



## FAMILY TREE SUPPORTIVE HOUSING

We all want to live in a safe and thriving community. Unfortunately, many of our neighbors are living in unsafe conditions. This affects our entire community. When we look at the health of the entire community and the systems that support it, hospitals, police, schools, parks, and businesses, we can protect the quality of life we all value with safe, affordable housing. Everyone needs a safe, stable place to call home to realize their potential. Unfortunately, for too many of our neighbors, a safe place to live is simply out of reach. Creating a variety of housing throughout our community creates safe, stable housing options for everyone while preserving the neighborhoods and homes we cherish.

This development is a proposed supportive housing apartment home building with wrap around supportive services on site, and linkages to clinical services. The apartment homes will be located at 5549 Marshall Street in Arvada. The building will have four floors and up to 86 apartments and designed in a trauma-informed way. These will be a mix of 1 and 2-bedrooms. Housing will be for households (individuals and families) at or below 30% area median income (AMI), which, equates to an individual household annual income of \$24,650. There will be space for community gatherings, service provision, and onsite staffing. The building will be designed using trauma-informed design principles throughout the interior and exterior of the building. The housing will be professionally managed and staffed 7 days a week.

Jefferson County has committed capital dollars to the development upon an award of tax-credits and we will be requesting rental subsidy vouchers from both Foothills Housing Authority and Arvada Housing Authority who are supportive of the housing. Beyond simply providing homes, this project will be a vibrant addition to a developing neighborhood and will support our neighbors in need to become economically self-sustaining.

### Family Tree

Family Tree will provide on-site supportive services and case management for the residents in the housing while also being a Co-General Partner and owner. Family Tree was founded in 1976 and their mission is to partner with all people to prevent and overcome the interconnected issues of child abuse, domestic violence, and homelessness to promote safety, healing and stability across generations. Family Tree has a history of partnering with local government, civic, and private agencies to coordinate human service resources, identifying and developing innovative responses for youth and families throughout the Denver metro area.

### Jefferson Center for Mental Health

Jefferson Center for Mental Health (Jefferson Center) is a community mental health center which will be providing clinical services to residents living in the supportive housing units. Jefferson Center provides mental health, substance use and other wrap-around services to foster recovery and resiliency for people

of all ages. More than 32,000 people are served through Jefferson Center's programs and services each year throughout Jefferson, Gilpin and Clear Creek counties.

### **BlueLine Development, Inc.**

BlueLine will be the developer and co-owner of the property. BlueLine has over 10 years of development, asset management and consulting experience in affordable housing. They have worked on housing developments in Montana, Wyoming, Wisconsin, South Dakota, Utah, Minnesota and Colorado. This will be their 13<sup>th</sup> development in Colorado and will be overseen by the Colorado team for BlueLine, who collectively have over 40 years of development experience in Colorado.

### **BlueLine Property Management Company**

(BLPMC) will manage the housing and overall development. BlueLine Property Management specializes in attainable housing, with a niche in Permanent Supportive Housing. BLPMC sees property management as only one part of the greater whole partnering with owners and service providers to ensure residents and the developments are well taken care of. BLPMC currently manages 722 attainable apartments, over 400 of them being in Colorado. Applicants will be referred by the Coordinated Entry process, prioritizing applicants by need.

### **Shopworks Architecture**

Shopworks will be the architect on the development. Shopworks has worked on close to 30 buildings in Colorado for low-income as well as moderate and market rate developments. Their specialty is trauma-informed design.

### **BeauxSimone Consulting**

BeauxSimone brings over 40 years of collective experience as supportive housing consultants. They have worked on supportive and mixed income housing developments around the state of CO and the country. BeauxSimone will provide services and funding coordination consulting services to the team.

### **The Details**

The housing will provide not only a home to those who have been experiencing homelessness but also resources to those individuals and families to remain stably housed.

- Supportive and clinical services to include the following:
  - Case management
  - Eviction prevention counseling
  - Healthcare connections
  - Substance use counseling and connections to programs
  - Employment counseling
  - Benefits acquisition
  - Education assistance

The team plans to submit applications in early August 2022 to the Colorado Housing and Finance Authority (CHFA) for federal 4% low-income housing tax credits and state tax credits. An application to the Colorado Division of Housing will also be submitted at that time requesting 60 project-based vouchers (subsidies for the 0-30% AMI units) and funding to pay for staff and services. Additionally,

local housing authority support in the form of project-based vouchers will be attached to the supportive housing. We will know if we are awarded this funding in mid-November. If we are not awarded, we will apply again in 2023. If we are awarded, we will work towards closing on our financing in October of 2023, begin construction soon thereafter, which will take approximately 15 months. We would anticipate opening the building in early 2025.