



Mount Calvary Senior Housing

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February 2020

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1. Will the housing be permanently affordable?

Boulder Housing Partners will execute an affordability covenant with the City of Boulder for the property prior to beginning construction. This covenant will guarantee that the property will be developed to provide permanently affordable housing, with all units affordable to those earning 60% of the area median income or below.

Additionally, the funding sources that BHP plans to utilize to build the project will require a Land Use Restriction Agreement (LURA) that restricts the project to affordable housing for a minimum of 30 years. This requirement provides additional oversight and accountability beyond the covenant between BHP and the City of Boulder.

2. How will this housing affect my property values?

The consistent conclusion of major studies on this question is that if affordable housing is well designed and well managed, there does not appear to be any significant impacts on property values of neighboring houses. This is especially true in the nation's most expensive housing markets, such as Boulder, as shown in this [Trulia.com study](#).

3. Will the units be for sale or for rent?

The proposed housing will consist of affordable rental units.

4. Who will provide property management?

Boulder Housing Partners will provide property management and maintenance for the property.

BHP has a long history of managing its own properties and oversees a portfolio of more than 1,400 rental units with a professional property management and maintenance staff. In addition, BHP provides resident services staff who support our residents to help them thrive in our housing. BHP manages to a high standard, utilizing the following guidelines:

- BHP staff will regularly walk the property looking for maintenance or site issues.
- BHP's on-site staff will respond quickly to customer or neighbor concerns.
- Our maintenance staff is on-call 24/7 for emergencies
- BHP utilizes an automated work-order system to track, prioritize, and complete maintenance requests.
- Routine work orders are scheduled within 48 hours of the request.

- Management walks the site monthly
- All units receive an annual inspection to perform preventative maintenance such as replacing smoke detector batteries and furnace filters and ensuring each unit is safe and habitable.

Future Residents

1. Is there a local preference for Boulder residents?

BHP's goal is to support the housing needs of Boulder's senior residents. Implementing local preferences can create violations of the federal Fair Housing Act and other anti-discrimination laws. In order to ensure compliance with these regulations, BHP will not be providing a local preference for the proposed senior housing.

However, what we know from our experience providing over 1,400 homes in the Boulder community is that this housing will greatly benefit Boulder seniors. A majority of our residents have a local connection and our marketing for the Mount Calvary Senior Housing would specifically target the local community. This is done through partnerships with local non-profits, community outreach, and our project specific interest lists. At BHP's most recent senior housing community, High Mar, these strategies resulted in 75% of residents having lived in the City of Boulder prior to moving in.

2. What are the age restrictions for senior housing?

The age restriction for this housing will be 55 and over.

3. How do residents qualify to live at this housing?

Qualifying for Boulder Housing Partners affordable rental housing is based on the household's income. Income includes the total combined gross income for the household and is adjusted for household size. The guidelines are based on median incomes for Boulder County as set annually by the U.S. Dept. of Housing and Urban Development (HUD).

Each unit will be designed to serve a household with an income level between 30% and 60% of the Area Median Income (AMI). For reference, the table below includes the 2019 income limits for Boulder. This information is updated annually.

	1-person	2-person
30% AMI	\$23,880	\$27,270
40% AMI	\$31,840	\$36,360
50% AMI	\$39,800	\$45,450
60% AMI	\$47,760	\$54,540

4. Are there restrictions for assets?

The proposed senior housing will be subject to the City of Boulder's asset limitations for affordable housing, which are as follows:

	1-person	2-person
Asset limit	\$140,000	\$155,000
Exempt retirement assets for 55+ residents	\$110,000	\$110,000

5. What will the rents be?

As with the income guidelines for the housing, monthly rents are set each year by the Dept. of Housing and Urban Development. The monthly rent is based on the income limit for the specific unit and include all monthly utilities. The table below shows the 2019 monthly rent by income level.

	1-bedroom	2-bedroom
30% AMI	\$639	\$767
40% AMI	\$852	\$1,023
50% AMI	\$1,065	\$1,278
60% AMI	\$1,278	\$1,534

1. Has a traffic study been completed?

A preliminary traffic study will be completed as part of BHP's Concept Plan submittal to the City of Boulder in late-March. This study will project the number of daily trips generated by the future senior housing and the impact on adjacent intersections.

As part of the Site Plan Review process (anticipated to begin in Fall 2020) a transportation demand management plan (TDM) will be completed for the housing. This plan will provide in-depth information on the transportation impacts of the new housing along with mitigation strategies.

Both transportation studies will be made public once submitted to the City of Boulder.

2. What are the traffic impacts from the project? How will they be mitigated?

As described above, BHP will address the transportation impacts from the new housing through the City's review process. Once data from the traffic studies are complete, BHP will address those impacts through our TDM plan.

BHP is aware that traffic and transportation impacts are one of the major concerns of the adjacent community and is committed to addressing these concerns. We believe the following points will help to minimize this impact:

- Provision of EcoPasses to all residents.
- Partnerships with transportation providers such as Via to minimize single occupancy vehicle trips from the site.
- Provision for affordable senior housing will reduce the number of cars compared to market-rate housing.
- Designing most of the units to be 1-bedroom.

1. How will the project be designed to limit light pollution?

BHP and our architect will work to implement design features that reduce light pollution from the future housing. The housing will be required to comply with the [City of Boulder's Outdoor Lighting Ordinance](#), which is designed to limit light pollution in the City.

Additionally, BHP is committed to minimizing light pollution through the following design principles:

- Provide smaller, more frequent, parking lot lights to reduce glare onto adjacent properties.
- Minimize on-building lighting.
- Use of shielded light fixtures where possible.
- Provide screening elements at high-impact locations (parking lots, drive aisles) to minimize the impact on adjacent properties.

Zoning & Entitlements

1. What is the current zoning of the site?

The property is currently zoned RM-2 (Residential Medium 2).

2. When was the zoning changed and by whom?

The zoning for the property was changed in October 2017 by the City of Boulder. The zoning change was initiated by the City to bring the property into compliance with the Boulder Valley Comprehensive Plan designation of Medium-Density Residential. The zoning designation is consistent with the zoning for the adjacent multi-family residential uses adjacent to the site on the south and east.

3. What is the review process for this site?

The proposed senior housing is required to go through the City of Boulder's site review process. The first step in this process will be a Concept Plan Review, which BHP anticipates submitting to the City in late-March. The Concept Plan Review includes a City staff review as well as a public hearing in front of the City's Planning Board.

Following the Concept Plan Review, the project will also go through the City's Site Plan Review process. BHP anticipates that this process will commence in the Fall of 2020.

1. Has a geotechnical report of the site been completed?

BHP commissioned CTL Thompson to conduct a preliminary geotechnical report on the site in October 2016. This report will be updated in the coming months to incorporate the new site design and building location.

2. Who is the general contractor?

BHP selected Taylor Kohrs construction to be the general contractor for the project through a competitive Request for Proposals in 2016.

3. How will BHP and general contractor mitigate construction impacts for people living near the site?

BHP and Taylor Kohrs are committed to minimizing construction impacts on the adjacent community. The project will comply with all City of Boulder requirements for work hours (7am – 6pm) and will put in place a specific construction access plan to help minimize impacts. Construction parking will occur on-site or at a reserved off-site location.

A perimeter fence will also be constructed around the entire project site to isolate the dangers of an active constructive site from the general public.

4. Will the contractor have liability insurance?

Yes, the general contractor and all sub-contractors will be required to carry adequate liability insurance.