



2016 Boulder Homelessness Tour: Transitional Living Programs

Date:

August 1, 2016

Time:

5:00 - 8:30 pm

Tour Start Location:

**West Senior Center
909 Arapahoe Avenue**

Parking Available at West Senior Center
Additional metered parking available at the Main Library, 1001 Arapahoe Ave

BoulderColorado.gov/human-services



2016 Boulder Homelessness Tour: Transitional Living Programs

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2016 Boulder Homelessness Tour

AGENDA

5:00 Guest check-in

**5:15 Depart to Bridge House, Ready To Work House, 4747 Table Mesa Dr.
(restroom available)**

6:00 Depart to 6400 Arapahoe Ave.

**6:30 Depart to Fire Station #6 and Longbow Out lots, 5145 63rd St.
(restroom available)**

7:00 Depart to Boulder Shelter for the Homeless, 4869 Broadway

Drive by Boulder Shelter for the Homeless, 1175 Lee Hill and Emergency Family Assistance Association (EFAA) main building and transitional housing sites under construction (Yarmouth)

7:30 Depart to Municipal Service Center, 4950 Pearl St.

8:00 Depart to drive by Mother House, 2041 Pearl St.

8:15 Arrive back at West Senior Center / collect written questions for follow-up



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2016 Boulder Homelessness Tour

Bridge House

4747 Table Mesa

Program: Ready To Work

Who: Homeless adults over the age of 18

Goal: Provide paid work in a social enterprise, support services, and housing for one year

Services Provided by the Program:

Transitional jobs, Job training, Case management, Financial management, Sobriety support, Transitional housing, Meals, Medical care

Admittance Requirements:

Desire and ability to seek full time work, Commitment to be clean and sober, Criminal background check, History of homelessness

Capacity: 44

Projected Outcomes:

- Employment – 100% of trainees who enter will work, 70% will obtain full-time mainstream employment after participation in Ready to Work
- Savings – 100% of trainees will save 30% of their income, approximately \$1,000
- Sobriety – Trainees will remain clean and sober and set standard for other BH clients
- Housing – Graduates of the program will find stable housing within 3 months of completion
- Work barriers – 100% will improve employability

Challenges: Sobriety

Other: RTW generates revenue to support work training through social enterprise

Program: Resource Center

Who: Homeless adults

Goal: Provide intake, assessment, case management and referrals to improve the situation of homeless adults

Services Provided by the Program:

Service qualification assessment, Benefit sign-up, Transportation assistance, Identification assistance, Employment services, Financial assistance with rent and deposits, Vulnerability Assessment for supportive housing, 14 service provider partners on site, Mental health, medical, substance abuse groups

Outcomes:

- For the first half of 2016, there has been a 142% increase in use of the RC
- For the first half of 2016, there has been a 90% increase in people applying for housing
- For the first half of 2016, there has been a 138% increase in clients participating in substance use/mental health groups
- For the first half of 2016, there was no change in the number of people accessing employment services and gaining employment

Admittance Requirements: Sign a code of conduct, Participate in a Welcome Meeting

Capacity: Approximately 350 unique individuals are served a month

Challenges: Housing



2016 Boulder Homelessness Tour | 6400 Arapahoe



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Location	Topography and Site Access		Access to Transit		Distance to Amenities		Zoning and Land Use Implications**		Access to Water and Sewer	
	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con
6400 Arapahoe	Flat Site; separate lot with access	●	One bus line: JUMP runs every ½ hour on weekdays and Saturdays until 10 p.m.; Sundays and Holidays every hour until 9 p.m.	●	Bus access to Arapahoe amenities: grocery @ 3 miles; park @ 3miles; @ ¾ mile to bike multi-use path at South Boulder Creek	⊙	Industrial General Zoning; adjacent to BVSD offices and ReSource with some dust generated; near Thorne Ecological @ Sombrero Marsh	⊙	Currently served by water and sewer	●

● = Positive ⊙ = Neutral ○ = Con



2016 Boulder Homelessness Tour | Fire Station #6 & Longbow Out lots

5145 63rd



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Location	Topography and Site Access		Access to Transit		Distance to Amenities		Zoning and Land Use Implications**		Access to Water and Sewer	
	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con
5145 N. 63 rd (Fire Station 6)	Flat Site; existing access from 63 rd Street, could also likely access off of Spine Road	●	Bus Lines: 205 with weekday and Saturday service every 20 minutes until 10:30 p.m.; every 30 minutes on Sundays/Holidays until 9:30 p.m. and 'J' infrequent services	●	Walking access to grocery ½ mile east; ¾ mile to Twin Lakes County Open Space; near Boulder Reservoir, however no direct access	⊙	Industrial General Zoning; would require a subdivision, occupied by Fire Station 6 on north side of site	⊙	Currently served by water and sewer	●
Longbow Outlots	Approximately 10-15 percent slope on site; no access exists today.	○	One Bus Line: 205 with weekday and Saturday service every 20 minutes until 10:30 p.m.; every 30 minutes on Sundays/Holidays until 9:30 p.m.	●	Walking access to grocery and coffee shops 1.2 miles to northeast; ¼ mile to Twin Lakes County Open Space; near Boulder Reservoir, however no direct access	⊙	Public zoning	⊙	Sewer and water in the adjacent street	⊙

● = Positive ⊙ = Neutral ○ = Con

More information on this and other parcels of land can be found at the end of this packet.



2016 Boulder Homelessness Tour

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Boulder Shelter for the Homeless

4869 Broadway

Program: Transition Program (First Steps)

Who: Homeless adults

Goals: Stability; Clients leave the program with sustainable housing

Services Provided by the Program:

Overnight shelter, two meals a day, storage, case management, access to shelter amenities

Outcomes: About 50% of people leaving the program have stable housing

Admittance Requirements:

- Have some source of income
- Be clean and sober

Capacity:

About 30 people in the program at any given time and 30 on the waitlist

Challenges:

- Sobriety
- Structure of the shelter
- Boulder's housing market

Other:

The transition program has been in place for more than 20 years

Program: Transitional Housing

Who: Homeless individuals and families

Goals: Clients leave the program with sustainable housing

Services Provided by the Program:

- Safe, transitional housing
- Referring agency provides ongoing support

Admittance Requirements: Lease compliance is mandatory

Capacity: 12 apartments (8 one bedroom units and 4 two bedroom units)

Outcomes:

- About 70% of clients leave the program with stable housing

Challenges:

- Boulder's housing market

Other:

Program takes referrals from other partner agencies

Boulder Shelter for the Homeless

Program: Boulder County Cares

Who: People experiencing homelessness residing on the streets of Boulder

Goal: Clients have life-sustaining supplies, transportation, and referrals to services from October through April

Services Provided by the Program: Street outreach

Other: Program uses trained volunteers

Program: Winter Sheltering

Who: Homeless adults

Goal: Safe, overnight shelter with food and support services from October through April

Services Provided by the Program: Overnight shelter, two meals a day, access to shelter amenities

Outcomes: Clients have safe, overnight shelter

Admittance Requirements: Civility

Capacity: 100 beds

Challenges: Emergency shelter is a temporary solution



Boulder Shelter for the Homeless and Boulder Housing Partners

1175 Lee Hill

Program: Housing First (Permanent Supportive Housing)

Who: Chronically homeless adults

Goals:

- Clients have safe, permanent housing
- Clients became more stable and retain housing

Services Provided by the Program:

- Case management and support services

Outcomes:

- About 70% of clients are still housed after two years in the program

Admittance Requirements:

- Entrance through the coordinated entry and intake process
- Chronically Homeless

Capacity: About 55 clients

Challenges:

- Population is very vulnerable with multiple needs
- Potential clients must be ready to participate when units are available



2016 Boulder Homelessness Tour

Emergency Family Assistance Association

1575 Yarmouth Avenue

6

Program: Transitional Housing

Who: Homeless families with children under the age of 18 in Boulder and Broomfield counties

Goals:

- Support families to achieve their goals in self-sufficiency
- Increase assets
- Permanent, affordable housing at end of stay

Services Provided by the Program:

- Case management
- Children's assessment
- Access to all EFAA services, referral to community resources

Admittance Requirements:

- Income
- Children's needs
- Local ties
- Future housing/income plans
- Sobriety

Capacity:

- 12 apartments in Boulder
- 5 additional units under construction

Outcomes:

- FY2016: 85% of families exiting EFAA's short-term and transitional housing programs exited to sustainable housing

Challenges:

- Before participation: Lack of education, training and experience to secure and keep jobs with adequate wages, lack of affordable housing, stress due to unstable living situations, mental health/health/disability issues
- During: Gain education, training and experience within the two year time frame to secure jobs with adequate wages, lack of affordable housing to exit to, lack of low-cost mental health services, high cost of child care
- After: Lack of affordable housing, lack of subsidized housing programs (vouchers or affordable rental units), difficulty leasing up even with vouchers, low wage jobs, lack of subsidized child care slots, language barriers and eligibility for government programs

Other:

- Transportation, medical bills, and/or rent are issues
- Alcohol, drugs, and serious mental illness are not primary reasons for family homelessness
- Most families are doubled up or in shelter
- Ability to secure and keep living wage jobs and attainable affordable housing are primary obstacles for families
- Transitional housing needed as families are evicted, unable to pay increasing rents, and/or inability to lease up due to high rental costs
- 16 months is typical length of stay. Length of stay increasing as families have a difficult time finding affordable housing



2016 Boulder Homelessness Tour | Municipal Service Center 4950 Pearl St



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Location	Topography and Site Access		Access to Transit		Distance to Amenities		Zoning and Land Use Implications**		Access to Water and Sewer	
	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con
PW Municipal Services Center (approximately 4950 Pearl)	Flat Site; access off of Walnut Street	●	One Bus Line: 206 within ¼ mile: weekdays every 30 minutes until 8:00 p.m.; approximately 1 mile to Depot Square RTD Regional Bus Facility	●	Adjacent to the Goose Creek Bike Multi-use path; bus access to groceries and retail at 29 th Street Mall and Crossroads; approximately ¼ mile to Pearl Parkway Multi Use Path and Boulder Creek Multi-use path	⊙	Industrial General Zoning; next to city's Public Works Yards	⊙	Sewer and water adjacent to the site	⊙

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2016 Boulder Homelessness Tour

Mother House

2041 Pearl St

Program: Shelter Program

Who: Pregnant women who are homeless or at-risk of homelessness

Goals:

- Provide safe, clean housing to pregnant women through three months post-partum or until they place their baby up for adoption
- Assist residents in connecting to community services and medical care
- Educate residents on life skills, birthing, parenting and other topics
- Help residents become independent and empowered as parents

Services Provided by the Program:

- Housing
- Education
- Case Management
- Mentoring Program
- Referrals to community programs

Outcomes:

- 100% of the residents and babies have medical care in the form of Medicaid
- 100% of the residents receive pre-natal check-ups and after care

Admittance Requirements:

- Work 20 hrs/week
- Pay monthly rent of \$220 + \$125 deposit
- Sober
- Attend Monday night speakers
- Complete chores
- Adhere to curfews
- Be flexible and work together with other residents
- Those who cannot be admitted include those in high-risk pregnancies or are in need or therapeutic care

Capacity: 7 women and their babies

Challenges:

- Many people turned away because their other children and/or partners cannot be accepted into the program
- Residents having difficulty finding low-income housing after they leave even if they start looking once they enter the house

Other:

Mother House has been in existence for almost 34 years and they've helped 750 women and their babies



2016 Boulder Homelessness Tour

Boulder County Housing and Human Services

3400 Broadway



A

Program: Housing Stabilization Program (HSP) & Housing Panel

Who: Boulder County citizens who are either homeless, unstably housed, or facing imminent eviction

Goals:

- Case management supports with a housing first approach
- Clients exit the program to market rent or a self-sustaining situation

Services Provided by the Program:

- Short term rental assistance:
- *Deposit Only:* Clients with Section 8 voucher and need deposit funds in order to lease a property
- *Eviction Prevention:* Clients who are currently housed in Boulder County and are facing eviction due to a short-term crisis and just need some help to stay housed
- *Rapid Re-housing:* Clients who are homeless or couch-surfing, referrals from domestic violence shelters and from Bridge House's Ready to Work program

Admittance Requirements:

- Screening by the Community Housing Resource Panel Existing ties to Boulder County
- Ability to self-sustain within a year of assistance being awarded funds
- Clients must either have or be willing to create strong ties with one of the partner agencies for basic needs and case management support

Capacity:

- HSP served over 400 households in the county in 2015 (86 in Boulder)
- Some clients who were residents of the city leased outside of the city, some due to cost of rent

Outcomes:

- Overall HSP population improvements (moved from being in crisis or vulnerable to safe, stable, or thriving) in 2015:
 - 79% in transportation
 - 83% in health care access
 - 82% in relationship safety
 - 61% in childcare
 - 42% in housing
 - 37% in income

Challenges:

- Rising rents
- Families having more difficulty returning to market rent when assistance ends

Other:

The holistic approach and coordinated case management model that combines government benefits with nonprofit case management, plus a network of supports working in tandem to meet families "where they are", is a very successful model



2016 Boulder Homelessness Tour

Attention Homes

3080 Broadway

Program: The Source Runaway & Homeless Youth Drop-in Center

Who: 12-24 year olds

Goals: Housing, Safety, Education, Employment, Well-being, Permanent connections

Services Provided by the Program: Meals, GED and educational linkages, mental health/substance abuse counseling, LGBTQ support, employment counseling, family reunification, activities, benefits assistance, case management, life skills, medical health services, housing/transportation assistance

Outputs: In 2015: 1,465 employment and education referrals, 600 hours of career counseling, 500 hours of mental health and substance abuse counseling, 21 clients participated in equine therapy, 207 clients accessed medical care at the drop-in center.

Admittance Requirements: Age verification through age 24

Capacity: 50

Challenges : Identifying affordable and/or supportive housing and meeting housing entrance criteria, earning a living wage, long-term mental health support, post secondary education, access to prescriptions, vital documents & SSI/SSDI, transportation, career advancement opportunities and supported employment, maintaining housing, maintaining healthy adult relationships

Other: The Source Runaway and Homeless Youth Drop-in Center and Shelter are the only youth day drop-in center and youth shelter in Boulder County and Northern Colorado

Program: The Source Runaway and Homeless Youth Shelter

Who: 12-21 year olds

Goals: Safety, Education, Employment, Well-being, Permanent connections

Services Provided by the Program: *Same as those listed for Drop-in Center plus Shelter and Aftercare/transitional case management*

Outcomes: 72% enrolled in academic programs, 73% reunified with family, 98% of youth engaged in mental health services demonstrated improvement, 99% of youth engaged in substance abuse counseling demonstrated improvement, 85% of shelter residents with long-term housing goals successfully achieved long-term housing goals, 92% of youth participating in aftercare met long-term post shelter goals

Admittance Requirements: Intake and assessment, age verification up to age 21

Capacity: Shelter capacity of 16 with average waitlist of 3.2

Attention Homes

Program: The Source Street Outreach Program

Who: 12-24 year olds and provides referrals for others

Goals: Safety, Awareness of services, Access to The Source and trust/relationship building

Services Provided by the Program:

Food, survival gear, education, referrals, harm reduction supplies, mobile case management

Outcomes: Over 5,000 units of food distributed, Over 6,000 units of non-food survival items (condoms, bleach and crack kits, ponchos, socks, hand warmers, emergency blankets, etc.) distributed

Capacity: Over 5,000 outreach contacts each year; Outreach shifts five days a week

Challenges: Identifying affordable and/or supportive housing and meeting housing entrance criteria, earning a living wage, long-term mental health support, post secondary education, access to prescriptions, vital documents & SSI/SSDI, transportation, career advancement opportunities and supported employment, maintaining housing

Other:

- The Source Runaway Street Outreach Program is the only youth-focused mobile case management in Boulder County and Northern Colorado

Program: Transitional Living Program

Who: 17-24 year olds

Goals: To help youth achieve and maintain housing stability, build a rental history, life skill acquisition and implementation, support and develop permanent connections

Services Provided by the Program:

Limited financial assistance, referrals to Boulder County Housing & Human Services, (Housing Resource Panel), case management, access to furnishing and move-in kits

Outcomes: 90% of youth in transitional programming maintain housing for one year

Admittance Requirements:

- Completion of The Source or Residential programming
- Employment/income verification
- Vital documents and background checks
- Criminal record clean of sex crimes and certain violent crimes, distribution or manufacturing of methamphetamines

Capacity:

- Up to 11 annually

Challenges: *Same as Outreach Program plus* Permanent connections

Other:

- This program just completed its first year of service
- Successful partnership with Thistle Communities



2016 Boulder Homelessness Tour

Attention Homes

B

Project in Development

Program in Development: Apartments

Who: This potential project is scheduled to serve 18-24 year old young adults who are experiencing homelessness and require non time-limited supportive housing.

Goals:

- Housing
- Safety
- Education
- Employment
- Well-being
- Permanent connections
- Community integration

Services Provided by the Program:

- Housing
- GED and Educational linkages
- Mental health and substance abuse counseling
- LGBTQ support
- Employment counseling
- Equine therapy
- Family reunification
- Pro-social recreational/cultural activities
- Benefits assistance
- Case management
- Life skills
- Medical health services
- Housing/Transportation assistance

Projected Outcomes:

- 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)

Admittance Requirements:

- Assessment and application via tenant selection criteria/approval and Regional Coordinated Entry

Capacity: 40 scheduled to be built

Other:

- If funded, this would be the first tax credit funded PSH youth-focused project in CO
- Based on the Housing First model
- Developmentally appropriate services for youth
- Strength-based, client-centered, case management focused programming
- Average 2-year tenancy per household
- Anticipated to serve 800 households over 40 years
- Is expected that 80% of the households will be residents of Boulder and the remaining 20% will be residents of Colorado, primarily from Metro Denver region



2016 Boulder Homelessness Tour

Mental Health Partners

1000 Alpine Ave

C

Program: Housing/Voucher Program

Who: Individuals and families in Boulder and Broomfield Counties

Goals: Individual sustains housing in the community that allows them to better engage with health care providers, employers, educational institutions, community resources, family, and friends

Services Provided by the Program:

- Wellness and education classes
- Health home services
- Vocational
- Case management
- Substance use treatment
- Outpatient services
- Community services and Trauma-informed care
- Crisis and intervention services

Admittance Requirements: Each Housing program has different eligibility requirements. All participants need to have a behavioral health diagnosis and meet the criteria for the particular program they are applying for. Many programs have a priority for people who are chronically homeless and are viewed as highly vulnerable through the Coordinated Assessment and Housing Placement Systems (CAHPS). Another priority is for people who are leaving institutions or who qualify for that level of care.

Capacity: There are many people in the Boulder and Broomfield county communities that are homeless or marginally housed.; Current programs at MHP are close to capacity; Capacity for all MHP Housing and Voucher Programs is currently 400

Challenges: The limited availability of safe, secure, affordable housing for individuals who may have resources (vouchers), but no availability of housing; financial challenges and difficulty in finding units in a very competitive housing market

Other: Using vouchers and other resources, MHP assists several hundred people gain access to housing every year



D

Safehouse Progressive Alliance for Nonviolence

835 North St.

Capacity:

- 27 people and residents may stay up to 45 days
- 1,100 calls for shelter were unmet due to capacity issues

Outcomes:

- From June 15, 2015 through June 15, 2016 emergency shelter provided to 412 adults and 85 children/youth
- 95% of adult shelter residents surveyed reported having enhanced strategies for staying safe and an increase in knowledge of available community resources as a result of their time in shelter
- 90% reported feeling more hopeful and less isolated
- 83% of these children demonstrated decreased trauma symptoms as a result of this contact

Challenges:

- Some survivors have no viable housing options in Boulder other than to return to their abusive partner, so they are forced to move from shelter to shelter or community to community
- Some survivors ineligible for subsidized housing or public assistance programs because of age, immigration status, criminal history, or other disqualifying factors have few options for self-sufficiency after leaving the shelter

Other: 2015:

- 9,502 crisis hotline calls – information, resources, and referrals
- 9,200 shelter nights
- Supported 485 victims of assault immediately following law enforcement response
- Helped 346 individuals with legal advocacy as they applied for protective orders and dealt with other civil legal issues
- Provided counseling services to 738 adults and children
- Supported 176 adults and children with long-term transitional services like affordable housing, skill-building, and intensive case management

Program: Emergency Shelter

Who: Adults, youth, and children who have experienced interpersonal violence

Goals:

- Abusers are most lethal in the two-week period immediately following a survivor's leaving, making it critical that victims of abuse and their children have access to safe, confidential shelter
- Access to confidential, safe shelter, culturally appropriate and trauma-informed counseling and advocacy services, and resource assistance to help survivors rebuild their lives after violence

Services Provided by the Program:

- Basic needs, case management, counseling, healthcare services, legal advocacy, Access to staff 24 hours a day, Safety plan development, referrals, education, peer support, Safe Pet Program, public benefit assistance, skill-building, housing navigation assistance
- For children: Separate trauma assessment, case management, counseling, age-appropriate education on feelings, conflict resolution, and staying safe

Admittance Requirements:

- Screening through Crisis Line
- Homelessness caused by domestic violence
- Available to all survivors regardless of gender identity or expression

Program: Transitional Housing

Who: Adults, youth, and children who have experienced interpersonal violence

Services Provided by the Program:

- Intensive case management and resource support

Admittance Requirements:

- Screening through Crisis Line
- Homelessness caused by domestic violence
- Available to all survivors regardless of gender identity or expression

Capacity:

- 13-14 units/vouchers
- Not likely a resident will move directly into a transitional housing unit upon leaving
- Shelter residents who meet eligibility requirements go on a waitlist and are contacted when a unit becomes available

Outcomes: On average, 50 adults/children are housed through these programs annually (appx. 18 households/adults, 32 children)

Other: Clients typically remain in transitional housing for two years, Approximately 175 adults/children receive Transitional Services (not necessarily housing units) each year. These include housing/resource case management, skill building groups and support networks to stabilize after crisis



BOHO

Boulder Outreach for Homeless Overflow

the safety net under the safety net



2016 Boulder Homelessness Tour

Boulder Outreach for the Homeless Overflow



Program: Day Shelter and Community Table (in collaboration with Bridge House)

Who: Homeless adults

Goals:

- Safe, legal, designated place to be during the day
- Daily meals

Services Provided by the Program:

- Shelter
- Safety
- Meals (catered by Bridge House Community Table Kitchen)

Outputs:

- 2016 Q1: average of 108 visits per day to the Day Shelter, average of 71 visits per day to Community Table

Admittance Requirements:

- Must be able to state name
- No weapons or alcohol
- Follow instructions
- Care for self
- Complete Code of Conduct form
- Attend Bridge House Resource Center Welcome Meeting
- Short demographic interview is not mandatory, but has nearly 100% participation

Capacity: Approximately 150; No one turned away for space reasons

Challenges: Life on the streets

Other: The program operates six days a week and has rotating locations. The Carriage House location will not be in use in the fall

Program: Emergency Warming Center (EWC)

Who: Homeless adults

Goal: Basic overnight shelter (some congregations provide additional program features)

Services Provided by the Program:

- Safe, legal, indoor, sleeping

Output:

- In the 2015-2016 season, the BOHO EWC served an average of 107 guests per night

Admittance Requirements:

- Must be able to state name
- No weapons or alcohol
- Follow instructions
- Care for self
- Short demographic interview is not mandatory, but has nearly 100% participation

Capacity: Up to 200; No one turned away for space reasons

Challenges: Life on the streets

Other:

The program operates about five months of the year and is on standby for bad weather the rest of the year. BOHO was open during the flood



BOHO

Boulder Outreach for Homeless Overflow

the safety net under the safety net



2016 Boulder Homelessness Tour

Boulder Outreach for the Homeless Overflow

E

Program: Residents Shelter

Who: Homeless adults

Goal: Provide shelter to help Boulder's adult homeless residents develop stability

Services Provided by the Program:

- Safe, legal sleeping

Outcomes:

- Preferred that income is developed
- Entry into Boulder Shelter for the Homeless or Bridge House program or achievement of housing
- Although we do not have formal records, we believe that about a quarter of the women who entered the program became housed when they left

Admittance Requirements:

- Identification
- Record of good behavior
- Homeless in Boulder for six months or more
- Welcome meeting with Bridge House Resource Center
- Sign and abide by behavioral agreement

Capacity: 40; Wait list of usually one to two weeks

Challenges: Life on the streets

Other: This program operates year round

Program: Women's Shelter

Who: Homeless adult women

Goal, Services Provided by the Program, and Outcomes, and Challenges: *Same as Residents Shelter*

Admittance Requirements: *Same as Residents Shelter plus being Female*

Capacity: 25

Other: The program operates when winter shelter programs are not available



At Risk of Homelessness: An individual or family who has an annual income below 30 percent of the median family income for the area, doesn't have sufficient resources or support networks to prevent them from moving to an emergency shelter or doesn't have an adequate nighttime residence (uses a car, park, abandoned building, bus or train station, airport, camping ground, etc. as nighttime residence).

CAHPS: Coordinated Assessment and Housing Placement System (CAHPS) is a regional, client-centered process that enables our community to assess and identify the housing and support needs of individuals experiencing homelessness, target outreach and housing navigation for those with the greatest need, and match the right level of service and/or housing intervention to these individuals as quickly and efficiently as possible, while being respectful of client choice and local providers.

Case Management: A collaborative and planned approach to ensuring that a person who experiences homelessness gets the services and supports they need to move forward with their lives. It is a comprehensive and strategic form of service provision whereby a case worker assesses the needs of the client (and potentially their family) and, where appropriate, arranges, coordinates and advocates for delivery and access to a range of programs and services designed to meet the individual's needs.

Chronically Homeless Families: Families with adult heads of household who meet the definition of a chronically homeless individual. If there is no adult in the family, the family is still considered chronically homeless if the minor head of household meets all the criteria of a chronically homeless individual. A chronically homeless family includes those whose composition has fluctuated while the head of household has been homeless.

Chronically Homeless Individual: A homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, an emergency shelter, or in an institutional care facility continuously for at least 12-months, or on at least four separate occasions in the last three-years, where the combined occasions total at least 12 months. Each period separating occasions must include at least 7 nights of living in a place not meant for human habitation, an emergency shelter, or a safe haven.

Conestoga Huts: The Conestoga is a newly developed hut being used at Opportunity Village in Eugene, OR. The hut is 6' x 10' shelter that can be built for between \$250 and \$500 depending on the utilization of re-used or donated materials. There are four components to a Conestoga hut: a basic insulated floor, two solid, insulated walls that line the short sides of the flooring, and a metal wire roof that is curved to connect to the long sides of the floor. The roofing frame is then covered with insulation and outdoor vinyl that is attached to the base of the structure. The result is a structure that resembles the Conestoga wagons used during early American westward expansion. The components of the shelter can then be easily assembled or disassembled on site.



Homeless:

An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning s/he/ they reside/s in one of the following:

- Places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, bus or train stations, airports, campgrounds;
- In an emergency shelter;
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters;
- In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution;
- Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing, or their housing has been condemned by housing officials and is no longer considered meant for human habitation;
- Is being discharged within a week from an institution in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing;
- An individual or family who will imminently lose their nighttime residence (within 14 days, no subsequent residence has been found, the individual/family lacks the resources to obtain other permanent housing).
- Unaccompanied youth under 25 years of age, or families with children and youth, who are identified as homeless under federal legislation.
- Any individual or family who is fleeing or is attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence and the household has no other residence and lacks the resources or support networks to obtain other permanent housing.

Housing First: An approach to ending homelessness that centers on providing homeless people with housing quickly and providing services as needed. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach is consistent with what most people experiencing homelessness want and seek help to achieve.

Newly Homeless: People who have been homeless for less than one year and are experiencing homelessness for their first time.

Permanent Housing: Community-based housing without a designated length of stay which is intended to be the tenant's home for as long as they choose. Permanent housing includes both permanent supportive housing and rapid re-housing. In the supportive housing model, supportive services of various types are available to the tenant. Tenants of permanent housing typically sign legal lease documents.



Permanent Supportive Housing: Permanent supportive housing (PSH) uses the Housing First approach to serving persons experiencing homelessness and centers on providing homeless people with housing quickly and providing services as needed. PSH is designed to meet the long term housing and service needs of chronically homeless individuals and families and combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity. The type of services depends on the needs of the residents and may be provided on a short term, sporadic, ongoing, or indefinite basis. The housing is usually “affordable” or intended to serve persons who are on an SSI income – which is \$733/month (2016 rates for individuals).

Point-in-Time Count (PIT): A count of sheltered and unsheltered homeless persons carried out on one night in the last 10 calendar days of January. The PIT provides a *snapshot* from a single night in January of individuals and families identified by self-reporting as homeless and who were willing to participate in the count.

Project-Based/ Single-Site Housing: Housing located in single buildings, typically owned by the housing provider. This type of housing allows staff to provide a high level of supervision and offers the greatest latitude in responding to the challenges of housing its participants. Staff is typically located onsite and can respond immediately to issues that may arise. While this approach minimizes community integration and limits participant choices in housing, it can offer its residents more community support.

Scattered-Site Housing: Low-density housing in buildings (less than 15 units per site) located in economically, racially and geographically diverse neighborhoods. The housing is usually provided through private landlords and management companies and tenants are party to standard leases. Except in places with very low vacancy rates and or high rental housing costs, scattered-site housing maximizes choice in housing for Housing First program participants.

SSI: Supplemental Security Income program is a federally funded program which provides income support if you are aged 65 or older, blind or disabled. SSI benefits are also available to qualified blind or disabled children. SSI benefits are administered by the Social Security Administration (SSA). Eligibility is determined by the SSA using Federal criteria. The benefits are in the form of cash assistance.

SSDI: Social Security Disability Insurance (SSDI) is a federally run benefits program that provides aid to people who are unable to achieve gainful employment due to a permanent disabling condition. SSDI is financed by the Social Security tax, and eligibility is determined by the SSA using Federal criteria. The benefits are in the form of cash assistance. Anyone who has paid Social Security taxes long enough to achieve sufficient work credits, can qualify for SSDI.

Supportive Services: Services such as case management, medical or psychological counseling and supervision, child care, transportation, job training, life skills, and landlord relations provided for the purpose of facilitating the independence of residents.

Transition-Age Youth: Youths age 18 to 24.

Transition-Age Youth VI-SPDAT: See *Vulnerability Index – Service Prioritization Decision Assistance Tool*.



Ten-Year Plan: A strategic planning document developed by a locality, with vigorous encouragement from the federal Interagency Council on Homelessness, with the aim of ending “chronic homelessness” within the specified timeframe.

Transitional Housing: A program designed to provide housing and appropriate support services to homeless individuals and families to facilitate movement to independent living in permanent housing.

Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT): A pre-screening, or triage tool that is designed to be used by all providers within a community to quickly assess the health and social needs of homeless persons and match them with the most appropriate support and housing interventions that are available. The VI-SPDAT helps to clarify demand, as well as identify those who are most vulnerable.

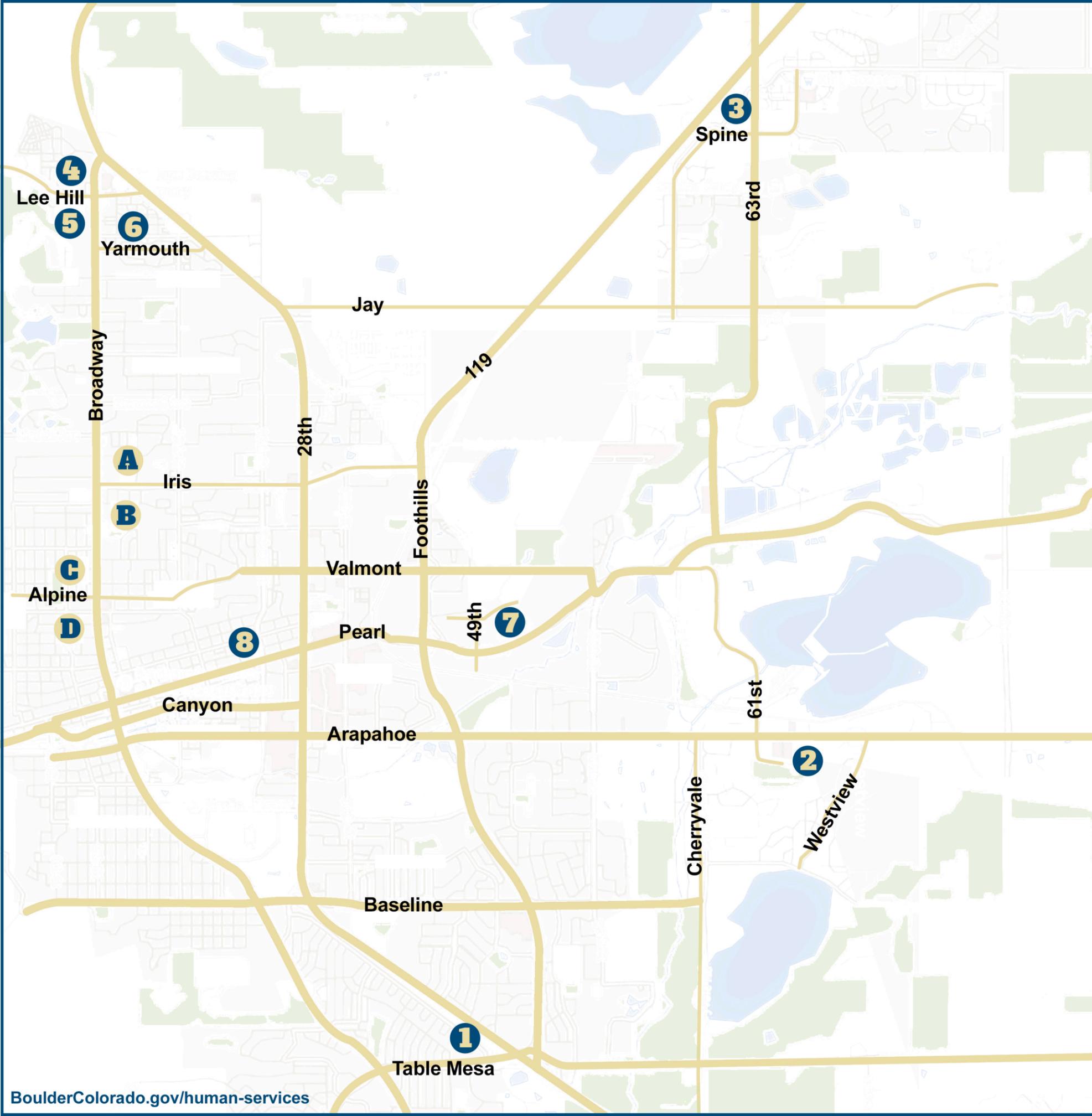


2016 Boulder Homelessness Tour

Additional Service Providers

- 1** Bridge House Ready To Work
4747 Table Mesa
- 2** 6400 Arapahoe
6400 Arapahoe Ave
- 3** Fire Station #6 and Longbow Outlots
5145 63rd
- 4** Boulder Shelter for the Homeless
4869 Broadway
- 5** 1175 Lee Hill
1175 Lee Hill Dr
- 6** Emergency Family Assistance Assn.
1575 Yarmouth
- 7** Municipal Service Center
4950 Pearl St
- 8** Mother House
2041 Pearl St

- A** Boulder County Housing and Human Services
3400 Broadway
- B** Attention Homes
3080 Broadway
- C** Mental Health Partners
1000 Alpine Ave
- D** Safehouse Progressive Alliance for Nonviolence
835 North St
- E** Boulder Outreach for the Homeless Overflow
(not mapped; held at multiple, rotating locations)



City-owned Properties City-owned Properties, Leased to Others

Homeless Populations



City of Boulder

Chronic Single Adult Homeless

174 people

- Challenges**
- Long-term and/or repeat episodic homelessness
 - Disabling conditions including medical problems, mental health or substance use disorders
 - Best outcomes in low-barrier housing (Housing First)
 - Difficulty using vouchers - multiple background, navigation issues

- Housing Solutions**
- Housing First/Permanent Supportive Housing (PSH)

- Capacity**
- 41 PSH Units (city)
 - Winter: 300 shelter beds, 40 warming center spaces (countywide)
 - 6 residential treatment beds and 5 extended detox beds countywide
 - 300 PSH Vouchers (countywide)
 - Summer: 70 shelter beds

- Gaps**
- PSH units
 - Units affordable <30% AMI
 - Summer emergency shelter beds
 - Intensive landlord recruitment, navigation and support
 - Sunday Day Shelter

Progress
205 new units/ vouchers since 2010

Transitional Single Adult Homeless

236 people

- Challenges**
- Lack resources/support to remain in housing
 - Competition for lower wage work
 - Keeping work while navigating emergency and transitional housing
 - Many programs require participants be clean and sober
 - Limited number of beds for substance use treatment
 - Low-wage jobs don't earn enough for mainstream housing

- Housing Solutions**
- Transitional Housing
 - Permanent Housing

- Capacity**
- Winter: 300 shelter beds, 40 warming center spaces (countywide)
 - Summer: 70 shelter beds
 - 148 transitional units/beds (city) + 85 units countywide
 - Rental Assistance - 400 families/individuals annually (countywide)
 - 6 residential treatment beds and 5 extended detox beds countywide

- Gaps**
- Summer emergency beds
 - Units affordable <30% AMI
 - Residential substance use treatment
 - Sunday Day Shelter

Progress
69 new units/ vouchers since 2010

Transitional Age Youth 18-24yrs old

50 people

- Challenges**
- Some exiting foster care
 - Some still in high school or interested in completing their education
 - Locally, strong competition for lower wage work
 - Lack of life skills; resource and benefit navigation
 - High percentage with history of trauma, abuse, neglect
 - Some challenges fitting in with services for older adults

- Housing Solutions**
- Transitional Housing
 - Family Reunification (in some cases)
 - Permanent Housing

- Capacity**
- 16 beds emergency shelter (< age 21)
 - 148 transitional units/beds (city) +85 units (countywide)
 - Rental Assistance - 400 families/individuals annually (countywide)
 - 6 residential treatment beds and 5 extended detox beds (countywide)
 - Winter: 300 shelter beds, 40 warming spaces; Summer: 70 shelter beds
 - Proposed 40 units supportive housing

- Gaps**
- Supportive Housing
 - Summer emergency beds
 - Units affordable <30% AMI
 - Residential substance use treatment

Progress
6 new beds since 2013

Youth up to 18yrs old

298 children

- Challenges**
- Some exiting foster care
 - Some still in high school or interested in completing their education
 - Locally, strong competition for lower wage work
 - Lack of life skills; resource and benefit navigation
 - High percentage with history of trauma, abuse, neglect

- Housing Solutions**
- Transitional Housing
 - Family Reunification (in some cases)
 - Permanent Housing

- Capacity**
- 16 beds emergency shelter (< age 21)
 - County Child Welfare System

- Gaps**

Progress
6 new beds since 2013

Families & Children

298 children

- Challenges**
- Space needed to house
 - Differing needs of family members to address
 - Affordable child care

- Housing Solutions**
- Transitional Housing
 - Rapid Rehousing
 - Permanent Housing
 - Permanent Supportive Housing

- Capacity**
- 5 short-term emergency units (city)+ 14 countywide
 - 12 transitional units (city) +5 under construction (city)
 - 7 transitional beds pregnant/post-partum women (city)
 - Housing voucher/assistance programs for 400 families (countywide)
 - 15 units PSH under construction (countywide)
 - 36 transitional units (countywide)

- Gaps**
- Units affordable <30% AMI
 - Transitional housing or PSH
 - Affordable/Subsidized child care

Progress
190 new units/ vouchers since 2010

Domestic Violence Survivors

46 people

- Challenges**
- Trauma
 - Mental health
 - Some have children
 - At times, law enforcement involvement and ongoing court cases

- Housing Solutions**
- Transitional Housing
 - Rapid Rehousing
 - Permanent Housing

- Capacity**
- 27 emergency beds (city) + 23 (countywide)
 - 8 transitional vouchers
 - 6 transitional units (countywide)
 - Housing voucher/assistance programs for 400 families (countywide)

- Gaps**
- Units affordable <30% AMI

Progress
14 new beds/ units since 2010



2016 Boulder Homelessness Tour

Supplemental Information

Land Use Code (B.R.C. Title 9) Considerations

Tiny homes, either as an individual residential building use or as a part of a broader ‘tiny home village’ scenario, are not expressly prohibited by Boulder’s Land Use Code. However, there are conflicts with the current regulations that render the development of a tiny home village very challenging if not impossible. These conflicts stem from the application of the relevant controlling regulations including (but not limited to) density allowances and lot size requirements, parking requirements, open space standards, and setbacks that are zoning district specific and that are applied on a per dwelling unit basis. As an example: where a minimum lot size requirement is 7,000 sq. ft., and the minimum lot area per dwelling unit standard is 1,600 sq. ft., building smaller dwellings does not result in a greater unit yield than would be achieved by a more conventional sized residential building product. Similarly, in the absence of all of the elements that constitute a dwelling unit (eating, cooking, sanitation, etc.) a tiny home, unlike the example of “efficiency living units” (defined as a *dwelling unit that contains a bathroom and kitchen and does not exceed a maximum floor area of four hundred seventy-five square feet*), would not be eligible for the density equivalent that allows two units to be counted as one dwelling unit.

Alternatively, if tiny homes were to be considered and regulated as Recreational Vehicles (RV’s) the Land Use Code regulates these as a camping use and limits their placement to 30 days.

Potential Land Use Code changes to consider (*code changes will need to be prioritized with other code changes already in the Council work program*):

- Create and have Council adopt a code update to allow and regulate this use in one or more zoning districts
- Use a legislative process through a special ordinance adopted by the city council to create specific regulations for an identified site.

Building Code Considerations

Under the city of Boulder’s existing regulations, only the following type of building does not require a building permit: One-story detached non-conditioned building accessory to a residential structure, no more than 80 square feet in area or ten feet in height that is not served by any electrical, mechanical, or plumbing fixtures or systems. Other proposed buildings or structures would be required to meet the city’s building permit regulations. A dwelling unit is defined as: “A single unit providing complete independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation.” The current regulations for a constructed unit require the following minimum area per dwelling unit:

Room	Dwelling Minimum Room Areas	
	International Residential Code (IRC) <i>Single Family Detached Units Sec. R304</i>	International Building Code (IBC) <i>Multi-Family - Efficiency Units Sec. 1208.4</i>
Living room	120	220
Sleeping room	70	
Kitchen	40	40
Bathroom	40	40
Total (sq. ft.)	270	300

If a common kitchen area is then the kitchen equipment would be required to meet more rigorous requirements associated with commercial kitchens.

proposed for all of the units

To qualify as a manufactured home a unit must be built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis. National manufactured home standards specify that manufactured homes must be at least 8 foot wide, or 40 feet long, for a footprint of at least 320 square feet. A manufactured home that meets the HUD guidelines is transported to its destination and the final product rests on a foundation.

A tiny house on wheels (THOW), has been defined by the industry as a structure that is intended as a full time residence or year-round rental property and if it meets these conditions then it would not be regulated as a building:

- Is built on a trailer that was registered with the builder’s local Department of Motor Vehicles (DMV).
- Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection. Cannot move (and was not designed to be moved) under its own power.
- Is no larger than allowed by applicable state law to be towed on a public street. (The typical THOW is no more than 8’6” wide, 30’ long, and 13’6” high).
- Has at least 70 square feet of first floor interior living space, and no more than 400 square feet (excludes any lofts) on total space.

First Tier

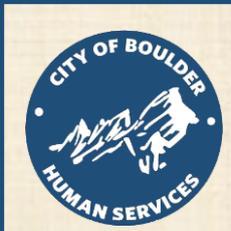
Location	Topography and Site Access		Access to Transit		Distance to Amenities		Zoning and Land Use Implications**		Access to Water and Sewer	
	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con
6400 Arapahoe	Flat Site; separate lot with access	●	One bus line: JUMP runs every ½ hour on weekdays and Saturdays until 10 p.m.; Sundays and Holidays every hour until 9 p.m.	●	Bus access to Arapahoe amenities: grocery @ 3 miles; park @ 3miles; @ ¼ mile to bike multi-use path at South Boulder Creek	⊙	Industrial General Zoning; adjacent to BVSD offices and ReSource with some dust generated; near Thorne Ecological @ Sombrero Marsh	⊙	Currently served by water and sewer	●
4920 28th St.	Flat Site; direct access from Highway 36;	●	Bus Lines: 'Y', 204, SKIP (every 10 minutes until midnight on weekdays) across Highway 36 from site; no direct access to transit from site and currently no pedestrian crossing at Hwy. 36 and Broadway	⊙	Bus access to Broadway amenities: grocery @1.3 miles; park @ ¼ mile;	⊙	Within Planning Area III Reserve: would require annexation; current tenant is carpet and tile store	○	No current water or sewer service and would require main extensions beyond what is allowed in BRC for out of city service	○
Mapleton Ballfields Parking Lot	Flat Site; access from Mapleton and 30 th streets Was considered for FS #3 and issues with deed restrictions and cross parking agreements for this site.	○	Bus Lines: BOUND, 206, HOP all with frequent service until 11:30 p.m. ; also across 30 th from Depot Square RTD Regional Bus Facility	●	Walking access to Mapleton Park; walking access to Whole Foods, Target and other retail; adjacent to Goose Creek Bike Multi-use path	●	Public Zoning: would require subdivision	⊙	Sewer and water in the adjacent streets	⊙
5145 N. 63rd (Fire Station 6)	Flat Site; existing access from 63 rd Street, could also likely access off of Spine Road	●	Bus Lines: 205 with weekday and Saturday service every 20 minutes until 10:30 p.m.; every 30 minutes on Sundays/Holidays until 9:30 p.m. and 'J' infrequent services	●	Walking access to grocery ½ mile east; ¾ mile to Twin Lakes County Open Space; near Boulder Reservoir, however no direct access	⊙	Industrial General Zoning; would require a subdivision, occupied by Fire Station 6 on north side of site	⊙	Currently served by water and sewer	●
Longbow Outlots	Approximately 10-15 percent slope on site; no access exists today.	○	One Bus Line: 205 with weekday and Saturday service every 20 minutes until 10:30 p.m.; every 30 minutes on Sundays/Holidays until 9:30 p.m.	●	Walking access to grocery and coffee shops 1.2 miles to northeast; ¼ mile to Twin Lakes County Open Space; near Boulder Reservoir, however no direct access	⊙	Public zoning	⊙	Sewer and water in the adjacent street	⊙
PW Municipal Services Center (approximately 4950 Pearl)	Flat Site; access off of Walnut Street	●	One Bus Line: 206 within ¼ mile: weekdays every 30 minutes until 8:00 p.m.; approximately 1 mile to Depot Square RTD Regional Bus Facility	●	Adjacent to the Goose Creek Bike Multi-use path; bus access to groceries and retail at 29 th Street Mall and Crossroads; approximately ¼ mile to Pearl Parkway Multi Use Path and Boulder Creek Multi-use path	⊙	Industrial General Zoning; next to city's Public Works Yards	⊙	Sewer and water adjacent to the site	⊙

● = Positive ⊙ = Neutral ○ = Con

Second Tier

Location	Topography and Site Access		Access to Transit		Distance to Amenities		Zoning and Land Use Implications**		Access to Water and Sewer	
	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con
4540 Broadway	Somewhat sloping: 3 – 5 percent cross-slope; Access via 13 th Street	⊙	Bus Lines: walking distance to two bus lines: 'Y' and SKIP: Every 10 minutes until midnight on weekdays	●	Bus access to Broadway amenities: grocery @ ¼ mile; park @ ¼ mile; adjacent to Four Mile Creek bike multi-use path; walking distance to retail along Broadway	●	Mixed Use 2, adjacent to multi-family residential to the north and east and mobile home park to the east	⊙	Currently served by water and sewer lines are in property	●
2948 47th St.	Bowl shaped; likely access from 47 th Street	●	Bus Lines: 'J' along with 206 and 208; 206 service is weekdays every 30 minutes until 8:00 p.m.; approximately 1 mile to Depot Square RTD Regional Bus Facility	⊙	Adjacent to Foothills Parkway Multi-use path; ¼ mile to Goose Creek Multi-use path; @ 1 mile to grocery and retail; ¾ mile to Mapleton Ballfields;	⊙	Industrial Service – 2; highly visible; surrounded by roadways	○	Sewer and water in the adjacent street	⊙
Municipal Services Center - Parks (0 Pearl)	Flat Site; access from Pearl Street and Pearl Parkway	●	One Bus Line: 206 along Pearl Parkway: weekdays every 30 minutes until 8:00 p.m.; approximately 1.5 miles to Depot Square RTD Regional Bus Facility	⊙	Adjacent to the Goose Creek Bike Multi-use path across Pearl Parkway from Boulder Creek Multi-Use Path; bus access to groceries and retail at 29 th Street Mall and Crossroads; approximately ¼ mile to Pearl Parkway Multi Use Path and Boulder Creek Multi-use path	⊙	Public Zoning	⊙	Depending on the location water and sewer could be extended to serve the site.	⊙

● = Positive ⊙ = Neutral ○ = Con



2016 Boulder Homelessness Tour | Transitional Program Comparison

	Opportunity Village	Bridge House Ready to Work House	Boulder Shelter Transitions Program	Boulder Shelter Transitional Housing
Overview	A micro-housing project that opened in August 2013 with the vision to create a collaboration between the housed and unhoused that provides stable and safe places to be through cost-effective, human-scale approaches for transitioning the unhoused to more sustainable living situations.	A combination transitional housing and employment program that opened in August 2015 with the purpose of providing a pathway to self-sufficiency for homeless individuals through paid work. This is accomplished through the employment program that provides paid work, vocational training, and support services to help individuals re-enter the workforce and stable housing.	A temporary transitional shelter program with the purpose of pairing housing with case management to address root causes of homelessness. Residents are given a safe space to obtain stable housing.	A transitional housing program that pairs case management for individuals or families with stable housing to help residents move into permanent housing.
Website	http://www.squareonevillages.org/#!opportunity/c959	http://boulderbridgehouse.org/what-we-do/ready-to-work/	http://www.bouldershelter.org/programs.transition.html	http://www.bouldershelter.org/programs.housing.html
Type of building/housing	Conestoga huts with 60 ² of floor space or bungalows that feature 72 ² of floor space	44 units (mix of 1 and 2 bedrooms); Stick-built	Semi-private dorm room ; Stick-built	12 units across boulder; Stick-built
Eligibility requirements	Must abide by a few basic rules including maintaining sobriety and providing 10/hr a week to the site upkeep and governance.	Desire and ability to seek full time work; Commitment to be clean and sober; Criminal background check - case by case screening; History of homelessness; Proper identification. Must work a minimum of 20 hrs/week.	Residents must live drug and alcohol free, pay a weekly program fee, and abide by a budget and savings plan. Residents must have a sustainable income that can be verified and a transition plan that is achievable.	Must be referred by one of the collaborating agencies. Must be homeless or at immediate risk for becoming homeless, have sustainable income, be able to live independently and have the ability to transition to stable housing within two years.
Maximum stay	TBD- Length of residency slowly increasing	1 year	9 months	2 years
Populations served	Homeless individuals and couples that apply through a basic application and background screening process.	Homeless adults	Homeless adults	Homeless individuals and families
Cost to resident	\$30 a month for utilities and 10 hours a month of upkeep and governance			Rent starts at \$225 a month and won't exceed 30% of a household income. Clients also are responsible for utilities.
Average # of residents	34	44	60-80	variable in 12 units
Services provided	No direct services provided as part of the program. Some services and support provided through outside agencies	Paid transitional work, vocational training, financial training, transportation (Ecopass), case management	Detailed case management	Ongoing case management provided by the referring agency for the two year period
Initial costs w/land per unit	\$32,067.00			
Initial costs w/o land per unit	\$7,067			
Annual operating cost per/person	~\$1,000			
Transition rate to permanent housing	59% of those that transitioned went into a type of permanent housing	Still in first year of program - 84% still in program or housed	About 50% of clients move into stable housing	75% of the clients move into stable housing within two years



2016 Boulder Homelessness Tour

Tiny Home Considerations

- Any homeless housing will require investments in public process and land that is scarce and costly. Density/number of people housed is one consideration in evaluating tiny homes as a solution compared to new construction or redevelopment.
- Some people may thrive more in a tiny home environment with a sense of community and personal space.
- Tiny homes for the chronically homeless population would require significant support services. Fewer services may be required for transitionally homeless individuals.
- “Housing First” is considered best practice for chronically homeless people. Transitional housing and tiny home villages typically requires sobriety, which is not consistent with Housing First.
- Staff from the National Alliance to End Homelessness (NAEH) did not recommend tiny homes unless they meet code and are permanent. Building temporary homes with lower requirements diverts resources from permanent solutions.
- Boulder Shelter reports that 5 months is the average time spent in the Transitions Program, with some people staying up to the 9-month limit. Transitional housing programs differ in length, but are generally two years or less.
- If tiny homes are used as transitional housing, consider pipelines for where the clients can go next.



2016 Boulder Homelessness Tour

Opportunity Village Eugene, OR

Background

Opportunity Village is a transitional housing pilot project located in Eugene Oregon at 111 N. Garfield Street. The project was initiated in 2011, and approved through City Council action. The initial pilot was for one year and has since been renewed through 2018. The buildings at the site are known more commonly as “tiny homes,” and are allowed as housing under an exemption in Eugene Code 9.2450, which classifies them as a homeless shelter.

Site description

At the one-acre plot, there are a total of 30 buildings (9 conestoga huts and 21 bungalows)



Cost per bungalow (built on site) = \$1,282.15
72 square feet of floor space and 648 cubic feet of living space



Cost per conestoga hut (prefabricated) = \$1,063
60 square feet of floor space and 300 cubic feet of living space

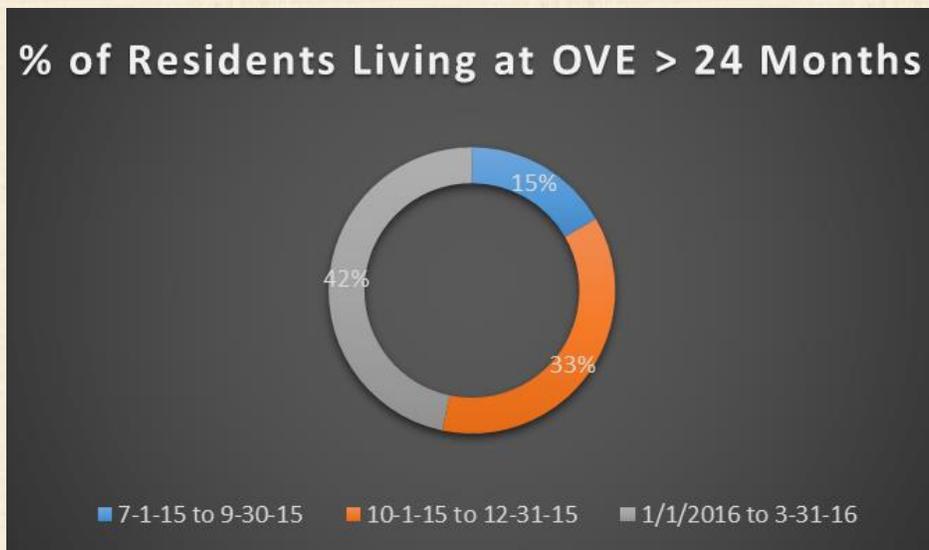
Amenities

Each unit provides secure space and storage for an individual or a couple.

Tiny Homes
Common Spaces
No electricity
No water
No heat

*Please note some units have limited electricity through donated solar panels.
Computers with internet access
Community restrooms
Workshop with tools
Laundry facilities
Space for cooking

Opportunity Village



Services

There are no direct services being offered through the pilot program. Residents have the opportunity to work with service providers that come to the Village. In addition, there are optional peer support groups and skill building opportunities available on site.

Program admittance requirements

For acceptance into the program, residents must agree to a basic community agreement that states the following overall rules:

No violent to yourself or others

No theft

No alcohol, illegal drugs or drug paraphernalia

Everyone must contribute to the operation and maintenance of the Village

Residents must commit at least 10 hours a month towards front desk and Village upkeep. Further, they must agree to attend meetings and honor the more specific rules outlined in the agreement.

Residents are accepted under a four-week trial period. After that period, they will be evaluated at a Village Council Meeting with at least one board member present. For acceptance into the program,

Funding model

Construction of Opportunity Village was funded through a combination of mechanisms. Nearly half (\$100,699) of the \$214,909 came from donations and the remaining (\$114,210) came from in-kind donations of time and building materials. In 2015, the annual operating budget to maintain the village came out to \$35,520 or \$1184 per unit.

Annual operating expenses included basic maintenance, rental of mobile toilets, utilities and staff time. A portion of the overall operating budget is reduced by

Land was leased through the city for \$1 annually, and the value of the land is ~\$750,000. The city also incurred costs of around \$2,000 to complete fencing around the property. The city also incurred an unknown amount of expenditure for the use of additional emergency services calls.

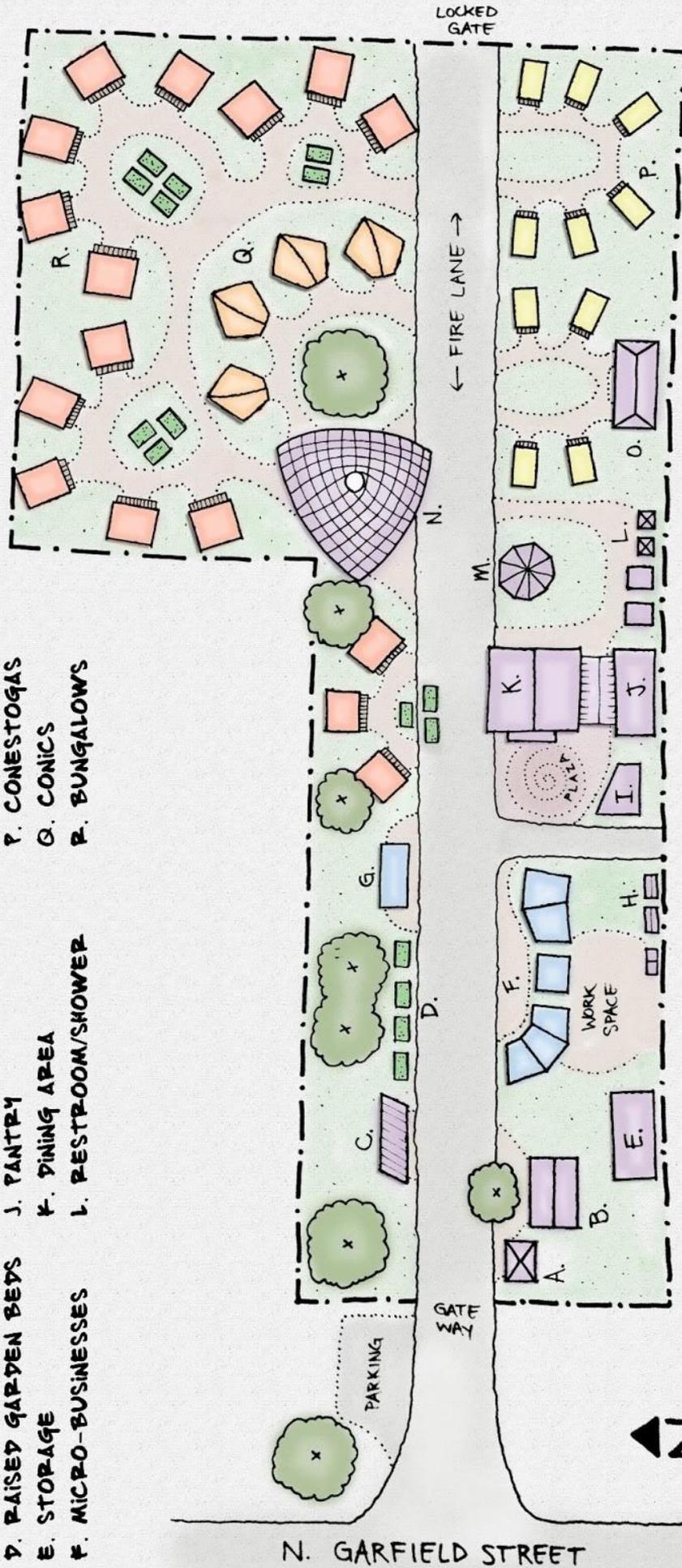
Outcomes

The pilot initially had issues with rules violations and disturbances. This was expected and rates after the first year saw significant reductions in general disturbances and those that involved law enforcement. The 2015-16 transition rate to permanent housing was 59%. One additional trend is that 42% of residents reported in the first quarter of 2016 have lived at the village for at least two years. The figure below illustrates the first time period that a resident could have lived at least two years at the village and that percentage has increased through each subsequent reporting period.

opportUNITY village

EUGENE

- | | | |
|-----------------------|-------------------------|---------------------------|
| A. WELCOME KIOSK | G. GREENHOUSE | M. NOTIONAL ROUNDHOUSE |
| B. ADMIN CENTER | H. DUMPSTERS/COMPOST | N. COVERED GATHERING AREA |
| C. BIKE STORAGE | I. COVERED COOKING AREA | O. BUNKHOUSE |
| D. RAISED GARDEN BEDS | J. PANTRY | P. CONESTOGAS |
| E. STORAGE | K. DINING AREA | Q. CONICS |
| F. MICRO-BUSINESSES | L. RESTROOM/SHOWER | R. BUNGALOWS |



N. GARFIELD STREET



2016 Boulder Homelessness Tour

Notes



2016 Boulder Homelessness Tour

Questions and Feedback

Would you like us to follow up with you? If so, please provide your email address below.

Email: