



SUPPORTIVE HOUSING FREQUENTLY ASKED QUESTIONS

- **What is Supportive Housing?** Supportive Housing combines acquisition or construction of apartments residents can afford to live in with intensive case management and supportive services on site.
 1. According to the National Alliance to End Homelessness, the supportive housing model is an evidence-based program that has been refined into standard practices over the past 20+yrs.
 2. It is the single best, proven solution for ending chronic homelessness, a situation where someone is experiencing long-term homelessness, experienced trauma and has one or more disabilities.
 3. Studies have shown that supportive homes help those who have experienced chronic homelessness and trauma achieve long-term home stability and improve their health and well-being.
 4. Nationwide, investments in supportive housing models have decreased chronic homelessness by 30% since 2007. They reduce the use of publicly funded crisis services, including jail, hospitalizations and emergency departments. A person living in chronic homelessness costs the taxpayer an average of \$36,000 per year. Costs on average are reduced by 49.5% when they live in supportive housing.

- **What will it accomplish for our community?**
 1. Meets goals identified in several publicly informed and adopted policies including:
 - a. Jefferson County Homelessness Action Plan
 - b. Arvada City Council Strategic Plan
 - c. Jefferson County 2020-2024 Consolidated Plan
 2. Provides a safe place to call home for many unhoused neighbors in our community
 3. Provides a stable place to live for many in our community who may be at risk of experiencing homelessness

- **Does building these apartments mean more people experiencing homelessness will move to Arvada or Jefferson County?** No. The increase in homelessness comes from the lack of real attainable housing and few resources for people to move out of shelters and into permanent homes. This development will be a safe place for people to be connected to housing and resources to keep homelessness short and strive for it to be a one-time event. This project will provide housing opportunities for those in our community who are currently experiencing homelessness.

- **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? The residents moving in will be exiting homeless and will be earning less than \$24,650 annually for an individual. Family Tree 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 also 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:
 1. 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
 2. Eligible households will be referred either through the Regional Coordinated Entry System
 3. Eligible households referred through local community partners working with Family Tree and Jefferson Center for Mental Health to identify individuals who would benefit from SH intervention
 4. Eligible households with a disabling condition
 5. Eligible households with long lengths of homelessness
 6. Eligible households with high utilization of publicly funded systems as determined by Medicaid usage
 7. People who have been convicted of sex offenses. (People convicted of sex offense may automatically be denied for housing, but will be encouraged to appeal the denial through an established appeal process).

Should this project receive funding from the Colorado Housing and Finance Agency and the State's Division of Housing we will apply for local voucher match from Foothills Housing Authority and Arvada Housing Authority to ensure local residents in need are able to access the housing.

- **Will there be children living in the community?** Yes, because we have one- and two-bedroom apartments. We are intentionally designing community space for children and families and welcome them into the community.
- **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.
- **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.
- **What kind of support services meaning clinical staff are onsite?** Supportive services staff from Family Tree and Jefferson Center for Mental Health 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.

- **How many residents are expected to own cars?** In 2020, Shopworks Architecture 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 know from experience and the study supports this, that on average, only 10% of residents will have cars. Please contact us for the Parking & Affordable Housing 2020/2021 Report.
- **What is next in the process?** The development team will be submitting funding applications in August and expect to hear if awarded funding in early November. 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.
- **How is the development funded?** The development is funded through a mix of federal funding, state grants and private investor funds. The federal and state funds are awarded through a competitive application process.
- **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, 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 design continues. Once the development is built, continuing to correct misinformation is the most impactful way to support residents and the housing 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.

Questions Received from Community Meeting on June 2, 2022

- **What are the area median income (AMI) ranges of the units and unit mix?** There will be 85 total apartments, 70 one-bedroom apartments and 15 two-bedroom apartments. Individuals and families will be required to be at or below 30% area median income (AMI), which, for example, equates to an individual household annual income of \$24,650, a two-person household annual income of \$28,140- and three-person household of \$31,650.
- **How many parking spaces will be provided?** Following Arvada zoning regulations, parking required for this development is 84 total spaces with 42 being covered. We have provided 88 total spaces and 44 will be covered.
- **Will residents be able to park campers/RVs in the parking lot?** If a resident owns a camper or RV and it's properly licensed, it can be parked in the property lot.

- **How will the site be served by public transit?** There are bus stops on W56th Avenue and Newland Way, just steps from the west end of the site. Additionally, there are two other stops one block away on N. Lamar Street, as well as the nearby RTD G (Gold) light rail line. We expect the majority of residents to utilize RTD transit.
- **Will the courtyard be fenced?** There are plans to fence the courtyard to provide privacy and security for the residents of the apartments.
- **Questions about Low-Income Housing Tax Credit (LIHTC) funding and how the process works –** The Low-Income Housing Tax Credit program is a federally created program regulated by the IRS under Section 42 of the IRS code. Basically, each state is allocated tax credits each year that they then award through a competitive process to affordable housing developments. The developments then sell those credits to investors for capital to build the development. Investors then are the Limited Partner in the ownership and the Developer/Owner is the General Partner. This program is heavily regulated and there are strict underwriting, compliance and deadline protocols the General Partner must follow or risk losing the tax credit equity. For more detailed information please visit https://www.urban.org/sites/default/files/publication/98758/lithc_how_it_works_and_who_it_serves_final_2.pdf

Update: Family Tree submitted an application for low-income housing tax credits (LIHTC) on August 2, 2022. The LIHTC application process is highly competitive and many projects have to apply several times. Family Tree is proud to have been awarded those credits on November 15, 2022. Without this critical financing source, our project would not be possible.

- **Where will the mental health and other services will be offered within the building?** There will be services provided to the residents throughout the building and the grounds, based on resident choice.
- **Questions about building safety –**Building safety for residents is immensely important. We want our residents to be safe, as well as the surrounding neighbors. The apartment building will have one main secured entrance for residents and guests, there will be line of sight provided by cameras throughout the interior and exterior of the building and ample exterior lighting for ease of sight during nighttime hours.
- **Questions about neighborhood safety -** The safety of our neighborhoods is also critically important. We want our residents to be safe, as well as the surrounding neighbors, and we plan to actively participate in the safety programs and efforts of the neighborhood association including Neighborhood Watch. We will proactively reach out to the Arvada 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.
- **Questions about development timeline -** Family Tree submitted an application for low-income housing tax credits (LIHTC) on August 2, 2022. Family Tree is proud to have been awarded those credits on November 15, 2022. Without this critical financing source, our project would not be possible. We will now work towards closing on our financing by December of 2023 and begin

construction soon thereafter, which will take approximately 15 months. We anticipate opening the building in early 2025.

- **Will the development impact adjacent property values?** This is a question we are asked often, and the answer is no. There have been many studies performed over the last few decades to understand if affordable housing affects neighboring property values. Time after time, the research tells us they do not, and it makes sense. Generally, a raw piece of land or an older building is revitalized with a new building providing a neighborhood with renewed energy, updated lighting, landscaping and neighbors who also want their home and block to thrive. For more information on affordable housing and property values, click this link.
<https://www.bloomberg.com/news/articles/2022-05-02/does-affordable-housing-lower-property-values#:~:text=They%20found%20that%20the%20low,%25%20in%20higher%2Dincome%20neighborhoods>
- **Why is a Conditional Use Permit required if the zoning designation allows apartments?** Arvada's site use development code requires a conditional use permit for the site to ensure the development plans for the apartment building are consistent with the Arvada Comprehensive Plan and that the use is consistent with the purpose and intent of the zoning district in which it is located. The Conditional Use Permit has been unanimously approved by the Arvada Planning Commission.
- **Why were some neighbors mailed a notice about the meeting and location of the property, and others did not?** The design team were provided a list from the city of Arvada of a radius of neighbors within 500 feet of the proposed location to notify of the meeting and development. We expanded that area slightly to ensure we were reaching neighbors that might be interested in hearing about the development. It's an imperfect process. We understand that there are neighbors outside of the notification area that have interest in learning more about the apartment development and have added email addresses we received at the meeting to our notification list.