for parents	BCDHHS OUT Boulder County	In-Kind	Both
Support group for children	OUT Boulder County	In-Kind	Both
Support group for families			
Assistance in accessing entitlements (including child support)	BCDHHS	In-Kind	Both
Parenting/child development classes	BCDHHS	In-Kind	Both
All-day child care			
After-school care			
Temporary child care during parent's illness, detox, etc.			
Tutoring children			

<b>4.7. Services for Families</b>	<b>Name of Service Provider (Legal Entity) - Include Lead Service Provider and/or Others</b>	<b>Whether In Our Budget or In-kind</b>	<b>Whether Provided On-Site or Off-Site</b>
Other children’s services provided (specify):			
Referral to other children’s services (specify): CCAP, Head Start, NFP	BCDHHS	In-Kind	Both
Domestic violence services			
Family advocacy (specify):			
Family reunification (specify):	BCDHHS	In-Kind	Both
Other family services (specify):			

*Continue to next page*

## 5. Experience and Capability of Lead Service Provider

Describe below the Lead Service Provider's mission, origins, capabilities, experience, financial stability and philosophy with regard to providing supportive services:

**Mission & Origins:** Attention Homes provides life-changing resources to youth in crisis. In 1966, a group of concerned community members led by Judge Horace Holmes, Chief Probation Officer, John Hargadine, and members of the First United Methodist Church of Boulder's adult Sunday School class, envisioned an age-appropriate, temporary home for at-risk teens and young adults that met their behavioral and emotional needs better than the local maximum-security detention center. "Attention, not Detention" was their motto. Now in its 50<sup>th</sup> year, Boulder-based Attention Homes has provided transitional housing, emergency shelter and access to crucial services to over 9,200 young adults in crisis. While programming has evolved to meet the ever-changing needs of the community, Attention Homes' mission has been steadfast: to assist homeless and displaced teens and young adults on their journey to becoming stable, independent members of the community and, ultimately, to achieve their fullest potential. Attention Homes' vision is a world where every young person has a safe place to live and the attention they need.

**Capabilities:** Attention Homes' Senior Management Team includes:

**Claire Clurman, Executive Director**, is in her eighth year with Attention Homes. She has over 25 years of business experience, including ten years in non-profits and was previously the Executive Director of the Manhattan Beach Education Foundation. Clurman serves on the Advisory Committee on Homeless Youth (ACHY), the Metro Denver Homeless Initiative (MDHI) Coordinating Committee, the Boulder County Ten Year Plan to End Homelessness Advisory Board, the City of Boulder's Homeless Planning Committee, the Boulder County's Human Service Alliance, and is a contributing member of Colorado Pathways to Success – a youth-shared practice model to improve core outcomes for former foster youth who are experiencing or are at high risk of homelessness. In 2014-15, Ms. Clurman participated in the Pathways Home Colorado Front Range Supportive Housing Toolkit as a member of the Boulder County PSH Collaborative.

**Chris Nelson, Director of Programs**, manages Attention Homes' Runaway & Homeless Youth (RHY) and Adolescent Residential Care (RES) programs. Nelson has nineteen years of experience working with at-risk youth, including fifteen years of specialized work in residential settings. Nelson is a member of the Youth in Transition Committee, is a member of the Reducing Substance Abuse Coalition, is a part of City of Boulder Homelessness Planning Group and is a member of the Youth Transitions Program committee. Chris also serves as a member on the Boulder County DHHS Housing Resource Panel, Coordinated Assessment/Entry TAY VI-SPDAT Committee, voting chair on State of Colorado Residential Rate Setting Methodology Committee, and member on the Colorado Pathways to Success Steering Committee. His diverse portfolio of experience includes: supervisor of adjudicated youth in a lock-down facility program, program coordinator at a center for abused and neglected youth, and experiential wilderness education.

**Brittney Wilson, Development Director**, has been with Attention Homes since 2013 and manages all fundraising activities. She has over thirteen years of non-profit experience and a wide range of skills including program development, marketing, and fundraising. Her non-profit experience includes event management, the development of annual campaigns and the creation of strategic and fundraising plans.

The vast majority of her experience has been in non-profits geared towards helping individuals achieve self-sufficiency. Brittany is a member of the Longmont Housing Opportunities Team and the Boulder Chamber of Commerce.

**Experience:** Attention Homes operates two core programs: Runaway and Homeless Youth (RHY) and Adolescent Residential Care (RES). RHY provides street outreach, day drop-in and overnight emergency shelter services to homeless youth. The goal of RHY is to move youth from the streets or in the shelter, along a continuum of care, towards stable, long-term housing and/or family reunification. RES is a state licensed Residential Child Care Facility. The intent of RES is to provide abused, neglected and troubled youth that are placed through social services with temporary residential, behavioral and case management services that prepare them for long-term success. Between RHY and RES, Attention Homes served over 760 individual youth in 2015. Last year, clients benefited from 12,458 days and/or nights of shelter and residential care, 20,717 meals and 6,049 hours of life-skills training, counseling and case management. RHY acts as a hub of service, providing referrals to over 90 local service partners. Clients shared across the system (using multiple services or agencies) who seek housing stability and need support are care coordinated by the Boulder County Housing Resource Panel. Attention Homes is piloting the Transition Age Youth (TAY) VI-SPDAT to assess vulnerability as a member of the Coordinated Assessment Housing Placement System (CAHPS), Metro Denver Homeless Initiative (MDHI) and Advisory Committee on Homeless Youth (ACHY).

**Financial Stability:** Attention Homes maintains a very diverse revenue stream from sources including government grants (19%), foundations (17%), events (21%), individual contributions (21%), fees for service (20%), and other sources (2%). Fundraising income increased 80% from \$805,000 in 2013 to \$1,447,000 in 2015. The organization has over \$650,000 in operating reserves. Emergency reserves are sufficient to operate Attention Homes at full capacity for up to five months.

**Philosophy:** Top among Attention Homes' philosophies is the core tenet of Housing First. We believe that every youth experiencing homelessness is housing ready and that they have the right to be treated with respect and allowed the opportunity for self-determination. Each young person that enters our programs is given ample time to settle in and develop trusting relationships *before* case management and other service engagement begins. The principles of Harm Reduction are active in our engagement with youth as well. We do not mandate sobriety or abstinence; we encourage and support youth on their journey to reduce self-harm.

For highly vulnerable youth and young adults who are at-risk or homeless, our efforts have moved beyond providing emergency care (i.e. temporary shelter, meals, and showers) to comprehensive services that are tailored in order to prevent and end the cycle of homelessness. We have found that keeping as many services in-house as possible is beneficial to our clients. To that end, we have built numerous co-locator partnerships that minimize duplication and effectively serve our target population. With the co-location of our service partners, we are able to encourage client engagement by providing convenient access to comprehensive services that (1) facilitate economic self-sufficiency (job training, education) and (2) encourage health and wellbeing (therapy, counseling, medical care). We focus on creating healthy relationships between staff and clients and realistic goals for the future using a Positive Youth Development approach. In line with the USICH Federal Framework to End Youth Homelessness, we measure outcomes in four key areas: Stable Housing, Permanent Connections, Education/Employment, and Social-Emotional Wellbeing.

**6. Estimated Demand for the Proposed Permanent Supportive Housing Units**

Estimate below the potential demand for the initial rent-up of PSH units and an estimate of monthly referrals thereafter.

*This should be based on a survey of referral organizations and data from the current-year Point In Time survey. The survey analyst or applicant should make a judgment of how many persons referred will meet the definition of an eligible individual AND meet the applicant’s selection criteria.*

*NOTE: This survey could be conducted by, and/or incorporated in, any market study required for obtaining financing; in that case, the results should still be summarized here.*

When possible, the project should prioritize referrals received through the Coordinated Entry System developed by the local Continuum of Care (CoC).

<b>Names of Referral Partners</b>	<b>Estimate of Number of Qualified Referrals at Initial Rent-UP</b>	<b>Estimate of Average Number of Qualified Referrals Thereafter, Monthly</b>
Metro Denver Coordinated Assessment and Housing Placement System (CAHPS)	224	25
Other Referral Partners (specify):		
Attention Homes (Runaway and Homeless Youth Program)	140	11
Boulder County Division of Housing and Human Services (BCDHHS)	32	3
Boulder Homeless Service Collaborative (partnership between Bridge House, Boulder Shelter for the Homeless, and Boulder Outreach for Homeless Overflow)	7	3

Estimate of number of weeks it will take to initially rent up the PSH units:

6-8 weeks

Summarize below the most recently published Point-In-Time survey information indicating demand levels (Provide detailed counts of homeless individuals, those with children, and special needs categories if available or summarize the information and attach a report). NOTE: This summary could be included in a market study required for obtaining financing; however, the key facts should be repeated here).

The project’s market study has concluded that capturing 40 households at lease up and keeping the units occupied for the duration of the tax credit period is easily attainable. According to the 2015 MDHI Point-In-Time Survey, there were 6,130 homeless persons counted metro wide, 658 of who were in Boulder County. Sixty-eight, or 10 percent, of the 658 were unaccompanied youth between the ages of 18-24. Due to barriers associated with reaching the youth population, the PIT county understates the number of youth experiencing homelessness. Moreover, youth who were “at-risk of homelessness” (i.e., couch-surfing, doubled up, or otherwise unstably housed), were excluded from the 2015 PIT survey. The project’s Boulder-based referral partners have provided the following demand data: (1) The Boulder Homeless Service Collaborative served 320 unduplicated clients in 2015; 16 percent (51) of whom were between the ages of 18-24. This has increased 7% since 2013. Attention Homes RHY

Program served over 600 unduplicated clients in 2015 and estimate 140 would qualify for residency. Boulder County's Division of Housing and Human Services' voucher waitlist includes 32 youth between the ages of 18-24. Mental Health Partners served 2,109 youth between 18-24 years of age in 2015 and has 12 transition-age youth on their voucher waitlist. There are currently no youth-specific LIHTC units planned or under construction in Colorado.

### **7. Resident Selection Criteria and Process Including Approach to Intakes and Assessments**

Summarize below all of these program elements. *(Resident selection policies and procedures must be attached to your CDOH application and therefore do not need to be described in detail.)*

- *This program strongly encourages the use of the Housing First model, in which people access housing as quickly as possible with limited requirements and compliance with services is not requirement.*
- *The resident selection criteria must limit occupancy of the PSH units to residential tenants that meet the definition outlined in the RFA document and who require long-term, intensive supportive services.*
- *This program expects that all prospective residential tenants will receive at least a preliminary assessment and a review of their rental and any criminal background history prior to acceptance, to determine: (a) that the applicant is likely to be able to abide by the lease terms, and (b) that they require substantial long-term supportive services.*

The units are designed for transition-age young adults (18-24 years at time of entry) who have a history of homelessness and will benefit from the comprehensive support services being offered. In general, preference will be given to homeless, long-term homeless, chronically homeless, or households with special needs and at risk of homelessness.

Residents will be selected by Attention Homes based on their placement within the Metro Denver Coordinated Assessment and Housing Placement System (CAHPS), which measures vulnerability and anticipates using the TAY VI-SPDAT (currently in pilot) at the time of lease up. As a partner in providing supportive services, Gardner will be consulted and play an active role in assisting Attention Homes with resident screening based on the agency's expertise in LIHTC-compliant affordable housing. The Referral Agencies will also be consulted regarding the resident screening process. Resident selection will also follow Gardner's property management standards. Selection of residents for the Attention Homes Apartments will not rely solely on traditional property management standards. Standards will be established that reflect a commitment to housing homeless young people that may be faced with a multitude of housing barriers. The property management style will reflect an understanding that young people housed in the Attention Homes Apartments may meet the long-term definitions and may have disabilities, have poor rental or credit histories, criminal records and drug and alcohol issues, etc. Priority consideration will be given to youth who can document a minimum 90-day residency in Boulder County and those who have been in the foster care system within the last five years, among other factors. Potential residents must have the ability to live independently and demonstrate they can they live maturely, cooperatively and respectful of other residents. A criminal history background check will be conducted on every prospective resident applying to live in AHA.

## 8. Approach to Case Management; Setting and Monitoring Expected Outcomes for Residential tenants

Write a narrative response on each of these topics, not to exceed two full pages for all topics

a. **Staffing standards and roles:** Describe the training, certifications and experience required for the case manager(s). Describe how often and for how long they are expected to meet with a typical PSH resident. Describe the expected liaison and advocacy role of the case manager(s) with partner agencies. Describe any direct services the case manager(s) are required to provide to PSH residential tenants such as crisis intervention assistance, budget counseling, or other direct services.

b. **Services plans with expected outcomes:** Describe how the case manager(s) works with residential tenants (if applicable) to mutually create individualized plans for the services to be provided and expected outcomes those services and a resident's own efforts. Describe how—and how often—the case manager(s) track progress toward those outcomes and discusses that progress with each resident.

Check off which of the following issues are typically included in individual services plans - in the aggregate. (It is not expected that each services plan needs to address all of these issues):

- Stabilization or improvements in physical health
- Stabilization or improvements in mental health
- Eliminating or controlling substance abuse problems
- Improving job skills and/or obtaining employment
- Other – describe:
- Other – describe:

c. **Tracking outcomes for the residential tenants as a whole:** Describe how the Lead Service Provider, if applicable, sets expected quarterly or annual outcomes for the PSH residential tenants as a whole, such as:

- Percentage retention as PSH residential tenants after a year
- Percentage of those with health problems considered stabilized or improved
- Percentage of residential tenants employed

d. **Supervision:** Describe how often each case manager typically meets with his/her supervisor(s) to discuss progress and what topics, data and issues are typically discussed. Describe how, if applicable, the outcome tracking described in (b) and (c) relate to the performance reviews of the case manager(s). Describe, if applicable, whether and how lack of progress with a case manager's resident caseload would result in a reprimand or termination.

**a. Staffing standards and roles**

**Director of Programs (0.25 FTE):** oversees the program budget, personnel, program delivery and assists with fundraising. Responsible for program fidelity with Trauma Informed Care, Harm Reduction, Housing First and Positive Youth Development philosophies. Develops partnerships with local organizations providing in-kind services. Evaluates program outcomes. Minimum 5 years experience and Master's degree in public or business administration preferred.

**Housing Program Manager, HPM (0.5 FTE):** Responsible for daily program and personnel management, compliance and reporting responsibilities, and coordination with property management. Manages resident selection process. The HPM is responsible for integrating in-kind service provider programming with the on-site staff service delivery. Minimum 2 years management experience and Bachelor's degree in public or business administration preferred.

**Housing Case Manager, HCM (2.0 FTE):** Provide case management to residents informed by TAY VI-SPDAT, Boulder County Self Sufficiency Matrix and Attention Homes' psychosocial assessment. Minimum three years of experience working with homeless youth and/or the Housing First model. Typical qualifications include a Master's Degree in psychology or social work. Formal and informal case manager/resident engagement will occur approximately 30 hours per week.

**Peer Navigator, PN (0.25 FTE):** The Peer Navigator will work with approximately 25 percent of clients who stand to benefit from the shared experiences of a peer. The PN will likely have a minimum of 3-5 years direct experience navigating systems as a client (as well as the skills to help support navigation of benefits acquisition, medical or mental health treatment enrollment,) and other activities associated with engagement in a system of care and daily living.

**Employment Counselor (0.5 FTE):** A Licensed Practicing Counselor or equivalent (LCSW, MSW, MA Counseling) with a minimum of one year of experience provide on-site individual and group employment support and skill acquisition. The EC will provide skills training to reduce and minimize employment barriers or issues. The EC will meet with youth up to once per week and will facilitate twice weekly groups including Job Readiness and Job Retention groups.

**Therapist (0.5 FTE):** At a minimum, the Therapist will have a Master's level clinician, (LPC, MSW, LCSW, Ph.D.) with CACII minimal level of addictions counseling certification and two years experience. The therapist will provide on-site individual and group counseling, substance use education and therapy based in Harm Reduction model, as well as psychosocial and psychological assessments and evaluations. The Therapist will provide episodic treatment and crisis management for residents as well as referrals to a psychiatrist for medication evaluation and management.

**Front Desk Staff (1.0 FTE):** The front desk staff person will monitor access by residential tenants, visitors, service providers, etc. during regular business hours. Staff serving in this contracted position will be trained in Positive Youth Development, Crisis De-escalation, Trauma Informed Care and Housing First best practices. The primary role of the Front Desk Staff is to secure access to the building. In order to ensure 24/7 over sight, a third party security company will be contracted during evening hours, weekends, and holidays when staff is not present and trained similarly in Trauma-Informed Care and Housing First.

#### **b. Services plans with expected outcomes**

Without exception, 100% of the youth served by Attention Homes have experienced trauma whether from living on the streets, abuse and neglect in the home, or physical assault. As a result, Attention Homes utilizes a relationship-based approach to service engagement and case management. While specific traditional and nontraditional clinical interventions and treatments are integrated into our service approach, the primary intervention is to create healthy relationships in partnership with youth. Attention Homes' relationship (case management) approach is developmentally appropriate, client-centered, collaborative, strengths-based and trauma-informed. Based on experience with the RHY program, where 90% of program participants voluntarily engage in weekly case management meetings and assessments, we anticipate approximately 40% of residential tenants will engage in intensive case management, 40% will engage in moderate case management, and 20% will minimally engage in case management.

While engaging in supportive services will not be a requirement of housing in the project, Housing Case Managers will engage through relationship building efforts (having coffee, playing basketball, going for hikes, etc.). Even though the skill of setting reasonable and attainable goals is new to many youth, the concept of creating pathways to independence is inherent and developmentally appropriate. Case Managers work within a Positive Youth Development framework to partner with youth to conceptualize and develop a plan for them to move toward self-sufficiency. These plans and accompanying goals will be updated, revised and/or recreated at each case management meeting and progress will be benchmarked individually with youth.

#### **c. Tracking outcomes for the residential tenants as a whole**

Resident data tracking will be housed in HMIS and in an individualized data management system developed exclusively for Attention Homes. Outcome/progress tracking and evaluation will take place every 3 months for residential tenants in accordance with stated outcomes and individual Case Plans. Outcome expectations include, but are not limited to the following:

Housing Retention: 70% after 18 months, 80% after one year

Income: 80% accessing some form of income after 12 months (employment or entitlement benefits)

Medical Care: 90% accessing medical care as needed within 12 months

Permanent Connection: 85% at exit from housing (family or other support system/person, mentor, etc.)

#### **d. Supervision**

Staff will hold bi-weekly all staff meetings to discuss caseloads, ensure coordination, resolve programmatic and personnel matters. HCMs will meet weekly to address client concerns. Performance reviews will occur annually with opportunity for quarterly check-ins. Attention Homes is committed to the on-going professional development of staff. Should staff not meet employment expectations in accordance with their job description and associated evidence based outcomes, Attention Homes will provide corrective opportunities such as training and enhanced supervision within the construct of a Professional Development Plan (PDP). Should an employee fail to meet the expectations of their PDP, they are subject to disciplinary action, including but not limited to, written warnings, unpaid leave, suspension and ultimately, termination of employment. Any egregious violation of policy – whether ethical, criminal, or behavioral – that causes harm to a client or colleague may result in the immediate termination of employment and potential criminal prosecution.

### 9. Supportive Services Staffing Plan and Budget Forecast for First 12 Months of Full Operations

Complete the tables below, only for the staffing and costs of the Lead Service Provider. **The budget must include only supportive services costs and no property management costs.** “% FTE” will exceed 100% for more than 1 staff person. Value of in-kind services is not included. *(Available as a separate Excel file.)*

Staffing			
Job Functions	Job Titles	% FTE	Annual Cost
Oversees and manages program goals and outcomes	Program Director	25%	\$17,500
Oversees and manages personnel	Housing Program Manager	50%	\$29,250
Provides case management to residents	Housing Case Manager	200%	\$82,000
Employment counseling	Employment Counselor	50%	\$29,000
Provides comprehensive psychological and clinical services	Therapist	50%	\$32,500
Mentoring and moral support	Peer Navigator	25%	\$4,875
Monitors daytime access	Front Desk Staff	100%	\$32,000
<b>Subtotal Personnel Costs</b>		<b>500%</b>	<b>\$227,125</b>
<b>Fringe Benefits</b>		<b>28%</b>	<b>\$63,595</b>
<b>Total Personnel Costs</b>			<b>\$290,720</b>
<b>Staff to Client Ratio</b>			<b>1:8</b>
<b>Per Client Personnel Costs</b>			<b>\$7,268</b>

Other Program Costs	Annual Costs
Client Financial Assistance	\$12,000
Client transportation	\$2,100
Resident gatherings and events	\$8,000
Other: Recreational activities	\$3,000
<b>Subtotal, Other Program Costs</b>	<b>\$25,100</b>

Other Direct Costs and Indirect Overhead Costs (pro-rate for this project)	Annual Costs
Office rent	
Building maintenance and janitorial	
Grounds maintenance	
Utilities - electricity, heating fuel, phone, internet	
Equipment and equipment maintenance	\$2,000

Office supplies and postage	\$1,500
Mileage and parking (staff)	\$2,500
Training and development	\$5,000
Insurance (apart from employee benefits)	\$500
Accounting	\$1,500
Audit	\$1,000
Legal	\$5,000
<b>Subtotal, Other Direct Costs and Indirect Overhead Costs</b>	<b>\$19,000</b>

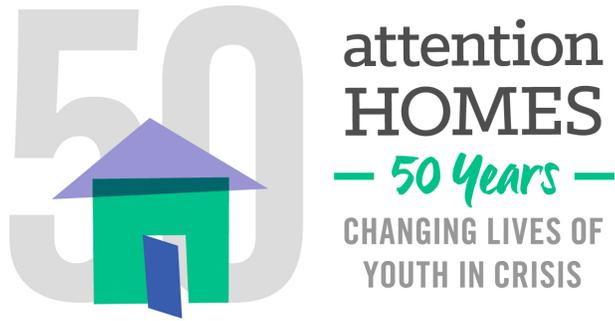
<b>Total Annual Budget</b>	<b>\$334,820</b>
<b>Per Client Personnel Costs</b>	<b>\$8,371</b>

### 10. Projected Sources of Funding for Supportive Services

Below are listed all projected sources of funding that are expected to be used to pay for the direct costs of services described in Section 5 above. If sources of funds do not equal uses of funds in any year, explain in the narrative below. *(If applicable, identify use of net income from rental operations and non-deferred developer fees as separate sources of funds. See separate Excel file included with RFA posting).*

Forecast of Expenses (Year 1 Taken from Budget)		Year 1	Year 2	Year 3	Year 4	Year 5
Annual inflation factor of 5% applied to years 2-5		<b>\$334,820</b>	<b>\$351,561</b>	<b>\$369,139</b>	<b>\$387,596</b>	<b>\$406,975</b>
<b>Forecast of Sources</b>						
Name of Funder/Source	Status	Year 1	Year 2	Year 3	Year 4	Year 5
Net Rental Income	Committed	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Local Funding Capitalized Reserve	Committed	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
Medicaid	Committed	\$100,446	\$112,500	\$125,507	\$139,534	\$154,651
Non-Deferred Developer Fee	Committed	\$8,374	\$13,061	\$17,632	\$10,062	\$14,324
Boulder County DHHS	Committed	\$36,000	\$36,000	\$36,000	\$48,000	\$48,000
<b>Total Annual Sources Forecast</b>		<b>\$334,820</b>	<b>\$351,561</b>	<b>\$369,139</b>	<b>\$387,596</b>	<b>\$406,975</b>
<b>Surplus/Deficit by Year</b>		\$0	\$0	\$0	\$0	\$0

Net Rental Income is from rental operations and is forecasted to remain flat. The City and County of Boulder funding will capitalize a reserve upfront. This reserve is committed to the development, contingent upon a LIHTC award. Medicaid is estimated at 30% of expenses, escalating at 2% annually. Non-deferred developer fee is available to fund the gap in other sources. Boulder County Division of Housing and Human Services, per the MOU, has committed to providing \$300/month/unit in services funding for 10 units with performance incentives up to \$500/month/unit. We anticipated a \$400/month/unit increase in years 4-5.



## **Attention Homes Apartments In Kind Service Providers**

**The following support letters are from the development's in kind service providers: Boulder County Division of Housing and Human Services, OUT Boulder, Mental Health Partners, and Clinica Campesina.**

For project information, news, and quotes from supporters, visit:  
[www.boulderhomelesseyouth.com](http://www.boulderhomelesseyouth.com)



# Department of Housing & Human Services

Housing Office: 2525 13<sup>th</sup> Street, Suite 204 • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax: 720.564.2283  
Human Services: Boulder Office • 3460 Broadway • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax 303.441.1523  
Longmont Office • 515 Coffman Street, Suite 100 • Longmont, Colorado 80501 • Tel: 303.441.1000

[www.bouldercountyhhs.org](http://www.bouldercountyhhs.org)

May 6, 2016

Alison George, Director  
Colorado Division of Housing  
1313 Sherman St., Room 500  
Denver, CO 80203  
[Alison.george@state.co.us](mailto:Alison.george@state.co.us)  
303-864-7818

Dear Ms. George:

On behalf of Boulder County Department of Housing & Human Services (BCDHHS), I am writing in support of Attention Homes' application for 40 project-based vouchers from the Colorado Division of Housing (CDOH). We recognize that coordinated case management and wrap-around supports are in the best interest of vulnerable youth touching multiple systems. Moreover, with Boulder's high housing costs, creative solutions to the current youth homelessness problem are needed, and the Attention Homes project represents a chance to partner together to house and serve mutual clients in an increasingly tight rental market.

If Attention Homes is awarded all 40 vouchers from the State, then BCDHHS commits to funding up to ten (10) case management slots for youth with BCDHHS involvement. Youth will be screened for the case management slots through the Boulder County Housing Resource Panel, of which Attention Homes is a member, after the initial referral via VI-SPDAT and CAHPS. The Housing Panel is an intentional and collaborative community process designed to serve Boulder County's highest risk families and youth. As a member, Attention Homes will have an equal voice in staffing and screening clients for appropriate fit for their services.

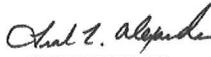
BCDHHS will pay Attention Homes on a fee-for-service basis of \$300/client/mo (HSP rates) for a maximum base contract value of \$36,000 per year. In addition, HHS will pay up to an additional \$200/client/mo for outcomes achieved with clients. The outcomes will be mutually negotiated between Attention Homes and BCDHHS in 2017, and will likely include basics like "maintain housing", "attend school", "maintain employment" and "obtain job skills certificate". If this arrangement is successful in improving outcomes, then Attention Homes may apply for additional funding via the formal contract review process. This potential maximum rate of \$500/client/mo will increase the maximum contract value to \$60,000 per year in case management dollars.

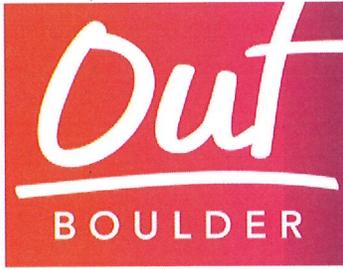
Once the case management contract with HHS and AH is negotiated, funding can start as the units are filled by clients screened at the Panel. Since the intention is to subsidize intensive case management needs at the start of the youth's residency, the case management funding will have a likely maximum length of two to three years (preferred up to 24 months, with possible exceptions up to 36 months) per client. This is consistent with the anticipated average tenancy of the residents of Attention Homes Apartments. Since the slots will then rotate to another HHS-involved youth, total funding levels could remain at the maximum amounts even as graduating clients remain housed at Attention Homes Apartments.

BCDHHS agrees to partner deeply with Attention Homes during the contracting process to design an effective team model that works for both BCDHHS and Attention Homes, while still meeting programmatic requirements of the grant funding for vouchers. As needed, BCDHHS case management will continue for the duration of the client's housing at Attention Homes. The youth might therefore be receiving wrap-around supports from Attention Homes as well as support from BCDHHS for up to 3 years.

In serving our mutual clients together, BCDHHS is committed to supporting Attention Homes in the implementation of an evidence-based framework that supports the outcomes of vulnerable youth from Boulder County.

Kind regards,

DocuSigned by:  
  
EE05E7CE8E614F2...  
Frank Alexander



**Attention, Inc and Boulder Pride**

**Memorandum of Understanding**

This Memorandum of Understanding (MOU) sets forth the terms and understanding between the Attention, Inc. (dba Attention Homes) and Boulder Pride (dba Out Boulder County) to provide increased access to Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+) supportive services for youth residing in Attention Homes Apartments.

Attention Homes and Out Boulder County have had a partnership in Boulder, CO to provide access to supportive services for youth identifying LGBTQ and allies that are receiving services in Attention Homes' Residential Program, youth shelter and drop-in center for over 5 years. Out Boulder County provides services to youth such as groups, pro-social activities, coordination of Boulder Pridefest and a supportive community for LGBTQ youth and allies in the City of Boulder. Attention Homes and Out Boulder County cross refer youth for services and support as well as participate in coordinated activities with youth in the community. Out Boulder County additionally provides training and support for Attention Homes' staff. Out Boulder County and Attention Homes will continue to work together to best meet the needs of LGBTQ youth and allies in Boulder, CO.

The purpose of this MOU is to articulate continued partnership in order to provide increased access to support for LGBTQ and allies living in Attention Homes' Apartments. Out Boulder County's Pridehouse is on the same block as the proposed project and this proximity will provide for seamless integration for youth accessing services at Out Boulder County and Attention Homes' Apartments.

This MOU does not represent any commitment of funds by either Attention Homes or Out Boulder County.

This MOU is at-will and may be modified by mutual consent of authorized officials from Out Boulder County or Attention Homes. This MOU shall become effective upon signature by the authorized officials from Out Boulder County and Attention Homes and will remain in effect until modified or terminated by any one of the partners by mutual consent. In the absence of mutual agreement by the authorized officials from Out Boulder County and Attention Homes, this MOU shall end on 1.1.2021

Partner name: Out Boulder County  
Partner representative: Mardi Moore  
Position: Executive Director  
Address: 2132 14<sup>th</sup> St., Boulder, CO 80302  
Telephone: 303-499-5777  
Fax: 720-328-6794  
E-mail: mmoore@outboulder.org

Mardi Moore, Ex. Dir., Out Boulder County Date: 5/9/16  
(Partner signature)  
(Partner name, organization, position)



Matthew Meyer, PhD  
Chief Strategy Officer  
Mental Health Partners  
[mmeyer@mhpcolorado.org](mailto:mmeyer@mhpcolorado.org)  
(720) 544-3352

**May 12, 2016**

**Susan Niner**  
**Deputy Director**  
**Colorado Division of Housing (CDOH)**  
**1313 Sherman Street, Room 500**  
**Denver, CO 80203**

Re: Attention Homes Apartments’ Application for Project Based Vouchers (PBV)

Dear Susan:

Mental Health Partners is a CDOH contractor of PBVs and currently manages almost 300 housing vouchers. The intention of this letter is to express MHP’s willingness to consider administration of up to forty [40] PBVs from CDOH if awarded to Attention Homes Apartments.

This letter is in accordance with the 2016 Permanent Supportive Housing Program Application instructions provided to applicants seeking project-based vouchers from the Colorado Division of Housing.

Please don’t hesitate to contact me with any questions.

Sincerely,

Matthew Meyer, PhD  
Chief Strategy Officer  
Mental Health Partners

CC: Claire Clurman, Executive Director, Attention Homes



attention  
**HOMES**  
— 50 Years —  
CHANGING LIVES OF  
YOUTH IN CRISIS



**CLINICA**  
family health

## **Attention, Inc and Clinica Campesina Family Health Services**

### **Memorandum of Understanding**

This Memorandum of Understanding (MOU) as well as the accompanying MOU Form sets forth the terms and understanding between Attention, Inc. (dba Attention Homes) and Clinica Campesina Family Health Services (Clinica) to provide access to, and medical/ health care for, youth residing as tenants at Attention Homes Apartments.

For over ten years, Attention Homes and Clinica have partnered to provide access to, and medical and health care for, youth receiving services in Attention Homes' residential program, youth shelter and drop-in center. For over four years, Clinica has contributed both a physician and an outreach nurse to Attention Homes' drop-in center one day per week. This partnership has significantly increased access to, and medical/health care for youth experiencing homelessness.

In anticipation of the construction of the proposed 40-unit Attention Homes Apartments, Attention Homes will provide on-site service space for Clinica staff to meet with the residential tenants of Attention Homes Apartments. The attached MOU Form outlines the specific services that Clinica will provide to the residents. This MOU demonstrates an expansion and continuation of Attention Homes and Clinica's ten-year partnership to provide necessary medical services to Boulder's homeless youth. This MOU does not represent any commitment of funds by either Attention Homes or Clinica.

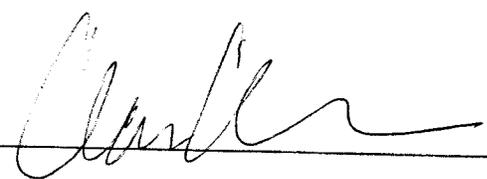
This MOU is at-will and may be modified by mutual consent of authorized officials from Attention Homes or Clinica. This MOU shall become effective upon signature by the authorized officials from Attention Homes and Clinica and will remain in effect until modified or terminated by any one of the partners by mutual consent. In the absence of mutual agreement by the authorized officials from Attention Homes and Clinica, this MOU shall end on January 1, 2021.

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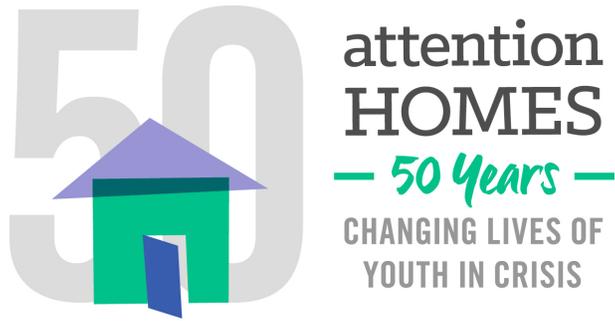
Simon Smith, Chief Executive Officer  
Clinica Camepsina Family Health Services

Date 5/16/2016



Claire, Clurman, Executive Director  
Attention Homes

Date 5/16/2016



## **Attention Homes Apartments Letters of Interest**

**The following letters of interest are from potential debt (First Bank) and equity (National Equity Fund) providers, as well as anticipated soft funders – Boulder County, the City of Boulder, and the Colorado Division of Housing.**



500 SOUTH MCCASLIN BOULEVARD, LOUISVILLE, COLORADO 80027 303-666-0500

May 24, 2016

Scott Puffer, Senior Vice President  
Gardner Capital Development

RE: Attention Homes PSH

Dear Scott:

We respectfully submit the enclosed information, which highlights financing options for the Attention Homes Permanently Supportive Housing LIHTC project. We have reviewed the projections for the project and feel this is a financeable transaction that FirstBank would be interested in funding.

FirstBank is able to offer enormous flexibility given that we underwrite, close and maintain loans within our internal portfolio. This not only allows for straightforward and cost effective loan closings; it allows for the modification of existing loans as the needs of the organization change. Utilizing our internal flexibility to meet the fluctuating needs of the borrower remains a priority with us.

Thank you for this opportunity. After you have had the chance to review this proposal and enclosed information, I would be interested in meeting with you to discuss any questions or provide clarification. Please note that the proposed terms contained in this letter should not be construed as a commitment. Ultimately, FirstBank's Loan Committee is responsible for the final approval of this proposal. Should you have any questions regarding this information, please contact me directly at 303-543-3642.

Sincerely,

A handwritten signature in blue ink that reads "Nicole M. Mansour".

Nicole M. Mansour  
Senior Vice President

June 1, 2016

Mr. Scott Puffer  
Gardner Capital  
spuffer@gardnercapital.com  
VIA EMAIL

Re: **Attention Homes- PSH** (the “Project”)  
Boulder, CO

Dear Mr. Puffer:

On behalf of National Equity Fund, Inc. (“NEF”), I am pleased to provide this Letter of Intent (“Letter”) which outlines the principal business terms of our proposed investment in the above-named Project. We invest through our affiliate, NEF Assignment Corporation (“Assignment Corporation”), by purchasing a 99.99% interest in the Limited Partnership formed to own and operate the Project. When we refer to “NEF,” we mean National Equity Fund, Inc. and its affiliates, including without limitation Assignment Corporation. As a preliminary matter, I will note that the terms of this Letter are based on certain assumptions which are incorporated in the financial projections attached to this Letter (“Projections”). Changes in those assumptions may result in changes to the terms of our proposed investment.

Upon your acceptance of this Letter, we will begin our standard due diligence activities and seek internal approval of this investment. Upon successful completion of our due diligence and receipt of internal approvals, we will prepare a Limited Partnership Agreement, based on our current model form (“Limited Partnership Agreement”), and related closing agreements. These agreements will incorporate the terms appearing in this Letter, subject to any modifications that may be required to obtain final investment approval. We will then proceed to close this investment.



## Board of County Commissioners

March 15, 2016

To whom it may concern:

Boulder County has awarded Attention, Inc. dba Attention Homes \$500,000 in 2016 Worthy Cause funding for the development of a permanently supportive housing complex for at-risk and homeless youth in Boulder, Colorado.

Worthy Cause funds come from a .05% county-wide sales tax in dedicated to capital investments in local human services agencies. The revenues must be provided to Boulder County human services nonprofit organizations or housing authorities for use in capital projects including the purchase and construction of buildings, renovations and/or debt reduction on buildings owned by eligible nonprofits.

For additional information, please contact me at 303-441-3562 or [mdavis@bouldercounty.org](mailto:mdavis@bouldercounty.org)

Sincerely,

Megan Davis, Worthy Cause Program Manager  
Boulder County Commissioners Office



**CITY OF BOULDER  
DIVISION OF HOUSING**

May 24, 2016

Colorado Housing and Finance Authority  
Attn: Ms. Tasha Weaver  
1981 Blake Street  
Denver, CO 80202

Re: Letter of Interest Attention Homes Apartments Development

Dear Ms. Weaver –

Please accept this letter of interest in Attention Homes and their application to CHFA for 9% low-income housing tax credits to finance the Attention Homes Apartments development. This project is consistent with the Boulder Broomfield Consortium Consolidated Plan by reducing homelessness across the consortium and creating affordable housing. It is also supports the goals of the Boulder Valley Comprehensive Plan serve populations with special needs and offer a mixture of housing types.

Boulder, like many Front Range communities, is in need of more housing to combat homelessness. As the city moves ever closer to build-out, housing units and land are becoming increasingly expensive. This project responds to the crisis by providing 100% permanently supportive housing for young adults age 18-24 with onsite supportive services and social enterprise. The City of Boulder looks forward to receiving a Summer 2016 application for funding from the partnership.

Respectfully Yours,

Sincerely,

Kristin Hyser

Community Investment Program Manager



May 4, 2016

Ms. Tasha Weaver  
Manager, Tax Credits  
Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, CO 80202

RE: Gardner Capital – Attention Homes in Boulder

Dear Ms. Weaver

The purpose of this letter is to provide support for Gardner Capital's application to CHFA for low-income housing tax credits for the construction of 40 units of affordable rental housing targeted to homeless or at-risk young adults (aged 18-24) earning between 30% and 60% of the area median income in Boulder County. DOH is interested in partnering with projects such as this, which include the following feature:

- 12 units (30%) serving households  $\leq$  30% AMI

This letter also serves as confirmation that the Colorado Division of Housing (CDOH) has previously funded and anticipates continuing to provide funding to affordable rental projects such as this. Historically, the CDOH has provided grants and loans to assist with the creation of additional affordable housing units through acquisition/rehabilitation, and new construction. The sources of these funds have been Federal HOME and CDBG funds, along with general funds allocated for housing by the State of Colorado.

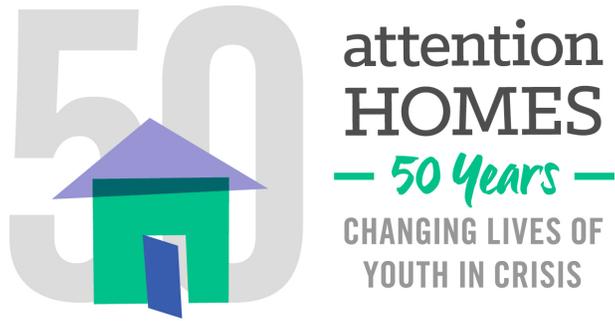
The CDOH will consider your application for gap funding for this project. All applications for DOH funding are subject to compliance with State and Federal cross-cutting regulations, the availability of funds and a competitive underwriting process.

Please contact me at 303-864-7811, or [sarah.blanchard@state.co.us](mailto:sarah.blanchard@state.co.us) if you have additional questions about this project.

Sincerely,

Sarah Blanchard  
Housing Development Specialist





## **Attention Homes Apartments Community Supporters**

**Many individuals and organizations have provided encouragement and letter of support. Their names and comments are provided here.**

For project information, news, and quotes from supporters, visit:  
[www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com)



May 26, 2016

Dear Ms. Tasha Weaver:

It is my privilege to whole-heartedly support Attention Homes and Gardner Capital Development's application for Low Income Housing Tax Credits.

First United Methodist Church of Boulder founded Attention Homes 50 years ago and our partnership is flourishing now like never before as we work with Attention Homes and Gardner to build 40 units of affordable housing for at risk young adults on what is now our church parking lot. This would be the first housing development of its kind in Boulder County. The project will provide safe and affordable housing, supportive services and resources that will help launch young adults into independent, self-sufficient and productive lives. This is a very concrete way of valuing all persons and making our community a better place for all.

The location is ideal. It is right in downtown Boulder, close to public transportation, shopping and other services that our community has to offer. The design of the building fits the feel of the immediate neighborhood which is a mix of businesses, not-for-profit organizations, churches and multi-family housing units. In fact, I believe the building will enhance our neighborhood making it even a better place to work and to live.

My personal work and the work of our church's Trustees with Attention Homes and Gardner has been characterized by a deep sense of mutuality and trust, and a profound sense of mission as we develop this housing as place that transforms lives in ways that matter. I cannot imagine a better team to bring this project forward as an incredible community resource.

Our Boulder community affirms the worth and value of all persons. We are known for creating opportunities for personal growth and development. We want people to be whole and well and productive. We value that. This project puts these values into action.

Your support in funding this project with Low Income Housing Tax Credits will help make it happen. Thanks.

Sincerely,

The Rev. Dr. Patrick R. Bruns  
Senior Pastor  
First United Methodist Church of Boulder

May 27, 2016

Tasha Weaver  
Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, CO 80202

Dear Ms. Weaver,

On behalf of Boulder Housing Partners (BHP), I am writing in support of Attention Homes' application for 9% Low Income Housing Tax Credits through your organization, the Colorado Housing and Finance Authority (CHFA).

BHP, as the City's housing authority, understands more than most the importance of housing our community's most vulnerable populations. The Attention Homes' project will not only include housing to keep our youth safe and off the streets but will also offer supportive services and mentoring opportunities for each client. BHP has seen great success with this type of model through our project 1175 Lee Hill that offers housing and wrap around supportive services for chronically homeless adults.

With the strong leadership from Attention Homes coupled with an excellent transit and jobs oriented project location, BHP feels this project will be successful. BHP fully supports this project and will provide any help we can offer Attention Homes throughout their development and programming process.

Sincerely,



Betsey Martens  
Executive Director

## From the Editorial Advisory Board

# From the Editorial Advisory Board: Young and homeless

Posted: Fri Jan 29 19:50:50 MST 2016

This week's topic: *A proposal to build a three-story, 40-unit apartment building at 1440 Pine St. for transition-age (18-24) homeless young people is prompting lots of discussion. What's your take?*

If not for Attention Homes, we would have lost a daughter. To make a multi-year, long story very short, she was out on the street, a chronic truant and two-time runaway with many unsavory buddies.

Southern Hills Middle School quit calling us when she failed to show. The assistant principal at the time, this was many years ago, was quick to tell us the prognosis was grim, and so it turned out. Few things are more discouraging and frightening.

There is really no agency out there that deals well with kids who aren't blatantly self-destructive or engaged in serious criminal behavior. Schools are helpless. Law enforcement is of limited help. Thank God the North Broadway Attention Home took her in. It gave us time to find inpatient drug treatment at Denver's Mercy Hospital. After that there were a couple of relapses, several months at a halfway house and finally, long-term placement. A counselor told us, "Our job is to keep her alive until she grows up."

We did, and she did.

So Attention Homes has my everlasting gratitude. I support the proposed project at the proposed location. My only regret is that the facility can't be larger. The need is great. The very generous First United Methodist Church provided the land, so another location is hardly feasible. Certainly the neighbors should be heard. Let's hope the public process will ease their concerns. Or perhaps, if we build it, they will accept it.

Steve Fisher, [Stevefisher2995@yahoo.com](mailto:Stevefisher2995@yahoo.com)

Attention Homes and First United Methodist Church are on the right path. There are 168 homeless youth in Boulder County on any given night. Helping these young men and women move from poverty, recover from trauma, overcome rejection from their families, deal with addiction issues or treat mental illness starts with providing stable housing.

It's no surprise that the neighbors are unhappy with the project location, but objectively, the location is good. The church is donating the land. They have a developer and a funding mechanism in place for the construction. This project, in this location, can happen faster than any other theoretical option being proposed by the neighbors. The residents will have easy access to grocery stores, banks, city services and recreational activities.

Just as important, this central downtown location, my own neighborhood, will give the Attention Homes residents visibility in our community. Some neighbors are afraid these young citizens will bring harm to their children and their property. Interacting with them will help all of us move beyond fear and towards compassion. Nearby schools should partner with Attention Homes and bring these and other Boulder youth together. Downtown businesses should be encouraged to be mentors and provide internships and job training.

All of our children are potentially at risk. There is no way to know who will find themselves needing the help and support of our community. One of these young adults could be your daughter, nephew or neighbor.

Judy Amabile, [jamabile570@earthlink.net](mailto:jamabile570@earthlink.net)

Redemption: "the action of saving or being saved from sin." Pat Burns, senior pastor at First United Methodist Church, where Attention Homes would like to build a youth shelter, calls this "a project of redemption." Pretty heady stuff for a three-story apartment building. It sort of makes us feel like we have done something wrong.

But according to Attention Homes there are currently 168 homeless youths in Boulder County out of an estimated 75,000 youths under the age of 22. So first off, to the vast majority of parents and youth who have figured out how to get along, manage their home life and avoid the numerous pitfalls and traps that face teens today, congratulations and thank you.

Now back to how to best help the 168 who for a variety of reasons find themselves out on the streets and not part of a structured home life. What Attention Homes has proposed is similar to what numerous other agencies such as Covenant House run in multiple cities. Their proposal makes sense to the uninitiated. The location, within a block or two of other large buildings such as the Hotel Boulderado, the Boulder Theatre and the county Courthouse, seems like a logical location. My hat is off to Attention Homes and to those working day in and out to help these youths. Their stated goal of working with the nearby neighbors to address their concerns is also welcome.

Chuck Wibby, [cxwibby1@gmail.com](mailto:cxwibby1@gmail.com)

The greatest rewards often demand great risks. Yes, the recently proposed Attention Homes project is full of risk. Neighborhood families see potential risk for young students at nearby schools, while homeowners worry about property value. Even the first crop of residents in a new program would carry personal risk, trusting that they would indeed find a supportive and constructive community for their transition into adulthood. Planning Board members too might face risk as they balance an approval of the project's potential for generating ire from Mapleton Hill with the moral hazard of rejecting the Methodists' generosity.

The rewards? For prospective participants of the program, the benefits are obvious and life changing. For the city itself, willingly accepting both adversity and diversity in our downtown area would be an outstanding step the community could make toward inclusion and away from gentrification. Provided that safety concerns are considered, unique and mutually beneficial learning partnerships could be cultivated with schools and children nearby.

Some neighbors claim that it is not the concept behind the apartments that concerns them. They are worried about a lack of respect for the zoning code. It is a great project — just "not here." It is an inappropriate size and scale for the area. Codes and regulations are absolutely important and should be adhered to. Yet I wonder ... would it truly dissolve the opposition if plans for the proposed building were lowered to just two stories tall?

Mara Abbott, [abbottmarak@gmail.com](mailto:abbottmarak@gmail.com)

Boulder has a long history of being compassionate to many needy segments of our community, especially homeless adults and youth.

The Boulder Shelter for the Homeless, EFFA with its food bank and emergency residential program, Habitat for Humanity, Thistle Community Housing, Boulder Housing Partners, Mother House, Bridge House, Clinica(People's Clinic), Mental Health Partners, Sister Carmen Community Center, CU's OASIS , Boulder County's OASOS and Community Table are a few of the safety net options in the Boulder area.

When Judge Horace Holmes and others founded Attention Homes in 1996 he wisely believed a residential setting is better than a detention center. This organization is trying to meet the demand from an expanding population of young adults who are disenfranchised from their biological families. Causes include complex forces like substance abuse, domestic violence, sexual orientation (about 40 percent are gay, lesbian, or transgender), broken homes, and chronic unemployment.

AH Executive Director Claire Clurman reports that homeless young adults are vulnerable to various forms of exploitation when on the streets. But when in a safe group setting with experienced staff, the young adults support each other and show renewed self-discipline.

I believe this neglected population ages 18-24 merits the 40-unit accommodation at Pine and 15th streets. It is near job opportunities, social service providers, and an improvement over a parking lot. Certainly this proposed site is better than the former Boulder Community Hospital site along busy Broadway or the Boulder Civic Center.

Spense Havlick, [havlick@colorado.edu](mailto:havlick@colorado.edu)

Close Window

Send To Printer

June 1, 2016

***ATTENTION HOMES APARTMENTS:  
COMMUNITY SUPPORTERS LIST & QUOTES***

**[www.boulderhomelessyouth.com/project-supporters/](http://www.boulderhomelessyouth.com/project-supporters/)**

**List of Supporters**

Attention Homes Board of Directors  
Boulder County Commissioners  
Boulder County 10-Year Plan to End Homelessness Board  
St. John's Episcopal Church  
Trinity Lutheran Church  
Darren O'Connor, Boulder resident  
Boulder Housing Partners, *the Housing Authority for the City of Boulder*  
OUT Boulder  
Scott Holton, Principal, Element Properties and Whittier Neighbor  
Shaun Oshman, Founder and CEO, iSupportU (a downtown Boulder business)  
Suzanne Crawford, CEO, Sister Carmen Community Center  
Stan Garnett, 20th Judicial District, District Attorney  
Paul Harris and Janet Eden-Harris  
Nia Wassink, Voices For Children CASA  
Kurt Nordback  
Megan Kellums, Whittier Neighbor  
Yong Cho, Principal of Studio Completiva and Boulder resident  
Anne Shusterman  
Barbara O'Neil, Executive Director of Harvest of Hope Pantry  
Lisa Searchinger, Executive Director, H.O.P.E., *Homeless Outreach Providing Encouragement*  
Barbara Andrews  
Andy Allison, Principal of Allison Management  
David Bitler, The Inn Between, Inc.  
Boulder County Housing Authority  
Maddie Hebert, AIM Media / Catapult Creative Labs  
Mary Jean O'Hare

**Quotes from Supporters**

I have been fortunate enough to work with homeless and at-risk youth for nearly 11 years now and through my work, have partnered with Attention Homes for almost 6 years. Through my organization, ALLY Youth Services, I refer many youths to Attention Homes on a regular basis and count on their services to aid these young adults – there is nothing else like them in Boulder. Further, the housing initiative that Attention Homes is proposing is very much needed, not just in Boulder but across the United States. We need forward-thinking solutions to our homelessness problem, especially for homeless youth, and permanent-supportive housing is a proven-method.

What better place than Boulder to do this. I fully support this initiative. Congratulations to  
Attention Homes for leading the way!

— *Christopher Senesi, Director of Operations at ALLY Youth Services*

The Better Boulder Steering Committee wholeheartedly supports the Attention Homes Apartments concept. Infill development, downtown, on a surface parking lot - there is hardly a better location for affordable housing in our city. The site is walkable, bike friendly, and conveniently located to the RTD bus system. Its proximity to the Peal Street Mall and downtown businesses provides numerous employment opportunities to the residents who are targeted to live here. It appropriately locates the parking off the alley, underneath the building, and below grade. Kudos to the development team for requesting a 55% parking reduction. We support this project because it aligns with Better Boulder's key priorities – it's compact, connected, and affordable.

— *Better Boulder – a voice for sustainable development and social innovation*

For the past 50 years, Attention Homes has consistently met the needs of youth and families in crisis in Boulder. Having served over 8,500 youth between the ages of 12-24, we know that community-based interventions, stable housing, and age appropriate supports help youth transition to self-sufficiency. We believe this project will serve as a model for other youth-focused supportive housing developments nationwide and, ultimately, will be one that we can all be proud of.

— *Claire Clurman | Executive Director, Attention Homes*

The First United Methodist of Church is a founding partner in Attention Homes, going back to 1966. Fifty years ago, a carriage house on this property was the first housing for homeless youth in Boulder. This new development is an extension of what we already do and our congregation sees it as a huge asset to our community. It takes a group who are too often seen as superfluous and disposable and provides them with an opportunity to launch into independent, stable lives. By investing in these lives, we change lives, and we also change our community. As a Church, we strive to practice what we preach, and this development gives us a chance to do just that.

— *Pat Bruns | Senior Pastor, First United Methodist Church*

Trinity has been following the details of what is happening with the project at First United Methodist's existing parking lot and we are very excited about it! Trinity is engaged in a similar project to building permanently affordable senior housing apartments on our existing parking lot, and we welcome other faith communities taking action to continue to provide services and resources for those on the margins of society, including homeless teens and young adults in Boulder. The downtown Boulder churches have historically, and continue, to take a lead on meeting community needs.

— *Melanie Nehls Burrow | Coordinator of Congregational Life, Trinity Lutheran Church*

Attention Homes does great work in our community. No child deserves to be homeless. They need this new building to accommodate their current and future needs.

— *James Kreitman*

Many years ago I was the principal of a Special Ed. High School for a residential rehab program in Chicago [Thresholds] for teens following psychiatric hospitalization. I am familiar with the fear and apprehension that developments like these meet from neighborhoods and would like to show support for your efforts.

— *Robin Lowry*

As a north Boulder resident I understand the trepidation expressed by neighbors regarding the proposed project for homeless youth at 1440 Pine St. The Housing First project at 1175 Lee Hill was met with similar concerns when first proposed several years ago. As you might recall the issue rather rocked the neighborhoods for quite a bit, many feeling that life, as we know it, would soon come to an end. Today, just over a year since opening, I can happily report that all is well.

As a member of the 1175 Lee Hill Advisory Committee, I can say that it was quite a process. Neighborhoods can evolve and change and diversify without losing character and safety and while gaining interest and opportunity - opportunity for a vulnerable population and for the neighbors embracing them.

— *Sherry Richards*

I lived for several years just a few blocks away from the Attention Homes Shelter, The Source, in north Boulder. Not once in those years did I experience, or hear of my neighbors experiencing, any concern with any sort of concentration of young people hanging out in the area. I never even knew what Attention Homes was about or they were doing such great things with Boulder's youth just up the street from me. Now that I do know, I so greatly appreciate their contributing to helping people on the path to self-sufficiency and healthy lifestyles. If I were to move next door to any of their locations, or have one move in next to me, I would be grateful to again have them as a neighbor.

— *Darren O'Connor, Boulder resident*

The BCAP Board of Directors is supportive of the mission of Attention Homes to serve homeless youth, and looks forward to being a good neighbor as Attention Homes moves forward with their expansion.

— *Boulder County AIDS Project*

Gardner Capital Development is honored to have the opportunity to contribute to a project team with such committed and talented partners in a world-class city. As a family-owned company, we are committed to making a difference in the communities we serve and are humbled to be a part of this extremely important effort. Helping vulnerable populations is at the core of our mission and housing is a critical component to accomplishing that mission. Housing paired with supportive services for vulnerable populations is not only a proven method of transitioning youth to self-sufficiency...it saves lives. There could not be a more important cause. We look forward to collaborating with community leaders, local organizations, project neighbors, and city officials on this important endeavor.

— *Michael Gardner | President, Gardner Capital Development*

Through Worthy Cause funding, the Boulder County Commissioners have demonstrated support for Attention Homes' development of housing units for homeless and at-risk youth in Boulder. The proposal is consistent with the Boulder County 10-Year Plan to End Homelessness in that it adds new units of supportive housing and addresses an important subset of the homeless population that is all-to-often overlooked. We appreciate the work of Attention Homes in our community and their efforts to address this important challenge.

— *Boulder County Commissioners*

As a resident of Boulder and a downtown business owner, I can't express how proud I am that the City of Boulder is supporting this type of project. I'm fortunate to have two young adults at CU right now and can only imagine the emotional and physical struggles these homeless young people must face every day. I hope every Boulder resident who complains about the rising cost of housing and the increasing homeless population in our city will come out and support this fantastic project!

— *Jeff Dawson | Principal, The Studio Architecture*

I think your new proposal is fantastic. This age group is so underrepresented and really does need the help.

— *Trish Kolbeck*

I know this kind of project scares some people. Speaking from experience of someone who fought our neighborhood Housing First project in North Boulder [1175 Lee Hill], I would love to tell people how well it has fit into our neighborhood. I am now very proud of our Housing First apartment community and I hope the neighbors near this project will trust that this will work. One of the ways to make this a success is to be involved with how the building will relate to the rest of the neighborhood. We were given the opportunity to be involved in the design phase of 1175 Lee Hill. Instead of the building look like an institution, it looks like an iconic structure with lovely grounds and public art and with a welcoming entrance that makes us feel that we are connected, not cut off from one another. If ever anyone wants to speak with me, I am available by phone, 303-709-9102.

— *Amy Helen Tremper*

I live close to CU and am a retired attorney. This facility/service is SO needed. I would like to be on your email list and track progress. I am completely behind this important effort. Keep up the great work!

— *Barbara Andrews*

Reducing the number of adults experiencing homelessness starts with addressing the growing number of young people living on the streets. The longer someone experiences homelessness, the harder it is to stabilize in housing later on. The youth-focused supportive housing program addresses a gaping unmet need and the time is now. Thank you Attention Homes for providing critical support to the most vulnerable members of our community.

— *Lisa Searchinger | Executive Director, Homeless Outreach Providing Encouragement*

As Boulder wrestles with how to deal with the Homeless problem let's do everything we can do to prevent these kids from becoming part of it. These kids did nothing to deserve their circumstances and they need a fighting chance.

— *Anne Shusterman*

Attention Homes is forcing us to look at the hard realities that we face here in Boulder County. While the area enjoys an above average quality of life, we cannot forget that there are those in need in our community. This project provides the next step in the process of re-integration of this population. Having a place to call 'home' is critical to the normalization of a homeless youth. Knowing that there are people who care in this world goes a long way to building the kind of fulfilling life we have become accustomed to here. Attention Homes keeps compassion at the forefront for us. Projects like this must continue to be a priority if Boulder is to be a model of sustainability, compassion and innovation.

— *Shaun Oshman | Founder and CEO | iSupportU*

As we seek to build a thriving community, we know that investing in housing for our most vulnerable individuals and households is one of the most powerful things we can do to support stability, self sufficiency, and opportunity. 15th and Pine represents a wonderful site for Attention Homes transformative mission!

— *Willa Williford | Housing Division Director | Boulder County Housing Authority*

Providing good housing for homeless youth is essential for Boulder and Boulder County. Youth without appropriate shelter become victims of human trafficking are at risk for substance abuse and many other problems. This is a progressive, well-conceived project in central Boulder that will be good for public safety. I strongly support this project.

— *Stan Garnett, District Attorney, 20th Judicial District*

Boulder County's homeless youth need this. I urge the community to support it.

— Kurt Nordback

Voices For Children CASA is a strong supporter of this project. Ensuring that youth can remain in their own community in a safe, supportive environment is critical in their transition to adulthood. We are thrilled that Attention Homes is stepping up and working to change the lives of these youth.

— Nia Wassink, *Voices For Children CASA*

At the Harvest of Hope Pantry we see the successes of those who have gone from homeless to housed, working toward self-sufficiency. Many have been transient since their youth, yet finally as an adult, have been given an opportunity to transition from the streets to a stable environment. Boulder Homeless Youth Housing provides the best chance to reach and support those in need of a safe, appropriately programmed youth shelter before their lives spiral into hopelessness. This project simply makes sense.

— Barbara O'Neil | *Executive Director | Harvest of Hope Pantry*

As a supporter and collaborator on the Boulder County 10 year Plan to End Homelessness Board, Sister Carmen Community Center supports Attention Home's efforts to end youth homelessness. Housing and homelessness are huge issues in Boulder County and homeless youth are one of our most vulnerable populations. We hope that neighbors and businesses will get involved and help make this project work for everyone, especially young people in need in our community.

— Suzanne Crawford | *CEO | Sister Carmen Community Center*

I wholeheartedly support this project and believe that this investment in helping homeless youth find stability and strength will make a difference in their adult lives. I am the Rector of a parish that is the Monday night Warming Center for BOHO, and we want to support this project because of its ability to deal with homelessness earlier in a person's life. I'm a Boulder native, and soon-to-be parent at Whittier, and I am very proud to be a part of a community that takes the challenge of helping young people—who have already suffered a great deal in their lives—seriously.

— Mary Kate Rejouis | *Rector | St. Aidan's Episcopal Church*

The Inn Between and Attention homes over the years have collaborated to help homeless youth in our community. They are great partners who truly care and are making a real difference often helping to turn lives around. The work and housing that Attention Homes provides is critical to helping the young people they serve become stable and contributing members of the community. The fastest growing homeless population in America is youth. Everyone deserves a home, a safe place to live and grow. Without the work and support of Attention Homes there are youth in our community that will suffer and struggle to reach their potential in life. I fully support this project because it will truly help to make a real difference in the lives of teens and result of this work will benefit the community.

— David Bitler | *The Inn Between, Inc.*

I believe that Attention Homes has gone to great lengths to help disadvantaged youths in the Boulder area and is successfully tackling the issue of homelessness among young people. This housing project is an obvious next step in their journey and would benefit the lives of many.

— Maddie Hebert, *AIM Media / Catapult Creative Labs*

Stable housing for this critically underserved population makes so much sense. We know that interventions of this kind change lives. And Attention Homes is expert at this kind of innovative

approach. I whole support this project and salute the teams putting together this endeavor.

— *Bob Morehouse, CEO, Vermillion Design*

I have been volunteering with Attention Homes for four years. I have hung out in the drop-in shelter as well as cooked and ate dinner with the shelter clients. I am always astounded by the character of these individuals even after their hardships. An example is when one couple walked into the drop-in shelter and wanted to make a donation. I accepted the donation and then they asked to do laundry and take a shower. To my surprise they were homeless, but still wanted to help other people. Having dinner with the shelter clients is always enlightening. They are so appreciative of not only the meal, but of someone caring and asking their thoughts. One gentleman shared he had received a track scholarship for college. It is amazing what these young adults can accomplish given a little support. Most of the clients have been put in a difficult situation but they are trying to change their lives. Attention Homes provides the support they need to move forward. Boulder is a very generous and supportive community, I hope that support will extend to the housing project which will make a difference for these young adults.

— *Mary Jean O'Hare*

As someone who currently lives just down the street from where the new housing project will stand, I am very excited for our neighborhood to have the opportunity to support and engage with this important issue. I think this housing project is an incredible opportunity for our neighborhood to stand up and support the serious issue of homeless youth who have been disadvantaged in one way or another and need assistance learning to be productive, self-sufficient, and active community members. I think it's important to keep in the front of our minds the purpose and heart of this project. I personally feel that other details such as the appearance of the building and possible traffic implications pale in comparison to the impact this housing project will have on the lives of the individuals who so desperately need it. We can work with the developer(s) and the city to provide creative solutions to the logistical questions, while recognizing that the most important part of this project is to help at-risk young adults heal from the traumas they've experienced, learn healthy behaviors, and become empowered to change their own lives for the better. I also believe that the people already living in the neighborhood could be valuable sources of support, kindness and wisdom for the residents, as well as welcome the residents to contribute to the community with their many talents and passions. Since January of last year, I volunteer one day a week with Attention Homes, so I have gotten to know quite a few of the clients. Each of them is so unique and has so much insight to offer. The vast majority of them are already striving to change their lives. They work really hard, they are grateful, they support and protect each other, and they are more generous than you could imagine. Given access to stable, supportive housing, I can only imagine how much these young adults will be able to excel and find success and personal growth. I am extremely excited for this project, and I think it is something for our neighborhood to be proud of and to stand behind.

— *Megan Kellums*

May 27, 2016

Tasha Weaver, Manager of Tax Credit Allocations  
Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, CO 80202

Re: Boulder Attention Homes Application

Dear Ms. Weaver:

We are writing you to express our wholehearted support of the Boulder Attention Homes application for 9% Low Income Tax Credits for a new project to provide much-needed housing for homeless young people. A brief word about us: Roger was Executive Director of the Attention Homes for seven years during the 1970's and early 1980's; Kay is a Partner with Social Venture Partners, and through SVP is doing volunteer consulting work with the Attention Homes' staff.

This project is sorely needed, it has gained significant community support, and the staff people involved are top-notch. Your help will make a big difference. Thank you for the time you're taking to review the proposal itself and to read letters of support like ours.

Sincerely,

Roger and Kay Paine  
3770 Smuggler Place  
Boulder, CO 80305  
[781 507-5333](tel:7815075333)  
[rogerpaine3@gmail.com](mailto:rogerpaine3@gmail.com)  
[kay.paine@gmail.com](mailto:kay.paine@gmail.com)

Tasha Weaver, Manager of Tax Credit Allocations  
Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, CO 80202  
[tweaver@chfainfo.com](mailto:tweaver@chfainfo.com)  
303-297-2432

Dear Ms. Weaver,

I have been a resident on the block east of the potential Attention Homes site for the past four years. The proposed project was brought to my attention when project staff reached out to my household to hear concerns and answer questions, given our proximity to the lot. The intention that they have shown by keeping us informed every step of the way has further instilled my confidence in the work of Attention Homes to create housing that best serves their clients and establishes the program as a part of our neighborhood.

While I have had limited exposure to the work of Attention Homes, I am employed at a private facility operating out of a home in downtown Boulder that serves as a transitional housing program for youth (ages 18-24) coming out of wilderness therapy and residential treatment centers. I can say unequivocally that the location of the facility where I work, within walking distance of hundreds if not thousands of jobs, is a key component to the successful transition of many of the young clients I have known. In addition to jobs, the clients I work with are able to access community events and self-care opportunities that are available downtown. The site for the Attention Homes housing provides the same assets to its future residents, and additionally puts them within two blocks of the Boulder Transit Center. The value of the location for the demographic served by Attention Homes cannot be over-stated.

This project has my strong support, and I look forward to watching Attention Homes grow in their capacity to serve the needs of youth in transition who deserve the support of their community.

Sincerely,

Alāna M. Wilson  
2127 16<sup>th</sup> St.  
Boulder, CO 80302  
303-735-5781

May 24, 2016

Tasha Weaver, Manager of Tax Credit Allocations  
Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, CO 80202  
[tweaver@chfainfo.com](mailto:tweaver@chfainfo.com)  
303-297-2432

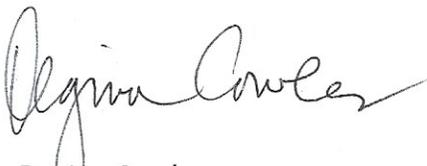
Dear Ms. Weaver:

As a long time resident of Boulder I am well aware that Attention Homes has been a steady presence in our city for 50 years. The good work that they do for young, homeless young people is widely known and greatly respected in our town.

I first learned of the proposed Attention Homes project for supportive housing of youth when the project partners reached out to the Whittier neighborhood. My husband and I live five blocks from the proposed site and over the past four months we have attended a number of meetings where we were able to meet the project staff members, ask many questions and make comments. The project partners continue to reach out to the neighborhood to offer information and answer questions.

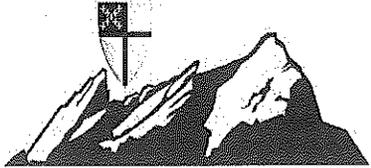
I offer my whole-hearted support to this project, which will provide much needed supportive housing, mentoring and guidance to vulnerable youth in our community.

Sincerely yours,



Regina Cowles  
1726 Mapleton Avenue  
Boulder, CO 80304  
#303-447-0597

St. Aidan's Episcopal Church



Home of Canterbury Campus Ministry

The Rev. Mary Kate Réjouis, Rector  
The Rev. Dr. Kay K. Cook, Priest Associate  
The Rev. David O' Rourke, Deacon

May 31, 2016

Tasha Weaver, Manager of Tax Credit Allocations  
Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, CO 80202

Dear Ms. Weaver,

This letter is to support the Attention Homes project in the Whittier neighborhood of Boulder, and their work to really support, help, and provide transformation for homeless youth.

I've served as the Rector of St. Aidan's, close to the CU campus, for 11 years. For the past 8 we have been an Emergency Warming Center host on Monday nights through Boulder Outreach for Homeless Overflow (BOHO). As a church, we are familiar with the difficulties of helping the homeless population, and so aware of the need for early intervention. We also care deeply about young people who have been rejected because of their sexual identity and are homeless because of this rejection. Further, I grew up in Boulder, went to Whittier, and in the fall of 2016 my twin children will be kindergartners at Whittier. I appreciate the history, context, and the realities of providing housing for homeless youth in downtown Boulder in practically every way.

This is a project that needs to happen. That Attention Homes has worked so hard with long-range planning to find funding and support matters a great deal. They are in it for the long haul, and that is what any approach to actually helping youth toward a future where they are not homeless needs. I'm thankful to be part of a community that is thinking about this.

I offer my support as an individual, as a local pastor, and as a parent of young children. It will fill a need that is gaping in Boulder right now. It could do some real good, changing many lives for the better, for many years.

Sincerely,

A handwritten signature in cursive script that reads "Mary Kate Réjouis". The signature is written in black ink and is positioned above the typed name.

The Rev. Mary Kate Réjouis

*Worshipping Christ and Shining his Light to CU, Boulder, and the World.*

2425 Colorado Avenue, Boulder, CO 80302 + 303-443-2503 + [www.saintaidans.org](http://www.saintaidans.org)

May 27, 2016

Tasha Weaver, Manager of Tax Credit Allocations  
Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, CO 80202  
[tweaver@chfainfo.com](mailto:tweaver@chfainfo.com)  
303-297-2432

Dear Ms. Weaver:

I'm writing to you as a former member of Boulder's City Council (2007-2015) and as a former member and Chair of the City of Boulder's Planning Board (2001-2006) to support the project proposed by Attention Homes and its partners, First United Methodist Church and Gardner Capital located at 1440 Pine Street.

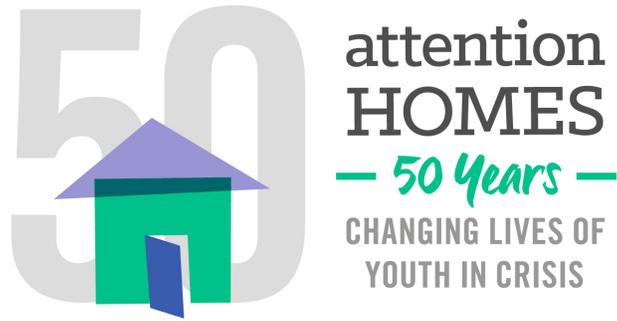
Our city has a long history of compassion and support toward our communities of need so it is particularly satisfying to support a project that will house a portion of our homeless young adults.

Also, as a resident of the Whittier neighborhood I am familiar with this property which is just a few blocks from my home. I believe this to be a worthwhile and constructive addition to the neighborhood and our entire community and I thank you for your consideration of this project.

Very truly yours,

A handwritten signature in black ink that reads "Macon Cowles". The signature is written in a cursive style with a long horizontal flourish at the end.

Macon Cowles



## **Attention Homes Apartments Frequently Asked Questions**

**Attention Homes understands that Housing First is complicated, confusing, and concerning to many in the community. To that end, we strive to answer all project-related questions as quickly as possible and to be transparent and honest. Attached are the FAQs and responses posted to our project website: [www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com). We will strive to update this page on a regular basis.**



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## **Attention Homes' Supportive Housing for Transition Age Youth**

### **FREQUENTLY ASKED QUESTIONS AS OF FEBRUARY 23, 2016**

#### ***Who is Attention Homes?***

For fifty years, Attention Homes has been providing life-changing resources to youth in crisis. They operate Boulder County's only overnight emergency shelter for youth up to age 21, a day drop-in center for youth up to age 24, a street outreach program that provides mobile assistance and referrals, and an existing residential group home for teens 12-18 years of age. For more information, visit: [www.attentionhomes.org](http://www.attentionhomes.org).

#### ***What kinds of services does Attention Homes provide at its shelter and drop-in center?***

While under Attention Homes' care, youth receive the following:

- A safe space regardless of race, gender, sexual preference, financial status, or other factors
- Safety and security in one of only two highly structured, licensed facilities in Boulder County
- Healthy meals, clothing, showers and laundry
- Life skills lessons and behavioral coaching
- Case management with employment, substance abuse and mental health counseling
- Family intervention and mediation counseling
- Recreational, cultural, and alternative therapeutic activities

#### ***Who is Gardner Capital and why are they involved?***

Gardner Capital has developed over \$600 million in affordable housing across the US. They will serve as the developer and financial guarantor for the project. They have engaged two local consultants for this project, Ryan Hibbard Jones and Shannon Cox Baker, who both have extensive experience with this type of development and both live in Boulder. Gardner is honored to have the opportunity to contribute to a project team with such committed and talented partners in a world-class city. As a family-owned company, they are committed to making a difference in the communities they serve and are humbled to be a part of this extremely important effort. For more information, visit: [www.gardnercapital.com](http://www.gardnercapital.com).

#### ***Who will be the owner and operator of the proposed development?***

The building will be owned by a partnership consisting of Attention Homes, Gardner Capital, and a yet to be determined low income housing tax credit investor. An experienced property management company will handle the daily operations as well as annual compliance with local, state, and federal funding requirements. Gardner Capital will be the asset manager and Attention Homes will be the service provider.

#### ***Why ages 18-24? Isn't 18 considered an adult?***

The chronological age at which adolescence occurs depends on individual and socio-cultural factors. The

World Health Organization and the Society for Adolescent Medicine define adolescence (“youth”) as usually occurring from 10–24 years of age with late adolescence occurring between ages 18-24. Although many youth cope well with the developmental process of adolescence, numerous factors can delay normal progression, including substance use and mental health disorders. Other stressors, such as a history of physical/sexual abuse or neglect, can also provoke psychological, social, and cognitive regression. Navigating this late adolescent stage (18-24) with proper health care and psychosocial supports is crucial to achieving a normal outcome in adulthood. It is a window of opportunity during which youth can, with support, live to their potential and grow into a healthy, responsibly functioning adults.

***What’s the average length of stay?***

The average tenancy for similar projects is two years.

***Is this a shelter?***

No – a shelter provides temporary, usually nightly, safety and protection to homeless individuals and families.

***Is this transitional housing?***

No – transitional housing programs provide temporary, time-limited housing – typically up to 24 months – for people experiencing homelessness.

***So, what is supportive housing?***

Supportive housing is a combination of non-time limited housing and supportive services in one location. The supportive services provided in supportive housing are what distinguish supportive housing from other types of affordable housing. Across the country, supportive housing has been shown to result in positive outcomes for transition age youth who lack family support and struggle with trauma histories. Generally speaking, residents of supportive housing increase their incomes, work more, get arrested less, make more progress toward recovery, and become more active and productive members of their communities.

***Will the young adults who will live here be required to participate in services?***

While participation in services is not a prerequisite to access housing or a condition of maintaining it, research has shown that the stability provided by a housing unit facilitates participation in these services *and* residents will participate at high rates. Since the goal of supportive housing is to help residents work towards independence and self-sufficiency, it stands to reason that supportive housing residents should not be subject to conditions of tenancy that exceed the normal conditions under which any leaseholder would be subject, including participation in treatment or other services.

***What services will Attention Homes provide at the proposed development?***

Experienced case managers and clinicians will provide trauma-informed client-centered, strength-based case management coupled with employment and career development, independent living skill support, substance abuse/mental health counseling, family intervention strategies, supported employment and



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job training opportunities, and an array of pro-social individual and group activities. Tenants will also have access to non-traditional therapies such as art and equine therapy.

***How will residents be selected?***

Residents will be selected by the service provider (Attention Homes) using various scoring programs and nationally recognized assessment tools such as the TAY-VI SPDAT (Transition Age Youth-Vulnerability Index and Service Prioritization Tool) to evaluate who is eligible and in greatest need of supportive housing. Various social service providers throughout Boulder County will provide referrals and assist with the selection process. Final determination will be based on factors that include city/county of Boulder residency, income qualification, homeless status, and motivation to live in and accept the conditions associated with supportive housing. Just like in any apartment community, the potential resident would go through background checks to exclude sex offenders and individuals with violent criminal histories.

***Will this be a clean and sober facility?***

This apartment community will not require residents to be clean and sober, nor is it a rehabilitation or drug/alcohol treatment facility. However, staff will consistently reinforce that all behaviors must consider the rights of the individual along with the needs and wellbeing of the community. These behavioral expectations will be enforced through house rules and the lease agreement. For some residents, abstinence will be an immediate goal. For others, the focus will be on improving their quality of life while taking steps to reduce harm – steps that may or may not lead to abstinence. According to the Code of Federal Regulations [24 C.F.R. 100.202(d)], if the behaviors of a potential applicant constitutes a direct threat to the health or safety of other individuals, or their tenancy would result in substantial physical damage to the property of others, Attention Homes may use this as the basis for rejecting an applicant. Resident safety is integral to the proposed development's success.

***It's unreasonable to think that young people won't drink and smoke pot. How will you handle this?***

Activities considered illegal by the federal government – such as underage drinking, illegal drug use, and consumption and possession of marijuana – regardless of age, will not be permitted on site. This will be enforced through the lease agreement. Lease violations are cause for lease termination and eviction.

It is also important to acknowledge that while for some, substance use can be debilitating and can undermine relationships, health and survival; for others, it is not necessarily harmful. Since different people need different supports and solutions, the key is to work with a person *where they are at*, and to give them choices and options. Addressing issues that may have either led to or arisen from the use of substances is an important component of case management services. For more information, on the Harm Reduction Model, visit: <http://homeless.samhsa.gov/channel/harm-reduction-273.aspx>.

***Will there be staff at the community 24/7?***

YES. In addition to a commitment to staffing the site 24/7, we will have case managers on-site during the day, in addition to night and weekend staff. There will always be a staff member awake at the site. Case



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managers, clinicians, service partners and the property manager will also office on site. Interior/exterior video cameras and lighting will provide additional safety and security measures.

***Are residents required to stay at the apartment community every night?***

No, they are not. This is not an institution. It is an apartment building with supportive housing services. Clients can come and go just like anyone else who leases an apartment.

***Can people visit the apartment community?***

YES. There will be a 24/7 front door attendant requiring all visitors to sign-in, and no guest can enter the facility without checking in. There will be restrictions on the time and number of guests allowed. Negative behaviors will not be permitted.

***Will this development affect the property value of surrounding homes and businesses?***

There are numerous studies available online which have analyzed the impact of supportive housing on property values in various communities around the country. Theoretically, supportive housing developments could either depress or raise property values. If the development isn't well maintained or properly managed, it could have a negative impact on property values. On the other hand, if a new development is attractive or helps to house people who otherwise would be living on the streets nearby, it likely would have a positive impact on property values. Various factors influence property values. In addition to providing valuable services to the community, Attention Homes intends to be conscientious and a good neighbor.

***What is the First Methodist Church's (FUMC) involvement in the project?***

FUMC owns the entire block where the site is located – all the properties between Pine, Spruce, 14<sup>th</sup> and 15<sup>th</sup> streets. In November 2015, the FUMC congregation overwhelmingly voted in favor of the proposal to construct supportive housing for homeless young adults on this parcel. At that time, the FUMC leadership and congregation entered into a 60-year lease option agreement with Gardner Capital. In exchange for this lease option, Gardner Capital has agreed to maintain the current number of parking spaces on site (87 spaces) and assume property management obligations for the multifamily rental properties on site. As a founding partner in Attention Homes, the FUMC has a long-standing history serving Boulder's homeless population and the proposed development is ideally aligned with their mission to "love God by loving others." For more information, visit: [www.fumcboulder.org](http://www.fumcboulder.org).

***Why will this building have individual units instead of suites?***

Individual private living spaces are greatly valued by young people because many have not had the opportunity to control their own privacy in the past. In addition, residents will have varying work and education schedules and individual units will help to minimize disruption.

***Why can't these units be scattered throughout the community?***

The number one protective factor for youth that have experienced is trauma is a sense of belonging and community, especially when there is no family safety net. Community living is a developmental norm (i.e. college dormitories) that holds young people accountable through on-site peer and professional



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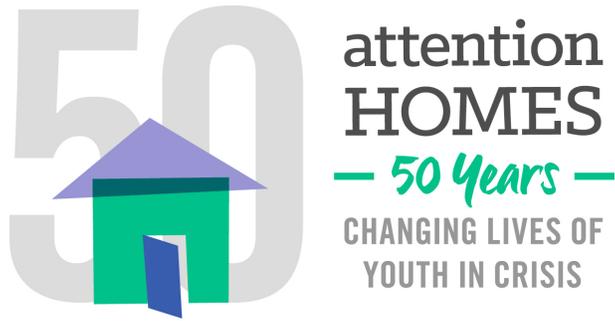
support as well as preventing feelings of isolation. Easily accessible community rooms and common areas provide important opportunities for youth to engage in groups, pro-social and physical activities, classes, and community building. The common spaces are under the direct supervision of staff and property management making it easier to establish and enforce rules and cleanliness.

***Will smoking be allowed on-site or in the units?***

There will be a no smoking policy written into the lease and a designated, private outdoor smoking area will be provided for resident use only. Further, Boulder’s Outdoor Smoking Ban for the Downtown District will be enforced.

***What happens with this building long term?***

The tax credit funding, which is governed by the IRS, runs in 15-year compliance periods. However, the long-term affordability of the proposed development (not of the other properties on the block) will be guaranteed through at least the 60-year ground lease term. At the end of the every 15-year compliance period, Attention Homes and Gardner Capital can refinance and use available funds to upgrade the property. At the end of 60 years, the building’s ownership will revert to FUMC. Its future use will be determined by the FUMC and the City of Boulder zoning code.



## **Attention Homes Apartments June Community Meeting**

**Attached are comments and questions (along with responses) received at the June 23<sup>rd</sup> Concept Plan community meeting.**

**Attention Homes Apartments  
Community Meeting – June 23, 2016  
Summary of Written Comments and Questions**

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**COMMENTS**

What Is Your Perspective on This Project?	Why Do You Feel This Way?
Concern about staffing/rules (strict), visitors	Seen success in 1175 Lee Hill; has a lot to create
Generally support	Early intervention – before they can become older
Why develop in this neighborhood; go to a cheaper neighborhood	
Concerns	Money/hours in zoning for this; high density housing in this neighborhood (looks large); square footage is large; partners would end up living there
Like it	Meets a need; young people are here anyway so a supervised environment is preferable. Behaviors will be reduced in a supervised environment
Like the project (neighborhood resident)	Consistent with the City’s values to support services. “The Boulder way” to help when we can. Church is involved. Pieces are falling together.
Biased! (Works with Attention Homes)	Coincides with community and personal values. This sector of the population needs extra services.
Interested	Boulder has resources so it’s a good thing to try here. Not so much of an interest in other communities.
Concerned (neighborhood resident)	Love the mission of Attention Homes. Deeply concerns that scale and density are not consistent with the neighborhood. Concerned about moving historic building; makes it vulnerable. Why do they need code variances? Is not fair to neighborhood.
Strong support	Youth need caring adult relationships and opportunities for success. “It takes a village.”
Descent of the properties and cramming people on. No further development, developers.	Been here for a lot of years and doesn’t like all the development
50 years; make it better for someone else than myself	Lives in area; member of UM (CLM?)
Wish there was an alternative	Lives in area and believes congestion will occur
Housing solves homelessness! Homelessness has inundated.	Lives in area and believes that Attention Homes needs to move forward.
Sad what is happening to the area and neighborhood	Youth are mostly from out of town, from broken families
What about Mental Health. Is it	Could get behind it if we are saving people from sex

voluntary or mandatory?	slavery.
Is the income increase realistic?	Additions must be solved!
Supportive table overall (I listened from City of Boulder)	

## Additional Written Comments

### General

- These kids aren't homeless by choice. Coming to Attention homes means they want to better themselves. Why shouldn't we help?
- I am a huge supporter of this project and the recognition that housing truly is the foundation for building a life. Thank you for what you do!
- I would love to see the building proposal be committed to be no exemptions mixed-income housing if in the future it is not Attention Homes supportive housing.
- I am so excited to see this proposal. I work at Clinica Family Health in Boulder, and our teens need supportive housing; they need stability in order to get healthy!
- We need positive effective examples of successful low-income/supportive housing solutions/models throughout Boulder. Make this a positive model.

### Zoning/Design/Parking

- I strongly object to the Attention Homes proposal—only 13 homes (eff) are allowed. We have been ignored!
- I support the parking reduction reduce traffic in the neighborhood.
- Object to size
- Object to volume of occupants, especially most vulnerable!
- Object to manipulation of zoning rules
- Solar panels feel like a no brainer! Get in touch with Brett KenCairn, the City's senior environmental planner ([kencairn@bouldercolorado.gov](mailto:kencairn@bouldercolorado.gov)). And Ben Valley with independent Power Systems ([bvalley@solarips.com](mailto:bvalley@solarips.com)). Love it! Huge fan! Thank you!

### Finances

- Determination of property values includes inappropriately sized building addition to a neighborhood. This building alone is a negative element.

## SUGGESTIONS FOR IMPROVEMENT

- Make it a LEED platinum building (solar, electric car parking, lots of bike parking) for community benefit.
- Board made up of youth residents, staff, and neighborhood residents to identify issues and solutions
- Community liaison at the facility
- Sufficient recreational space (inside and outside)
- Further reduction of variances (especially alley)
- Fewer units – 20
- Maybe height limit should stay under

- Units smaller
- Entrance in middle of block? How about a corner or back?
- More stone/brick, better windows (deeper)
- Outside art mural? Public art (community supported)
- More security at entrance
- Make sure there is a curfew
- Have plenty of bike parking

## QUESTIONS

### *Residents*

- Are sex offenders accepted? If so, what steps would be taken with nearby schools?  
No – federal requirements prohibit leasing units to registered sex offenders.
- What percentage of occupants, on average, will likely be rooted, or previously rooted, in Boulder County (with a family or job, etc.) versus others from around the state, or even country (many of whom now prefer to live in Colorado’s legal pot environment)?  
There is such overwhelming demand in Boulder County for youth supportive housing that residents of Boulder County could occupy all 40 of the proposed units. Federal Fair Housing laws prohibit the creation of a geographic preference, however, so some residents may be from elsewhere in the Denver metropolitan area.
- 10% - 18 months; 80% - 1 year: retention. What could be happening? Not all negative—move. Reunification. More locations?  
To clarify, our housing retention goals are 70% after one year and 80% after 18 months.
- I strongly object to the Attention Homes proposal—only 13 homes (eff) are allowed. We have been ignored!  
The proposed 40 units are permissible under the Boulder Zoning Code.
- What percent of residents have a car?  
At most, one resident (2.5%) is expected to have a car.
- What percent of residents have addiction problems? How will they address this?  
Based on the over 9,000 young people that Attention Homes has served during the last 50 years, approximately 19% have substance use issues (for over 75%, marijuana is the drug of choice) and 2% have diagnosed addictions. Individuals with addictions, who are able to live safely in housing and are not a threat to themselves or other residents, will receive appropriate medical and behavioral therapy and treatment offsite administered by clinicians.

### *Zoning/Design/Parking*

- What does code allow outright versus what can they can for?  
We are requesting four modifications from the land use regulations: (1) minimum landscape setback from a street – 3 feet where 12.5 is required, (2) minimum rear yard setback – 0 feet where 25 feet is required, (3) maximum height for principal buildings and uses – request for 46 feet where 35 feet is the limit and (4) request for

approval of a parking reduction (percentage undetermined at time of concept review).

- Will you charge for parking?

The residents and staff of Attention Homes Apartments will not be charged for parking.

- What is the process for determining amount of units?

Per section 9-8-3, "Density in the RH-1, RH-2, RH-3 and RH-7 Districts," B.R.C. 1981, twenty-eight (28) units could be permitted on the property without special approval as provided for in section 9-8-3(b), B.R.C. 1981 and up to 52 units could be requested with Planning Board approval. The application includes a proposal for 40 dwelling units, which would require a Planning Board public hearing and decision at time of Site Review.

Per Section 9-8-7, "Density and Occupancy of Efficiency Living Units," B.R.C. 1981, "Dwelling Unit Equivalents for Efficiency Living Units: *For purposes of the density limits of Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, two efficiency living units constitute one dwelling unit.*" This would permit 56 efficiency living units without special review and up to 104 efficiency living units with Planning Board approval.

Per Table 8-1, of Section 9-8-1, "Intensity Standards," B.R.C. 1981, the RH-2 sets the maximum density for the site at 27 dwelling units per acre. The proposal, including existing residential units and considering the equivalency requirements above, would total equate to 14 dwelling units per acre. If the ELU equivalency were not the case, the density would still be within the allowable range of the zone at 24 dwelling units per acre.

- What are the regulations around the property use once it gets bought out or changes ownership?

The term of the lease agreement with the landowner (the First United Methodist Church, or FUMC) is 60 years. We cannot accurately anticipate what the zoning regulations will be for this property in 60 years, but ownership at that time will revert to the FUMC.

- Why are the 40-foot height variances needed (e.g., view corridor)? Not fair to neighbors.

The building's highest point – the stone tower – is at 46 feet. The tower is intended to serve as a visual reference point for way finding. The remaining rooftop averages 40 feet where 35 feet is allowed. The purpose of the height modification request is to ensure the success of the residents, which means that 40 units must be located on the second and third floors in order to ensure a safe and secure environment.

- Is the design consistent with the community groups' visual preferences?

Yes, we believe it is.

- Is there still the opportunity to change the design?

Yes. The development team is open to feedback regarding the building's form, massing, design and material selection and will consider modifications to the extent

they do not materially affect the services programming, unit count, construction budget, entitlement process, or construction schedule.

- Will there be solar panels/power?  
The building rooftop is designed to accommodate solar panels.
- Will there be trees all the way to the corner? (They are not in the picture.) Will they keep existing trees?  
Yes – there will be trees to the corner. To the extent possible, existing trees will be preserved.
- Why aren't there timeless materials (stone) outside? Windows?  
Both stone and windows are incorporated into the design.
- Parking/safety: How will this influenced the community?  
We intend to preserve the existing parking on the block, plus add 5 additional spaces. As the project moves forward into site review, we will develop a robust Transportation Demand Management Plan and conduct a detailed Traffic Study.
- Making units smaller—why so large?  
The gross floor area for the 40 units averages 425 SF. This is 27% smaller than market rate units in the area.
- Number of people moving in is concerning—zoning?  
The anticipated household size is one, unaccompanied individual. Over 99% of homeless youth are single and childless.
- How does the City code allow you to get to 40 units?  
See the response to “What is the process for determining amount of units?” above.
- What is the process for re-upping the lease?  
Leases will be renewed annually subject to tenant eligibility criteria such as income qualification.
- How efficient will it be?  
Assuming the question is regarding energy efficiency, the building is required by the City of Boulder to be 40% more efficient than a standard, Code-compliant building of comparable size and design. A HERS Score of 60 is anticipated.
- Why can't these units be scattered throughout the community?  
Because we utilize evidence-based practices that are client-centered and strengths-based, the on-site integration of services into the building is a key to their success. Our clients thrive in community and creating a sense of belonging and relationships with staff and their peers is critical to achieving positive outcomes.

### **Operations**

- Can you do a volunteer day for neighbors to meet kids and get an idea of how effective this will be?  
[www.attentionhomes.org/volunteer/](http://www.attentionhomes.org/volunteer/).
- How has this idea worked in other communities?  
There are several example projects throughout the country exhibiting successful outcomes. Visit the Case Studies on our website, [www.boulderhomlessyouth.com/example-developments/](http://www.boulderhomlessyouth.com/example-developments/) to learn about 28th

Street Apartments - L.A., Nicollet Square - Minneapolis, The Courtyard – Fort Wayne, and Uptown Lofts - Pittsburgh.

- Are there sufficient jobs in the neighborhood for these young people?  
Yes.
- What is the desired length of residency for a tenant?  
Two years is the desired, and average, length of residency.
- What does a successful discharge of a client look like?  
Success depends on the needs of the client. Moving into independent, stable housing is the ultimate goal. However, moving into another form of rent assisted, affordable housing or reuniting with family are laudable outcomes as well.
- What would the community like to see for security/safety? What could make the young people feel safe?  
Safety measures will include 24/7 staff presence, a front desk to monitor visitors and guests, restricted access to all doors – including private units, as well as security cameras.
- Are young people involved in the planning?  
Yes.
- Can we control occupancy? How do we keep it at 40? Could we have more people in the space?  
No, the general public cannot control occupancy or tenant selection. Federal housing requirements, Attention Homes, and the local voucher administrator will determine who resides in the building. The anticipated household size is one, unaccompanied individual. Over 99% of homeless youth are single and childless.
- Given square footage allows for 2 queen beds—do you really believe that would discourage from cohabitating?  
The units will be fully furnished and will include twin beds. Vouchers are awarded based to households (single occupants and/or related individuals). There will be stringent guest oversight and visitation policies will not permit long term overnight stays.
- How is success/failure measured?  
Success, over an initial 12-month time frame, is measured in four keys areas: housing retention (70%), access to income (80%), access to medical care (90%), and establishment of permanent connections at exit (85%).
- Is there a curfew?  
No.
- Are on-site services mandatory?  
No. While participation in services is not a prerequisite to access housing or a condition of maintaining it, research has shown that the stability provided by a housing unit facilitates participation in these services and residents will participate at high rates. Since the goal of supportive housing is to help residents work towards independence and self-sufficiency, it stands to reason that supportive housing residents should not be subject to conditions of tenancy that exceed the normal conditions under which any leaseholder would be subject, including participation in supportive services.

- How do you intend to help youth meet income goals of 80%?  
The goal is for 80% of residents to be accessing some form of income within the initial 12 months of residency. Employment counselors will assist residents with seeking and applying for jobs – writing resumes, interview preparation – as well as with maintaining employment – ensuring adherence to schedules, addressing problems or concerns with coworkers or employers. Some residents will be eligible for state and federal benefits and counselors will assist with accessing these entitlements as well.
- Are youth with drug addictions eligible?  
Yes, however only 2% of the 9,000 youth served by Attention Homes over the last 50 years have had addictions. That equates to one resident of Attention Homes Apartments. The proposed development is not a licensed treatment facility; therefore, treatment of addictions is not permitted on-site. Residents with addictions requiring inpatient treatment will be referred to the appropriate programs.
- What are the ideas around on-site security?  
Safety measures will include 24/7 staff presence, a front desk to monitor visitors and guests, restricted access to all doors – including private units, as well as security cameras.
- Residency: Boulder only or US citizen only?  
Federal law requires tenants to be American citizens or provide proof of eligible immigrant status (i.e., social security number). There is such overwhelming demand in Boulder County for youth supportive housing that residents of Boulder County could occupy all 40 of the proposed units. Federal Fair Housing laws prohibit the creation of a geographic preference, however, so some residents may be from elsewhere in the Denver metropolitan area.
- How is vulnerability evaluated?  
Vulnerability is evaluated using a tool called the TAY VI-SPDAT (Transition Age Youth Vulnerability Index-Service Prioritization Decision Assistance Tool). The VI-SPDAT helps identify who should be recommended for housing and support intervention, moving the discussion from simply who is eligible for a service intervention to who is eligible and in greatest need of that intervention.
- What is the tenancy at similar projects? What are those projects?  
Visit the Case Studies on our website, [www.boulderhomelessyouth.com/example-developments/](http://www.boulderhomelessyouth.com/example-developments/) to learn about 28th Street Apartments - L.A., Nicollet Square - Minneapolis, The Courtyard – Fort Wayne, and Uptown Lofts - Pittsburgh.
- What are the specific screening criteria used for occupancy?  
Specific screening criteria includes questions regarding the following: history of homelessness, medical issues, risks of exploitation, money management, daily activities, self care, history of abuse and trauma, substance use, and mental health. The TAY VI-SPDAT can be viewed here:  
<https://mainehmis.files.wordpress.com/2015/12/tay-vi-spdatt-v1-0-us-fillable.pdf>.
- What is the lease agreement for residents?  
The lease agreement will look much like a standard lease in that it terms regarding rental payments, security deposit, late charges, utilities, occupancy, pets, parking,

noise, condition of premises, alterations, property maintenance, right of entry/inspection, assignment, waivers, keys, and addendums, and termination.

- How do you know that “residents will participate at a high rate”? Cite specific examples. What is a “high rate”?  
Based on its 50-year history providing services to homeless youth and young adults, Attention Homes has found that 90% willingly and voluntarily participate in services.
- What are the “house rules” you refer to?  
House rules are rules of conduct created and agreed to by the residents and staff. They typically include policies related to guests, quiet hours, housekeeping, smoking and other items that ensure the enjoyment and wellbeing of residents.
- How is “clean and sober behavior” monitored outside the building/in the neighborhood?  
Residents are not placed at Attention Homes Apartments; therefore their behavior is not monitored outside the building. The proposed development is not a treatment facility. Residents must abide by their lease agreement. Failure to do so may result in eviction.
- Why have youth in need of services and not make the use of those of services a covenant with the residents?  
Research has shown that the stability provided by a housing unit facilitates participation in these services and residents will participate at high rates. Since the goal of supportive housing is to help residents work towards independence and self-sufficiency, it stands to reason that supportive housing residents should not be subject to conditions of tenancy that exceed the normal conditions under which any leaseholder would be subject, including participation in supportive services.
- What are the grounds for being evicted?  
Repeated lease violations and/or creating an unsafe environment for other residents, staff or themselves are grounds for eviction. According to the Code of Federal Regulations [24 C.F.R. 100.202(d)], if the behaviors of a potential applicant constitutes a direct threat to the health or safety of other individuals, or their tenancy would result in substantial physical damage to the property of others, Attention Homes may use this as the basis for rejecting an applicant. Resident safety is integral to the proposed development’s success.
- “Underage drinking, illegal drug use, and consumptive and possession of marijuana will not be permitted on site.” If that is important, what about off-site? How are these “at risk” residents monitored off-site to prevent risks to others?  
Residents are not placed at Attention Homes Apartments; therefore their behavior is not monitored outside the building. The proposed development is not a treatment facility. Residents must abide by their lease agreement. Failure to do so may result in eviction.
- Will there be staff at the community 24/7? All information refers to security for the apartments, not the neighborhood. Explain how security will be provided for the surrounding neighborhood. See also paragraph “Are the residents required to stay at the apartment community every night”? This reinforces the concept that this is

just an apartment complex with no rules of behavior regarding the surrounding neighborhood.

The property will be staffed 24/7. Security will not be provided for the neighborhood; not only is that impractical, it is unnecessary. This is not an institution, a treatment center, or a jail. The residents are not criminals. It is an apartment building with onsite supportive services intended to facilitate a successful transition to independent living and self-sufficiency. Clients can come and go just like anyone else who leases an apartment.

- What are the specific times and number of guests allowed?  
Staff and the property manager will determine visitation policies prior to lease up.
- How will the guests be screened?  
Staff and the property manager will determine visitation policies prior to lease up.
- “Negative behaviors will not be permitted.” What are these behaviors? What are the consequences? Are those with negative behaviors just ejected from the building and into our neighborhood?

Turnover rates at comparable properties due to eviction are relatively low, approximately 6% (two tenants) in the first year and 3% (one tenant) in subsequent years. According to the Code of Federal Regulations [24 C.F.R. 100.202(d)], if the behaviors of a potential applicant constitutes a direct threat to the health or safety of other individuals, or their tenancy would result in substantial physical damage to the property of others, Attention Homes may use this as the basis for rejecting an applicant. Resident safety is integral to the proposed development’s success. Staff will work closely with tenants through the eviction process in an effort to ensure successful placement in an alternative safe, stable housing environment.

- What assurances can you give the neighborhood that there will not be an increase in friends, associated, and other young homeless to “hang with” this large number of housed “at risk” youth? Be specific and site examples of large-scale units in the middle of family neighborhoods.

The numerous security features –including 24/7 staffing, secure entries, and strict visitation policies – are intended to deter unwanted visitors. Moreover, residents will be made keenly aware that failure to adhere to the lease and house rules will be grounds for eviction. Maintaining safe, stable, affordable housing is a privilege and a choice. 1175 Lee Hill, a 31-unit supportive housing community in north Boulder, received no calls of complaints from the surrounding, family-oriented neighborhoods in its first year of operations. Visit Boulder Housing Partners’ website to learn more about 1175 Lee Hill:  
<https://boulderhousing.org/property/lee-hill-housing-first-community>.

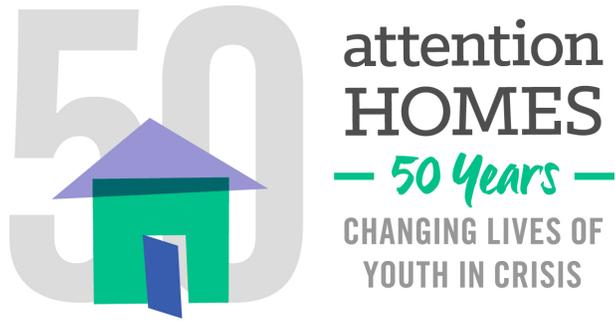
- What is the rent? What is the rent charged to the tenant?  
Rental rates are set at the federal level and are based on unit size and the cost of living in Boulder. For Attention Homes Apartments, 2016 rents are as follows: \$989 for a studio, \$1,142 for a one-bedroom, and \$1,381 for a two-bedroom. Tenants will pay 30% of their income towards rent.
- How will tenant employment be monitored?

Case managers and employment counselors will work with residents on a weekly or monthly basis to ensure that they are working towards employment and staying successfully employed.

- “Easily accessible community rooms and common areas...are under direct supervision of staff and property management making it easier to establish and enforce rules and cleanliness.” How specifically will this be done?  
All staff will be working on-site. Their 24/7 presence will ensure a safe, clean, supportive environment is maintained.
- What about rules of behavior and cleanliness to protect the neighborhood assets like our parks?  
Staff and residents of Attention Homes Apartments are not responsible for the maintenance of public assets like parks. We anticipate they will use them much like the general public does – with respect and courtesy.

### ***Finances***

- Does FUMC benefit financially from this proposal, or is it purely altruistic and a spiritual benefit?  
The FUMC is leasing the land to Gardner, the developer, at no cost to the project. In the words of Pat Bruns, Senior Pastor of the FUMC, this project “puts values into action.” Read Bruns’ letter of the editor here:  
[http://www.dailycamera.com/letters/ci\\_29990350/](http://www.dailycamera.com/letters/ci_29990350/).
- If the City reduces the number of residents, are the vouchers in jeopardy?  
If the City reduces the number of units from 40, the vouchers are in jeopardy. The vouchers are project-based meaning they are tied to a physical unit. A reduction in one unit is equal to forgoing \$1.45 million in operating subsidy over 60 years. Vouchers are a scarce resource in high demand. It is anticipated that the Colorado Division of Housing will allocate these vouchers to another affordable housing development should less than 40 units be approved.
- Will this devalue the homes around it? (Use/look of building)  
Many factors influence property values. How does the property look? How well is it managed and maintained? Irrespective of individual land uses, downtown Boulder’s overall property values have continued to increase due to macro factors such as strong employment, access to amenities, and a highly ranked quality of life.



## **Attention Homes Apartments February Open Houses**

**Attached is a summary of written comments provided by the  
over 100 attendees at the two February open houses.**

For project information, news, and quotes from supporters, visit:  
[www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com)

**Comment Cards from Attention Homes Project Open Houses: February 16 & 23, 2016**

*\*Best translation of handwritten comments in no particular order*

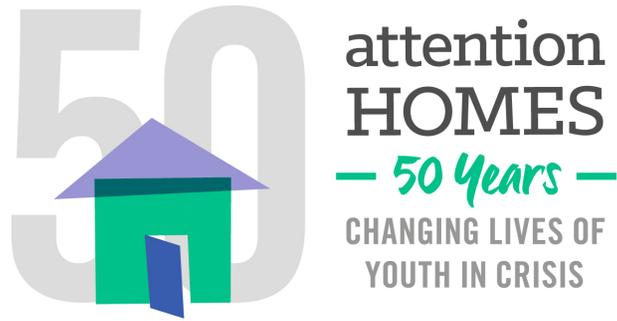
- “Thank you for the work you do! I mentioned a Youtube video to several people tonight. It’s called Second Look, about a storefront run by homeless teens selling clothing (used?) w/tags citing statistics on homeless youth to educate the public, as well as support for their program. We are honored to welcome this program to our neighborhood.” --Judy Gilligan [sp?] and David Kline [sp?] 1829 Mapleton.
  - “Excited for this project and all the positive impact it will have on our youth!”
  - “If I lived in this neighborhood my concern would be aesthetics of the new “wall” (façade) that now obscures the open space of many years. I hope the façade along 15<sup>th</sup> st. (the longer wall) will feature gables—the best I can think of to blend into the older bldgs. (Quasi-gables). I attend this church. I HOPE—if I lived here—the street-side façade would be my concern; that I’d believe in the mission of the project.” –Elaine Taylor
  - “Serving the at risk need is important! Doing something at the scale you are planning is too much for this neighborhood.” --John Driver
  - “Why don’t you look at another site that would give you more capacity without breaking the existing zoning.”
  - “Great project! Go team, go.”
  - “Bending the zoning for 40 units is too much!”
  - “Way to do this in the best possible way!”
  - “We are very concerned about the design and size of the building and amount of traffic that will be generated. Design should be in harmony with the historic character of the neighborhood and not too massive. Parking should not be increased over existing numbers of parking spaces. Don’t increase the traffic on Pine Street!” --Jim and Mary Downton. 1515 Mapleton
  - “Massing? Scale? Height? I’m worried. Pro-program.”
  - “I am in full support! I think this housing project is something for Attention Homes to be extremely proud of. I also think it’s something for the Whittier Neighborhood and Boulder in general to support, engage, with, embrace, and be proud of. No matter the opposition that is voiced, please know that many of us are excited and care deeply about the people who need these homes. No matter what the building looks like, how many units there are, potential traffic impacts, etc., the most important thing is that people in need will have homes.”
  - “Way too massive and institutional for this site.”
-

**Comment Cards from Attention Homes Project Open House. February 16, 2016**

*\*Best translation of handwritten comments in no particular order*

- “Too much for the neighborhood. Distribute the units across all of Boulder—leave 2 buildings=8 units @ this site. ‘Spread the damage.’”
- “This project has heart! I believe it can also offer to the community leadership in architecture. Chi-energy-m—more heart. Tech advanced. Leeds. Innovative thinking. Carbon footprint. Think small mini house. RV type thinking. Space utilization. We are all mortgaging debt on the backs of these kids. Simple fung shewei [sic]. If the neighborhood—and the city!—is proud to have this building and inspires weekend warriors to use some of its ideas maybe its design [is] raising the bar in the neighborhood = the value this could have for the future.”
- “I’d suggest 2 or more layers of underground parking. Outdoor R&R space for the kids would be great. In terms of the neighborhood, it might be good for it—the outdoor space—to be private or semiprivate. Architecturally, I’d like the building to feel ‘homey’ rather than institutional, not a box. I’d like for one or two roof lines of the new building reflect—echo—the slants of the church roof line.”
- “1.) Keep 87+ parking spaces. 2.) Solar power to entire campus.”
- “I was in the Sunday School class that was instrumental in getting Attention Homes started. Now let’s get to the next phase. No more NIMBY.” -Margaret Bowdey. 95 yrs.
- “As a parent who lives nearby, I hope that you implement a curfew for residents to ensure their success. I have heard arguments both for and against this project and am still making up my mind.”
- “We are very supportive of this project. Homeless youth deserve our support. When they are left to the streets they learn from the adults—how to get drugs of all kinds, how to sell them and shoplift etc.—in order to survive. It hardens them. Thank you for building more housing to provide structure & support so they can find their way.” Judy O’Reilly[?] and David Kline. 1829 Mapleton.
- “We need affordable housing for working adults—police—teachers. Build a place for youth in north or east Boulder. 94% public funds?!! What a deal for the developers! No more homeless please—you will attract them!”
- “I will do all I can to make this fail.”
- “More homeless youth with dogs? Please reconsider. This should not be downtown in prime real estate.”

- “Most church members are not residents of the Whittier neighborhood, but hey were encouraged to come to this open house and to next weeks. Leave comments here[?] You are hearing mostly hearing [sic] from church members not Whittier neighbors.”
- “Thank you for bringing this to our community!”
- “This would be a wonderful thing to offer our homeless youth—I’m very happy about project [sic] as a whole. Main concern is that we will maintain enough parking for the church. Thank you.”
- “Big supporter of the project & I live in the Whittier neighborhood. Please keep me updated.”
- “I am concerned about parking and believe the condition of residency should be without cars. Even so, the property should provide parking for staff.”



## **Attention Homes Apartments Research and Outcomes**

**Numerous research studies show positive outcomes are resulting from non-time limited youth supportive housing. Included here are relevant reports and case studies:**

**No Strings Attached: Helping Vulnerable Youth with Non-Time Limited Supportive Housing**

Corporation for Supportive Housing (CSH)

**Minnesota's Investment Opportunity: Homeless Youth**

Corporation for Supportive Housing (CSH)

**Stable Homes, Brighter Futures: Permanent Supportive Housing for Transition Age Youth (TAY)**

Corporation for Supportive Housing (CSH)

**Tailoring Services and Housing Solutions for Youth: Examples of Non-Time Limited Housing**

US Interagency Council on Homelessness

US Department of Housing and Urban Development

Preble Street, Project First Place – Portland, ME

West End Residences, HDFC, New York, NY

For project information, news, and quotes from supporters, visit:

[www.boulderhomelessyouth.com](http://www.boulderhomelessyouth.com)

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## **No Strings Attached: Helping Vulnerable Youth with Non-Time-Limited Supportive Housing**

Over the last six years, the United States has advanced the goal of preventing and ending homelessness for families, youth and children by 2020. Supportive housing is one approach that has been gaining traction in communities all over the country to best serve high-need youth. Youth supportive housing is an age-appropriate model that links stable affordable housing with wraparound support services. Recently there has been much discussion over time or age restrictions on supportive housing for youth, and fears that without these limits, tenants may never move out. As a result of those fears and limitations on service funding<sup>1</sup>, most youth supportive housing programs have age or length of stay restrictions. But locally and nationally, several non-time-limited youth supportive housing programs are showing positive outcomes demonstrating youth are indeed moving out steadily as they are ready. Minnesota-based YouthLink, for example, has a non-time-limited supportive housing program called Nicollett Square with an average length of stay of two years. In 2015, 90% of YouthLink exits were to safe, affordable housing and the other 10% were exits to family reunification or a more appropriate housing program. In New York City, West End Residences' True Colors Residences confirms that over 50% of the youth housed in 2011 in their non-time-limited housing have moved on to other independent living.

In late 2015, New York City's Mayor De Blasio committed to creating 15,000 new units of supportive housing over the next 15 years, with a portion of the units being set aside for young adults. To help inform the program and financing models created under this initiative; this paper highlights the outcomes of West End Residence's True Colors Residence, the first non-time-limited youth supportive housing program in New York City. The paper will introduce the target population, explore the model and outcomes from the first cohort of youth tenants, and will conclude with recommendations for the City's next round of youth supportive housing funding.

The supportive housing model discussed in this brief is targeted to youth with service needs, which may include mental health or substance use disorders. It is important to note that there are youth who have housing affordability challenges but otherwise could live independently with limited supports. For these youth, the most appropriate housing solution might be an affordable unit, a rental subsidy, or public housing. These resources must also be in place for supportive housing to be effectively targeted to our most vulnerable youth.

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<sup>1</sup> Local Child Welfare Agencies (CWAs) often provide funding for services in youth supportive housing for youth aging out of the child welfare system. CWA have age restrictions on their funds.

## Target Population

Youth supportive housing is an intervention for the highest-need youth, those with mental health and/or substance use disorders. Homeless youth have high rates of substance use disorders, trauma, and mental health disorders.<sup>2,3</sup> An estimated 40% of homeless youth identify as LGBT, and they experience trauma and mental health disorders at an even higher rate than their heterosexual counterparts.<sup>4</sup> Some homeless youth “aged out” of or left the child welfare system. Older youth in foster care and those ‘aging out’ are acutely at risk of poor outcomes including homelessness, teen pregnancy, criminal justice involvement, low educational attainment, chronic unemployment and ill-health.<sup>5</sup> In fact, 84% of foster care youth ages 17 and older demonstrate trauma and/or mental health symptoms; one in four youth who age out are incarcerated within two years.<sup>6,7</sup>

A recent assessment of 2013 data by CSH estimated that there are 2,971 homeless unaccompanied youth in need of supportive housing each year in New York State, with 2,056 in New York City and 915 in the rest of the State.<sup>8</sup> A subset of these youth has aged out of the child welfare system. In 2013, 451 youth who had recently aged out of child welfare entered the NYC shelter system.<sup>9</sup>

## A Non-Time Limited Approach

In 2011, West End Residences opened New York’s first non-time-limited youth supportive housing program, True Colors Residence. Located in Harlem, True Colors Residence has thirty studio apartments each equipped with their own kitchens and bathroom, and community spaces for on-site service and program delivery.<sup>10</sup> Tenants have leases and are responsible for paying rent, calculated at 30% of their income. The program is targeted to young adults between ages of 18-24 (at entry), homeless LGBT individuals with a portion having active substance use disorders.<sup>11</sup> True Colors utilizes a Housing First harm reduction and trauma-informed care approach, with comprehensive support services available on a purely voluntary basis and tailored to each individual.<sup>12</sup> There are no time or age restrictions on True Colors residents.<sup>13</sup>

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<sup>2</sup> Michele D. Kipke , Susanne B. Montgomery , Thomas R. Simon , Ellen F. Iverson “Substance Abuse” Disorders among Runaway and Homeless Youth. Substance Use & Misuse Vol. 32, Issue 7-8, 1997

<sup>3</sup> Feitel, Barbara, et al. "Psychosocial background and behavioral and emotional disorders of homeless and runaway youth." *Psychiatric Services* 43.2 (1992): 155-159.

<sup>4</sup> Whitbeck, Les B., et al. "Mental disorder, subsistence strategies, and victimization among gay, lesbian, and bisexual homeless and runaway adolescents." *Journal of sex research* 41.4 (2004): 329-342.

<sup>5</sup> Mark Courtney et. al. “Midwest Evaluation of the Adult Functioning of Former Foster Youth: Outcomes at Ages 23 and 24”, Chapin Hall at the University of Chicago.

<sup>6</sup> Griffin, G; et al. (2011). Addressing the impact of trauma before diagnosing mental health in child welfare. *Child Welfare*. 90(6):69.

<sup>7</sup> Pew Charitable Trust and Jim Casey Youth Opportunities Initiative, (2007). “Time for Reform: Aging Out and On Their Own”

<sup>8</sup> CSH, “Real Supportive Housing Need in New York State: a statewide supportive housing needs assessment based on data collected and evaluated by CSH” October 2015. [http://www.csh.org/wp-content/uploads/2015/10/Final\\_Real-SH-Need-in-NYS.pdf](http://www.csh.org/wp-content/uploads/2015/10/Final_Real-SH-Need-in-NYS.pdf)

<sup>9</sup> *Ibid.* Data provided by DHS that includes by borough, the number of young adults 18-24 who were discharged from the foster care system at any point between 2004 – 2013 and entered shelter in 2013 by borough of previous residence.

<sup>10</sup> Residents also have access to shared indoor and outdoor community space, a computer lounge, a small library, and laundry facilities.

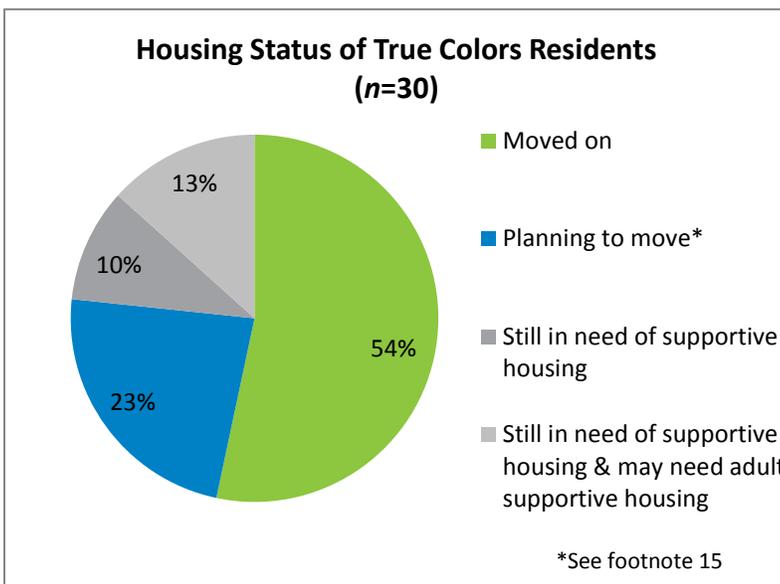
<sup>11</sup> 60% of True Colors Residence units are funded under NY/NY III Population E (described in footnote 13), persons with active substance use disorders. 23 of the 30 units meet the HUD disability criteria, and are referrals from the NYC Department of Youth and Community Development.

<sup>12</sup> Supportive services include counseling, benefits advocacy, HIV/AIDS counseling and education, medication management, job readiness and financial assistance and independent living skills including financial management, nutrition, and healthy living.

<sup>13</sup> True Colors Residence is funded through the New York-New York III supportive housing production initiative, which created 15,000 new units of supportive housing across nine population groups. While two of these populations were exclusively for youth, True Colors

Rather than having an age or time limit in this youth supportive housing model, True Colors Residence fosters a culture of moving on. The concept of “moving on” refers to enabling stable tenants of supportive housing who no longer require on-site services to transition to another affordable independent apartment. Consistent with the recovery model, this strategy offers the individual moving on the greatest level of choice while the vacated unit or another unit in the same complex can be utilized by a vulnerable youth in need of supportive housing. Staff work to engage youth at their own pace and offer tailored services to meet their needs. When youth are ready, staff support youth in defining and working towards their goals for mental and physical health, employment and education, and moving to independent living. When a youth no longer needs services and is ready to move on, they are provided a subsidy or other resources to become stable. Without a rigid time limit, youth move on when they are ready, and youth with higher service needs have the time they need to address them.

Data on the first cohort of True Colors residents indicates success with this approach.<sup>14</sup> Of the initial 30 youth who moved in between August and December of 2011, 53.3% of youth have already moved on to other independent housing. At time of move out, these youth were between the ages of 22-27, with the average age of 23.4 years. The average length of stay was 23.6 months. Of the remaining 14 current residents, seven are in the process of moving on.<sup>15</sup> The average age of this group is 25.3 years old, and has an average length of stay of 50.9 months, or 4.2 years. If these youth move on as anticipated, 72% of the residents will have



moved on within the first five years of the program. True Colors staff are still in contact with former residents to serve as a support network. True Colors staff reports that 11 of the 16 youth moved on to other affordable, independent housing, four are living with roommates or a partner and one moved to residential psychiatric care and has since moved into stable housing. None of the former True Colors youth are in shelter.

The other seven youth (23%) are still in need of the affordable housing and support services provided to them at True Colors Residence, and they are not ready to move on yet. Similar to the group in the process of moving on, the average age of this group is 26 years old, and their current length of stay is 50.4 months, or 4.2 years. Three of these youth demonstrate serious mental health disorders and one has substance use and behavioral health issues that may require a higher level of care. For these reasons, these four youth may not be able to live independently in the near future and the most appropriate moving on plan would be to an adult supportive housing program.

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serves an otherwise adult population group, “Population E: Substance Abuse, Active”. This is defined as single adults who have been homeless for at least 6 months of the last year and who have a substance abuse disorder that is a primary barrier to independent living.

<sup>14</sup> Data snapshot provided by West End Residences HDFC to CSH in February 2016.

<sup>15</sup> Youth in the process of moving on have applied to the NYC Department of Housing Preservation and Development for their tenant-based voucher, and plan to move within 90 days of receiving the voucher. One can conservatively assume that all of the youth in this group will move by the end of 2016.

As a result of the units that have opened up when tenants move on, True Colors Residence has been able to serve 47 youth in the first 4.5 years of the program. After the first cohort group of 30 youth, 17 youth have moved into True Colors Residence (between July 2012 and December 2015). One of these youth moved on after 22 months, and four are in the process of moving on with an average length of stay of 28.5 months. The 12 other current tenants have been residents for 22 months.

## **Promising Practice**

The data suggest that non-time-limited supportive housing is effective in providing youth the appropriate dose of affordable housing and support services. Youth who no longer need services are able and incentivized to move on with a tenant-based housing subsidy. The data show that more than half of the youth moved on in an average of under 2 years. In fact, if the youth who have applied for their housing subsidy move on as planned, 72% of the residents will have moved on within the first five years of the program.

The data also show that True Colors Residence has identified youth who may need a higher level of services or adult supportive housing long-term due to serious mental illness. Provider flexibility to determine when a young adult is able to move on or move to a more appropriate placement is critical to the effectiveness of this model. The model allows the provider to identify higher-need youth, serve them as long as appropriate and, if necessary, transition them to a more appropriate setting according to their individual needs. This group could otherwise spend adulthood cycling between the shelter system, emergency rooms, the criminal justice system, and other public systems. Given that these are young adults, the human and public cost averted by these youth being identified and appropriately served is enormous.

***“Some communities are beginning to find success with housing for youth that does not include traditional time limits or programmatic requirements. Many of these programs also provide trauma-informed services that address the physical, socio-emotional, intellectual, and life skills development of youth on a pathway to independence.”***

**-US Interagency Council on Homelessness**

## A Call to Action

CSH recommends **that the City should fund non-time-limited youth supportive housing models.** In line with supportive housing best practices and housing first principles, awards should only be made to programs where tenants have leases and providers will be able to create an individual moving on plan based on the youth's service needs, rather than an age restriction.<sup>16</sup>

For this model to work effectively:

- 1) **The City should commit to using Project-Based Section 8 vouchers to finance youth supportive housing creation under this initiative.** Project-Based Voucher assistance is an excellent resource for a Moving On program due to the opportunity for a mobile tenant-based voucher to be issued to residents as they Move On. After the first year of occupancy, a tenant may request to relocate and to be issued a tenant-based Section 8 voucher. If a voucher is not immediately available, the tenant should get priority to receive the next voucher or other tenant-based rental assistance that becomes available. The program unit voucher will then be backfilled and allow another youth to enter the original supportive housing unit and/or another unit in the same building. The supportive housing provider will remain in contact with the youth who have “moved on” through ongoing support.
- 2) **Youth in supportive housing should maintain eligibility for other supportive housing programs throughout their tenancy.** There is a small portion of tenants who may not be able to live stably on their own due to a serious mental health disorder. In these cases, the best moving on strategy is to secure adult supportive housing for the young adult to continue receiving the services they need to stay safe and stably housed, in an age-appropriate model. Therefore, it is critical that these tenants have the ability to access adult supportive housing without entering shelter. Under NY/NY III, youth tenants would need to become homeless before being eligible to transfer to an adult or family unit.<sup>17</sup> Additionally, maintaining eligibility would allow young adults who become pregnant or become a parent to access family supportive housing without first becoming homeless.
- 3) **The City should implement targeting measures to ensure that the units are targeted to the highest-need youth.** The City should review data from the Administration for Children Services (ACS), Department of Youth and Community Development (DYCD), Department of Homeless Services (DHS) and Department of Corrections (DOC) to identify risk factors to youth becoming homeless or incarcerated later in life. Recent administrative data matches of this population in New York City have shown that adolescents involved in the foster care and justice systems, and in particular those who are dually involved, are at risk for continued involvement in various systems throughout their young adulthood.<sup>18</sup> To develop targeting criteria for the young adults we suggest reviewing data-informed targeting tools such as the Transition Age Youth Triage Tool which determines the risk of a young adult remaining homeless as an adult or being long-term homeless without intervention.<sup>19</sup>

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<sup>16</sup> CSH Dimensions of Quality in Supportive Housing, Second Edition. [http://www.csh.org/wp-content/uploads/2013/07/CSH\\_Dimensions\\_of\\_Quality\\_Supportive\\_Housing\\_guidebook.pdf](http://www.csh.org/wp-content/uploads/2013/07/CSH_Dimensions_of_Quality_Supportive_Housing_guidebook.pdf), 2013.

<sup>17</sup> Taking Stock of the New York/New York III Supportive Housing Agreement. Moving on, pp. 17. The Network. 2014.

<sup>18</sup> Young Adult Outcomes of Foster Care, Justice, and Dually Involved Youth in New York City. Center for Innovation through Data Intelligence (CIDL) New York City Office of the Mayor. Supported by the Conrad N. Hilton Foundation. June 2014.

<sup>19</sup> The TAY Triage Tool: A Tool to Identify Homeless Transition Age Youth Most in Need of Permanent Supportive Housing. Eric Rice, Ph.D. CSH. November 2013. [http://www.csh.org/wp-content/uploads/2014/02/TAY\\_TriageTool\\_2014.pdf](http://www.csh.org/wp-content/uploads/2014/02/TAY_TriageTool_2014.pdf)

# Minnesota's Investment Opportunity: Homeless Youth

Foldes Consulting, LLC, studied the economic burden of youth homelessness in Minnesota, focusing on the short- and long-term costs to taxpayers and society. The study examined the comprehensive costs of more than 1,400 16-to-24 year olds who were homeless or at risk of becoming homeless and who visited YouthLink in 2011. The full study can be found at [www.youthlinkmn.org/the-cost-of-homelessness](http://www.youthlinkmn.org/the-cost-of-homelessness)

## Working to End Homelessness

On track to solve veteran homelessness in 2016 according to state officials

Homeless count down for first time since the Great Recession, according to the Wilder Foundation

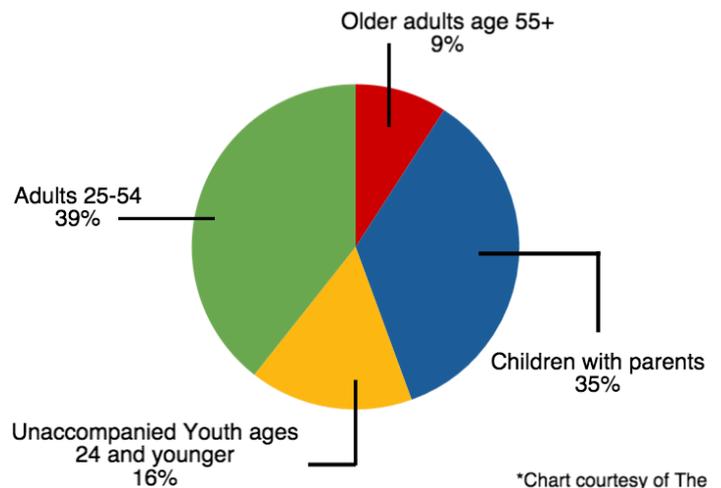
Legislation including the Safe Harbor Act and the Homeless Youth Act serve at-risk youth.

...but there is still work to be done.

## Young People Still at Risk

On any given night, it's estimated that 4,000 Minnesota youth experience homelessness. According to the 2015 Wilder count, children and youth under age 24 are the most likely to be homeless. Overwhelmingly, homeless youth are people of color.

Number of Homeless Persons by Age Group\*



\*Chart courtesy of The Wilder Foundation

## The Cost of Homelessness

The cost of supporting participants in the Foldes study group was \$18.6 million in 2011 or an average of about \$12,800 per person. That includes helping to meet their day-to-day needs through welfare transfer payments and other services, and supportive housing, healthcare, shelter, education and other transformative services. Foldes Consulting examined the data to identify the break-even cost – how many of the 1,451 people in the group would need to achieve financial self-sufficiency to equal the \$18.6 million? In addition, might there be significant savings for Minnesota taxpayers? Here are the numbers:



Compared to the general population, on average a 20-year-old member of the YouthLink cohort studied will impose an excess taxpayer burden of over \$248,000 and an excess social burden of \$613,000 over their lives.



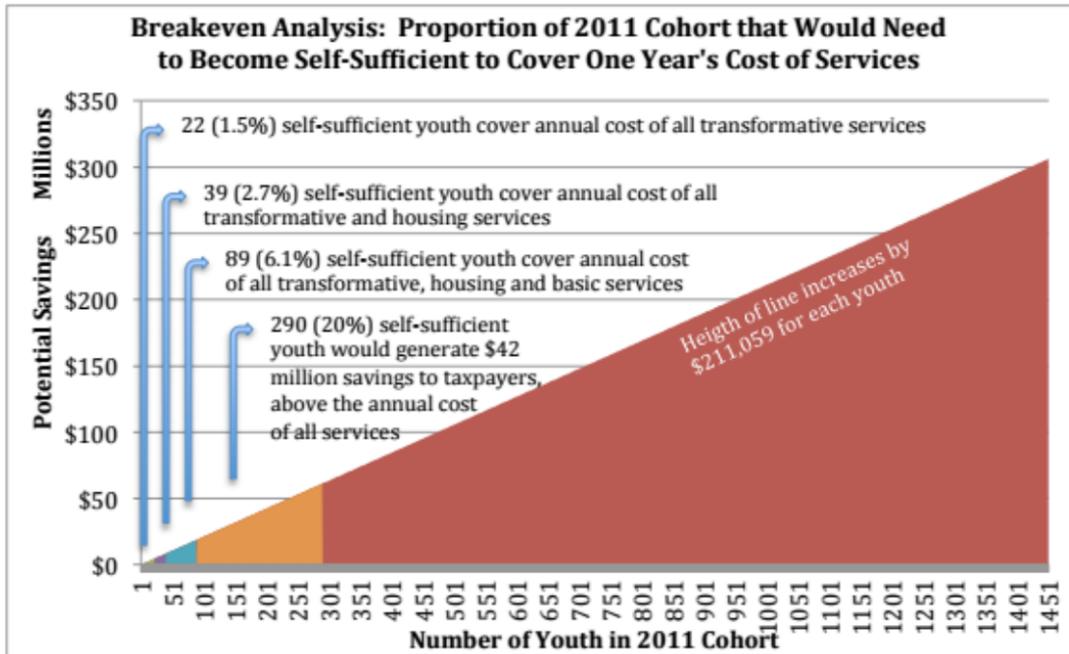
The study group of 1,451 teenagers and young adults would impose lifetime excess costs of more than \$360 million to taxpayers and an excess lifetime social burden of more than \$889 million if they continued on the same life course and failed to achieve financial self-sufficiency.

# The Opportunity

The findings of the study are stunning. Equally as stunning though, are the break-even costs of investing in these young people as shown in the graph below.

The full year's intervention and support costs for the entire group can be covered if 89 youth (6.1 percent of the cohort) were to earn enough so that they no longer need any public support, beginning at age 20.

If just one in five clients of YouthLink were to become financially independent adults, the net present value of expected taxpayer expenditures that would be avoided over their lifetimes is an estimated \$61.2 million, exceeding the cost of funding all annual intervention and support efforts by \$42 million.



Source: Authors' calculations.

## Minnesota's Challenge

Minnesota's overall economic forecast is positive, but it also highlights some unmistakable warning signs. Smart investments in Minnesota's homeless youth population could help.

-  Despite a project surplus, the state faces significant demands on public funds, leaving less and less capacity for other pressing needs.
-  The Minnesota demographer projects slow-to-no-growth in the state's labor force, reaching a low point of .1% average annual growth during 2020-2025.
-  The long-term outlook suggests that by the early 2020s, Minnesota could return to the deficits experienced during much of the last decade.
-  Many of Minnesota's schools, including the largest districts, are still not meeting goals to close the achievement gap in education by 2017.

## Why Now

Minnesota is at a crossroads, and so are young people in this stage. While most of their peers are establishing themselves and forming educational, social and professional networks as independent adults for the first time, youth experiencing homelessness fall behind.



Putting adults on a path to financial independence before age 25 significantly increases their chance to lead a fully independent life.

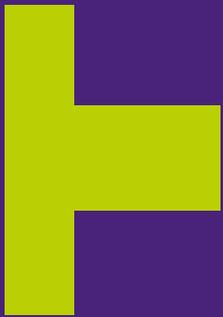
Find the full study at [www.youthlinkmn.org/the-cost-of-homelessness](http://www.youthlinkmn.org/the-cost-of-homelessness)

St. Paul Pioneer Press analysis, Jan. 17, 2015; [http://www.twincities.com/politics/ci\\_27336511/education-health-care-make-up-66-minnesotas-budget](http://www.twincities.com/politics/ci_27336511/education-health-care-make-up-66-minnesotas-budget)  
 Minnesota State Demographic Center; <http://mn.gov/admin/demography/data-by-topic/labor-force/>  
 "Homelessness in Minnesota"; Amherst H. Wilder Foundation; <http://ow.ly/YUeX7>  
 Minneapolis Star Tribune analysis, Feb. 17, 2016 <http://www.startribune.com/minnesota-schools-not-closing-education-gaps-new-state-report-shows/368987671/>



# Stable Homes, Brighter Futures

## Permanent Supportive Housing For Transition Age Youth (TAY)



## Evaluation Report Preliminary Findings from Year 1 February 2014



Prepared by Harder+Company Community  
Research

## Introduction

*"[It] was given to me as an opportunity to become a better person and not deal with the problems of being homeless."  
~ TAY Participant*

On any given night in Los Angeles County, approximately 3,500 youth between the ages of 18-24 are homeless (2011 Greater Los Angeles Homeless Count report). Many youth become homeless as a result of running away from an abusive family, being abandoned from their families or homes, or waiting for foster care system placement.<sup>1</sup> According to the National Alliance to End Homelessness, once youth become homeless they are particularly vulnerable to physical abuse and sexual assault while living on the streets. When provided with supportive housing, and access to relevant, flexible and responsive services, these young adults can begin the process of healing, create lasting relationships and community connections, and build the skills needed to live stable independent lives.

Permanent supportive housing (PSH) is an intervention where the housing unit is permanently affordable with no time limits on how long a person can stay. PSH has been found to be an effective intervention for homeless individuals who face multiple barriers to accessing housing, without which, they would not be able to effectively utilize needed services. Six years ago, there were no permanent supportive housing (PSH) units for transition age youth (TAY) in Los Angeles County and services for TAY were highly concentrated in the Hollywood area. As part of a broader effort to build capacity across different neighborhoods in LA County and address the unique needs of homeless TAY, the Corporation for Supportive Housing (CSH) launched *Stable Homes, Brighter Futures*, a three year demonstration project supported by the Conrad N. Hilton Foundation, the W. M. Keck Foundation, and the California Wellness Foundation. *Stable Homes, Brighter Futures* contributes to a broader systems-level effort to:

- Increase the capacity of organizations in Los Angeles County to develop and operate high-quality PSH for transition age youth in areas of high need.
- Create a safety net of housing and services for TAY that includes health, mental health, education, and employment.
- Collaborate with government agencies and partner organizations to secure adequate and coordinated public funding mechanisms.

This evaluation report provides preliminary findings for the first year of the initiative, including challenges, promising implementation strategies, as well as a description of client characteristics and milestones.

<sup>1</sup> Sullivan & Knutson, 2000; Tyler & Cauce, 2002

## About Stable Homes, Brighter Futures

The Corporation for Supportive Housing launched the *Stable Homes, Brighter Futures* initiative in the summer of 2012 by funding five<sup>2</sup> PSH providers to serve up to 191 TAY over the course of the three year demonstration project. Specifically, *Stable Homes, Brighter Futures* seeks to target young adults, 18-24 who are homeless or at risk, provide permanent supportive housing, and create an appropriate service package. In addition to funding services, CSH plays an active role in facilitating learning and capacity building through regular trainings and peer learning communities where providers discuss challenges, strategies, and promising practices.

Permanent supportive housing (PSH) is not a homogenous model. While 5 PSH developer providers were granted funding to implement PSH for TAY, there are 17 different housing developments with varying models across several regions in Los Angeles County. Some housing developments include single-site, all TAY units (e.g., Progress Place Apartments/Jovenes Inc.), while other providers house a smaller number of TAY in mixed-population developments with older adults and families (e.g., Menlo Apartments/LTSC). Additionally, some developments house only TAY with mental illness (e.g., Epworth Apartments/CRCO) and some have a certain number of units designated for mentally ill TAY under the Mental Health Services Act (MHSA) housing program. The table below provides a snapshot of grantee providers, service provider partners, housing models, as well as the regions and number of TAY they currently serve.

PSH Developer	Service Provider Partner(s)	Region	Housing Development	Housing Model	# TAY Units Available	# TAY units in operation**
<b>Coalition for Responsible Community Development (CRCO)</b>	CRCO	Vernon Central; South LA	36 <sup>th</sup> Street Apartments	Single-site, all TAY <i>(11 units total)</i>	10	10
			28 <sup>th</sup> Street Apartments	Mixed-population development <i>(49 units total for low-income, single adults, and adults with mental illness)</i>	8*	8
			Epworth Apartments	Single-site, all TAY with mental illness <i>(20 units total)</i>	19*	19
			Section 8 Housing Choice Vouchers	Scattered-site	38	38
<b>Jovenes, Inc.</b>	Jovenes, Inc.	Boyle Heights; East LA	Progress Place Apartments	Single-site, all TAY, shared 2 bedroom apartments	14*	14
			Boyle Hotel	Mixed-population development <i>(51 units total for low-income adults)</i>	5	
			My Home, Mi Casa	Scattered-site, shared homes	20	11

<sup>2</sup> The Stable Homes, Brighter Futures Initiative initially funded a sixth grantee (PATH Gramercy) whose primary objective was to transform transitional housing into PSH. However, the timeline of this project did not allow for them to fulfill the initiative's agreement. While PATH is no longer included in this evaluation, CSH continues to provide them technical assistance.

PSH Developer	Service Provider Partner(s)	Region	Housing Development	Housing Model	# TAY Units Available	# TAY units in operation**
<b>Little Tokyo Service Center (LTSC)</b>	Koreatown Youth & Community Center (KYCC)	Koreatown ; Central LA	Menlo Apartments	Mixed-population development <i>(60 units total for low-income adults and families)</i>	5*	5
	Pilipino Workers Center (PWC); Asian Pacific Counseling & Treatment Center (APCTC)	Historic Filipinotown; Central LA	Larry Itliong Village	Mixed-population development <i>(49 units total for low-income adults and families)</i>	9*	9
	Koreatown Immigrant Workers Alliance (KIWA)	Koreatown ; Central LA	New Hampshire Family Apartments	Mixed-population development <i>(52 units total for low-income adults and families)</i>	10	
<b>Step Up On Second</b>	Step Up On Second; My Friend's Place	Santa Monica; Hollywood	Daniel's Village	Single-site, all TAY <i>(8 total units)</i>	7*	7
			Step Up On Second	Mixed-population development <i>(36 units total for low-income adults)</i>	1	1
			Step Up On Fifth	Mixed-population development <i>(46 units total for low-income adults)</i>	1	1
			Section 8 Housing Choice Vouchers	Scattered-site	10	10
			Step Up On Vine	Mixed-population development <i>(34 units total for low-income adults)</i>	7	7
			Michael's Village	Mixed-population development <i>(32 units total for low-income adults)</i>	7	
<b>Women Organizing Resources, Knowledge, and Services (WORKS)</b>	WORKS; Housing WORKS	Westlake; Central LA	Young Burlington	Single-site, all TAY with mental illness <i>(21 total units)</i>	20*	20
<b>Total TAY</b>					<b>191</b>	<b>160 currently served</b>

\* Denotes units which are funded by the Mental Health Services Act (MHSA) or Shelter Plus Care which requires residents to have documented disabilities.

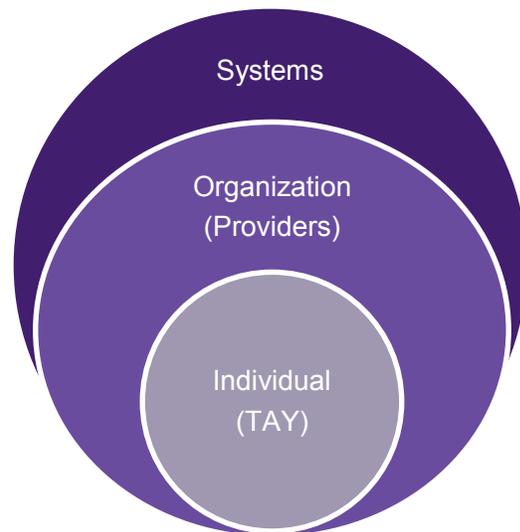
\*\* Number of TAY units in operation is current as of January 2014

## About the Evaluation

In 2012, CSH partnered with Harder+Company Community Research (Harder+Company) to document the experiences and outcomes of young adults in permanent supportive housing as well as the unique challenges, strategies, and promising practices employed by service providers and property managers

working to support at-risk young adults. The evaluation seeks to generate and share lessons and findings that can inform program improvement, systems change efforts, and the broader field. Guiding evaluation questions include:

- **TAY Tenants:** In what ways do the needs of TAY differ from other homeless populations and how can services be appropriately tailored? What are the experiences of TAY in supportive housing and how can that understanding inform service delivery and housing models? How are TAY changing in the areas of housing stability, health, mental health, employment, education, and overall quality of life?
- **Service Providers and Property Managers:** What strategies are used to target TAY? Are there ways to improve the outreach and targeting of TAY who are at highest risk? Are support services relevant, flexible, and appropriate for the TAY population? What tools, strategies, practices, or policies have been implemented as a result of providers' participation in the initiative?
- **Systems Improvement:** What are the existing systemic barriers that prevent delivering appropriate services to TAY? How does the initiative contribute to stronger community networks of support for young adults?



This annual report highlights data and preliminary<sup>3</sup> findings from the first year of work (fall 2012-2013) and is based on tenant intake assessments (n=82), surveys with TAY participants (n=47), provider survey data (n=16), stakeholder interviews (n= 10), and provider surveys from nine CSH Learning Communities (n=136).

## Methods

To address our guiding evaluation questions about the impact of the *Stable Homes, Bright Futures* initiative on individual (TAY), organization (provider), and systems levels, the process of triangulation<sup>4</sup> was employed. Triangulation strengthens a study's reliability and validity by combining methods. In this case, we used both qualitative and quantitative data from various sources to examine if findings were consistent across different data sources and identify discrepancies (e.g., Are TAY's concerns validated by what providers report as challenges in serving TAY?), and used qualitative data to support and add more depth to quantitative findings (e.g., What can our qualitative data add to our survey data regarding providers' capacity and training?).

The following preliminary findings take into account various data sources:

<sup>3</sup> At the time of this report, baseline data was incomplete as providers were building capacity for data entry. The findings from the baseline data are therefore preliminary.

<sup>4</sup> Patton, M. (2002) *Qualitative Research and Evaluation Methods*

- 1) *Tenant-level data*, where TAY were surveyed about their initial experiences entering PSH and immediate impacts (N=47); and preliminary baseline survey data administered by providers to assess tenant-level change over time (N=82).
- 2) *Provider-level data*, where property managers, service providers, and program directors were surveyed (N=16) and interviewed (N=8) about their experiences (promising practices and challenges) working with TAY, as well as the impact that CSH Learning Communities had on their work (N=136); and
- 3) Emerging *systems-level data*, where PSH providers and stakeholders from Los Angeles city housing agencies were interviewed about broader issues related to housing TAY in PSH.

## Participant Characteristics

Who is participating in the initiative?

TAY reported many goals while living in permanent supportive housing, including getting an education/finishing their degree, finding a job, being stably housed, maintaining or improving their mental and physical health, and getting transportation. As of January 2014, a total of 160 TAY were housed and provided supportive services. Preliminary baseline data (N=82) show that over half of the participants were male (52%), and ranged in age from 18-26 with an average age of 22 at time of enrollment. Most TAY were referred to the PSH program by mental health service providers and many reported having had a history of trauma and homelessness. During the baseline assessment, housing status was measured by asking youth “Where did you stay right before moving into your current apartment?” Responses were recoded following HUD’s Housing Status Definitions. About half (51%) identified as being homeless<sup>5</sup> prior to moving into the PSH program, 33% were living in a transitional housing program, 9% were “unstably housed”<sup>6</sup>, and 2% were in permanent housing for formerly homeless persons. Out of the TAY who were “homeless” prior to entering PSH, 48% were homeless for a year or longer.

### Participant Snapshot\*

(Self-reported)

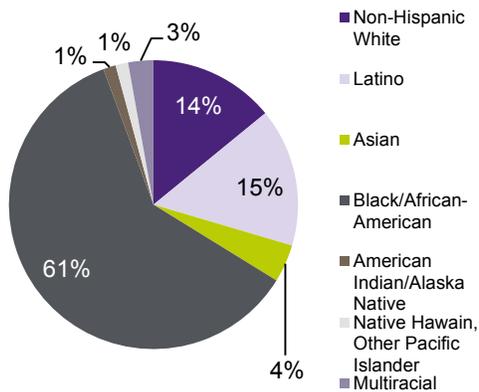
- + 51% were staying in an emergency shelter or a place not meant for habitation prior to PSH
- + 33% were in transitional housing prior to PSH
- + 9% were unstably housed prior to PSH
- + 32% are current/former foster youth
- + 38% received high school diploma
- + 23% completed their GED
- + 29% dropped out of high school
- + 2% currently attending high school/GED
- + 85% were unemployed prior to PSH
- + 31% were arrested as a juvenile
- + 82% had some kind of mental health challenge
- + 25% had a substance abuse issue
- + 17% had a long-term developmental disability

\* Snapshot includes data taken during the baseline assessment (i.e., 30 days within PSH move-in date)

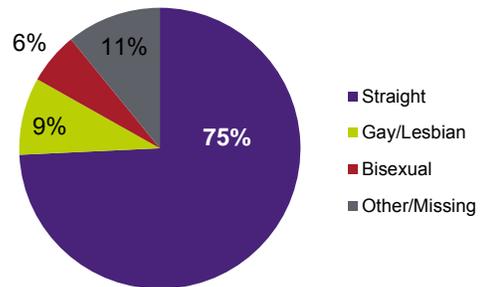
<sup>5</sup> “Homeless” TAY included those who were either staying at an emergency shelter or place not meant for habitation (e.g., vehicle, abandoned building, streets, etc).

<sup>6</sup> Following HUD’s housing status definition, “unstably housed” refers to TAY who were living in a friend or family member’s apartment or home prior to entering PSH.

Race/Ethnicity (n = 71)



Sexual Orientation (n=47)



Upon entry into supportive housing, most TAY (73%) were living alone with 44% housed in a one-bedroom apartment, 35% in a studio, and 21% in a 2-bedroom apartment. As noted earlier, there were different types of housing developments included in this initiative (i.e., single-site all TAY, mixed-population, scattered sites). While PSH providers likely share the same PSH philosophy (i.e., Housing First, harm reduction, trauma informed care), the implementation and individual outcomes may be influenced by these varying housing development characteristics. For example, preliminary data suggests that TAY may benefit from living among other non-TAY adults and families because it offers a different type of support system, and older adults can serve as role models for how to live independently. On the other hand, single-site all TAY developments can also help youth build a social support network with peers who have similar shared experiences. Future evaluation reports will examine if there are in fact significant differences in housing models and individual outcomes.

## Preliminary Highlights and Themes

### Stable Homes, Brighter Futures

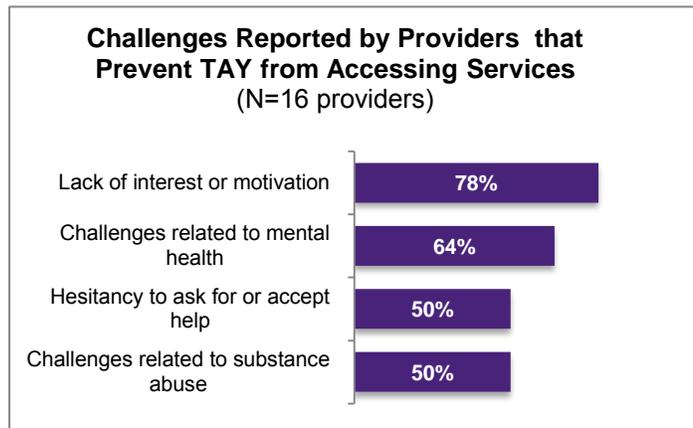
The first six months of the initiative were largely dedicated to planning and implementing the appropriate programmatic infrastructure. This included hiring the appropriate staff to organize and deliver supportive services to TAY, building the internal capacity for staff to assist in evaluation activities (i.e., data collection), and enrolling and orienting TAY into housing. It is also important to note that each grantee agency launched their programs at slightly different times, with some having larger numbers of TAY enrolled from the start of the grant period and others just getting started toward the second half of the first year. This is not uncommon in large initiatives involving numerous organizations with varying levels of capacity. As such, while key components of the evaluation were completed during the first year (e.g., provider surveys, interviews, tenant surveys) the current findings should be considered a preliminary “snapshot” until more complete baseline and longitudinal data are collected to capture change over time.

### Key Lessons & Gains for Transition Age Youth

Year one findings show that most program participants experienced immediate short-term effects as they transitioned to supportive housing. However, many TAY also experienced an array of challenges and barriers as they made this transition and built their independent living skills.

## Challenges

**TAY had a difficult time transitioning and leaving social networks behind:** Providers observed that many TAY struggled with the transition and lost connections with their social networks. “It is difficult [for TAY] to be housed while their peer groups are on the streets,” noted one provider. “Their social network is still street-based and it is difficult to find a new community and identify as a formerly homeless youth.” The unintended consequence of having your own place (often living alone) can be isolating, especially when TAY are used to being around more people on the streets. In the tenant survey, 39% of youth expressed that they did not connect with their PSH community. In fact, providers mentioned that some TAY would reconnect with their homeless peers and try to help them by letting them stay in their apartments. While well-intentioned, TAY often did not realize that allowing peers to spend several nights is against housing regulations and could jeopardize their housing, especially since many units are subsidized with Section 8 Project Based Vouchers. Not surprisingly, several TAY mentioned struggling with the housing rules and interacting with service providers, property managers, and authority figures on a regular basis. Finally, TAY experienced challenges living independently and learning to manage everyday tasks such as keeping their apartments clean or having to contact their property manager for maintenance needs. For many TAY this experience may be the most independent living situation in which they have resided and therefore they had to learn new daily living skills. As one provider explained, “*all the skills that have allowed you [TAY] to survive on the streets is counterproductive in a housing setting. It takes a while to adjust.*”



**It takes time for TAY to engage in supportive services and build trusting relationships with providers:** Providers expressed concern that TAY may not be taking full advantage of available services and seemed to lack interest or motivation in supportive services. This initial lack of motivation or interest can be explained by what some providers call a “stabilization” period. As one provider stated, “They [TAY] may feel like, ‘this is not real, are they gonna take it away from me?’” This may also be the first time (in a long time) that TAY have adult figures willing to provide them support and some are hesitant and skeptical. This is particularly true for youth who have had negative experiences within foster care or juvenile justice system, and have a difficult time believing that this program will actually help them. Providers have appreciated that this process is normal, and expressed the importance of giving TAY the room to breathe and providing them with the choices to willingly accept the support offered to them when they are ready.

*...they finally have something that they haven't had, they have a foundation a warm place and people around them that can support them. They are stabilizing. It's not that they don't want a job, benefits, 'Listen I've been homeless, I have not had folks that love me and care about me...you have to give me a minute'. ..It's not that they don't want*

“[I want] my support service worker to always be there for me even when I'm not ready, but just staying available for me”  
-TAY Participant

*to...there are other barriers to prevent them from looking at the bigger picture. Are they still experiencing some of the traumatic experiences? At some point they will come. [PSH provider]*

**TAY struggle with a history of trauma and abuse:** As highlighted in the previous quote, a major barrier for many TAY is their history of trauma and abuse, including sexual abuse, physical abuse, and of course, homelessness. The cumulative effect of these traumatic life events has been shown to negatively impact youth's mental, physical, and emotional well-being.<sup>7</sup> Therefore it is not surprising that many TAY in this project are struggling with acute mental health issues and using maladaptive coping strategies like substance abuse. For youth who are engaging in substance use/abuse, they may not always be willing to admit they have a problem and seek help. Not addressing these needs can interfere with reaching other goals. As one provider noted, "TAY want a job, but are unable to find employment due to on-going substance abuse." Some providers expressed similar concerns about youth who suffer from mental illness, stating that stabilizing mental health symptoms *first* can often spur engagement in other types of supportive services.

## Major Challenges and Positive Changes for TAY

Despite these challenges, TAY tenants have begun to achieve a variety of gains during their first year in supportive housing. Some of the key gains that emerged from the TAY and provider data include:

- **TAY experienced an improved sense of well-being and stability:** For most TAY, their primary goal was to obtain housing, and reaching this goal provided them with an immediate sense of security. For many, this is the first time they have had a supportive network of caring adults and other TAY to help them along their path to independence. One TAY noted that this housing opportunity helped him "not worry about where I'm going to lay/rest my head at night", and another TAY added, "I have my own place for the first time and I do not have to worry about being homeless." Overall, 84% of TAY surveyed felt safe and secure in their new home and 95% felt that their current housing contributed to their well-being. TAY also reported improvements in their health; 71% stated that their mental health symptoms were not bothering them as much, and 75% reported that their physical health has improved.
- **TAY are developing good rapport with providers but struggle in their interactions with property managers:** While 77% of TAY "agree" or "strongly agree" that service provider staff are responsive and available when they need help, their views were different when it came to property managers. For example, 31% of TAY rated their experience communicating with property staff as "challenging" or "a little challenging". Some TAY also felt property managers enforced unfair rules (e.g., certain visitors not allowed), did not treat tenants fairly, and 31% believed that property staff did not respond to their requests in a timely manner. However, over half (59%) felt that PSH providers helped them maintain their housing. The role of the property manager is essential to making sure TAY maintain their housing. While case managers/service providers work during business hours, property managers tend to work during evening hours and may have more interactions with TAY. Therefore, it is more likely that a property manager would see when TAY are not following housing rules, and it is the responsibility of the property manager, not the case manager, to enforce these rules and take appropriate action. This may explain why some TAY have a more difficult time interacting with property managers initially. And as mentioned earlier, some TAY may have had negative experiences with prior service providers and have a difficult time trusting new providers. However, once rapport is built with property managers and service providers, TAY are more likely to open up and accept the

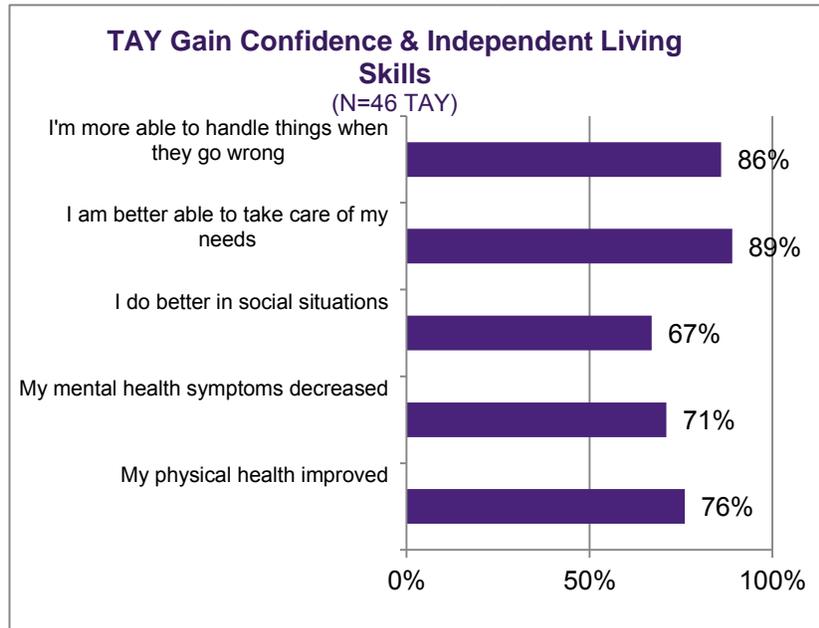
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<sup>7</sup> Martijn & Sharpe, 2006

support. As one PSH service provider noted: “What worked for us is having that relationship. A lot of these guys have gone through so many case managers in [the]past, became routine for them, now that I have been working with them, [we] have gotten to know each other and see what kind of works for both of us”.

- TAY have gained confidence in their ability to live independently but still struggle with finances:**

Several TAY mentioned that what they like best about living in permanent supportive housing was that they have the “freedom” to live independently and have responsibilities. When asked about attending to basic living needs, 90% of TAY agreed feeling more capable of taking care of their daily needs, 71% stated that paying rent was “easy”, while 46% stated that paying for basic necessities was “a little



challenging.” Given that nearly 85% of participants were unemployed at the time of enrollment, challenges making ends meet comes as no surprise. TAY seemed to prioritize paying rent and made sacrifices when it came to other essential needs. In fact, some of the top challenges for TAY identified by service providers were money management (e.g., moving in/out costs), basic life skills (e.g., setting up utilities, hygiene), and finding employment.

## Key Lessons & Gains for Providers

During the initial year of this initiative, sixteen providers from seven grantee agencies were surveyed and eight were more thoroughly interviewed about their experiences in the *Stable Homes, Brighter Futures* initiative. Overall, providers shared similar challenges and positive outcomes as a result of being part of this initiative.

### Organizational and Implementation Challenges

**There is lack of provider capacity and training:** In addition to the challenges of engaging TAY, many providers also identified organizational challenges they face in serving TAY, such as the lack of capacity and training. As one provider noted, “our challenges are mainly in the area of capacity. The housing retention work is more crisis-oriented than we expected as well.” Not all providers were prepared to deal with some of the challenges presented by TAY (e.g., physical aggression between tenants, acute mental instability). Some providers characterized TAY as “spontaneous”, meaning that emergencies can arise at any given moment, for which some providers felt unprepared. Lack of preparedness had more to do with lack of training and understanding the needs of TAY population. Limited funding to staff the appropriate number of case managers was another noted issue among providers. One provider shared the dual role of being a case manager *and* service coordinator: “I only have one person working under

me, she is an intern. In the past we had an additional case manager working with me. We no longer have a case manager. It's kind of difficult to get things done in regards to paperwork and keeping up with notes." Trying to manage everyday administrative tasks while also being ready for emergencies can be overwhelming for service providers with limited staff support. Especially given the spontaneous nature of working with TAY, providers felt it would be helpful, to have a mental health provider in-house to provide the emergency support so that PSH staff can focus on the everyday direct services. It is important to note that even though providers had challenges with some TAY, several providers and property managers also expressed that things were going "smoothly" and characterized TAY as calm tenants who kept to themselves and abided by the rules.

- There are limited resources and funding for services:** Insufficient staff for the number of TAY was just one consequence of limited funding. Other barriers included limited resources to support programs and delivering direct services (e.g., workshops, support groups). Several providers mentioned the lack of "matching housing dollars with service dollars". That is, while there is a slow, but steady increase in PSH for TAY, without the supportive services, many questioned how long-term stability can be achieved. There is a shared understanding that getting a youth housed is just the beginning of the work to be done, and support services are critical to helping youth stabilize and make strides toward self-sufficiency.
- There is a need for PSH resources:** Several providers mentioned that it would be useful to have a database or website that PSH providers can access for real-time information about housing availability, resources for TAY, and a listing of all TAY providers. Given that some service providers were not as familiar with the TAY population before this effort and PSH for TAY in particular, many felt this resource would help them provide better services.

**The referral process and coordinated care is limited:** Providers expressed concern over the referral process. One particular barrier is the referral process from Department of Mental Health (DMH). According to provider interview data, the DMH referral process is long and tedious, oftentimes taking weeks for a TAY to secure housing. In addition to challenging referral processes, providers explained that their ability to provide appropriate services is hindered by the lack of access and knowledge of TAY's prior history of trauma, health, and linkage to supportive services. While a number of providers implemented a consent release process that allows new providers to communicate with old providers, some agencies did not have a formal mechanism in place to access such information. Providers recommend not only having the ability to contact former service providers about the needs of TAY, but also working together to transition and coordinate care effectively.

## Programmatic & Organizational Improvements

Changes in Policy & Practice (N=16 providers)	
Program Changes	Percent Endorsed
Modified program practices	56%
Implemented new strategies to work with TAY	56%
Incorporate new tools (e.g., assessment)	44%

**Providers refined practices and implemented new strategies:**

Overall, providers felt their agencies made several programmatic changes,

Modified structure of PSH program	44%
Changed program policies	25%
Changed agency policies	19%

including using new assessment tools, implementing new strategies and modifying program structures. For example some have incorporated the use of new assessment tools after learning what other agencies have been using. Several providers discussed their changing strategies in working with TAY. Many felt it was essential to be consistent, yet flexible and responsive to the changing needs of TAY. Specifically, providers noted that it is important for TAY to receive consistent messages regarding housing rules and the services they will be offered. However, it is also important to be flexible and understanding. As noted by one service provider, *“They notice that we have given them 2<sup>nd</sup> and 3<sup>rd</sup> chances, it allows them to change, or not make the same mistakes.... At other agencies, they [may have] had similar issues and been kicked out immediately.”* Providers have also had to come up with creative ways to keep TAY engaged. For example, in order to increase TAY attendance in the various workshops put on by service coordinators, providers have offered food and incentives, as well as advertised workshops by giving them more appealing names (e.g., “Employment Hunt” vs. “Employment Workshop”, “Edwards Club” vs. “Mental Health Workshop”).

Finally providers and property managers have shared the importance of the working as a team and communicating. Many hold regular meetings where service providers and property managers meet to discuss tenant issues. While not all tenant information could be shared with property managers due to HIPPA laws, case managers can help property managers understand why certain tenants are behaving in certain ways (i.e., not paying rent, acting out, etc.) and plan solutions accordingly. The working

“CSH has been very helpful and very instructive in allowing me to excel in property management in the area of mental health and us providing them housing, very helpful.”  
-Property Manager

relationship between property manager and service provider is described as a “marriage”, where things are not always perfect, but through communication, solutions are made in the best interest of the TAY. As one property manager explains, *“we don’t meet eye to eye on everything...however in talking, working through things, researching things, investigating, we come to a general consensus...see what the solution entails and then move forward.”*

**Providers benefit from peer-learning and training opportunities:** A critical component of the *Stable Homes, Bright Futures* Initiative is the engagement of grantee agencies in learning communities. CSH hosts learning communities to provide technical assistance for local organizations to improve the services provided for TAY in PSH and to address the gaps in training and capacity. These forums allow grantees to share knowledge and best practices, as well as receive training from experts in the field. Surveys from learning communities showed that most agreed that these forums developed new connections and relationships with other grantee agencies and organizations that can support their work with TAY. Providers were also surveyed about their level of collaboration as a result of being part of this initiative and findings show that grantee agencies are networking more and becoming more aware of each other’s organizations. Eighty percent of providers who attended the learning communities “agreed” or “strongly agreed” that they developed new connections with other organizations or agencies that may be able to support their work with TAY. Some providers also noted that they are now beginning to take referrals from other grantee agencies.

“The convenings have been very helpful. We don’t want to see that end. I think this is something we will continue [even without continued funding]- we see that as our support system.”  
-PSH Provider

**Providers learned new skills and best-practices:** The learning communities also helped in practical skill-building. For example, 82% of providers participating in these forums “agreed” or “strongly agreed” that it gave them the opportunity to practice new skills that they will apply in the TAY program, and 91% “agreed” or “strongly agreed” that they learned practical tools that will help them serve TAY. Specifically, providers and property managers mentioned that learning about mental health issues and techniques such as *Harm Reduction* and *Motivational Interviewing* helped them better understand TAY behavior and how to respond appropriately. One property manager was especially grateful for the Harm Reduction training, “It helped me learn about my population, gave me a lot of guidance and tolerance.” In particular, Harm Reduction helped providers understand that problem behavior cannot be stopped “cold turkey”, and that small incremental changes are more realistic with the TAY population.

Overall, service providers and property managers felt that these learning community forums provided them with a supportive peer network where other grantee partners can share and validate their challenges and successes with TAY. These forums also allowed providers who were less experienced working with TAY to learn from providers who have more experience with this population.

## Key Lessons & Considerations for Systems Improvement

PSH for TAY is a relatively new approach within the supportive housing development paradigm. Unlike adult housing models or even transitional housing models that have been in existence for youth for many years, the development and implementation of PSH for TAY is still in its early stages. Using a “systems” approach to understand PSH services for TAY allows one to look beyond individual programmatic elements or provider characteristics, and focuses attention on the system that supports and facilitates the implementation of PSH for TAY in Los Angeles County. The following findings highlight some emerging themes from interviews with PSH program directors and “systems” level stakeholders. Overall, a few significant barriers were identified in serving TAY in PSH.

- **Funding TAY in PSH is not considered a priority.** Although there has been limited funding and resources for all forms of supportive housing across all populations (adults, families, youth), stakeholder interviews suggest that there *has not been a priority placed on how to allocate state or local dollars to housing TAY in PSH* in particular. According to stakeholder interviews, without the pressure to appropriately allocate and leverage existing resources, there will continue to be limited PSH units available for TAY and even fewer service dollars to match. For example, one gap that seems to be a consequence of limited funding and resources is the insufficient housing development for non-DMH eligible TAY or for youth who are not in the foster care system. Currently there is no system in place to refer these TAY and find the proper supportive housing. As one provider noted, “We have to house all TAY, not just those with mental health diagnoses.” Providers also expressed the challenge of supporting TAY as they transition out of PSH given limited housing subsidy programs and noted that TAY are often worried about the lack of Section 8 vouchers. A related issue is the *lack of leadership in the TAY movement*. Providers felt that limited resources could be due to the absence of strong leadership in the community to spearhead bringing attention to the needs of TAY to inform citizens, policy makers, and funders.
- **Inconsistent messages about the purpose of PSH for TAY.** Given that PSH is a new model for TAY, it is not surprising that there is not yet a clear and consistent message among TAY, providers, property managers, program directors, and systems-level stakeholders about the purpose of PSH for the TAY population. While all agree the goal of PSH is to provide housing stability, some believe PSH is permanent, should be permanent, and that TAY should not be guided to transition out- unless they *want* to. However, other providers feel that TAY should be encouraged to aspire for more and provide them the educational and job resources to do so. The PSH model proposes that TAY can remain housed permanently, even if they “age out”. The

only difference is that TAY may receive fewer supportive services as they get older and/or in less need of intensive care. Inconsistent messaging can lead to differences in how PSH services are delivered. For example, providers who believe TAY should move on and transition to other forms of housing may inadvertently send the message to TAY that they need to leave once they reach a certain age. This was evident by some of the sentiments shared by TAY. One questioned, *"If this was permanent why is it that some of my fellow peer's like myself have to exit at a certain age? Permanent shouldn't be the word here because in life ain't nothing permanent."*

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"I am scared I will be homeless again because of my age. I am very productive in getting my life right. I should not be put back on the streets after 10 months because of my age."

~ TAY Participant

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Questions that emerged about the purpose of PSH for TAY:

- What is the purpose of PSH for TAY? How is the TAY PSH model different than adult model?
- Is the goal of PSH to keep TAY in these housing developments permanently? Should TAY phase out/age out?
- What are the implications of having TAY "move on" in a model that is considered "permanent"? Should providers encourage transitioning out of *permanent* supportive housing? Are our expectations of this population realistic?
- If more TAY "move on" after PSH, are we really targeting the most at-risk, chronically homeless youth? Who are we supposed to be serving in PSH? How do we know we are reaching the most vulnerable?

## Summary & Considerations for Future Work

The findings highlighted in this report describe the initial experiences and outcomes of TAY and providers who have participated in the *Stable Homes, Brighter Futures* initiative. While there were significant challenges in the implementation of PSH for TAY, youth are receiving the supportive services they need to help them transition from being formerly homeless youth to living more independently. Overall, there have been several short-term positive outcomes at the individual/TAY level and at the organizational/provider level:

- Youth reported positive changes in their daily lives, feel more secure and stable, and improved physical and mental health.
- TAY are building better rapport and trust with service providers, allowing them into their lives to better understand their needs.
- Providers reported changes in *how* they provide support for TAY, including the development of creative strategies to engage TAY, and adoption of new tools, skills, and best practices.
- Providers value the learning convenings because they have promoted learning opportunities as well as building support network between PSH providers.

While the first year findings provide a preliminary snapshot of the impact of PSH for TAY, this evaluation is currently in the process of collecting more data to provide support, clarity, and richness to initial findings. The following outlines what the evaluation hopes to understand through future data collection and analyses.

Future Evaluation Activities & Goals	
Data Collection and Methods	Goal
Longitudinal Data from TAY	Assess individual-level change over time. In particular focus on key individual level characteristics (e.g., history of mental illness, length of homelessness, # of endorsements in the TAY Triage Tool) and housing models (e.g., all TAY vs. mixed units) that may lead to different outcomes in PSH.
Track Tenant Services	Describe the amount/frequency and mode of services and supports for TAY
Follow-up Provider and Stakeholder Surveys	Examine changes in implementation, capacity, program successes, and systems barriers.
Video Voice Project	Engage TAY in the evaluation process by having them use visual media to tell their stories about how supportive housing has impacted their lives.

# Tailoring Services and Housing Solutions for Youth: Examples of Non-Time-Limited Housing

US Interagency Council on Homelessness  
US Department of Housing and Urban Development  
Preble Street, Project First Place, Portland, ME  
West End Residences, HDFC, New York, NY

August 13, 2015





# Opening Doors

*No one should experience homelessness and no one should be without a safe, stable place to call home.*

The Plan sets forth four bold and ambitious goals:

1. Prevent and end homelessness among Veterans in 2015;
2. Finish the job of ending chronic homelessness in 2017;
3. **Prevent and end homelessness for families, youth, and children in 2020;** and
4. Set a path to end all types of homelessness.



# Federal Framework to End Youth Homelessness

JUNE 2012

2020

INVOLVES FEDERAL, STATE, AND LOCAL PARTICIPATION AND COLLABORATION

**PHASE I MILESTONES**

May require new resources

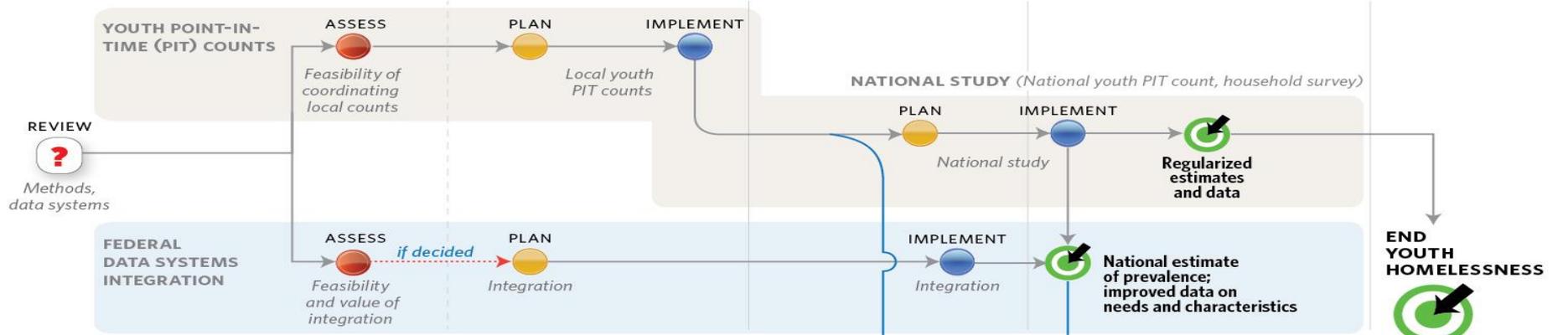
**PHASE II MILESTONES**

May require new resources and/or legislative authority

**PHASE III OUTCOMES**

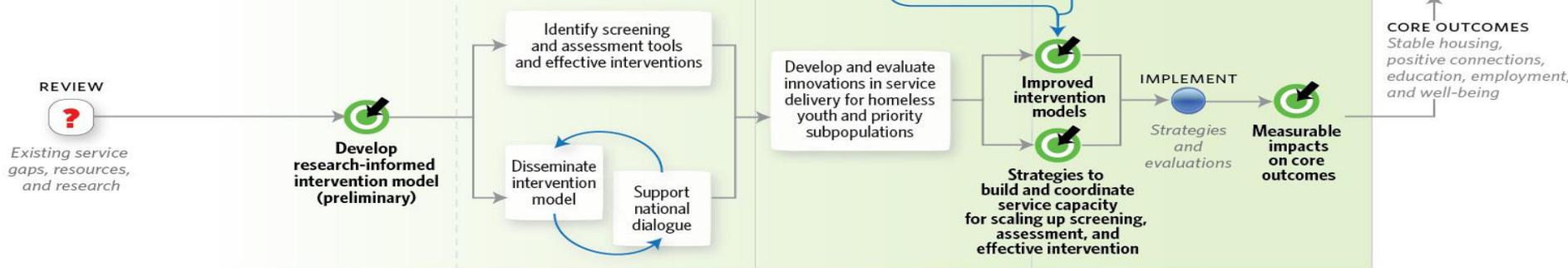
## DATA STRATEGY

To understand prevalence, characteristics, and needs of homeless youth



## CAPACITY STRATEGY

To support improved service delivery





# Federal Framework to End Youth Homelessness

## Strategy I: Getting to Better Data

- A confident estimate of youth homelessness
- Data coordination, youth Point in Time (PIT) count strategy, and household survey

## Strategy II: Building Capacity for Service Delivery

- A research-informed intervention model
- Review research and apply to intervention strategies
- Increased evidence of effective interventions
- Identify and scale-up evidence-based practices and increase rigorous evaluation
- Gaps analysis
- Investigate funding and capacity needs of programs



# Youth Homelessness: What we know

## Factors that Contribute to Youth Homelessness

- Family problems
- Involvement with public systems
  - Child welfare
  - Juvenile/criminal justice
- Economic Circumstances
- Behavioral Health

## Unique Needs of Vulnerable Youth

- Trafficked Youth
- Native American Youth
- LGBTQ Youth (20-40%)
- Special Needs/Disabilities
- Pregnant and Parenting Youth



# What it Means to End Homelessness

An end to homelessness means that every community will have a systematic response in place that ensures homelessness is **prevented** whenever possible or is otherwise **a rare, brief, and non-recurring** experience.

Specifically, every community will have the capacity to:

- Quickly **identify and engage** people at-risk of and experiencing homelessness.
- Intervene to **prevent** the loss of housing and **divert** people from entering the homelessness services system.
- Provide immediate access to **shelter and crisis services**, without barriers to entry, while permanent stable housing and appropriate supports are being secured.
- When homelessness does occur, quickly connect people to **housing assistance and services—tailored to their unique needs and strengths—to help them achieve and maintain stable housing.**



# Housing Interventions for Youth

- Reunification/Family Preservation
- Host Homes
- Traditional HUD-funded Transitional Housing
- Traditional HHS-funded Transitional Housing
- Maternity Group Homes (RHY)
- Non-Time Limited Traditional Affordable Housing (Section 8, LIHTC-financed properties, etc.)
- Rapid Re-Housing/Short-Term Assistance
- **Non-Time-Limited Housing with Tailored Services**



# Non Time-Limited Housing for Youth

## **Some common themes:**

- May be a congregate setting or scattered site (with roommate or solo).
- May or may not be targeted to a specific subpopulation (LGBTQ, disabled, chronic, etc.)
- May come with a variety of optional support services and ideally, long-term case management tailored to the individual needs of each youth.
- Allows youth to progress towards eventual stability and independence at their own pace.
- Is designed to be developmentally appropriate and allows for failure and continual re-evaluation.



# FY 2015 CoC Program Competition

## Policy Priority: Ending Youth Homelessness.

- CoCs need to work with youth-serving organizations to:
  - Develop resources and programs that better meet the needs of homeless youth and better end homelessness amongst youth
  - Develop youth-specific performance measures that take into account specific challenges faced by homeless youth
  - Reallocate poor performing youth projects into better projects that serve youth
- Youth and youth serving organizations must be represented in the CoC structure
- Opportunities to Serve Youth Through Reallocation
  - PSH for chronically homeless individuals and families, including unaccompanied youth
  - RRH for individuals and families residing on the streets or in emergency shelters, including unaccompanied youth
- The role of TH in Ending Homelessness Among Youth



# HUD's Housing Resources

- Rapid Re-housing
- Transitional Housing
- Permanent Supportive Housing
- Homelessness Prevention
- Mainstream Housing Vouchers
  - Housing Choice Vouchers



# Qualifying for HUD's Homeless Assistance

- Youth can and should be served in CoC- and ESG-funded projects, preferably in projects that are tailored to their developmental needs. Keep in mind that:
  - Eligibility for programs is spelled out in the annual NOFA and the ESG and CoC Interim Rules.
  - Youth must be prioritized for assistance in accordance with the ESG recipient's or CoC's written standards

**Comment Cards from Attention Homes Project Open Houses: February 16 & 23, 2016**

*\*Best translation of handwritten comments in no particular order*

- “Thank you for the work you do! I mentioned a Youtube video to several people tonight. It’s called Second Look, about a storefront run by homeless teens selling clothing (used?) w/tags citing statistics on homeless youth to educate the public, as well as support for their program. We are honored to welcome this program to our neighborhood.” --Judy Gilligan [sp?] and David Kline [sp?] 1829 Mapleton.
  - “Excited for this project and all the positive impact it will have on our youth!”
  - “If I lived in this neighborhood my concern would be aesthetics of the new “wall” (façade) that now obscures the open space of many years. I hope the façade along 15<sup>th</sup> st. (the longer wall) will feature gables—the best I can think of to blend into the older bldgs. (Quasi-gables). I attend this church. I HOPE—if I lived here—the street-side façade would be my concern; that I’d believe in the mission of the project.” –Elaine Taylor
  - “Serving the at risk need is important! Doing something at the scale you are planning is too much for this neighborhood.” --John Driver
  - “Why don’t you look at another site that would give you more capacity without breaking the existing zoning.”
  - “Great project! Go team, go.”
  - “Bending the zoning for 40 units is too much!”
  - “Way to do this in the best possible way!”
  - “We are very concerned about the design and size of the building and amount of traffic that will be generated. Design should be in harmony with the historic character of the neighborhood and not too massive. Parking should not be increased over existing numbers of parking spaces. Don’t increase the traffic on Pine Street!” --Jim and Mary Downton. 1515 Mapleton
  - “Massing? Scale? Height? I’m worried. Pro-program.”
  - “I am in full support! I think this housing project is something for Attention Homes to be extremely proud of. I also think it’s something for the Whittier Neighborhood and Boulder in general to support, engage, with, embrace, and be proud of. No matter the opposition that is voiced, please know that many of us are excited and care deeply about the people who need these homes. No matter what the building looks like, how many units there are, potential traffic impacts, etc., the most important thing is that people in need will have homes.”
  - “Way too massive and institutional for this site.”
-

**Comment Cards from Attention Homes Project Open House. February 16, 2016**

*\*Best translation of handwritten comments in no particular order*

- “Too much for the neighborhood. Distribute the units across all of Boulder—leave 2 buildings=8 units @ this site. ‘Spread the damage.’”
- “This project has heart! I believe it can also offer to the community leadership in architecture. Chi-energy-m—more heart. Tech advanced. Leeds. Innovative thinking. Carbon footprint. Think small mini house. RV type thinking. Space utilization. We are all mortgaging debt on the backs of these kids. Simple fung shewei [sic]. If the neighborhood—and the city!—is proud to have this building and inspires weekend warriors to use some of its ideas maybe its design [is] raising the bar in the neighborhood = the value this could have for the future.”
- “I’d suggest 2 or more layers of underground parking. Outdoor R&R space for the kids would be great. In terms of the neighborhood, it might be good for it—the outdoor space—to be private or semiprivate. Architecturally, I’d like the building to feel ‘homey’ rather than institutional, not a box. I’d like for one or two roof lines of the new building reflect—echo—the slants of the church roof line.”
- “1.) Keep 87+ parking spaces. 2.) Solar power to entire campus.”
- “I was in the Sunday School class that was instrumental in getting Attention Homes started. Now let’s get to the next phase. No more NIMBY.” -Margaret Bowdey. 95 yrs.
- “As a parent who lives nearby, I hope that you implement a curfew for residents to ensure their success. I have heard arguments both for and against this project and am still making up my mind.”
- “We are very supportive of this project. Homeless youth deserve our support. When they are left to the streets they learn from the adults—how to get drugs of all kinds, how to sell them and shoplift etc.—in order to survive. It hardens them. Thank you for building more housing to provide structure & support so they can find their way.” Judy O’Reilly[?] and David Kline. 1829 Mapleton.
- “We need affordable housing for working adults—police—teachers. Build a place for youth in north or east Boulder. 94% public funds?!! What a deal for the developers! No more homeless please—you will attract them!”
- “I will do all I can to make this fail.”
- “More homeless youth with dogs? Please reconsider. This should not be downtown in prime real estate.”

- “Most church members are not residents of the Whittier neighborhood, but they were encouraged to come to this open house and to next weeks. Leave comments here[?] You are hearing mostly hearing [sic] from church members not Whittier neighbors.”
- “Thank you for bringing this to our community!”
- “This would be a wonderful thing to offer our homeless youth—I’m very happy about project [sic] as a whole. Main concern is that we will maintain enough parking for the church. Thank you.”
- “Big supporter of the project & I live in the Whittier neighborhood. Please keep me updated.”
- “I am concerned about parking and believe the condition of residency should be without cars. Even so, the property should provide parking for staff.”

**Attention Homes Apartments  
Community Meeting – June 23, 2016  
Summary of Written Comments and Questions**

**COMMENTS**

What Is Your Perspective on This Project?	Why Do You Feel This Way?
Concern about staffing/rules (strict), visitors	Seen success in 1157; has a lot to create
Generally support	Early intervention – before they can become older
Why develop in this neighborhood; go to a cheaper neighborhood	
Concerns	Money/hours in zoning for this; high density housing in this neighborhood (looks large); square footage is large; partners would end up living there
Like it	Meets a need; young people are here anyway so a supervised environment is preferable. Behaviors will be reduced in a supervised environment
Like the project (neighborhood resident)	Consistent with the City's values to support services. "The Boulder way" to help when we can. Church is involved. Pieces are falling together.
Biased! (Works with Attention Homes)	Coincides with community and personal values. This sector of the population needs extra services.
Interested	Boulder has resources so it's a good thing to try here. Not so much of an interest in other communities.
Concerned (neighborhood resident)	Love the mission of Attention Homes. Deeply concerns that scale and density are not consistent with the neighborhood. Concerned about moving historic building; makes it vulnerable. Why do they need code variances? Is not fair to neighborhood.
Strong support	Youth need caring adult relationships and opportunities for success. "It takes a village."
Descent of the properties and cramming people on. No further development, developers.	Been here for a lot of years and doesn't like all the development
50 years; make it better for someone else than myself	Lives in area; member of UM (CLM?)
Wish there was an alternative	Lives in area and believes congestion will occur
Housing solves homelessness! Homelessness has inundated.	Lives in area and believes that Attention Homes needs to move forward.
Sad what is happening to the area and neighborhood	Youth are mostly from out of town, from broken families
What about Mental Health. Is it	Could get behind it if we are saving people from sex

voluntary or mandatory?	slavery.
Is the income increase realistic?	Addictions must be solved!
Supportive table overall (I listened from City of Boulder)	

## Additional Written Comments

### General

- These kids aren't homeless by choice. Coming to Attention homes means they want to better themselves. Why shouldn't we help?
- I am a huge supporter of this project and the recognition that housing truly is the foundation for building a life. Thank you for what you do!
- I would love to see the building proposal be committed to be no exemptions mixed-income housing if in the future it is not Attention Homes supportive housing.
- I am so excited to see this proposal. I work at Clinica Family Health in Boulder, and our teens need supportive housing; they need stability in order to get healthy!
- We need positive effective examples of successful low-income/supportive housing solutions/models throughout Boulder. Make this a positive model.

### Zoning/Design/Parking

- I strongly object to the Attention Homes proposal—only 13 homes (eff) are allowed. We have been ignored!
- I support the parking reduction reduce traffic in the neighborhood.
- Object to size
- Object to volume of occupants, especially most vulnerable!
- Object to manipulation of zoning rules
- Solar panels feel like a no brainer! Get in touch with Brett KenCairn, the City's senior environmental planner ([kencairn@bouldercolorado.gov](mailto:kencairn@bouldercolorado.gov)). And Ben Valley with independent Power Systems ([bvalley@solarips.com](mailto:bvalley@solarips.com)). Love it! Huge fan! Thank you!

### Finances

- Determination of property values includes inappropriately sized building addition to a neighborhood. This building alone is a negative element.

## SUGGESTIONS FOR IMPROVEMENT

- Make it a LEED platinum building (solar, electric car parking, lots of bike parking) for community benefit.
- Board made up of youth residents, staff, and neighborhood residents to identify issues and solutions
- Community liaison at the facility
- Sufficient recreational space (inside and outside)
- Further reduction of variances (especially alley)
- Fewer units – 20
- Maybe height limit should stay under

- Units smaller
- Entrance in middle of block? How about a corner or back?
- More stone/brick, better windows (deeper)
- Outside art mural? Public art (community supported)
- More security at entrance
- Make sure there is a curfew
- Have plenty of bike parking

## QUESTIONS

### *Residents*

- Are sex offenders accepted? If so, what steps would be taken with nearby schools?
- What percentage of occupants, on average, will likely be rooted, or previously rooted, in Boulder County (with a family or job, etc.) versus others from around the state, or even country (many of whom now prefer to live in Colorado's legal pot environment)?
- 10% - 18 months; 80% - 1 year: retention. What could be happening? Not all negative—move. Reunification. More locations?
- I strongly object to the Attention Homes proposal—only 13 homes (eff) are allowed. We have been ignored!
- What percent of residents have a car?
- What percent of residents have addiction problems? How will they address this?

### *Zoning/Design/Parking*

- What does code allow outright versus what can they can for?
- Will you charge for parking?
- What is the process for determining amount of units?
- What are the regulations around the property use once it gets bought out or changes ownership?
- Why are the 40-foot height variances needed (e.g., view corridor)? Not fair to neighbors.
- Is the design consistent with the community groups' visual preferences?
- Is there still the opportunity to change the design?
- Will there be solar panels/power?
- Will there be trees all the way to the corner? (They are not in the picture.) Will they keep existing trees?
- Why aren't there timeless materials (stone) outside? Windows?
- Parking/safety: How will this influenced the community?
- Making units smaller—why so large?
- Number of people moving in is concerning—zoning?
- How does the City code allow you to get to 40 units?
- What is the process for re-upping the lease?
- How efficient will it be?
- Why can't these units be scattered throughout the community?

## **Operations**

- Can you do a volunteer day for neighbors to meet kids and get an idea of how effective this will be?
- How has this idea worked in other communities?
- Are there sufficient jobs in the neighborhood for these young people?
- What is the desired length of residency for a tenant?
- What does a successful discharge of a client look like?
- What would the community like to see for security/safety? What could make the young people feel safe?
- Are young people involved in the planning?
- Can we control occupancy? How do we keep it at 40? Could we have more people in the space?
- Given square footage allows for 2 queen beds—do you really believe that would discourage from cohabitating?
- How is success/failure measured?
- Is there a curfew?
- Are on-site services mandatory?
- How do you intend to help youth meet income goals of 80%?
- Are youth with drug addictions eligible?
- What are the ideas around on-site security?
- Residency: Boulder only or US citizen only?
- How is vulnerability evaluated?
- What is the tenancy at similar projects? What are those projects?
- What are the specific screening criteria used for occupancy?
- What is the lease agreement for residents?
- How do you know that “residents will participate at a high rate”? Cite specific examples. What is a “high rate”?
- What are the “house rules” you refer to?
- How is “clean and sober behavior” monitored outside the building/in the neighborhood?
- Why have youth in need of services and not make the use of those of services a covenant with the residents?
- What are the grounds for being evicted?
- “Underage drinking, illegal drug use, and consumptive and possession of marijuana will not be permitted on site.” If that is important, what about off-site? How are these “at risk” residents monitored off-site to prevent risks to others?
- Will there be staff at the community 24/7? All information refers to security for the apartments, not the neighborhood. Explain how security will be provided for the surrounding neighborhood. See also paragraph “Are the residents required to stay at the apartment community every night”? This reinforces the concept that this is just an apartment complex with no rules of behavior regarding the surrounding neighborhood.
- What are the specific times and number of guests allowed?

- How will the guests be screened?
- “Negative behaviors will not be permitted.” What are these behaviors? What are the consequences? Are those with negative behaviors just ejected from the building and into our neighborhood?
- What assurances can you give the neighborhood that there will not be an increase in friends, associated, and other young homeless to “hang with” this large number of housed “at risk” youth? Be specific and site examples of large scale units in the middle of family neighborhoods.
- What is the rent? What is the rent charged to the tenant?
- How will tenant employment be monitored?
- “Easily accessible community rooms and common areas...are under direct supervision of staff and property management making it easier to establish and enforce rules and cleanliness.” How specifically will this be done?
- What about rules of behavior and cleanliness to protect the neighborhood assets like our parks?

### ***Finances***

- Does FUMC benefit financially from this proposal, or is it purely altruistic and a spiritual benefit?
- If the City reduces the number of residents, are the vouchers in jeopardy?
- Will this devalue the homes around it? (Use/look of building)

**From:** [Amanda Curry](mailto:Amanda.Curry@sbccconsult.com)  
**To:** [Shannon@sbccconsult.com](mailto:Shannon@sbccconsult.com); [Guiler, Karl](#); [Ferro, Charles](#)  
**Cc:** [Council](#); [boulderplanningboard](#); [Richstone, Susan](#); [JOHN DRIVER](#); [beckyshoag@gmail.com](mailto:beckyshoag@gmail.com)  
**Subject:** 1440 Pine  
**Date:** Wednesday, June 29, 2016 9:51:01 AM

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To Attention Homes:

I own a single family home in Whittier. I walk my toddler through Whittier twice daily to her preschool located at 15th and Spruce - diagonal from the proposed 1440 project.

Yesterday, on our way to school via a public park in Whittier, my toddler and I encountered a person most likely utilizing drugs and or mentally ill yelling obscenities. My child asked, "Mommy, what is that person doing? Why is that person doing that? Why can't we walk through the park?" I had no answers for my toddler. Do you?

National and local studies of homeless, at-risk youth reflect very high levels of untreated illicit drug and alcohol use. It is important to note that the Harm Reduction management program to be used here will result in its residents: 1) having a low level of supervision; 2) being permitted to use drugs and alcohol outside the facility; 3) not having a curfew; 4) and not being required to engage in any kind of treatment for substance abuse or behavioral issues. With the building's near proximity to downtown Boulder and its access to illicit drugs and alcohol, this location is concerning. In addition, it is within 5 blocks of 10 schools or daycare centers serving 1400 children.

What is going to stop your at-risk "tenants", who supposedly aren't allowed to use illegal substances inside your proposed supportive housing, but also will not be required to be clean and sober from going right out the front door of the proposed 1440 Pine building to our children's nearby school(s), parks, and playgrounds to use?

The preschool my child attends utilizes Barker Park, a public park on the corner of 15th and Spruce. The teachers scour this park for unsanitary remnants of unlawful behavior prior to our kids going out to play. These teachers pick up used condoms, drug paraphernalia and alcoholic cans/bottles on a daily basis. You are naive in thinking that locating your proposed supportive housing so close to Downtown Boulder will not add to the existing issues.

I am opposed to this project not only because it violates the zoning laws but also because I don't think my young child and her classmates will be safe with these new neighbors who might be dangerous drug addicts or unpredictable because of mental illness.

Amanda Curry  
A mother, a Whittier resident

**From:** [Guiler, Karl](#)  
**To:** [Spence, Cindy](#)  
**Subject:** FW: 1440 Pine  
**Date:** Friday, June 24, 2016 12:33:33 PM

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Karl Guiler, AICP  
Senior Planner/Code Amendment Specialist

O: #303-441-4236  
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability  
1739 Broadway, 3rd Floor, Boulder CO 80306-0791  
Bouldercolorado.gov

-----Original Message-----

From: Elizabeth Helgans [<mailto:edhelgans@icloud.com>]  
Sent: Tuesday, May 31, 2016 8:15 PM  
To: Guiler, Karl  
Subject: 1440 Pine

Hi

Here is my feedback on the Pine St project. What are the requirements to live there? Why are the residents NOT required to take any classes or utilize any of the services provided by Attention Homes in order to live there? I thought the purpose is to end the cycle of homelessness? Yet, there are no requirements of residents who live there to take measures to change their situation, job training, drug and etoh rehab etc.

I want to know if the residents are using illegal drugs will their lease be terminated? In fact are their any conditions under which their lease would be terminated? Can registered sex offenders live there? Can people convicted of felons live there? As a Mom of three kids that will be walking to 2 of the schools within blocks of this facility, I think I have the right to know these things.

Also, from a zoning stand point I find it concerning that they are not abiding by the existing zoning for that location. I have a barn in the back of my house that I would love to make into a rental, yet I am not allowed because of the zoning laws. Why do they get to break the zoning laws and I cannot? Not fair. So no, I am not in favor of this project for many reasons. -Beth Helgans, Whittier

**From:** [Klein, Christine Ann](#)  
**To:** [boulderplanningboard](#); [Guiler, Karl](#)  
**Subject:** Comments on 1440 Pine Street Proposal (Gardner Capital, Attention Homes, First United Methodist Church)  
**Date:** Friday, May 27, 2016 8:36:29 AM

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Dear Planning Board,

Please consider the following comments concerning the proposed project for 1440 Pine Street (proposal to build apartments for at-risk youth by Gardner Capital Development, Attention Homes, and the First United Methodist Church).

I applaud the goal of addressing homelessness in our community. Despite my enthusiasm for the proposed land *use*, however, I have three concerns about the *site plan* for the actual building proposed for the project.

First concern--Non-binding restriction of use to affordable housing: The Developer describes the proposal as a "temporary home for at-risk young adults" that is ***voluntarily*** 100% affordable. Although this is indeed a laudable goal, there is no assurance whatsoever that the proposed apartment building will continue to be used as affordable housing. The current proposal suggests that Attention Homes will hold a 15-year lease for such purpose, but after 15 years (or possibly sooner), there is no guarantee whatsoever that the project will not turn into simply a dense apartment building out of scale with its location immediately adjacent to a single-family neighborhood to the north. Therefore, I respectfully request that you evaluate the actual building contours under the normal RH-2 building standards, with the assumption that ***this could easily turn into a for-profit apartment building*** at some point in the foreseeable future. It would be different if the City (or perhaps the Church) owned and controlled the property. However, the proposal suggests that Developer Gardner Capital will own the new apartment building, to be constructed on land owned by the Church.

Second concern--intensity of use: The plan appears to call for the construction of 39 efficiency living units on a site of 1.91 acres. However, a closer examination reveals that the 39 new units will be squeezed onto just ***.6 acres*** of the site, with a ***permissible total occupancy of 80 people*** (per Code section 9-8-7). To accommodate such intensive usage, Developer Gardner Capital seeks numerous concessions through the site review process, including the following:

- Density: Developer Gardner Capital seeks an increase in permissible density on the RH-2 site from the normal ***14 dwelling units per acre*** (equivalent to 28 efficiency units) to ***20 new dwelling units on .6 acres*** (equivalent to 39 efficiency units). This request appears to violate Code section 9-2-14 which allows only 14 dwelling units per acre (or 27.2 by site review). To circumvent this problem, the proposal uses some

fancy mathematics that seek to average the intensity of use over the entire 1.91 acre property owned by the Church and used for separate enterprises, such as the building in which Lucille's Restaurant is housed. Numerous existing uses, however, will continue, including operation of the Church and 7 existing dwelling units on the property.

- Height: Developer Gardner Capital seeks to raise the height to 46' (beyond the permissible height of 35').
- Other requested exceptions: Developer Gardner Capital seeks to completely eliminate the rear setback requirement and to relocate an existing historic structure currently located on the property.

Third concern--parking: Developer Gardner Capital proposes to **add only 12 new parking spaces** for new accommodations capable of housing **up to 80 new people** (and the continuation of the Church's existing parking needs). To justify such a low investment in parking, the Developer suggests that demand for parking for *income-restricted housing* is "extremely low." However, as described above, there is no guarantee whatsoever that this will continue to be used as income-restricted housing, nor is there any data to make such assertion anything more than a guess. Therefore, I respectfully ask you to require that the Developer satisfy the same parking requirements that everyone else must satisfy in the RH-2 district-- 1 space per dwelling unit (Code section 9-9-6), which would require the provision of at least 39 more parking spaces (not 12, as proposed).

In sum, I certainly agree that this is a compelling proposal. It is somewhat experimental in nature, and I wish it every success. However, the City's job is to be realistic, to make realistic projections into the future, and to avoid giving some developers special treatment through the site review process unless clearly warranted. It is quite possible that the 39 new apartments will be used as a for-profit, non-income-restricted apartment building in the near future (after Attention Homes' proposed 15-year lease expires, or sooner if the project does not succeed as hoped). Therefore, for purposes of constructing a ***39-unit apartment building*** on the RH-2 site, the City should treat this as any other such proposal in the RH-2 District, without special treatment for short term affordability with no binding restrictions for the future.

Thank you for your consideration.

Christine Klein  
1821 Mapleton Avenue

**From:** [Klein, Christine Ann](#)  
**To:** [shannon@sbccconsult.com](mailto:shannon@sbccconsult.com); [Guiler, Karl](#); [Ferro, Charles](#)  
**Cc:** [Council](#); [boulderplanningboard](#)  
**Subject:** Comments on 1440 Pine Street Proposal (Gardner Capital, Attention Homes, First United Methodist Church)  
**Date:** Thursday, June 30, 2016 11:33:18 AM

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Dear all,

Thank you for the opportunity to comment on the proposed project at 1440 Pine Street. I applaud the goal of the project of helping at-risk youth, but have some concerns about the physical scale of the proposed project, as described below.

More generally, I fear that Boulder has fallen into the pattern of relaxing its zoning ordinance for some (developers, businesses, etc.) but not for others.

As the owner of a single-family home in the Whittier neighborhood that has been completely remodeled within the last few years, I know that Boulder rigorously enforces its zoning ordinances when it comes to home renovations. However, more and more it seems that it is routine to grant height and other exemptions to developers, business owners, and others. This sends a disappointing message that *the needs of Boulder homeowners are not respected by the City Council*. I ask you to please rigorously apply the existing zoning ordinance to this project, just as you do to homeowner-applicants. The fact that the project is temporarily and voluntarily restricted to affordable housing should *not* be the basis for relaxation of zoning standards, as there is no guarantee that the voluntary limits will not be lifted.

1) Nonbinding restriction of use to affordable housing: The Developer (Gardner Capital) describes the proposal being ***voluntarily*** 100% affordable--thus, there is no assurance whatsoever that the proposed apartment building will continue to be used as affordable housing. The current proposal suggests that Attention Homes will hold a 15-year lease for such purpose, but after 15 years (or possibly sooner), there is no guarantee whatsoever that the project will not turn into simply a dense apartment building out of scale with its location immediately adjacent to a single-family neighborhood to the north. Therefore, I respectfully request that you evaluate the actual building contours under the normal RH-2 building standards, with the assumption that ***this could easily turn into a for-profit apartment building*** at some point in the foreseeable future. It would be different if the City (or perhaps the Church) owned and controlled the property. However, the proposal suggests that Developer Gardner Capital will own the new apartment building, to be constructed on land owned by the Church.

2) Intensity of use: The plan appears to call for the construction of 39 efficiency living units on a site of 1.91 acres. However, a closer examination reveals that the 39 new units will be squeezed onto just ***.6 acres*** of the site, with a ***permissible total occupancy of 80 people*** (per Code section 9-8-7). To accommodate such intensive usage, Developer Gardner Capital seeks numerous concessions through the site review process, including relaxed density, height, and

parking restrictions.

3) Parking: New development should provide for its own parking, not foist it onto the adjacent single-family neighborhood. Developer Gardner Capital proposes to ***add only 12 new parking spaces***. To justify such a low investment in parking, the Developer suggests that demand for parking for *income-restricted housing* is “extremely low.” However, as described above, there is no guarantee whatsoever that this will continue to be used as income-restricted housing, nor is there any data to make such assertion anything more than a guess. Therefore, I respectfully ask you to require that the Developer satisfy the same parking requirements that everyone else must satisfy in the RH-2 district-- 1 space per dwelling unit (Code section 9-9-6), which would require the provision of at least 39 more parking spaces (not 12, as proposed) for the massive project requested.

In sum, I certainly agree that this is a compelling proposal. It is somewhat experimental in nature, and I wish it every success. However, the City's job is to be realistic, to make realistic projections into the future, and to avoid giving some developers special treatment through the site review process unless clearly warranted. It is quite possible that the 39 new apartments will be used as a for-profit, non-income-restricted apartment building in the near future (after Attention Homes' proposed 15-year lease expires, or sooner if the project does not succeed as hoped). Therefore, for purposes of constructing a ***39-unit apartment building*** on the RH-2 site, the City should treat this as any other such proposal in the RH-2 District, without special treatment for short term affordability with no binding restrictions for the future.

Thank you for your consideration.

Christine Klein  
1821 Mapleton Avenue

**From:** [Danielle Dougherty](#)  
**To:** [Ferro, Charles](#); [Guiler, Karl](#); [Richstone, Susan](#); **Council:** [boulderplanningboard](#); [Rebecca Shoag](#)  
**Subject:** Neighbor letter about 1440 Pine Street  
**Date:** Wednesday, June 29, 2016 4:09:22 PM

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I am writing to express concerns about the proposed development at 1440 Pine. While I support the mission of providing support for youth at risk, and would be in support of a 13 unit facility at this location, I do not support the requested variances in size and scale of this development. I have concerns that placing 40, at-risk youth in one location is destabilizing for the neighborhood, and is not considered "a benefit or service to the neighborhood" as required for zoning changes in Section 2.12 Preservation of Existing Residential Uses. Attention Homes states that they will not require a curfew, sobriety, or treatment for its residents. This lack of rules and structure in this grossly oversized building puts neighboring school children at risk.

The proposed facility is located within two blocks of one of the highest densities of schools in all of Boulder, serving 1400 students between Casey Middle School, Sacred Heart, and Whittier Elementary alone. In past community meetings, Attention Homes has indicated that substance abuse is "not a problem" for many of the residents. National and local research on homeless youth substance abuse, however, says otherwise.

Research from Urban Peaks youth homeless shelter in Denver, for example, reflects the following rates of homeless drug use: 69% marijuana, 75% methamphetamine, 18% cocaine, 19% heroine, 12% hallucinogens, 30% ecstasy 25%, ketamine 13%.

Research also shows that when large groups of at risk youth are housed together with low ratios of adult to youth, negative peer leadership can develop and troubled behaviors can worsen. Historically, Attention Homes created an environment that stood out from criminal justice settings because it created a small, family like setting where youth were able to receive needed adult structure and support in their lives.

The proposed 40 unit development, however, departs from the original model with low adult to youth ratios, very few rules, and very little ability to manage youth who come home high or drunk in the evenings (several nights a week detox facility beds in Boulder are full according to officials from ARC.)

Section 2.10 Preservation and Support for Residential Neighborhoods states:  
"The city will also encourage neighborhood schools and safe routes to school."

By supporting a development of 40 units, with such little programatic structure, neighborhood children are put at risk. Neighborhood kids on their walks to Casey Middle School, Sacred Heart, Whittier Elementary, or Boulder High School will be exposed to increased trafficking of hard drugs due to the increased concentration of youth with substance dependence/ behavioral issues.

Barker Park, located across the street from the proposed site, (NW corner of Spruce and 15th), is a park where preschool children from Boulder Day Nursery play each day at recess and after school. I have concerns that parents will hesitate to bring their children to our public parks and neighborhoods due to concerns about needles and other drug-related paraphernalia.

In addition to overt concerns about safety, I believe that Gardner Capital's request for 40 units is massively oversized and is in violation of Section 2.12. of the Boulder Valley Comprehensive Plan 2010 and Urban Design Guidelines 2016.

Section 2.12 Preservation of Existing Residential Uses states:

"The city will encourage the preservation or replacement in-kind of existing, legally established residential uses in non-residential zones. Non-residential conversions in residential zoning districts will be discouraged, except where there is a clear benefit or service to the neighborhood."

While under standard RH-2 zoning, the three lots used at 1440 Pine would allow 13 very small apartments to be built, Gardner Capital is proposing 40 of these very small apartments in its 3 story building. That's over 3 times the 13 units allowed (standard RH-2) and almost 70% more than are what are allowed by a Planning Board upgrade to 26. In addition, they are planning for 7,500 sqft of office space on the first floor.

The reason that governments develop guidelines and zoning rules is to help communities prevent mistakes that negatively affect the development of our town 10, 20, 50 years from now. It is the job of the planning board to provide this protection from such a mistakes by following the plans that the community has agreed upon in advance.

I am writing to the planning board as a parent, as a community member of Whittier, and as a clinical social worker who has worked for over ten years with youth at risk. Please use the zoning guidelines to develop a community that is sustainable for both school children and youth at risk. A 13 unit facility would be a compromise: serving the needs of at-risk youth in a smaller, more manageable family-like setting, while also providing a safer community neighborhood for schoolchildren to get to and from school. Thank you for your time and attention to this issue.

Danielle Dougherty, LCSW

References:

"A Snapshot of Substance Abuse Among Homeless And Runaway Youth In Denver, Colorado" - <http://www.brown.uk.com/homeless/leeuwen.pdf>

"Substance use and abuse among older youth in foster care"  
<http://www.ncbi.nlm.nih.gov/pmc/articles/PMC2633867/>

Bad Crowd: Why Juvenile Detention Makes Teens Worse  
<http://content.time.com/time/health/article/0,8599,1914837,00.html>

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**From:** [Danielle Dougherty](#)  
**To:** [Ferro, Charles](#); [Guiler, Karl](#); [Richstone, Susan](#); **Council:** [boulderplanningboard](#); [Rebecca Shoag](#)  
**Subject:** Letter of Concern Related to 1440 Pine Street  
**Date:** Wednesday, June 29, 2016 4:17:00 PM

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Dear Dear Members of City Council and of the Planning Board,

My name is Danielle Dougherty. I am writing as a resident of the Whittier neighborhood, mother of two children who attend Whittier Elementary, and a Licensed Clinical Social Worker who has worked with youth at risk for over 10 years. I was recently forwarded a letter written to Claire Clurman in an effort to clarify concerns about the residents of 1440 Pine. I am writing because I have concerns about the answers that Attention Homes has provided to the community at previous community meetings. My hope is that I could provide some research that could help facilitate a more informed discussion.

In past community meetings, when Attention Homes representatives have been asked about substance abuse, Attention Homes has indicated that substance abuse is not the main problem for many of the residents. A recent letter to the editor, by Jeff Dawson stated that only 19% of homeless youth have substance abuse issues.

I do not believe that research supports this assertion. I am sending you several research articles that point to the extent to which substance abuse problems affect both homeless youth and foster youth. Research from Urban Peaks youth homeless shelter in Denver reflects rates of youth use as follows: 69% marijuana, 75% methamphetamine, 18% cocaine, 19% heroine, 12% hallucinogens, 30% ecstasy 25%, ketamine 13%. Research on Foster Youth also reflects much higher use problems than reflected in Dawson's article.

Another question commonly asked to Attention Homes is why they do not require sobriety for residents or require youth to be in treatment. In community meetings, Attention Homes explains why their non-abstinence based approach to Substance Abuse (Harm Reduction) is appropriate for the demographic of youth they serve. While there may be a rationale for using this approach with youth who have been living on the streets, this model of treatment does not take into account the costs of locating a 40-unit facility with such a permissive approach to substance use within such a close proximity to so many schools.

Such an approach to treating substance abuse puts the neighborhood in a position to host increased hard drug trafficking/use, which is already a problem in the downtown area. Attention Homes has modeled its proposed development after a new transitional housing facility in the Twin Cities, Minnesota, called "Nicollet Square", which has reportedly been well received by the community.

I recently contacted Nicollet Square to ask some questions about their program and location. One important difference between Nicolette Square and the proposed Boulder location, is that Nicollet Square is located in a in a large urban city, in a more industrial location, without schools in the immediate vicinity of the development. Attention Homes, in contrast, is proposing to develop in a residential neighborhood, less than a half a mile away from ten separate Boulder schools.

Finally, there is also research that show that when large groups of at risk youth are housed together with low ratios of adult to youth, negative peer leaderships develops and troubled

behaviors worsen (article cited below). Attention Homes is proposing to develop a facility where up to 80 youth can legally live. Historically, Attention Homes created an environment that stood out from criminal justice settings because it created a small, family like setting where youth were able to receive needed structure and support in their lives. The proposed 40 unit development, however, departs from the original model with low adult to youth ratios, no curfew, and very few rules, and very little ability to manage youth who come home high or drunk in the evenings (several nights a week detox facility beds in Boulder are full).

I think that it is important to strike a fair balance between the needs of our youth at risk, while also protecting the interests of the 1400 children who go to school within blocks of this facility. I would be in support of a 13 unit, family like facility at the Pine Street location because it would be more feasible to develop a positive peer culture and this is a size that the neighborhood could support. As the proposal stands, however, our community is risking too much and possibly creating more problems than we solve.

Thank you very much for your attention to this issue. Please feel free to contact me with any further questions or concerns.

Danielle Dougherty, LCSW

References:

“A Snapshot of Substance Abuse Among Homeless And Runaway Youth In Denver, Colorado” - <http://www.brown.uk.com/homeless/leeuwen.pdf>

“Substance use and abuse among older youth in foster care”  
<http://www.ncbi.nlm.nih.gov/pmc/articles/PMC2633867/>

Bad Crowd: Why Juvenile Detention Makes Teens Worse  
<http://content.time.com/time/health/article/0,8599,1914837,00.html>

**From:** [Guiler, Karl](#)  
**To:** [Spence, Cindy](#)  
**Subject:** FW: Feedback on the 1440 Pine St. / Attention Homes project  
**Date:** Friday, June 24, 2016 12:33:27 PM  
**Attachments:** [image001.png](#)

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**Karl Guiler, AICP**  
**Senior Planner/Code Amendment Specialist**



**City of Boulder**  
**Planning, Housing and Sustainability**

O: #303-441-4236  
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Department of Planning, Housing and Sustainability  
1739 Broadway, 3<sup>rd</sup> Floor, Boulder CO 80306-0791  
[Bouldercolorado.gov](http://Bouldercolorado.gov)

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**From:** David Greenberg [mailto:dsg123456789@gmail.com]  
**Sent:** Tuesday, May 31, 2016 4:19 PM  
**To:** Guiler, Karl  
**Cc:** Aysylu Greenberg  
**Subject:** Feedback on the 1440 Pine St. / Attention Homes project

Hello, we live in Whittier down the road at 2312 Spruce Street. My wife and I are opposed to the proposed project at 1440 Pine St. We understand that the project's just in its early stages, but we'd like to share our feedback that we don't think this is the right area for this project. The proximity to quiet residential areas, as well as to the plethora of bars and restaurants, makes a youth project unsuitable--we're concerned about the difficulty that such access to bars would represent, as well as the fact that the neighborhood has so many young families.

Best regards,  
David & Aysylu Greenberg

**From:** [Guiler, Karl](#)  
**To:** [Spence, Cindy](#)  
**Subject:** FW: LUR2016-00033  
**Date:** Friday, June 24, 2016 12:32:46 PM  
**Attachments:** [image001.png](#)

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**Karl Guiler, AICP**  
**Senior Planner/Code Amendment Specialist**



**City of Boulder**  
**Planning, Housing and Sustainability**

O: #303-441-4236  
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**From:** David Mohseni [mailto:[davidmohseni@gmail.com](mailto:davidmohseni@gmail.com)]  
**Sent:** Tuesday, May 24, 2016 10:25 AM  
**To:** Guiler, Karl  
**Subject:** LUR2016-00033

Hello,

I am the property owner of 1518 - 1526 Pine St. The above referenced project will directly effect my property. The magnitude of "40 rental units" is just too large. I am against this project because of this size. I would be in favor of this project if it was reduced in size by 50%.

After all if it is approved for 40 units , then why can't I add more units to my property (which I would like to have the option of)? It's the same zoning.

Thank you,  
David Mohseni  
1518-1526 Pine St

**From:** [David Mohseni](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Against 1440 Pine St. Project  
**Date:** Tuesday, June 28, 2016 9:09:35 AM

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Hello,

I am the property owner of 1518 Pine St., a six-plex located just east of the proposed 40 unit project at 1440 Pine. I am against this project because the magnitude is too large. I do support a smaller project - a 13 unit project would fit better in our neighborhood. Having these at-risk young adults so close to the "lion's den" of the Pearl St. mall could be problematic.

My nephew was homeless and in and out of jail for a number of years. He would often be amongst a group of homeless (and mentally ill) people that one would see downtown at the churches for food and on the mall looking for drugs, panhandling, or just passing time.

In conclusion, I am against this because 40 units is too large and would change the character of our neighborhood, and could make neighborhood feel unsafe. In my 26 years of owning 1518 Pine I've seen the Salvation Army move (and leave) into the current e-town space and also have had a drug testing place across the alley from my 1518 Pine address. Both presented problems - these people would often just hang out in the alley smoking, drinking, yelling, and scaring my tenants. Please do not change our neighborhood with this 40 unit project.

Thank You,  
David Mohseni  
owner 1518 Pine St.

**From:** [Guiler, Karl](#)  
**To:** [Spence, Cindy](#)  
**Subject:** FW: 1440 Pine St, Attention Homes, LUR2016-00033  
**Date:** Friday, June 24, 2016 12:33:39 PM  
**Attachments:** [image001.png](#)

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**Karl Guiler, AICP**  
**Senior Planner/Code Amendment Specialist**



**City of Boulder**  
**Planning, Housing and Sustainability**

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**From:** Eileen Malloy [mailto:finance@boulder.shambhala.org]  
**Sent:** Wednesday, June 01, 2016 3:37 PM  
**To:** Guiler, Karl  
**Subject:** 1440 Pine St, Attention Homes, LUR2016-00033

Regarding the concept plan review and comment for 1440 Pine St, Attention Homes,  
LUR2016-00033

We are located at 1345 Spruce Street, and have been negatively impacted quite a bit by the homeless population in the area, in the past, and are therefore reasonably concerned with the project as it is described. We are concerned about what support, supervision, and guidance will be provided to the residents of Attention Homes in this location. We feel strongly that there must be supervisory staff on site 24 hours a day. We also feel that those residents with mental health issues must be receiving treatment, guidance, and support appropriate to their issues.

We are also concerned about weekend construction hours. We run meditation programs on the weekends and would be negatively impacted by construction noise on the weekends. We feel construction must be limited to weekday hours.

The plan lists 90 underground parking spaces. Who will those spaces be available to? If possible we would like to rent spaces in the lot.

Thank you for the opportunity to comment.

FYI, the email listed on the notification, [planningboard@bouldercolorado.gov](mailto:planningboard@bouldercolorado.gov), bounced.

Sincerely,

Eileen Malloy  
Boulder Shambhala Center  
Operations Manager  
303-444-0190 x 102

*“Right now the world needs steady people who can show up for the present moment.” Sakyong Mipham*

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Virus-free. [www.avast.com](http://www.avast.com)



**From:** [Jan Hittelman](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Proposed 1440 Pine Street Development  
**Date:** Sunday, June 26, 2016 2:20:47 PM

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As a resident of the Whittier neighborhood, I share my neighbors' concerns that placing a high-density housing development in our historic residential neighborhood will forever change its character. But that's not the main reason that I am opposed to transitional housing project proposed for 1440 Pine Street. It is the wrong location for the at-risk population it is intended to serve. The plan is to build 40 apartments in downtown Boulder for young adults who have aged out of the foster care system. This means that they have grown up, going from one residential placement to another. Typically, rejected, neglected, or abused as children, these emotionally scarred victims of circumstance desperately need guidance and support in order to become productive members of society versus ending up in jail, or worse.

Having had the privilege of working for Attention Homes, the proposed service provider for this facility, as well as serving on their board of directors, I had the opportunity to work with these children over many years, often feeling emotionally overwhelmed by their chilling histories, crying in my car on my way home from work. This is a population close to my heart. That's why I feel compelled to speak out. By locating this facility so close to downtown Boulder, we will be setting up a large percentage of these residents to fail. I know this because when Attention Homes had a facility down the block from the proposed site, we would regularly "Lose children to Pearl Street", seeing them intoxicated and begging for money in the company of older drifters days later. The flawed logic being espoused by the developers is that this is a great location because it's near public transportation and job opportunities, when in fact any location on the bus route would accomplish the same goal without all of the unhealthy temptations. Particularly because there will be no ongoing supervision or treatment requirements for residents, according to Attention Homes.

Moreover, to see such a storied nonprofit veer from its mission in order to survive financially is heartbreaking. I also had the privilege of working with juvenile court judge Horace Holmes, who brought kids from his courtroom to his own home for respite, which provided the genesis of the Attention Homes model. Namely, taking kids out of institutions and placing them in a small homelike setting to recreate a sense of warmth and family. This is the first time in their 50-year history that they are breaking from that tradition. And due to reduced funding to provide alternate housing for children in need, to see them abandoning that effort in favor of now working with adults because of better funding opportunities, has us as a community abandoning these children all over again.

The ugly truth is that the location of this proposed facility is driven by financial gain for all three partners; The church will get their property developed at no cost to them, Attention Homes will have the funds necessary to keep operating, and the for-profit developer will, well, make their profit. Imagine what they can do with 40 apartments in downtown Boulder, once their 15-year agreement with Attention Homes expires.

Dr. Jan Hittelman  
Licensed Psychologist  
Boulder Psychological Services, LLC  
1527 Pine Street, Suite B  
Boulder, CO 80302  
Phone: [\(720\) 217-3270](tel:(720)217-3270)  
Fax: [\(720\) 381-6089](tel:(720)381-6089)  
[www.BoulderPsychologicalServices.com](http://www.BoulderPsychologicalServices.com)

**From:** [Jane Imber](#)  
**To:** [Council: boulderplanningboard](#)  
**Subject:** 1440 Pine  
**Date:** Monday, May 23, 2016 2:10:29 PM

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"There is a proposal in Downtown Boulder (1440 Pine) for a 40 unit building to house 18-24 year-olds who are at risk. The residents would not be required to participate in any services to qualify for residency. Residents would be advised where to obtain clean needles if they chose not to abstain from drug use. The Planning Dept. is taking input on the project now."

I read this on facebook. If true, my vote is no. Putting addicts who aren't trying to get clean in the same house will be a disaster. I grew up with an addict. They will steal from anyone to feed their addiction. They will steal from their housemates. They will steal from their case managers. They will break into houses. They will con you and their case managers. This is giving matches to a pyromaniac.

You are doing the worst possible thing you can do for an addict, or a neighborhood, by enabling their addiction. Parents and other family members of addicts know that nobody gets clean until they are forced to get clean. Providing everything but the drugs is insane. Talk to some ex addicts if you don't believe me. These at risk addicts will wind up dead or in jail, and it will be on your head, but not before they've wrecked each other and the neighborhood.

**From:** [Guiler, Karl](#)  
**To:** [Spence, Cindy](#)  
**Subject:** FW: Project: Attention Home Apartments  
**Date:** Friday, June 24, 2016 12:33:45 PM

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Karl Guiler, AICP  
Senior Planner/Code Amendment Specialist

O: #303-441-4236  
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability  
1739 Broadway, 3rd Floor, Boulder CO 80306-0791  
Bouldercolorado.gov

-----Original Message-----

From: Jack Landblom [<mailto:gigiandjack@aol.com>]  
Sent: Thursday, June 23, 2016 4:37 PM  
To: Guiler, Karl  
Subject: Project: Attention Home Apartments

To: Boulder Planning Board

I just received notice of the Thursday review meeting and would like to submit my comment. I feel very strongly that a project of the proposed size of 40 units is far too large. A group of that size is going to create more problems for the neighborhood than a smaller size. I believe a size of 8 -12 units should be the maximum number of residents.

My child attends Sacred Heart of Jesus School which is only one block away from the project. I would be very concerned for the safety of students at Sacred Heart and Casey with a large project so close.

Please keep the project small.

Jack Landblom  
1745 View Point Rd.  
Boulder, Colorado 80305

**From:** [Kreighton Bieger](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Planning Board public comment  
**Date:** Friday, June 24, 2016 6:38:41 PM

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Hi,

I would like to speak in support of an agenda item at the July 14<sup>th</sup> Planning Board Meeting – it appears public comment is allowed, but I would like to know what time to arrive and sign up. I apologize but I could not readily locate an answer to this question on the website:

<https://bouldercolorado.gov/boards-commissions/planning-board-agenda>

Thank you,  
Kreighton

**Kreighton Bieger, Partner**

KilterHowling LLC

Investment Advisors

3550 Frontier Ave. Unit A2 Boulder, CO 80301

m: 303-847-1861 | o: 720-443-2076

[www.kilterhowling.com](http://www.kilterhowling.com) | [kb@kilterhowling.com](mailto:kb@kilterhowling.com)

[www.linkedin.com/in/kreightonbieger](http://www.linkedin.com/in/kreightonbieger)

Twitter [@kbieger](#)

**From:** [Kathy Keener](#)  
**To:** [Appelbaum, Matt](#); [Brockett, Aaron](#); [Burton, Jan](#); [Jones, Suzanne](#); [Morzel, Lisa](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Yates, Bob](#); [Young, Mary](#); [boulderplanningboard](#)  
**Subject:** Project at 1440 Pine  
**Date:** Thursday, June 23, 2016 10:23:28 AM

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Dear Members of City Council and of the Planning Board,

I am writing today because of my great concern and opposition to the proposed Attention Homes project at 1440 Pine Street. In reading through the information that can be found through Attention Homes website at <http://www.boulderhomelessyouth.com/faqs/> I have found the following facts:

- This project seeks to house 40 “transition age youth” ages 18-24 (I would consider these adults).
- The targeted population would be homeless and “at risk”.
- The residents will not be required to participate in any programs in order to live there.
- This apartment community will not require residents to be clean and sober.

Just based on these few simple facts, I am very concerned.

I have 2 children at Sacred Heart of Jesus School and that is less than 2 blocks from the proposed project. I am worried about the type of people who will be drawn to this project and the increased interaction between the “at risk” inhabitants of this project and the children who need our protection.

It is just too risky to put this project at 1440 Pine.

Sincerely,

Kathy Keener  
City of Boulder Resident  
Parent of Children at Sacred Heart of Jesus

**From:** [Kathy Keener](#)  
**To:** [Appelbaum, Matt](#); [Brockett, Aaron](#); [Burton, Jan](#); [Jones, Suzanne](#); [Morzel, Lisa](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Yates, Bob](#); [Young, Mary](#); [boulderplanningboard](#)  
**Subject:** 1440 Pine Street Project  
**Date:** Sunday, June 26, 2016 10:27:18 AM

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I wanted to follow up on my email from last week about the concerns that I have about the Attention Homes project at 1440 Pine Street. I am very concerned about the safety of all of the children in the immediate and surrounding areas. I do not feel that you can put the safety of all area children at risk to serve 40 adults (Attention Homes refers to them as "youth" but 18-24 years old is legally an adult).

I wanted to make sure that you are aware that the information in my emailed letter comes directly from the Attention Homes website about this project. I did not make up the facts that:

- 1) the residents will not be required to participate in any programs in order to live there
- 2) the residents will not be required to be clean and sober to live there.

I am also concerned that Gardner Capital and Attention Homes may agree to change these conditions, but I do not feel they will adhere to any changes - see why I believe this based on the philosophy of this project **in their own words on their own website** at <http://www.boulderhomelessyouth.com/faqs/>.

Thank you for joining me in opposition to this project.

Kathy Keener  
Resident of the City of Boulder  
Parent of 2 Children at Sacred Heart of Jesus

Here are excerpts that I cut and pasted from their own website (I took the liberty of enlarging and bolding the relevant text):

Will the young adults  
who will live here be  
required to participate  
in services?

While **participation in services is not a prerequisite to access housing or a condition of maintaining it**, research has shown that the stability provided by a housing unit facilitates participation in these services and residents will participate at high rates. Since the goal of supportive housing is to help residents work towards independence and self-sufficiency, it stands to reason that supportive housing residents should not be subject to conditions of tenancy that exceed the normal conditions under which any leaseholder would be subject, including participation in treatment or other services.

Will this be a clean  
and sober facility?

**This apartment community will not require residents to be**

**clean and sober,** nor is it a rehabilitation or drug/alcohol treatment facility. However, staff will consistently reinforce that all behaviors must consider the rights of the individual along with the needs and wellbeing of the community. These behavioral expectations will be enforced through house rules and the lease agreement. For some residents, abstinence will be an immediate goal. For others, the focus will be on improving their quality of life while taking steps to reduce harm – steps that may or may not lead to abstinence. According to the Code of Federal Regulations [24 C.F.R. 100.202(d)], if the behaviors of a potential applicant constitutes a direct threat to the health or safety of other individuals, or their tenancy would result in substantial physical damage to the property of others, Attention Homes may use this as the basis for rejecting an applicant. Resident safety is integral to the proposed development's success.

From: [Kirk Tracy](#)  
To: [boulderplanningboard](#)  
Subject: 1440 Pine  
Date: Tuesday, June 28, 2016 7:11:36 PM

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## **1440 Pine Street Development Project**

**We live at 1333 Pine in the Whittier District and love the ambiance and character of this area, walking Pine, Spruce and Pearl daily. This Victorian Neighborhood is characterized by Historical Residences, Churches and Schools. The population is very high density. Because of the schools, kids are everywhere.**

**Now, we learn from Concerned1440Neighbors@gmail.com that there is a planned development for 1440 Pine, a 3 story building with 40 apartments, to house 40 at-risk young adults with little supervision. The proposed project is in the middle of a RH-2 Zoning area, so the three lots should support a 13 living unit building, not 40. Multiple other zoning rules, like height (10' to tall), setback in the alley ignored, 3 times the limit for units and so forth. The number of variances needed to put this huge building in a small place is absurd and everyone should be alarmed. This monolithic structure will not be harmonious in any way with the existing infrastructure of old homes, Churches and Schools...it would stick**

**our like a sore thumb. Historically, inserting a housing-type project will make existing property values plummet.**

**Turning 40 at-risk young adults loose 2 blocks from the Mall neighborhood already infiltrated with homeless persons, drug traffic and rampant alcohol use is very disturbing as well. These “kids”(18-25) will have little or no supervision. Plus it will be within 5 blocks of all the schools and day care centers.**

**We can't understand why the City would consider implementing this against-code development considering the stunning negative Impact on this area!**

**Please consider eliminating or greatly downsizing this proposed project.**

**Sincerely,**

**Kirk and Sandie Tracy  
1333 Pine St #2  
Boulder, CO 80302**

**From:** [Mary Crimmins Brennan](#)  
**To:** [Appelbaum, Matt](#); [Brockett, Aaron](#); [Burton, Jan](#); [Jones, Suzanne](#); [Morzel, Lisa](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Yates, Bob](#); [Young, Mary](#); [boulderplanningboard](#)  
**Subject:** Boulder Homeless Youth Program  
**Date:** Monday, June 27, 2016 1:27:10 PM

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Dear Members of City Council and of the Planning Board,

I am writing today because of my great concern and opposition to the proposed Attention Homes project at 1440 Pine Street. In reading through the information that can be found through Attention Homes website at <http://www.boulderhomelessyouth.com/faqs/> I have found the following facts:

- This project seeks to house 40 “transition age youth” ages 18-24 (I would consider these adults).
- The targeted population would be homeless and “at risk”.
- The residents will not be required to participate in any programs in order to live there.
- This apartment community will not require residents to be clean and sober.

Just based on these few simple facts, I am very concerned.

I have 1 child at Sacred Heart of Jesus School and that is less than 2 blocks from the proposed project. I am worried about the type of people who will be drawn to this project and the increased interaction between the “at risk” inhabitants of this project and the children who need our protection.

It is just too risky to put this project at 1440 Pine.

Sincerely,

Mary Brennan  
City of Boulder Resident  
Parent of a student at Sacred Heart of Jesus

**From:** [Mark W Ely](#)  
**To:** [Guiler, Karl](#); [boulderplanningboard](#)  
**Subject:** Gardner Development Homeless Housing Proposal - 1440 Pine St  
**Date:** Friday, May 27, 2016 8:39:29 AM

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Mr Guilerk and Members of the Planning Board,

I am opposed to the Homeless Housing proposal at 1440 Pine St.

While I support the cause I feel the currently proposed size of the building does not transition well into the existing neighborhood. One example is the height:

-Zoning allows for 35' height limit, developers are asking for over 40' in height. This allows them to build the 3rd story.

Another example is the density: This arrangement between Gardner Development and Attention Homes is to provide shelter for up to 40 homeless or at risk youth for the next 15 years. After that time there is no restrictions for future use. Legally they could double the number of residents in each unit to allow for up to 80. This development would be considered a major apartment building wherever it might be built and certainly the largest in this area.

Because the entire building is being built on the existing parking lot the developer is building an underground parking lot to replace the existing spaces plus the addition of 12 more spaces. The developer states "Due to low levels of car ownership by very, very low income individuals few parking spaces will be required. Downtown Boulder already has a serious parking issue and for current and possible future use of this building, parking will only get much worse.

I understand that the developer has been very creative in their proposal for developing this site. But I also understand that the building department has a great deal of subjectivity in approval of each of these individual requests.

It's taken me a lifetime of hard work to be able to afford to live in this area. I've spent the last 10 years lovingly restoring my 130 year old home in the Whittier neighborhood to make it a place where I can grow old. Please don't turn our neighborhood into a higher density, high traffic place that we will no longer be able to call home.

Thank you

Mark Ely  
1821 Mapleton Avenue

**From:** [Melissa Sebek](#)  
**To:** [Appelbaum, Matt](#); [Brockett, Aaron](#); [Burton, Jan](#); [Jones, Suzanne](#); [Morzel, Lisa](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Yates, Bob](#); [Young, Mary](#); [boulderplanningboard](#)  
**Subject:** Proposed Project at 1440 Pine Street  
**Date:** Thursday, June 23, 2016 4:03:56 PM

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Dear Members of City Council and of the Planning Board,

I am writing today because of my great concern and opposition to the proposed Attention Homes project at 1440 Pine Street. In reading through the information that can be found through Attention Homes website at <http://www.boulderhomelessyouth.com/faqs/> I have found the following facts:

- This project seeks to house 40 “transition age youth” ages 18-24 (I would consider these adults).
- The targeted population would be homeless and “at risk”.
- The residents will not be required to participate in any programs in order to live there.
- This apartment community will not require residents to be clean and sober.

Just based on these few simple facts, I am very concerned.

I have 2 children at Sacred Heart of Jesus School and that is less than 2 blocks from the proposed project. I am worried about the type of people who will be drawn to this project and the increased interaction between the “at risk” inhabitants of this project and the children who need our protection.

It is just too risky to put this project at 1440 Pine.

Sincerely,

Melissa Sebek  
Parent of 2 Children at Sacred Heart of Jesus

**From:** [Susan Dawson](#)  
**To:** [Guiler, Karl](#); [boulderplanningboard](#)  
**Subject:** Gardner Development & 1440 Pine St  
**Date:** Thursday, May 26, 2016 6:37:16 PM

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## **My comments from 5/26/2016 Planning Board Meeting**

Thank you for your consideration this evening,  
Susan Dawson

### Intro

- \* -Speak against Gardner Development's plan for 1440 Pine
- \* -The size and density of the building are Inappropriate for an interface area and out-of-character for neighborhood
  
- \* -2 years ago purchased [1507 Pine St](#) . Individual landmark, Temple-Bowron House. In the process of restoring it, as a 2-unit residence where we'll live with my elderly parents. Suspended all construction due to this unexpected proposal.
  
- \* -"Unexpected" because I did my research prior to making such a significant investment. A parking lot near the center of town is low-hanging fruit for a developer, so I made sure I knew the risks. And this proposal SHOULD NOT BE among them. Zoning code of RH2 does not allow a monolith of this scale on that site.

1. In RH2 maximum allowable height is 35'. Not 40.5', and up to 45' in places.
2. On a lot that size in RH2 the max number of units is 14, not 40-something

Don't have time to list all the code violations, but the extent of the variances and allowances they're requesting looks a lot like an attempt at "spot zoning" within an RH2 zone, which isn't okay.

Because zoning matters:

Untold resources- both time and taxpayer dollars, have been spent on our zoning code and the updated Comprehensive Plan.

We did this to uncover our values as a community, and to set goals for our community and strategy for achieving them.

So that, as we suffer the pressures of growth, from special interests, from conflicting individual and corporate desires, we'd know how to move forward.

Zoning matters: because it keeps us on track.

It keeps us from seizing ad hoc opportunities that pop up and look good on the surface, but underneath at odds with the goals and rules we've set for ourselves.

We developed our municipal code, including our zoning code, for a reason. I hope we obey it.

Susan Dawson  
1507 Pine St

**From:** [Sofia Rossato](#)  
**To:** [Ferro, Charles](#); [Guiler, Karl](#); [Richstone, Susan](#); [Council](#); [boulderplanningboard](#)  
**Subject:** Opposed to transient housing proposal  
**Date:** Sunday, May 22, 2016 9:30:21 PM

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Hello,

I understand there is a proposal to build in Downtown Boulder (1440 Pine) a 40 unit building to serve 18-24 year-olds who are at risk. The residents would not be required to participate in any services to qualify for residency. Residents would be advised where to obtain clean needles if they chose not to abstain from drug use.

Even if the program had contingencies, I am completely opposed to this proposal.

I live in the Dakota Ridge neighborhood and we've already had to withstand the building of transient housing less than a block from our homes ...and right next to the homeless shelter. Whoever approved that plan obviously didn't live blocks away from those buildings or thought much about the impact of homeless/ transient density.

I do not want to see Boulder become another San Francisco. Our city should not attract more transients. This new proposal would do just that.

I assume you saw the news regarding the woman who was sexually assaulted by a transient on the path on Friday night?

Do not build this facility. Do not attract more transients to Boulder. In fact, your time and our tax dollars would be better spent figuring out how to move the transient population out of Boulder. I've seen it steadily increase over the last 20 years. It has to stop.

Thank you,  
-Sofia Rossato  
Resident in Dakota Ridge neighborhood

Hello.

My name is Valkyrie.

I am a temporary resident at Attention Homes Colorado. The food here is amazing and the beds are comfortable. This is a place in which I feel safest. I feel cared for, and the staff here definitely take time to listen and try their hardest to understand. This is a place in which I am the happiest.

This is also the place in which I am the most scared.

Ever since I was young, my mother had a problem with keeping up on the rent. We couch hopped a lot and sometimes slept outside. These are experiences I can never forget. It took a while, but my mom finally got a job and put a lock on a house. Finally we were starting to have a stable life. My mom had improved, and I, by extension, had finally improved. I was able to eat every day, I was able to shower every day, I was able to get back into school. We were finally happy.

This has continued until recently. I have been incredibly happy with my mom recently, though our past relationship is very strained. Her significant other is angry with me because I was trying to show her that his 'love' is not love at all. He is verbally and mentally abusive, but she would not leave him.

I've had to sit on the receiving end far too many times. And finally, I told him to stop calling me names. He flipped out that I would dare question his authority and called the police to have me evicted. And because I had recently turned 18, they allowed him to serve me an eviction notice. I was lucky. A friend of mine was here and was able to help me get to The Source and get on the wait list. I have a home. A place to sleep. 3 meals a day. A place to shower. I have friends. I have people who understand and people who want to help me.

This is a place I am the happiest, but also the most frightened.

I am scared.... because when that discharge date comes around, I don't know if I can continue to stay. I have only 21 days to make a strong change in my life and prove that I am trying hard. For someone like me, in the situations I have been in, 21 days is simply not enough.

Having the apartment complex would change things.

Many youth would be able to come in without fear of being turned away. They would have a long-term residence and place to feel safe without having to worry about living on the streets. A lot of people who come through this building are afraid and looking for a bed. Everyone I have seen here has been hard working and sincere. There have been a few bad eggs, but Mostly everyone is earning their place here.

None of them have been lazy, other than on their days off from a very stressful time at work. They are not snippy and follow all the rules. They allow the bag searches with ease. Some grumble a little, but only because they want to sit down already. If they are told to stop doing something, they stop immediately.

I have made many good friends here, people who come in scared and leave happy.

Attention Homes took a horrid situation at home that a friend of mine was dealing with, and made him excited to go home that night.

Please let Attention Homes make a difference for more people. Please let us have this complex. We will all be eternally grateful.

Thank you for your consideration.

Valkyrie

**From:** [VRDAUKANTAS](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Re: Zoning and adverse impact of the 1440 Pine Street Development.  
**Date:** Sunday, June 26, 2016 6:45:49 PM

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**From:** "VRDAUKANTAS" <[vrdaukantas@comcast.net](mailto:vrdaukantas@comcast.net)>  
**To:** [ferroc@bouldercolorado.gov](mailto:ferroc@bouldercolorado.gov)  
**Sent:** Sunday, June 26, 2016 6:42:10 PM  
**Subject:** Re: Zoning and adverse impact of the 1440 Pine Street Development.

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**From:** "VRDAUKANTAS" <[vrdaukantas@comcast.net](mailto:vrdaukantas@comcast.net)>  
**To:** [guilerk@bouldercolorado.gov](mailto:guilerk@bouldercolorado.gov)  
**Sent:** Sunday, June 26, 2016 6:33:19 PM  
**Subject:** Zoning and adverse impact of the 1440 Pine Street Development.

From: Vaida and Raimonda Daukantas  
1510 Mapleton Ave. "D"  
Boulder, CO 80304

Subject: Zoning and adverse impact of the 1440 Pine Street Development.

We are for the Methodist Church and Attention Homes supporting youths but NOT in a manner that is inappropriate for the neighborhood.

We are for retaining the designated zoning for the property at 1440 Pine Str. at 8-13 family units.

The proposed development for our residential neighborhood is outrageously oversized requiring the city to approve zoning changes; allow greater lot coverage; tripling the numbers of living units; and allowing the developers to reduce the required parking by more than half, adversely affecting already very critical parking in the area. As it is our visitors can't find any space to park.

Please, do not allow this development with so many deviations and exceptions to City Codes and Ordinances to do its adverse impact on our precarious family oriented old neighborhood.

Vaida and Raimonda Daukantas

P.S. The so called " neighborhood meetings" were an offense to our intelligence.  
They were on the level of " infomercials"  
or " time-share" luncheons. None of our serious comments resulted in any changes.

**From:** [BLGXLG@aol.com](mailto:BLGXLG@aol.com)  
**To:** [boulderplanningboard](mailto:boulderplanningboard)  
**Subject:** Proposed Development at 1440 Pine St  
**Date:** Friday, July 01, 2016 3:13:34 PM

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Dear Planning Board Members,

I live in RH-2 zoning, 110 feet from the proposed development for transitional housing for homeless 18-24 year olds that have all experienced life trauma, resulting in drug/substance abuse issues, mental health disorders, and some being victims of sex trafficking (according to Attention Homes literature). This First United Methodist Church "next step in missionary", is indeed admirable and needed, but the proposal is flawed on all levels.

My one lot was down-zoned from 4 units to 2 units because the city wanted to curtail this area's density. This proposal on 3 lots, would add 40 units, where only 7 units (or 13 small efficiencies), would normally be permitted by right, 26 by special Planning Board treatment. Owning the entire block, gives FUMC special consideration.

How could 40 units even be a consideration within this zoning, neighborhood, and downtown area?

Whittier is a family neighborhood. The massive scale, density, height, and proposed use of this development would highly conflict with the historical surroundings and character of the Whittier Neighborhood. The impact on neighborhood stability and downtown ambiance would create pause for families with children from wanting to remain or locate to this area where married-couple families with children comprise 62.3% (among all households) compared to 34.7% for Boulder. These projects are often placed in distressed areas to enhance values. Whittier is far from a distressed, depressed, or low value area.

The BVCP calls for maintaining neighborhood character, appropriate building scale, safe school routes, and neighborhoods that are not to be undermined by expansion of business into residential areas.

The 1st floor of this proposed 3-story building, would be comprised of the Attention Homes Administrative offices, social services offices, a medical treatment facility because this population isn't comfortable using established medical environments, and a public cafe.(according to disclosures by project sponsors at 3 neighborhood meetings).

All of the above uses are not permitted by right in RH-2 zoning. Only by special treatment can this development, as presented, go forward in this district. Besides the inappropriateness of the program itself, the proposal requests building height greater than 35', 56% less parking than required, no alley setback, and 40 units on 3 lots, which could house 80 people in the future.

Developer Gardner Capital, made it clear that this massive scale is needed in order to make the project profitable (12 million in tax credits). The church will continue to receive the \$145,000 yearly income from their other rentals and parking lots, without having to manage them. The Attention Homes made it clear that they want to expand their programs and funding. However, this is an *experiment* on their parts as they have not run this type of program before. The entire concept seems to benefit everyone except the target population that it is presumed to assist.

I have lived in the Whittier Neighborhood for as long as the Attention Homes owned and operated its home at 1527 Pine. It was NOT without frequent day & night police activity, residents would act out with verbal & physical behaviors and supervision was minimal. The Attention Homes sold that property for needed funding and for the negative impacts of its proximity to the Pearl St Mall. Why make the same mistake again on a much larger scale?

The program does not require residents to be sober, drug free, participate in counseling, go to school or obtain employment. The only non permissible "on site" activities are those deemed illegal by the federal government. What about "off site" in the surrounding neighborhoods? There will be minimal supervision

inside, no supervision outside, and no curfew. It presumes that 40 at risk, most in-need, most vulnerable young adults, who have not been able to live independently, will somehow mentor each other. This program, requiring no accountability, looks like a plan for failure.

What happens when/if the Attention Homes runs out of funding, or simply cannot administer this program in the future as had happened at 1527 Pine, in the past? That question was posed to the Church representative at the 03/15/2016 neighborhood meeting. Specifically, the question was "could the church use this facility for a regular homeless shelter in the future if the Attention Homes program terminates"? The answer was "YES". The next question was "would the church involve the neighborhood for input"? The answer was "NO".

The city needs to consider the current impact, and long range planning and consequences that this proposed development will have on the core of the downtown. I hope that after careful consideration of the implications to the historic Whittier Neighborhood, Downtown Boulder, and the integrity of Section 2 of the BVCP, as well as the established zoning codes, the city will not recommend this proposal for advancement.

Respectfully,

Bonnie Gossman  
1514 Pine Street, Boulder CO 80302