

December 12, 2019

30Pearl to Break Ground on December 13
Affordable Community to Bring \$1.3 Million in Annual Rent Relief to Low-Income Households

Boulder, CO--Boulder Housing Partners (BHP) and the City of Boulder will break ground on the [30Pearl](#) affordable housing community on December 13 at 2630 30th Street. The event will start at 11 a.m.

BHP is the master developer of 120 affordable homes at the 4.6-acre site in [Boulder Junction](#), a 160-acre redevelopment area that is being transformed into a mixed-use, pedestrian-oriented neighborhood with regional transit connections and public spaces to benefit the greater community.

“This is a tremendous collaboration between the City of Boulder and BHP to achieve outcomes long identified for this parcel of land,” said Jeremy Durham, BPH Executive Director. “Because of the size and depth of affordability this project brings, it will bring nearly \$1.3 million in annual rent burden relief to Boulder’s low-income households – which we believe is more than any development in Boulder’s history.”

“The City of Boulder purchased this land years ago with the long-term goal of building affordable housing,” said Kurt Firnhaber, Director of Housing and Human Services. “Owning the land and contributing it to this partnership has allowed us to control the outcomes, decrease the cost of this development while providing the highest percent of permanently affordable housing of any prior developments in the city.”

Plans call for studio, 1, 2 and 3-bedroom homes affordable to households making 30 to 60 percent Area Median Income, or \$30,690 to \$61,380 for a family of three. The mix includes 10 units for permanent supportive housing and 20 units in an Independent Living Community for households with intellectual or developmental disabilities. The apartment homes range from 471 to 1151 square feet and monthly rents are estimated at between \$995 for an efficiency apartment and \$1,772 for a three-bedroom apartment.

The buildings will have 122 KW of solar energy capacity, exceeding the City’s energy code. Homes will all have air conditioning, storage, a pantry, and ENERGY STAR appliances. Community rooms, play areas, and rooftop decks are planned for the buildings. The location of the property is ideal; next to a planned city park, regional and local bus transportation service, bike and multi-modal paths, and is walking distance to grocery stores, a Target, a YMCA recreation center and local services.

Residents will be provided with transit EcoPasses, car share passes, and bike share passes as part of BHP’s participation in the Boulder Junction Transportation Demand Management program. Low-cost retail space in the 4South building will accommodate Ramble On, a nonprofit organization that provides vocational training for individuals with disabilities. And four local artists selected through a Call for Offers process will integrate their work in the community.

The project was designed by Coburn Development and Milender White Construction Co is the general contractor. Construction is anticipated to take approximately 20 months.

As the City's housing authority, BHP has a long track record of success in developing, constructing, and operating high quality affordable housing communities in Boulder. It worked with the City in a similar role for the award-winning Holiday neighborhood in North Boulder.

About Boulder Housing Partners

Boulder Housing Partners has been the housing authority for the City of Boulder for over 50 years. BHP builds, owns, and manages quality affordable housing for low and moderate-income Boulder residents, and helps those residents pursue successful, productive, and dignified lives. BHP is one of a select group of public housing authorities in the United States participating in the prestigious Moving to Work program, which encourages innovation by providing flexibility in the use of federal funds. Its communities have won national and international awards for sustainability and affordable housing development. For additional information on BHP, please visit www.boulderhousing.org

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