


2024

Boulder Housing Partners Property Overview

Housing Clusters:

1. North Boulder
2. North Central
3. Broadway Corridor
4. Pearl Corridor
5. South Boulder

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- 1 30PRL (120)
 - 2 Arapahoe East (11)
 - 3 Bridgeway (123)
 - 4 Broadway East (44)
 - 5 Broadway West (26)
 - 6 Canopy at Red Oak Park (41)
 - 7 Canyon Pointe (82)
 - 8 Casey (6)
 - 9 Cedar (13)
 - 10 Ciclo (38)
 - 11 Dakota Ridge (13)
 - 12 Diagonal Court (30)
 - 13 Foothills Community (74)
 - 14 Glen Willow (34)
 - 15 Golden West (253)
 - 16 Hawthorn Court (73)
 - 17 Hayden Place (30)
 - 18 High Mar (59)
 - 19 Hilltop (60)
 - 20 Holiday Neighborhood (49)
 - 21 Iris/Hawthorn (14)
 - 22 Kalmia (49)
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 - 25 Midtown (13)
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 - 31 Tantra Lake Apartments (185)
 - 32 Trout Farms (31)
 - 33 Twenty37 (26)
 - 34 Twin Pines (22)
 - 35 Vistoso (15)
 - 36 Walnut Place (95)
 - 37 WestView (34)
 - 38 Whittier (10)
 - 39 Woodlands (35)



North Boulder Loop Bike Tour



- 1 30PRL (120)
- 2 Arapahoe East (11)
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1. Dakota Ridge
2. Foothills Community
3. Holiday Neighborhood
4. Lee Hill
5. WestView



North Boulder Tour



Lee Hill
31 Units
1175 Lee Hill Dr.



Foothills
74 Units
4550 8th St.



Holiday
49 Units
1323 Yellow Pine Ave.



Dakota Ridge
13 Units
4912 10th St.



WestView
34 Units
4600 Broadway St.

North Boulder Bike Loop

- 1.9 miles of biking
- Around 12-15 min
- Mix of trail and road
- 5 total properties visited



Lee Hill: A Housing First Community

1175 Lee Hill Drive

- 31 Units
- Built in 2013
- Permanently Supportive Housing for those Existing Homelessness
- Partnership with Boulder Shelter for the Homeless



Holiday Neighborhood

1323 Yellow Pine Avenue

- 49 Units
- Mixed-Use Community
- Features community gardens and centrally located park
- Applicants may earn up to 40% AMI and are given rental assistance (Deeply Affordable)



WestView

4600 Broadway

- 34 Units
- One to three-bedroom apartments
- Adjacent to and above Nobo Corner Library
- Applicants may earn up to 50% AMI (Affordable)



Foothills Community

4550 8th Street

- 74 Units, 1, 2, 3 BR Units in 32 Buildings
- Mix of Market Rate and Affordable units
- 52 total Affordable units
- Built in 2001
- Partnered with Developmental Disabilities Center for Group Home
- Applicants may earn up to 60% AMI (Affordable)



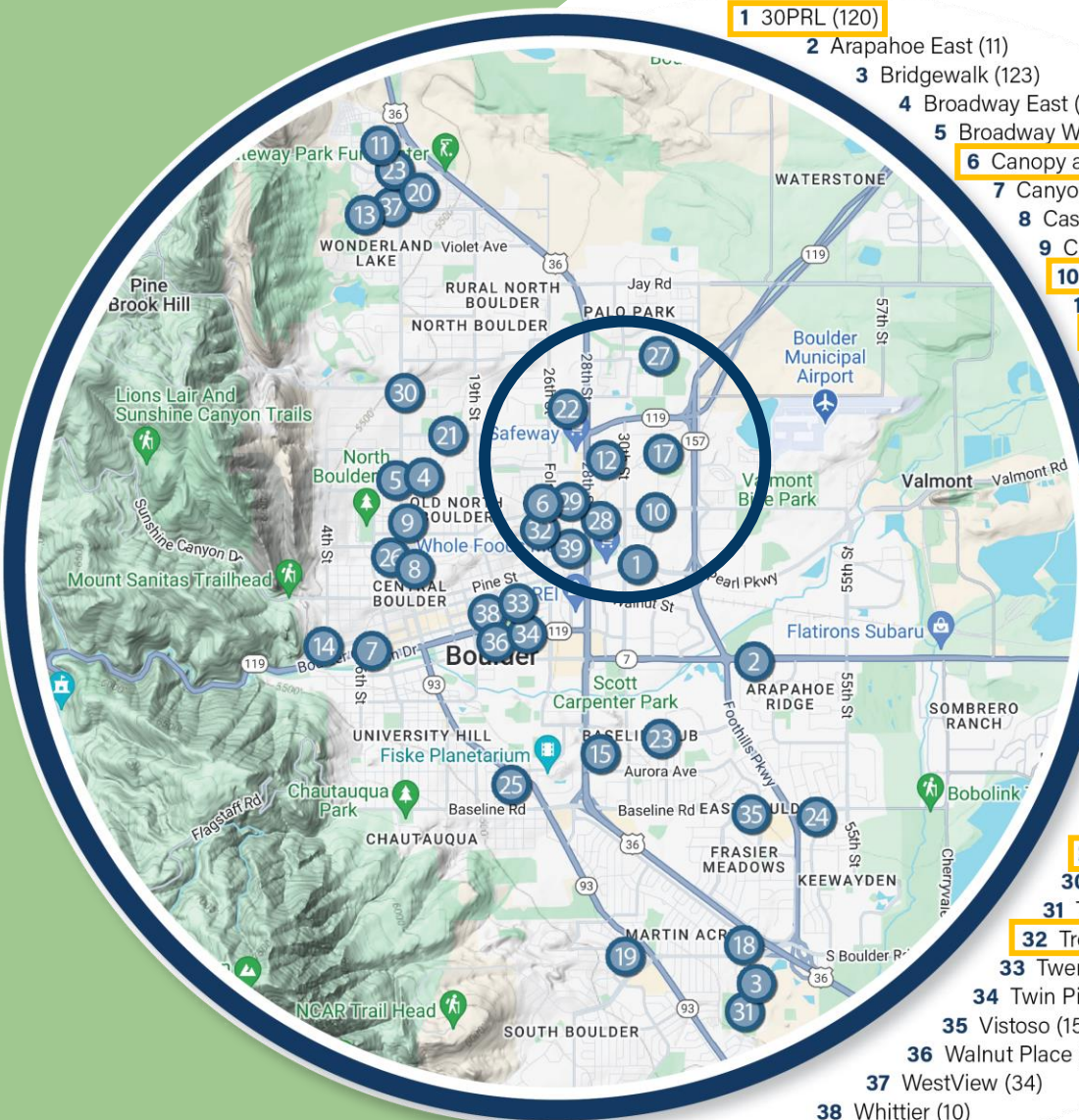
Dakota Ridge

4912 10th Street

- 13 three and four bedroom townhomes, 800-100 sf
- Bordering Boulder's Open Space
- Applicants may earn up to 50% AMI (Affordable)



North Central Bike Tour



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1. 30PRL
2. Canopy at Red Oak Park
3. Ciclo
4. Diagonal Court
5. Hayden Place
6. Kalmia
7. Palo Park
8. Red Oak Park
9. Trout Farms
10. Woodlands

North Central Tour



Palo Park

35 Units

3295 Palo Parkway

Hayden Place

30 Units

3405 Hayden Place

Ciclo

38 Units

3390 Valmont Road

Hawthorn Court

73 Units

4912 10th St.

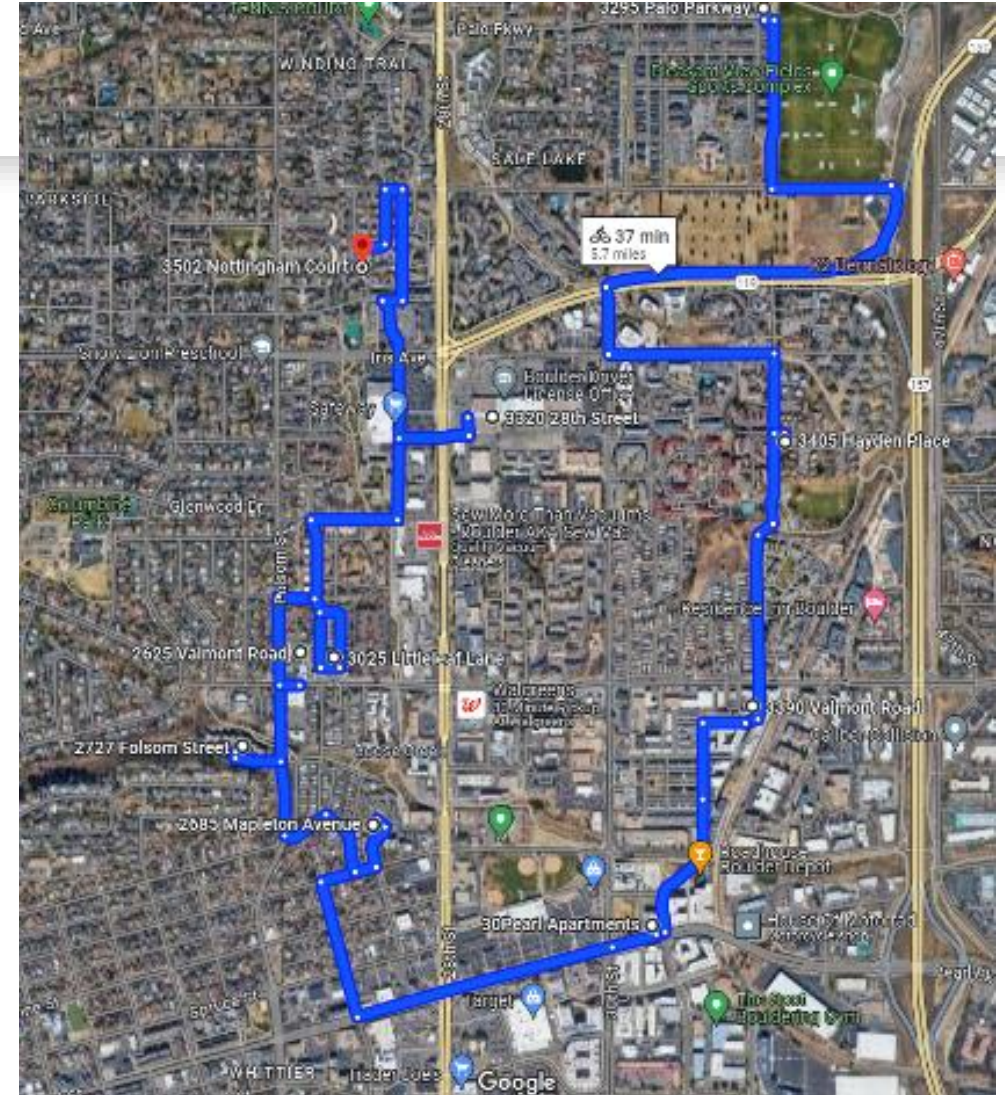
30PRL

120 Units

3001 Spruce Street

North Central Bike Loop

- 5.7 miles of biking
- Around 40 min
- Mostly biking on road
- 10 total properties visited



North Central



Trout Farms

31 Units

2727 Folsom Street

Canopy at Red Oak Park

41 Units

2625 Valmont Road

Woodlands

35 Units

2685 Mapleton Avenue

Kalmia

49 Units

3502 Nottingham Court

Red Oak Park

59 Units

3025 Littleleaf Lane

Palo Park

3295 Palo Parkway

- 35 Units
- Located in Palo Park neighborhood
- Applicants may earn up to 50% AMI (Affordable)



Hayden Place

3405 Hayden Place

- 30 Units
- Access to well-manicured green spaces and outdoor recreational areas
- Applicants may earn up to 60% AMI (Affordable)



Ciclo

3390 Valmont Road

- 38 Units
- Newly developed in 2020
- Located in S'Park Neighborhood
- Residents can enjoy shared rooftop deck with views of the Front Range
- Applicants may earn up to 60% AMI (Affordable)



Hawthorn Court Redevelopment

3265 30th Street

- Redevelopment of the Diagonal Plaza Shopping Center
- Partnership with Private Developer (Tramwell Crowe Residential) for 73 Units of Permanent Affordable Housing
- Provides for public park, pedestrian and vehicular access and develops over the blighted parking lot to the North of Diagonal Court
- Completed community engagement process with current BHP residents and that feedback reflected in building design and park design for new affordable property



30PRL

3001 Spruce Street

- 120 Units
- Newly developed in 2021
- Located in Boulder Junction Neighborhood
- One, two, and three-bedroom apartments
- Partnered with Parker Personal Care Homes to empower individuals with intellectual and developmental disabilities
- Applicants may earn up to 40% AMI and are given rental assistance (Deeply Affordable)



Trout Farms

2727 Folsom Street

- 31 Units
- 24 one-bedroom and 7 two-bedroom apartments
- Situated along Goose Creek Bike Path
- Access to a community pool
- Applicants may earn up to 50% AMI (Affordable)



Woodlands

2685 Mapleton Avenue

- 35 Units
- 35 townhomes for families participating in Boulder County's Family Self-Sufficiency program
- After applying and qualifying for Family Self-Sufficiency Program apartments are offered at below market rate rents and come with additional rental service (Deeply Affordable)



Kalmia

2685 Mapleton Avenue

- 49 Units
- For families participating in Bringing School Home Program
- Connects families to quality affordable housing and educational opportunities
- Applicants may earn up to 50% AMI and are given rental assistance (Deeply Affordable)



Red Oak Park

3025 Littleleaf Lane

- 59 Units
- Multitude of community gathering areas and outdoor spaces
- Equipped with professional property management services ensuring convenience and ease of living
- Applicants may earn up to 50% AMI (Affordable)



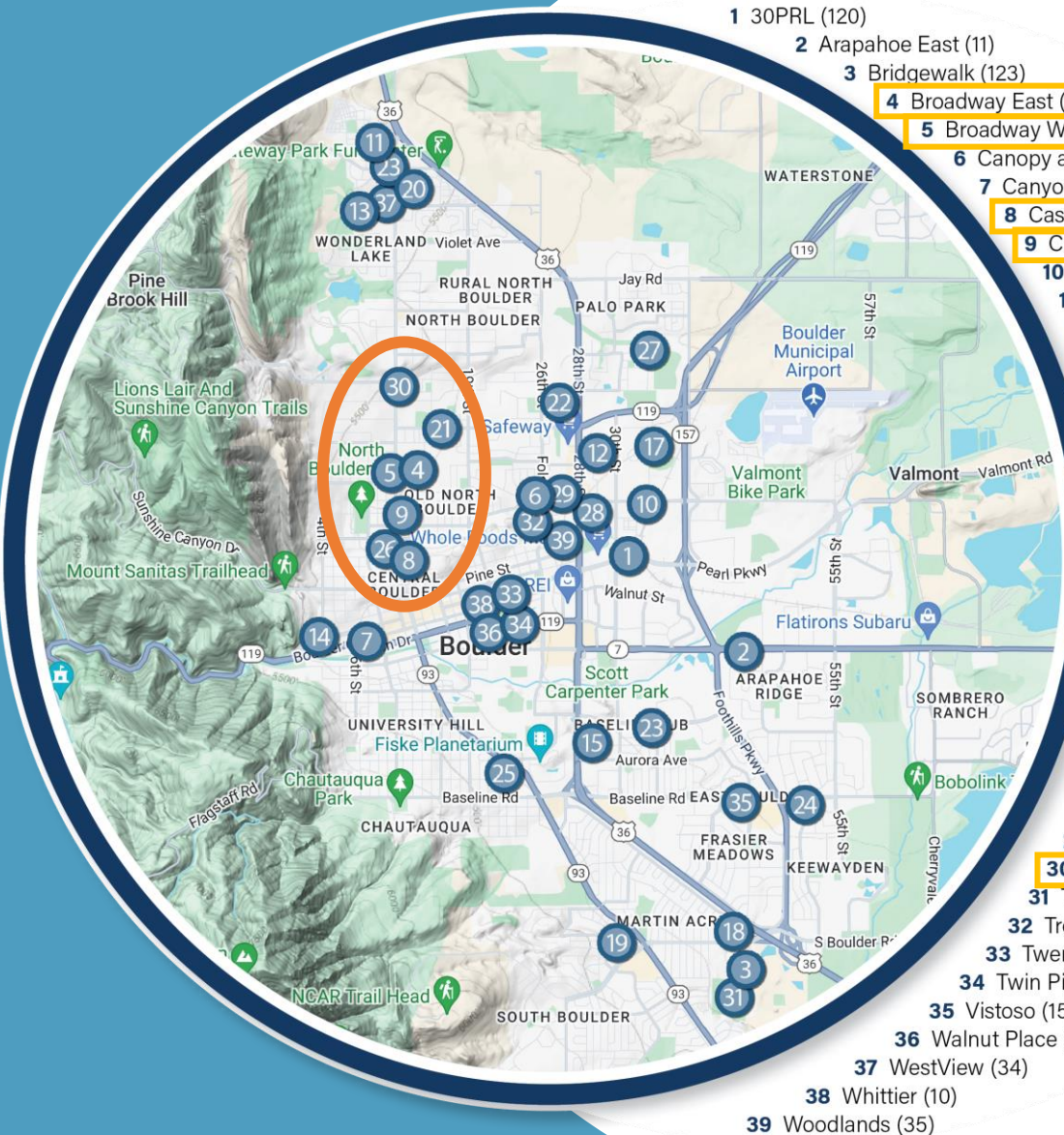
Canopy at Red Oak Park

2625 Valmont Road

- 41 Units
- Compliment to award-winning Red Oak Park
- Newly built in 2021
- Various amenities included with unit
- Close access to Goose Creek bike path



Broadway Corridor Bike Tour



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1. Broadway East
2. Broadway West
3. Casey
4. Cedar
5. Iris/Hawthorn
6. Northport
7. Sanitas Place

Broadway Corridor Tour



Iris/Hawthorn, 14 units
1650 Iris Avenue



Sanitas Place, 12 units
3640 Broadway St.



Northport, 50 units
1133 Portland Pl.



Cedar, 13 units
1240 Cedar Avenue



Casey, 6 units
2453 Broadway St.



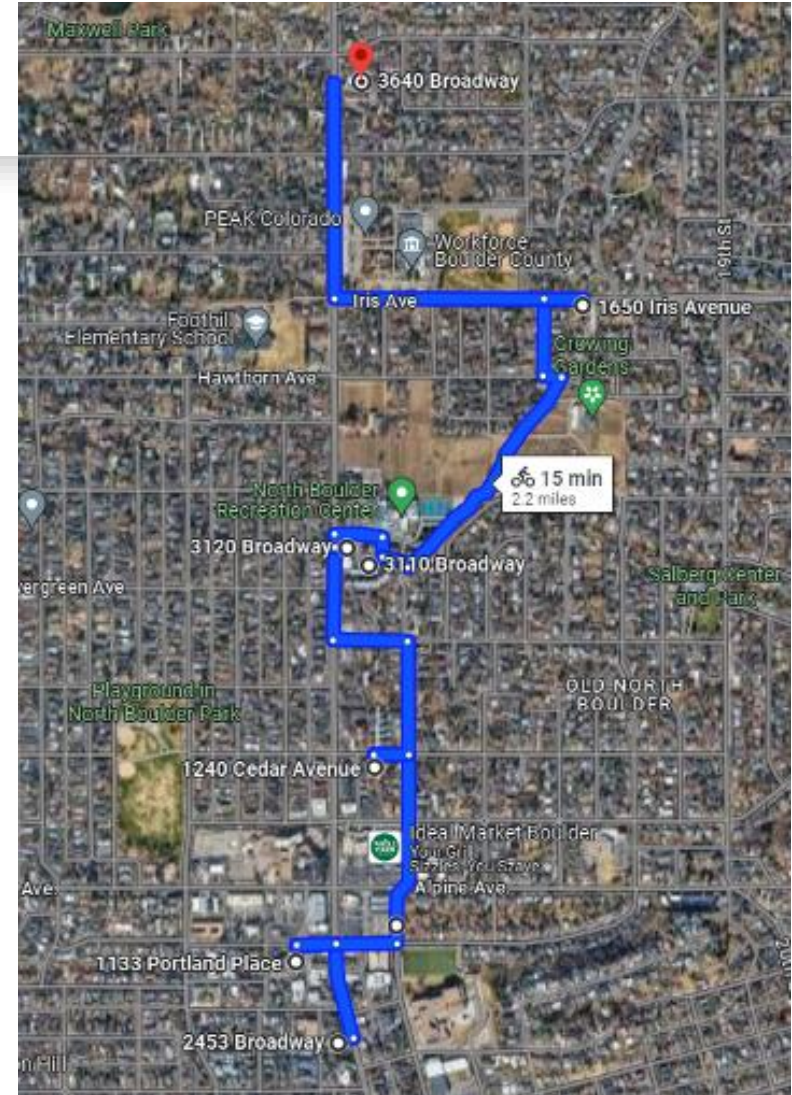
Broadway East, 44 units
3110 Broadway St.



Broadway West, 26 units
31200 Broadway St.

Broadway Corridor Bike Loop

- 2.2 miles of biking
- Around 15-20 min
- Mix of roads and trails
- 7 total properties visited



Iris/Hawthorn

1650 Iris Avenue

- 14 units
- Single-family rental homes
- Residents can take part in Bringing School Home Program
- Recently Renovated
- Applicants may earn up to 50% AMI and are given rental assistance (Deeply Affordable)



Sanitas Place

3640 Broadway Street

- 12 units
- Units for individuals and families
- Surrounded by mountain views
- Applicants may earn up to 50% AMI (Affordable)



Northport

1133 Portland Place

- 50 units
- One-bedroom apartments
- Restricted to adults aged 62+ or people with disabilities
- Within walking distance of Pearl Street Mall
- Equipped with a community center and Resident Services Staff
- Applicants may earn up to 50% AMI and are given rental assistance (Deeply Affordable)



Broadway East & West

3640 Broadway Street & 3120 Broadway Street

Broadway East

- 44 units
- Two- and three-bedroom apartments
- Applicants may earn up to 50% AMI and are given rental assistance (Deeply Affordable)

Broadway West

- 26 units
- One, two, and three-bedroom apartments
- Applicants may earn up to 50% AMI (Affordable)



Cedar

1240 Cedar Avenue

- 13 Units
- Walking distance to Pearl St. Mall
- Applicants may earn up to 60% AMI (Affordable)



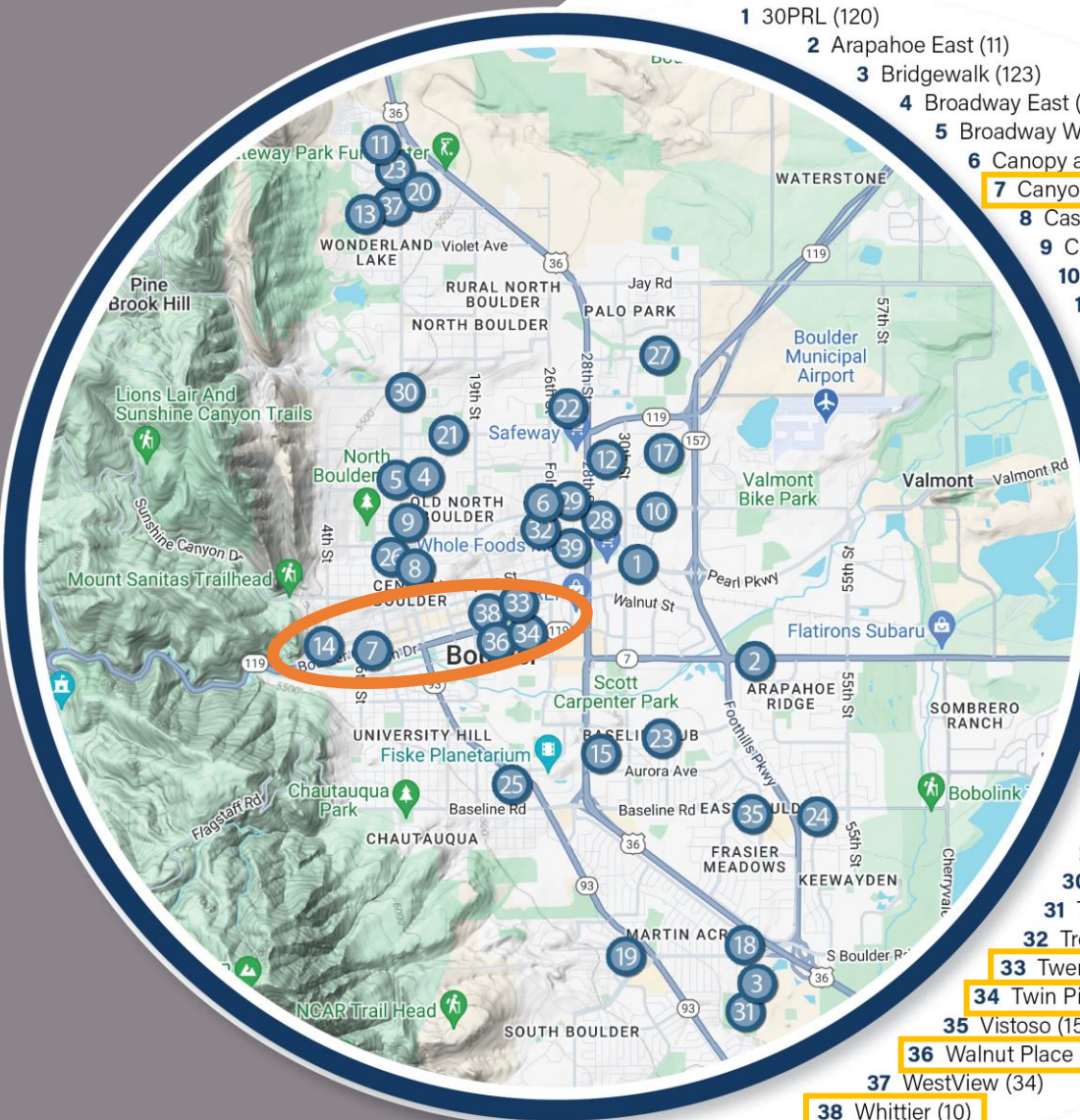
Casey

2453 Broadway Street

- 6 Units
- One-bedroom apartments
- Applicants may earn up to 60% AMI (Affordable)



Pearl Corridor Bike Tour



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1. Canyon Pointe
2. Glen Willow
3. Twenty37
4. Twin Pines
5. Walnut Place
6. Whittier

Pearl Corridor Tour



Glen Willow, 34 Units
301 Pearl Street



Canyon Pointe, 82 Units
700 Walnut Street



Walnut Place, 95 Units
1940 Walnut Street



Twenty37, 26 Units
2037 Walnut Street



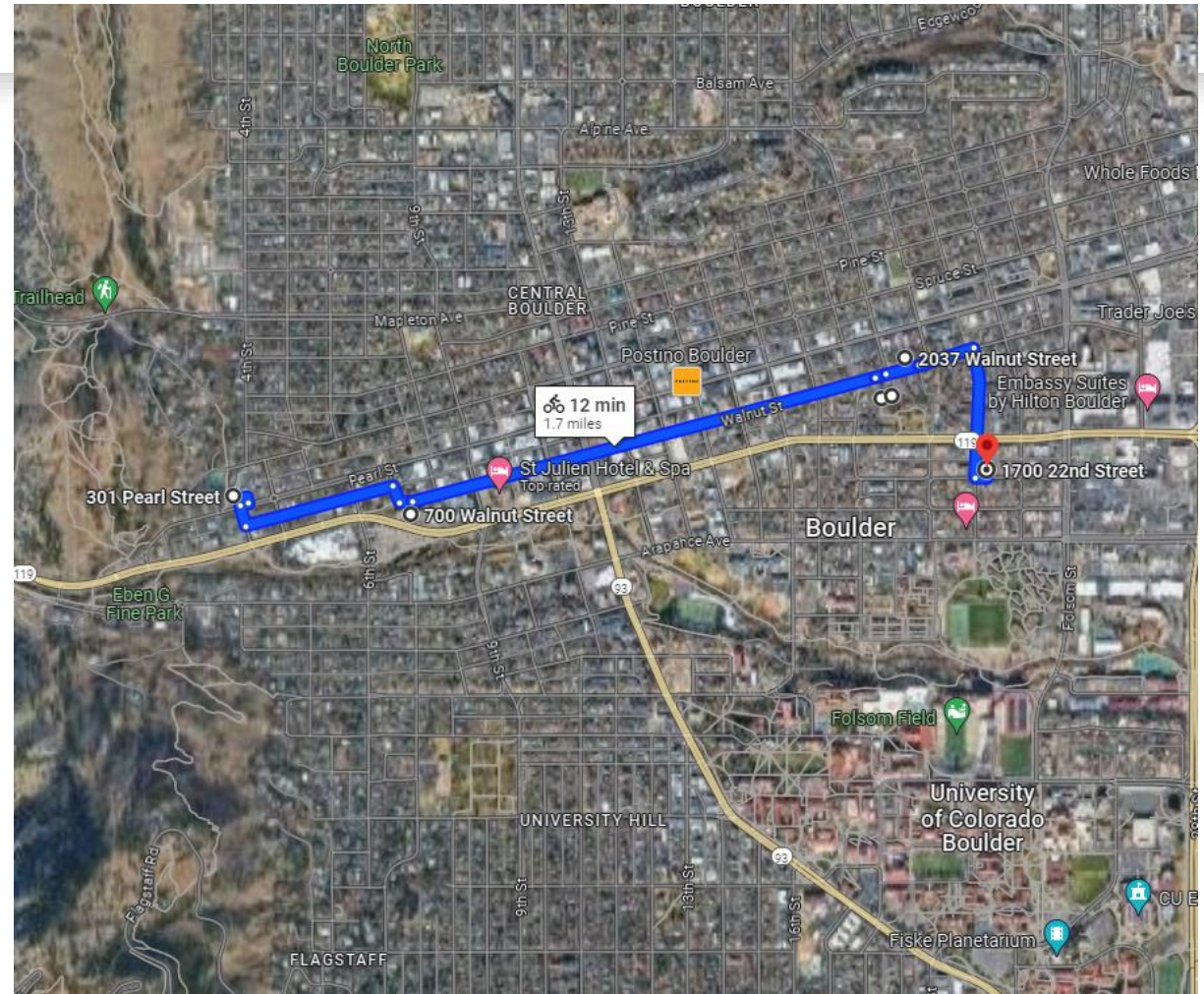
Twin Pines, 22 Units
1700 22nd Street



Whittier, 12 Units
1946 Walnut Street

Pearl Corridor Bike Route

- 2.2 miles of biking
- Around 15-20 min
- Mix of roads and trails
- 7 total properties visited



Glen Willow

301-333 Pearl Street

- 34 Units, 0, 1, 2, 3, 4/BR Units in five buildings
- Originally built in 1972
- Renovated in 2020
- Applicants can earn 60% AMI and are given rental assistance (Deeply Affordable)



Walnut Place

1940 Walnut Place

- 95 Units
- Updated apartments for adults 55+
- Newly renovated community center
- Applicants can earn up to 50% AMI and are given rental assistance (Deeply Affordable)



Whittier

1946 Walnut Street

- 12 Units
- 10 one-bedroom apartments and 2 two-bedroom apartments
- Sits on the Boulder Creek
- Applicants can earn up to 50% AMI (Affordable)



Twenty37

2037 Walnut Street

- 26 Units
- One-bedroom stacked-flat style apartment homes
- Included amenities including private patios
- Applicants can earn up to 60% AMI (Affordable)



Twin Pines

1700 22nd Street

- 22 Units
- Views of the mountains with well maintained outdoor spaces
- Applicants can earn up to 60% AMI (Affordable)



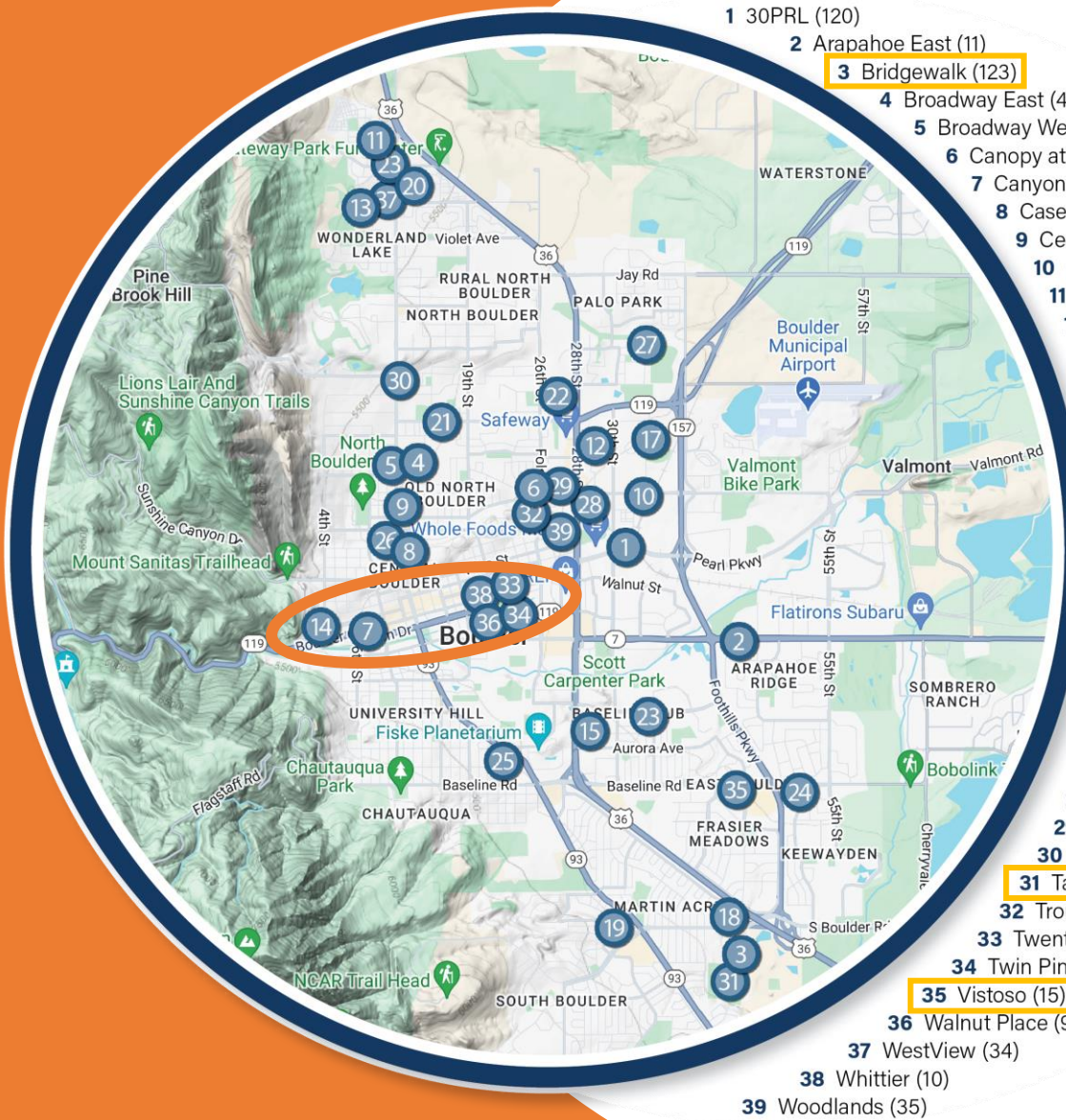
Canyon Pointe

700 Walnut Street

- 82 Units
- Updated one-bedroom apartments for adults aged 62+
- Resident Services staff available to connect residents to resources and programming
- Applicants can earn up to 60% AMI and are given rental assistance (Deeply Affordable)



South Boulder Bike Tour



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1. Bridgewalk
2. High Mar
3. Madison
4. Manhattan
5. Tantra Lake Apartments
6. Vistoso

South Boulder Tour



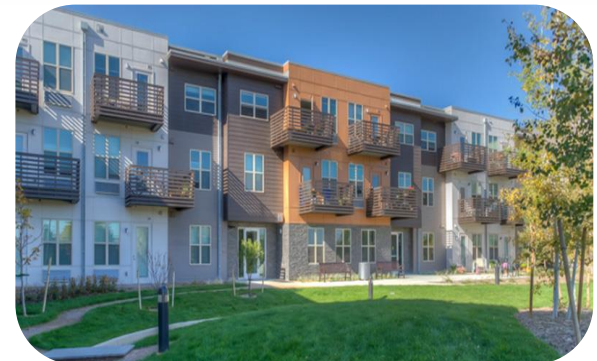
Madison, 33 Units
1130 35th Street



Manhattan, 41 Units
600 Manhattan Drive



Vistoso, 15 Units
4500 Baseline Road



High Mar, 59 Units
4900 Moorhead Avenue



Tantra Lake, 185 Units
1000 W. Moorhead Circle



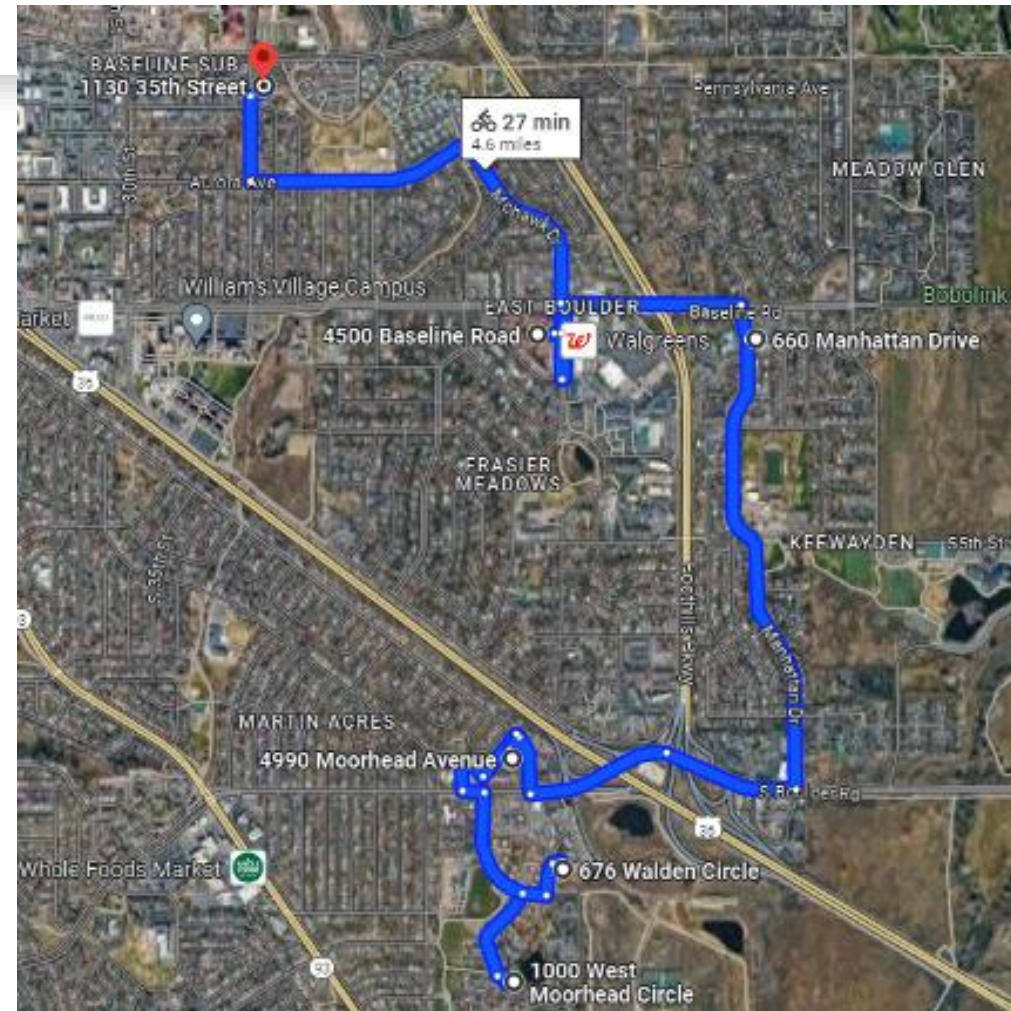
Bridgewalk, 123 Units
676 Walden Circle



Hilltop, 60 Units
3465 Stanford Court

South Boulder Bike Route

- 4.6 miles of biking
- Around 30 min
- Mostly roads
- 6 total properties visited



Madison

1130 35th Street

- 33 Units
- Renovated in 2022
- One, two, and three-bedroom apartments and townhomes for adults aged 62+, people with disabilities, and families
- Applicants can earn up to 50% AMI and are given rental assistance (Deeply Affordable)



Manhattan

660 Manhattan Drive

- 41 Units
- Recently renovated community near the intersection of Foothills Parkway
- One-bedroom apartments for adults aged 62+ and individuals with disabilities
- Two and three-bedroom apartments for families taking part in Bringing School Home program
- Applicants may earn 50% AMI and are given rental assistance (Deeply Affordable)



Vistoso

4500 Baseline Road

- 15 Units
- Units for individuals and families
- Each unit boasts stylish interiors, contemporary finishes, and abundant natural light



High Mar

4900 Moorhead Avenue

- 59 Units
- Built for adults 55+
- Each unit has its own private balcony or patio and in-unit washer/dryer
- Residents have access to beautifully landscaped courtyards and community gardens
- Applicants may earn up to 60% AMI (Affordable)



Tantra Lake Apartments

1000 W. Moorhead Circle

- 185 Units
- One, two, and three-bedroom apartments
- All units recently renovated
- Contains 24-acres of lush grounds and a private lake with communal gathering spaces
- Applicants may earn up to 60% AMI (Affordable)



Bridgewalk

676 Walden Circle

- 123 Units
- 12 total Affordable units
- Property backs onto Open Space
- Community design that emphasizes space between apartments and surrounding landscape
- Applicants may earn up to 50% AMI (Affordable)
- Market Rate rentals in addition to affordable units



Hilltop Senior Living

3465 Stanford Court (in Development)

- 60 Units
- 54 one-bedroom apartments and 6 two-bedroom apartments for adults aged 62+
- 15 apartments reserved for seniors exiting homelessness who will receive supportive services from BHP
- Applicants may earn up to 60% AMI (Affordable)

