

Residences on Acoma
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Questions

Occupancy

1. 118 units and what is the occupancy per unit? Technically and legally occupancy is 2 people per 1 bedroom and 4 people per 2-bedroom apartment. For our internal planning purposes, our extensive experience in properties of this type leads us to expect occupancy of 140 to 150 residents total. A vast majority of apartments are expected to house only a single person.
2. How are residents matched with housing?/ How do local citizens get a unit here? Will you be reaching out to local people who need help?/ What will be the leasing/selection process be for the supportive housing units? What kind of background checks and for what?
 - a. Tenant selection plan process: Should this project receive funding from the City and County of Denver and the State's Division of Housing we will be required to have a Tenant Selection Plan which will not be finalized until funding is in place. The City and County of Denver has made it a priority in the Housing an Inclusive Denver Plan to bring more affordable apartments online in the next five years. Knowing that 40-50% of housing resources will be invested to serve people earning below 30% of the area median income and those experiencing homelessness who are seeking to access or maintain rental housing, this is an opportunity for us to find funding that fits into the City's priorities and meets the need of this population.
 - b. Supportive Housing Apartments: These individuals moving in will have been formerly homeless and will be earning less than 30% of the area median income. Residences on Acoma will follow a Housing First approach, which is a proven, national best practice. For more information about Housing First, see this site. We anticipate a majority of residents will have a disability. The tenant selection plan for supportive housing apartments is required by the Division of Housing and includes an eligibility screening process for:
 - i. Extremely low-income households where the head of the households is 18 years of age or older with documented lawful presence, a disabling condition, and a history of homelessness
 - ii. 50% of referrals of eligible households through Regional Coordinated Entry System
 - iii. 50% of referrals of eligible households through Mental Health Center of Denver using a common assessment tool to identify individuals who would benefit from SH intervention
 - iv. Eligible households with a disabling condition
 - v. Eligible households with long lengths of homelessness
 - vi. Eligible households who would benefit from services for people with recent criminal justice system involvement
 - vii. Eligible households with high utilization of publicly funded systems as determined by Medicaid usage
 - viii. People who have been convicted of sex offenses will automatically be denied for housing
 - c. Workforce Housing Apartments: There will be a third-party property management company and if the development is awarded, the property management team will create a legal tenant selection plan. People will fill out an application and have a criminal background check completed. If applicants meet the eligibility requirement of making 60% of the area

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median income (AMI) or less, they will be notified that they have a unit. We will perform local outreach and anticipate most residents will be from Denver and the local area.

3. **What is workforce?** Workforce is a name used for affordable housing that is targeted for residents who are in the workforce and can't afford market rate housing. Currently in Denver 60% of Area Median Income for one person is \$44,016. The workforce portion of Residences on Acoma is very similar in concept to The Lofts at Evans Station which has been a successful residential property in the Overland Park neighborhood. Workforce housing will work well at Florida and Acoma given its central location and proximity to public transportation and many types of employment opportunities and potentially add needed workers to the neighborhood's many service and hospitality businesses.
4. **Is it a possibility for violent felons to be living here?** It is critical to note that any formerly incarcerated persons that may live at the Residences on Acoma have served their time in accordance with their sentence and/or the terms of their parole. They are often discriminated against in housing and a project like the Residences on Acoma is an attempt to right this injustice. Specific screening criteria for supportive housing apartments will be based on what is outlined in our tenant selection plan. The property management company will develop a workforce tenant selection plan once we have received funding. The workforce applications will be subject to criminal background screening just as the supportive housing applications will be.
5. **Will there be children living in the community?** Yes, because we have one- and two-bedroom apartments. We are intentionally building community space for children and families and welcome them into the community.
6. **Will there be sex offenders housed in the complex?** See question 2

Building Design

1. **What kind of communal outside spaces will be available to residents?** There is a large, open air courtyard which will be the central feature of the building facing the neighborhood on Acoma. Additionally, a patio, gardens, lawn and play area for children are currently planned, as well as an enclosed dog run.
2. **Why is the building so large?** It is not nearly as large as it could be. To make the building friendlier and more in scale with the surrounding neighborhood we have created a large open air courtyard facing Acoma and are only going up four stories. This building will not be a bland big rectangular box but is anticipated to be an architectural landmark in this part of Overland Park with colors and physical features that will tie it to the history of the neighborhood.
3. **Are there future plans for additional units to be added to this area?** We are unaware of any future projects of multi-family housing planned.
4. **What more could we do with five stories?** Additional apartments could be added, but we have no plans to do so.

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Outcomes

1. What are some of the outcomes of having mixed supportive housing such as this? / What impact does the city anticipate this will have on the homeless issue that we are seeing in our neighborhoods? On July 15, 2021, The City and County of Denver released a third party [evaluation report](#) on the impact of Denver's Supporting Housing Social Impact Bond Initiative (SIB) on people experiencing chronic homelessness. The report found that a housing first approach, where housing and services are integrated, was effective in several outcomes such as keeping people housed, reducing police contact, and reducing emergency health care reliance. Residences on Acoma will follow a housing first model by partnering with the Mental Health Center of Denver to provide integrated supportive services to residents.

Further, there is evidence that providing supportive and workforce housing together provides opportunities for peer mentoring and encouragement for those residents in the supportive housing to succeed.

For more information regarding the City and County of Denver's strategic housing plan please visit this [link](#).

2. Have there been an increase in homeless camps in the communities that have these types of housing? Not that we're aware of and not around any projects that we have been a part of across the state.

Building Maintenance/Operations

1. How is maintenance of building funded? As developers and owners, BlueLine is committed to the long-term viability of this building and building maintenance is the key to this. We must continually keep the building in top operating condition to maintain its attractiveness and value. Building maintenance will be funded with operating dollars collected from rental payments. Residences on Acoma will be managed by experienced property management professionals. Additionally, these types of buildings are heavily scrutinized and regulated by its funders and they insist on high levels of maintenance and capital reserves commensurate with any market rate apartment building.
2. What is the expected staffing structure and ratio of staff to residents in supportive housing? We will have a 15:1 tenant to case manager ratio for the supportive housing apartments. In addition, the building will have 24-hour front desk staff, one full-time property manager and one full-time maintenance person. The property manager and maintenance person will be on site during normal business hours.
3. If it's just "affordable housing" why is the Mental Health Center of Denver involved? The Mental Health Center of Denver is involved to provide services to the 55 supportive apartments. Supportive housing *is* affordable housing with services. <https://endhomelessness.org/ending-homelessness/solutions/permanent-supportive-housing/>

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4. What happens if a resident breaks the rules, or is arrested, or is caught doing drugs etc.? All residents will sign a one-year lease. The lease will spell out rules and non-appropriate behavior and the consequences of the non-appropriate behavior. If an apartment resident were to break a rule, much less break the law, building management would take the appropriate steps based on the legally binding lease agreement, up to and including eviction.

Residential Services

1. For residents with severe mental health issues, how will you make sure their issues are managed so they don't pose danger to nearby residents? Since mental illness is a disability, we are not allowed to discriminate against people with mental illness. However, everyone in the building will have signed a lease and are expected to follow the terms of their lease (see above). Our services provider in the building will be Mental Health Center of Denver, an organization with tremendous resources and expertise to support people who are struggling with mental illness challenges and trauma.
2. How does the building association plan to deal with substance abuse issues? The staff will include on-site professionals with relevant experience in dealing with behavioral health and substance abuse issues. Through Mental Health Center of Denver, residents will have several options available to them to address any substance use challenges.
3. What kind of support services meaning clinical staff are onsite? Does staff live on site? Supportive services staff from Mental Health Center of Denver are expected to be on site during normal daylight hours and on-call after that. Additional Staff will be working on-site 24/7 manning a front desk and providing concierge service. At the time of application, no staff will be living on-site, but this will be revisited if we receive funding.

Second Chance Center

4. What are the statistics from the impact on crime around other second chance facilities? There are no such statistics. Second Chance Center has always served as a peaceful community resource wherever they have served their thousands of clients. This project will not be a Second Chance Center facility: Second Chance Center will be a very small owner of Residences on Acoma when it is built and its primary involvement with the project, once it is open, will be as a provider of services to the workforce apartment residents.
5. Do you have any other older Second Chance communities we can reference for how they're affecting and assimilating into its neighboring communities? There are no Second Chance Center communities. However, Second Chance Center was part of the development team for Providence at the Heights (PATH) with 49 supportive housing apartments and is a small owner of that project and provides services to many of its residents. Since opening 18 months ago, we have not received any neighborhood complaints stemming from the PATH building and/or its residents.

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- 6- What is the recidivism rate of criminals released from prison, who live in your existing buildings? There are no existing Second Chance Center residential housing buildings, and Residences on Acoma will not be a Second Chance Center building – see question 4 above. Second Chance Center will have a very limited role in the operation and ownership of Residences on Acoma. Therefore, recidivism statistics in this context are not available or appropriate. However, Second Chance Center invites you to visit their [website](#) for information on the extraordinarily low recidivism rate of its clients.

Mental Health Center of Denver

1. Is there a link with data on the Sanderson facility that people can review?
<https://www.denvergov.org/Government/Agencies-Departments-Offices/Department-of-Finance/News/2021/Independent-Evaluation-Finds-Denver%E2%80%99s-Supportive-Housing-Social-Impact-a-success>

Neighborhood Relations

1. What commitment can the city make to assure that any GNA at this site is enforceable for the long term? GNA's are not enforceable by law. They are an agreement between neighbors agreeing to how they will behave toward one another. Once a GNA is signed between parties, it is the responsibility of all of the signees to be accountable for what was agreed to. If the GNA is not being followed by one of the parties, it can be revisited, revised and/or if needed, an outside facilitator may be brought in to mediate the discussion.
- 2- How would the safety of the neighborhood be protected? The safety of our neighborhoods is a critical value, and one that we absolutely share. We want our residents to be safe, as well as the surrounding neighbors and plan to actively participate in the safety programs and efforts of our neighborhood association including Neighborhood Watch. We will proactively reach out to the Denver Police Department for feedback on the design of the building in order to increase safety, as well as to foster a positive working relationship with law enforcement prior to the opening. We strive to have positive working relationships with law enforcement at every building we operate.
3. Will there be an increased police presence? We do not anticipate the need for increased police presence nor in our extensive experience/history have we seen it as necessary.
4. Will there be anyone staffed as a liaison responsible for communication and interaction with the outer community? Yes, there will be a staff person identified as a contact for the building and that person will be specifically charged with proactive interaction and engagement with the outer community.
5. What is next in the process? The development team has submitted funding applications and expects to hear if awarded funding in mid-September. Until then, we want to do whatever is necessary to answer questions by those that truly want to learn more about our compassionate commitment to providing housing to those in need – whether because of unfortunate life

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circumstances or because their income is not enough to pay market rate rent in Denver's increasingly expensive housing market.

6. How can the neighborhood most effectively support and engage with the programming in the building? How do we help people feel a part of our community? At this stage we find it most impacting for neighbors to understand the true facts and mission of our apartment development, Residences on Acoma, and counter any misinformation they hear. Also, to provide support to the development through contacting council members, especially in writing (email and letters). When we secure funding, there will continue to be outreach and neighborhood engagement that we encourage you to participate in. We pledge to listen to your feedback as final design takes place. Once the development is built, continuing to correct misinformation is the most impactful way to support residents and the supportive housing generally and Residences on Acoma specifically. Beyond that, there will be ways to volunteer to support residents and we really look forward to working with neighbors and nearby neighborhood associations on strategies and activities to promote inclusion and support for our residents.

Parking

1. How many residents are expected to own cars? In 2020, Shopworks and Fox Tuttle completed a study of parking usage in affordable housing along the Front Range. Their findings revealed that affordable housing, especially supportive housing, is over parked compared to the actual need and that car ownership among those exiting homelessness and workers making minimum wage is extremely low. It makes intuitive sense as well – they just can't afford it. We can't say for sure how many will own cars, but we bought this site primarily because of its tremendous access to public transportation – both bus and light rail as well as walkability and bike ability. This is how the vast majority of our residents will be getting to jobs, run errands and generally get around town. Please contact us for the Parking & Affordable Housing 2020/2021 Report.
2. 18 spaces seems like just enough for staff.. there is hardly any parking on the street at the moment We will have far less than 18 staff on site at any one time. We are exceeding current zoning, by 50% and understand that parking is a very sensitive issue in this neighborhood – and every neighborhood for that matter. We pledge to monitor parking needs by our residents and encourage the use of transit and bikes. We will work closely with our neighbors and our neighborhood association to address any issues that arise.

Zoning

1. Is the zoning currently appropriate for this proposed project? Yes, multi-family housing up to 5 stories is an allowable use.

Funding

1. Who pays the interest on the bonds? Tax payers? These are private placement bonds, placed with a private institution and the Residences on Acoma apartments will pay the taxes out of operating cash flow. Taxpayers are not responsible for interest payments whatsoever.