

Information Sheet for St. Andrew's Potential Attention Homes Project for Small Group Sessions

September 7, 2020

What Brought Us Here?

Prior to 2008, a St. Andrew's parishioner owned the two parking lots immediately adjacent to St. Andrew's on the north and south. St. Andrew's (SAEC) used these lots for Sunday parking at no charge. The parish owned a small, 13-space parking lot immediately to the north of the church building.

Upon the death of this parishioner, SAEC wanted to purchase these lots, but the price was beyond the capability of SAEC alone. SAEC entered into an agreement with the Urban Land Conservancy, calling it Caledonian Development, LLC. The agreement called for a mixed-use building of up to 15 stories on the south lot, to include an affordable housing component. Caledonian Development acquired both lots in 2008.

The Great Recession, beginning late 2008, made development of the lots unrealistic for six years. Revenue was produced through weekday parking rental. As the economy was improving, ULC and SAEC decided to separately pursue their individual goals. In 2015 the parties to the agreement began the process of selling the south parking lot so that SAEC would have the resources to buy out the ULC and have full ownership of the north lot debt free. This was accomplished in 2017.

SAEC searched for developers, with the goal of building affordable or permanent supportive housing and additional church facilities. Based upon the recommendation of the Building Our Vision (BOV) committee, the vestry chose the Mental Health Center of Denver (MHCD) in Denver 2016 from five proposals received. The plan was for SAEC to retain full ownership of the lots, with MHCD using the land pursuant to a 99-year ground lease. Throughout 2017, the collaboration with MHCD was discussed by vestry and parish and the project moved forward. In September 2018 the parties received denial of the LIHTC application for Low Income Housing Tax Credits (LIHTCs) needed for financing the development of projects. St. Andrew's and MHCD decided not to pursue credits in a second attempt.

A new developer/provider was sought, and various types of affordable housing were considered, including work force housing and permanent supportive housing, as well as other service providers. From a pool of strong applicants, including the Women's Bean Project, Attention Homes was chosen. Urban Ventures (Susan Powers) and Rivet Development (Shannon Cox Baker) are the proposed developers, responsible for raising money, primarily through LIHTCs, securing government approvals, and coordinating the public engagement aspects of the project. They, through a partnership with the financial investors, will own and manage the apartment building under a long-term lease of the land, with SAEC remaining landowner. They are also responsible for contracting with a service provider to lease the apartments and provide supportive services to the residents. Attention Homes, which is focused on a target population of young adults (18-24) threatened by homelessness, was chosen. If the project successfully moves forward, the Denver Housing Authority (DHA) will provide the funding for purchase of the corner lot at 21st Street and Glenarm Place, to be owned by SAEC and included in the lease and project.

Attention Homes

See the separate PowerPoint regarding Attention Homes sent with this information sheet and the video recording of the Attention Homes portion of the presentation of August 26, at this link: https://drive.google.com/file/d/1q5QM_s6-mKc0hh4ngJrFdgigWBEDVbjc/view .

How will St. Andrew's Make Decisions?

- This summer, Building Our Vision (BOV) informed the Vestry of the new opportunity with Attention Homes, <https://www.attentionhomes.org> , and the two developers, BOV advised moving forward with these collaborators.
- August 2020, Vestry recommended presentation to parish.
- August 25, 2020. Architect chosen with input from BOV: Shears Adkins Rockmore Architects, <https://sararch.com>. The architect will prepare a concept plan to support the parish discernment process.
- August/September 2020. Parish discernment process with presentation of information and small group discussion. Second parish meeting with additional information from architects - concept, not drawings.
- Special Vestry meeting following the parish engagement process to decide whether to sign non-binding Memorandum of Understanding (MOU).

- Fall 2020, other agreements considered by Vestry and decision whether to continue forward.
- If the project moves forward, future steps include developing a lease agreement.

Beyond Providing Badly Needed Housing for Young Adults at Risk of Homelessness, what are Other Benefits of the Project?

- Support of a non-profit corporation consistent with SAEC Vision.
- Possible opportunities to volunteer with Attention Homes.
- Ownership of “corner lot” at 21st Street and Glenarm Place. by SAEC, to be included in Land Lease with developer.
- Must be occupied by affordable housing for approximately 40 years minimum, per LIHTC requirements.
- Per MOU draft, 4,000 square feet of shared space, use of which will be defined in Shared Use Agreement, subject to further negotiation prior to execution of Lease.
- Per MOU draft, up to 50 parking spaces for cars and bicycle spaces for shared use and up to four mobility-impaired access parking spaces near SAEC.
- Per MOU draft, shared outdoor green space (landscaped and irrigated), location and size to be determined, but may include SAEC’s north garden.
- No rent or merely nominal rent (e.g. one dollar per year).

Timeline, if Project Moves Forward.

- Timeline may be extended but time available for parish review will not change.
- 9/13/20 Completion of architects’ concept plan for SAEC review.
- 9/30/20 Vestry decision on signing non-binding MOU.
- 10/30/20* Shared use agreement signed.
- 10/30/20* Shared space agreement signed.
- 11/27/20* Lease option agreed and signed.
- 2/1/21 Submission of LIHTC application. Further actions will depend upon acquisition of corner lot and award of tax credits.
- Dates marked * are speculative.