



ATTENTION HOMES APARTMENTS: PERMANENT SUPPORTIVE HOUSING FOR HOMELESS YOUNG ADULTS

LOCATION

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

PROJECT WEBSITE

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 50th 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 |
| | | | 83,033 | 1.91 | 87 |

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.

