

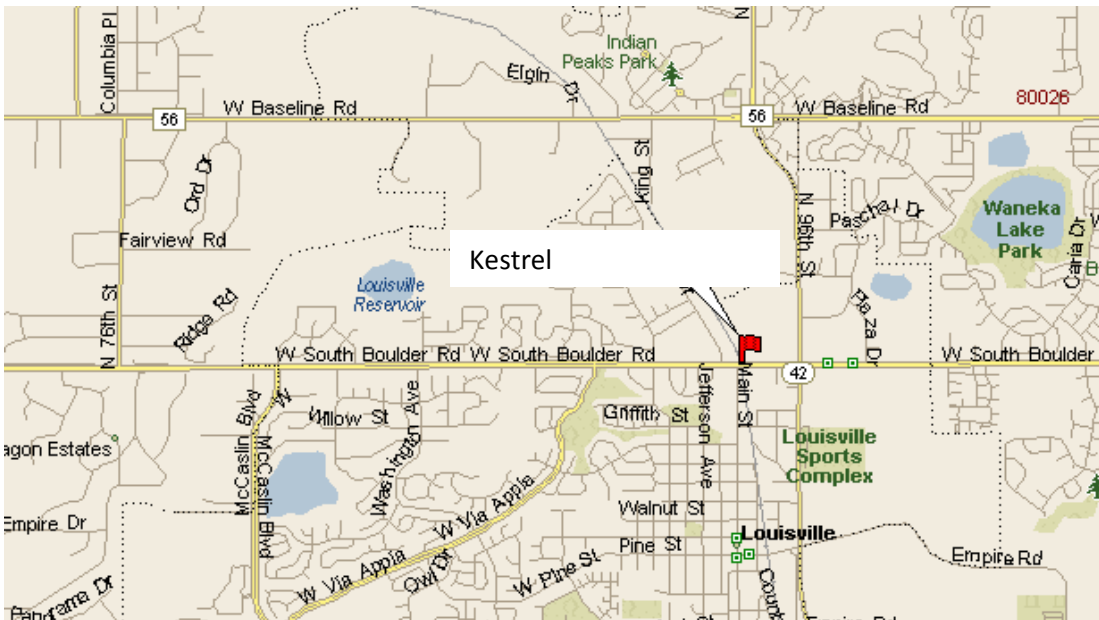


Renderings of Kestrel

**Where is Kestrel located?**

Kestrel is located in Louisville, northwest of the intersection of 95th Street (also known as Highway 42) and South Boulder Road. The current site address is 245 N. 96<sup>th</sup> Street, although once the development is completed, that address will change to numbers that reflect individual building and units.

Within ¼ mile of Kestrel are two grocery stores, banks, gas stations, medical offices, and multiple shops. Historic downtown Louisville, located ½ mile to the south, is the primary community gathering space and includes a library, municipal offices, cultural center, and restaurants, shopping, and a seasonal farmer’s market. A number of schools, preschool and elementary through high school, are within 1½ miles. Also in close proximity are the Louisville Recreation and Senior Center and two-full service hospitals (within three miles), and a local health clinic, offering bilingual comprehensive medical services (one mile away).



### How many units does Kestrel offer and who does it serve?

Kestrel is a intergenerational neighborhood serving a variety of populations within two distinct, integrated projects: 129 townhome-style units within seventeen buildings for individuals and families of all ages, and one three-story apartment building with 71 units for residents ages 55 and older. The following table shows the unit mix:

<u>Townhome-Style Units</u>		<u>Apartments</u>	
Residents of Mixed Ages		Residents Ages 55 and Older	
Unit Size	Number of Units	Unit Size	Number of Units
1-bedroom	61	1-bedroom	46
2-bedroom	38	2-bedroom	25
3-bedroom	30		
<b>TOTAL UNITS</b>	<b>129</b>	<b>TOTAL UNITS</b>	<b>71</b>

### What are the rent amounts?

Rent amounts vary by bedroom size. The following chart lists the gross rent amounts for Kestrel units. These numbers may change in 2017 to reflect updated rent amounts, as determined by federal agencies.

Unit Size	Gross Rent (utilities included)
1 bedroom	\$1,067
2 bedroom	\$1,281
3 bedroom	\$1,479

### Are utilities included in the rent amount?

- Included - utilities, including heat, electricity, water, trash, recycling and composting
- Not included - communication services, including telephone, internet, and pay TV

### Rent amounts seem higher than I had anticipated for affordable housing. Can you explain this?

Kestrel is primarily funded through Low-Income Housing Tax Credits which are offered to developers/Housing Authorities to construct and provide affordable housing to residents at lower than market rates, serving households with income at or below 60% of the Area Median Income (per the income chart below).

While rents at Kestrel are lower than market rate, they are not subsidized unless a resident has a Housing Choice Voucher which pays for a portion of the rent. Other properties offered by Boulder County Housing Authority may be offered at a lower price to tenants, if they use funding sources with different rules.

Although the rents seem higher than you anticipated, the following information may help out it in perspective:

- The rent amount includes utilities such as heat, electricity, water, and trash (and recycling and compost), which can add up to a savings of between \$175 and \$250 per month (depending on bedroom size).
- The security deposit required is low, between \$200 and \$300, as compared with market units. Private landlords often require first and last month's rent and the same amount in the security deposit prior to move in.
- Kestrel allows households to keep pets for a one-time non-refundable fee of \$150 that covers all pets in the household, and a refundable pet deposit in the amount of \$150 per pet. Some private landlords add a monthly pet rent to their lease requirements.
- All Kestrel residents will receive an RTD EcoPass, which allows unlimited rides on bus and rail locally and regionally, including to and from the airport. With this EcoPass, residents will be automatically enrolled in the *Guaranteed Ride Home* Program to provide residents with a free taxi ride from work in the event of unplanned schedule changes, illness or other urgent situations.
- And while sizes and amenities may not equal that provided by Kestrel, Louisville's average rents are \$1,591 (1-bedroom), \$1,811 (2-bedroom) and \$2,161 (3-bedroom). These exceed Kestrel rents by more than \$500 for 1- and 2-bedroom units, and almost \$700 for a 3-bedroom unit.

### How much money can tenants earn to be qualified for Kestrel?

All units are available for households with income at or below 60% of the Area Median Income. For 2016, the income limits are below. Based on a unit/building's specific lease-up date, some units will have household income subject to 2017 limits, which may not be available until after the first quarter 2017.

2016 Income Limits							
Household Size	1	2	3	4	5	6	7
Income Limit	\$39,840	\$45,540	\$51,240	\$56,880	\$61,440	\$66,000	\$70,560

### How are assets calculated?

- If you have assets such as checking, savings, money market accounts, IRA's, certificates of deposit, real estate, annuities, trust accounts, term life insurance, etc., the total current value of all such assets will be added together. If the total assets are worth \$5,000 or more, .06% of the entire asset value will be calculated and added to your household's annual income.

**Example:** Assets total \$200,000 and annual income totals \$24,000  
\$200,000 multiplied by .06% = \$120  
\$120 would be added to the total household annual income of \$24,000, so the total annual income would equal \$24,120

Note: If the actual total income earned from the assets is greater than the .06% rate, BCHA will use the *actual* amount instead of the .06% calculation.

- If you are selling a home, the asset is calculated by taking the value of the home and subtracting the amount owed on the home, minus the cost of selling the home. The resulting amount will be multiplied by .06%, and that amount will be added to your household's annual income.
- If you plan to rent out a home, the asset will be calculated by taking the value of the home and subtracting the amount owed on the home. The resulting amount will be multiplied by .06% and added to your household's annual income. In addition, the rental income will be added to your household's annual income.

### I have a Section 8 housing voucher. Can I use that at Kestrel?

Yes, Section 8 Housing Choice Vouchers are accepted at Kestrel. If you have a housing voucher, you may use it to subsidize your rent at Kestrel.

### What is the amount of my security deposit?

Security deposits vary based on unit size, per below:

Unit Size	Security Deposit Amount
1 Bedroom	\$200
2 Bedroom	\$250
3 Bedroom	\$300

### What amenities do the units have?

Some of the unit amenities include:

- carpet, vinyl floor coverings and laminate wood flooring;
- an electric range;
- energy-efficient dishwasher, refrigerator, stove;
- in-unit washer/dryer;
- air conditioning;
- geothermal heating and cooling systems;
- ceiling fans;
- programmable thermostats;
- low/no VOC paint, carpet and cabinets;

- coat and linen closets;
- horizontal blinds; and
- roof decks for many of the townhomes

### How are floor plans designed?

A variety of floor plans are available for each unit size and are listed in the [brochure](#).

### How many accessible (ADA) units does Kestrel have?

The number of accessible units at Kestrel exceeds standard requirements. Eight (8) ground-floor units in the townhomes are accessible for people with mobility and sensory impairments. Mobility-accessible units include a no-step entry, widened doorways, removable kitchen and bathroom cabinets, wall-blocking to install grab bars in showers and a roll-in shower.

In addition, 37 townhomes (all but those units accessed from the 2<sup>nd</sup> story) are built as Type A or Type B ADA accessible units. In the apartment building, 4 units are designed as fully-accessible, with all remaining units either Type A or Type B. All units may also be modified to meet residents' accessibility needs through a Reasonable Accommodation.

### How are parking spaces allocated?

Approximately 1.5 parking spaces are allotted to each unit (varied, based on unit size) for residents and their guests, in addition to accessible parking and additional parking for staff and visitors. The apartment building offers underground parking and many of the townhome units have access to covered parking. Residents may also park their bicycles in any of the bike racks available on-site.

### How is the Kestrel community designed?

The community is centrally-organized around a ¼ mile "alley loop" providing pedestrian, wheelchair, bike, skate, stroller and vehicular circulation through the neighborhood, and connecting to local and regional trail systems. A number of parks, a community garden, an orchard, and a playground are scattered throughout the property. Additionally, there is a community center to encourage interaction among residents, provide space for events for non-profit agencies, and offer office space for property managers and community partner agencies. Below is a site plan.



### What transportation options are there at Kestrel?

The community is serviced by two Regional Transportation District (RTD) bus routes: 1) the DASH, a high-frequency route with a bus stop ¼ mile south of the site traveling east-west along South Boulder Road through downtown Louisville and between the cities of Boulder and Lafayette, including a Park-n-Ride connecting to Denver to the south and north to Longmont; and 2) the 225 bus, a moderate-frequency route with a bus stop less than ½ mile to the east of the site, which runs between Louisville, Superior and Broomfield, and provides access to US-36, including the park-n-rides of Superior and Broomfield, as well as to Flatiron Crossing Mall.

In addition to local public transportation, residents who have disabilities and are not able to use the regular bus lift

system also may be served through Via Mobility Services, which provides door-to-door connections, and Care Connect, for transportation to medical appointments. Any resident may also use RTD's on-demand Call-n-Ride service, which serves as an intermediary between regular bus routes within a designated area.

Kestrel is also linked to local and regional trail systems, accessible by non-vehicle, multi-modal transportation.

### **I'm on the interest list - does that mean that I'm on a waitlist?**

The Kestrel interest list is different than a waitlist. Placement on the interest list enables potential applicants and residents to receive email updates regarding the construction and application/waitlist processes.

### **How do I sign up for the interest list?**

To sign up for the interest list, please visit <http://www.bouldercounty.org/family/housing/pages/kestrel.aspx>, choose "Interest List" and enter your information.

### **Where can I get an application?**

The application, to be completed and submitted online, became available on November 15, 2016. To access the application, please visit [Boulder County Connect](#) (under "Housing" choose "Kestrel"). Applications may be completed on any computer, either home or at a public site, such as a library, senior center, or community center.

For residents who do not have access to a computer and/or need help completing their application, please visit one of the following Boulder County Department of Housing and Human Services offices: 3460 North Broadway in Boulder or the Hub, 515 Coffman St in Longmont. Residents with a disability may request a Reasonable Accommodation for assistance by emailing [HOinfo@bouldercounty.org](mailto:HOinfo@bouldercounty.org) or leaving a voice message at 720-564-2267.

### **What information and documentation will I need to provide for my application?**

Current contact information and basic information regarding household members including name, birthdate, sex/gender, Social Security Number (if known and available) and gross monthly household income and source (employment, SSI, SSDI, pension, TANF, child support, etc.).

If a household is offered a unit, they will need to provide more specific documentation about their income and assets (i.e., statements and/or complete verification forms) at that time.

### **When will units be ready for lease-up?**

Construction began in February 2016. Staff anticipates that some of the first units, the townhomes, will be ready for occupancy by the end of April 2017. The units will then be completed in phases, by building, through approximately March 2018. The senior building is anticipated to begin lease-up in October 2017.

### **Can tenants choose a unit they want, or will they be assigned a unit?**

Units will be assigned for each resident by BCHA Property Management based on household size. Exceptions will be made for people with disabilities who require specific accessible units and accommodations.

### **How will the leasing process work?**

When units are ready for lease-up, applicants who reach the top of the waitlist will be contacted to meet with property management staff to complete required application paperwork for eligibility, including income and asset verifications, landlord references, criminal background screening; once applicants are determined eligible for a unit they will be contacted to sign lease documents.

### **Who is responsible for property management and maintenance?**

BCHA has a full property management and maintenance team responsible for the day-to-day operations of its housing. Two on-site property managers will be appointed for Kestrel; one property manager will manage the townhomes and another will manage the apartment building.

BCHA also provides maintenance services for its properties. Maintenance staff conduct regular inspections, attend to work orders, and are available for emergencies.

### **If I become a tenant, how often will my income and assets be verified? If my income increases while I'm living there, will I be required to move?**

Income and assets will be verified annually. Residents must meet income guidelines at move-in. If income increases after move in, Kestrel residents will not be asked to move out of their unit.

**Are there preferences that allow applicants to move up on the waitlist?**

Kestrel applicants have three preference options. The primary preference is for residents who were displaced by the 2013 Flood. Other preferences will be given to current (at the time of application) city of Louisville residents, employees of businesses or governmental entities located in the city of Louisville, and individuals who are age 62 and over and/or who have a disability, who are seeking to move to Louisville to be in the proximity of immediate family who already reside in Louisville. Applicants who meet these preferences will score higher on their application, enabling them to move ahead on the waitlist.

**Are pets allowed at Kestrel?**

BCHA allows households to keep up to 2 pets, plus 2 “confined” animals (such as a birds, rodents, fish and reptiles). A one-time non-refundable pet fee of \$150 is charged per household. In addition, a refundable pet deposit of \$150 for each pet is required. More details are outlined in BCHA’s Pet Policy, provided upon request.

**Are service animals and companion animals permitted at Kestrel?**

Yes, licensed service animals are permitted, and companion animals may be requested through a Reasonable Accommodation by completing an application and providing a doctor’s authorization. Licensed service animals are not subject to the Pet Policy (mentioned above), including the pet fee and deposit.

**Is smoking, including cigarettes and marijuana, permitted at Kestrel?**

BCHA prohibits smoking indoors and in the majority of outdoor areas for all of its properties. Some properties include specifically-designated smoking areas, which are identified by signage. More details are outlined in BCHA’s Smoke-Free Policy, provided upon request. Illegal drugs are not permitted. Please note that while marijuana is legal under State law, it is not legal under federal (HUD) law and is therefore not legal in BCHA properties.

**I have had some trouble with the law – will my application be accepted?**

Upon meeting other eligibility requirements, application acceptance would depend on a number of factors including, but not limited to, the nature of crime(s) committed and whether any convictions were issued. Criminal and sexual offender background checks will be conducted for all residents.

**If I already live in a Boulder County Housing Authority unit, can I relocate to Kestrel?**

Current residents of BCHA units are able to transfer to Kestrel if they meet certain qualifications. Some of the qualifications include leasing their current unit on a month-to-month lease (which occurs after the first year of their lease), being in *good standing* as a BCHA resident (such as paying rent on time and meet housekeeping standards), meeting income guidelines and being able to afford the rent amount.

**Will there be units for sale? If so, how much will they sell for?**

At this time, no units at Kestrel will be for sale. One lot may be sold to a private developer in the future to build for-sale homes. If so, it that option may not be available for years, and the homes will likely be sold at market-rate.

**How can I find out more information? Is there a number I can call?**

For more information, please email [HOinfo@bouldercounty.org](mailto:HOinfo@bouldercounty.org) or leave a voice message at 720-564-2267, and a property manager will return your call. Please note that the information contained in this document is what is known to date.