



## 2020 Eagle Award Nominees

### People

**Bryan Bowen** is a principal architect at Caddis Collaborative, an 18-year-old, multidisciplinary design collaborative that explores ways to live more lightly upon the earth in beautiful, healthy environments. Based in Boulder, Caddis Collaborative designs sustainable and affordable housing, co-housing, single-family homes, co-ops, net-zero homes and communities, and mixed-use/commercial projects. Caddis Community Partners, another of Bryan's ventures, provides technical assistance and design/feasibility services to small housing authorities and housing developers in Colorado and Utah. Bryan also chairs the City of Boulder's Planning Board.

**Steven Cordova** is the Executive Director of Total Concept, formally known as Tri-County Housing & Community Development Corporation. The agency facilitates the development of quality affordable housing and community projects. Steven's projects in rural Colorado include the Mountainview apartment complex, a HUD 811 project; the 18-unit Melonaire complex, completed in 2014 using NSP3 funds; the 14-unit Las Animas Housing Authority High School Housing project; Golden Maple Villas, with 20 units; and Morningside Heights LIHTC Substantial Rehabilitation, which contains 50 units and was completed in 2016. He is currently working on a permanent supportive housing project in Trinidad.

**Delwest Development Corporation**, founded in 1993, is a leading developer of affordable and market-rate housing across the Denver metro area. In the last five years, Delwest has created 329 new affordable housing units, including 298 LIHTC apartments at 60% (or below) of area median income (AMI), 23 workforce housing units at 80% AMI, and 8 residences in its portfolio of formerly distressed properties. Delwest also partners with nonprofits and housing authorities to deliver "wrap around" anti-poverty services to residents in its affordable communities, such as homeless prevention support, life skills classes, and access to food, healthcare, and financial assistance.

**Jane Harrington** has worked in the Colorado affordable housing industry since 1976, holding positions at the City of Arvada Housing Authority, Colorado Housing and Finance Authority, Summit Combined Housing Authority, and Mercy Housing. She is currently the Executive Director of the Colorado Community Land Trust (CCLT), which has developed lending infrastructure to ensure that homebuyers can access affordable safe loans. CCLT now has 214 units in three neighborhoods in Denver, with more homes in the pipeline in Globeville, Elyria, and Swansea. Jane will be retiring from her Executive Director position at CCLT in July 2020.

**Laurie Knutson** has been the Executive Director of The Bridge Emergency Shelter in Cortez, since 2013. Laurie has dedicated her professional life to working in rural, hardscrabble communities in Minnesota, northwest Ontario, and most recently Colorado. After completing her MS in Social Work and her Master of Divinity, she practiced psychotherapy for 16 years at numerous agencies, working mostly with trauma victims. She has served on boards for a child mentoring program, a domestic violence program, and several musical organizations.

**Diane Leavesley** has been the Executive Director of the Douglas County Housing Partnership since 2013. Diane was the portfolio manager of the Colorado Division of Housing (DOH) from 2010 to 2012. Prior to her work at DOH, she was president of Mercy Loan Fund (now Mercy Community Capital) for 12 years. Diane also has 14 years of commercial real estate experience, and she has taken on many leadership roles over the years, including serving as the first Board Chair of Housing Colorado. She is currently the Board Treasurer of the Mile-High Community Loan Fund.

**John Messner** has been Gunnison County Commissioner since 2017. He holds many other leadership positions, including Co-Chair of Counties and Commissioners Acting Together (CCAT) and Chair of the Gunnison Valley Regional Transportation Authority. He is a board member of the Gunnison Rural Housing Authority. In his role at CCAT, John led the effort prior to the 2019 legislative session to establish a statewide stakeholder group focused on moving affordable housing solutions forward. John successfully advocated for the higher AMI needs and unique local development challenges of rural and mountain communities across Colorado.

**Bob Munroe** has dedicated his career to increasing the availability of affordable housing by creating programs and developing capacity for nonprofit organizations. Since 2012, Bob has been a Partner in Solvera Affordable Housing Advisors. Prior to joining Solvera, Bob served as Manager of Commercial Lending at Colorado Housing and Finance Authority and as Director of Portfolio Risk Management at Mercy Housing. Over the past 23 years, Bob has been a volunteer instructor, consultant, committee member and/or Board member for several organizations, including Colorado Permanent Supportive Housing Toolkit, Housing Colorado, Broomfield Housing Advisory Committee, HOPE Communities, and Metro Denver Homeless Initiative.

**Susan Powers** As a principal in Urban Ventures, Susan Powers has tackled developments that create community, stabilize urban neighborhoods, and offer housing

and employment opportunities to a mix of incomes. Susan has implemented Urban Ventures' values of facilitating the link between human health and the built environment with award-winning developments, including Aria Denver, Steam on the Platte, Fireclay Lofts, Highland Bridge Lofts, and Campus Village Apartments.

**S.B. Clark Companies** Founded by Stephen B. Clark in 2001, S.B. Clark is a national, woman-owned firm that provides financial consulting services for community development, including low-income housing tax credits (LIHTC), new market tax credits, and bond finance. The Denver-based firm specializes in complex structuring of affordable housing developments from planning through closing. As principals and experts in complex structuring deals, Laura and Monica, Stephen's daughters, serve a clientele that includes state and local governmental entities, public housing authorities, not-for-profit corporations—such as affordable housing and human service providers, educational institutions, and healthcare providers, as well as for-profit developers working in low income communities.

## Programs

**Congregation Land Campaign** In partnership with the Interfaith Alliance of Colorado, Radian launched this campaign to activate thousands of undeveloped acres of land owned by faith communities for attainable affordable housing and other community benefits. The initiative includes promoting the use of faith communities' land for affordable housing, facilitating workshops and charrettes to clarify project type and advance faith communities' values around development, producing feasibility studies and developers' prospectus, and facilitating connections to the right service provider, developer, and financial partners. As of early 2020, 230 units of affordable housing are in development.

**The Cottonwood Cooperative Independent Living Home** Flatirons Habitat for Humanity's Cottonwood Cooperative Independent Living Home in Broomfield is addressing the affordable housing crisis for people who are aging in place. The cooperative living home offers independent living for seniors. Flatirons Habitat for Humanity is currently renting eight rooms, four of which are handicap accessible, to individuals who are 55 or older, aging in place, and meet the income requirements (income at or below 80% AMI).

**Family Rescue Ministry (FRM)** Denver Rescue Mission's FRM program helps working families and seniors who are experiencing homelessness secure long-term, stable housing by providing funding toward their first month's rent payment and security deposit. FRM also pairs families and seniors with mentors from the community who provide relationship support and valuable guidance with life skills in budgeting, parenting, employment, and meeting goals for long-term stable housing and self-sufficiency. In 2019, FRM helped 234 people move into permanent housing, and in the 2018-2019 period, 90% of households remained in housing after one year.

**Kavod in the City** addresses the key need in Denver metro communities for low-income housing that enables aging in place through a partnership among Kavod Senior Life, Denver Housing Authority (DHA), the Next Fifty Initiative, and The Daniels Fund. This collaboration is working together to improve the lives of disadvantaged seniors living in affordable housing. These individuals struggle with mental health, physical wellness, and cultural understanding, as well as social isolation, anxiety, and depression. This program provides monthly workshops on related topics with take-home resources.

**Open Up** is a nonprofit that matches people experiencing barriers to housing with available rooms and rentals in Denver Metro homes. Founded in 2017 as Providence HomeShare, Open Up has matched over 50 tenants with affordable spaces provided by homeowners, renters, and property owners in Adams, Arapahoe, Denver, Douglas, and Jefferson counties. Open Up works together with other local nonprofits which provide supportive services, including career development and resource navigation, to help people overcome obstacles such as poverty, homelessness, incarceration.

**Second Chance Center, Inc.** is a community re-entry non-profit dedicated to assisting people to transition to lives of success after incarceration. Second Chance Center was founded by Hassan A. Latif in 2012 and has grown to become the pre-eminent reentry agency in Colorado. By providing education, counseling, mentoring, employment services, resources, and support to program participants, Second Chance Center's participants are maintaining a recidivism rate of less than 9%.

## Projects

**Arroyo Village** in Denver is the first project of its kind in Colorado. The village encompasses a continuum of care for people experiencing housing instability, including a homeless shelter, supportive housing, and affordable housing. The project is a joint development between Rocky Mountain Communities and The Delores Project and contains a 60-bed homeless shelter, 35 supportive housing apartment units, and 95 affordable housing units. Counseling and support services are integrated into both indoor and outdoor amenities. The entire property was conceived, designed, and built utilizing a trauma informed design perspective, and it is a transit-oriented development.

**Attention Homes Apartments** utilizes a "Housing First" model and serves as a foundation to provide young adults with stable housing and supportive services. This 40-unit affordable housing complex in Boulder features on-site services, such as case management, job training and employment assistance, access to education, substance use and mental health support, and family coaching. This housing project helps young adults move towards stability and self-sufficiency, ultimately breaking the cycle of homelessness.

**Basecamp Shops & Residences Micro-condos** is an innovative, transit-oriented neighborhood for local members of the workforce, created under the leadership of the Town of Frisco and developer Brynn Grey Partners. These 25 micro-condos are located

next to the Frisco Transit Center, within a thriving retail center anchored by Whole Foods Market. Basecamp offers an entirely new model for workforce housing in mountain communities—one that is sustainable, innovative, and achievable.

**The Bridge Emergency Shelter** is a new facility in Cortez with both wet and dry shelter beds, a commercial kitchen where meals are served on the first floor, and 14 units of supportive housing on the second floor. The Bridge is the only low-barrier shelter in southwest Colorado and the first facility that houses both a seasonal shelter, day labor program, and transitional housing under one roof. A pilot internship program is launching in 2020, with The Bridge supporting a portion of wages to ensure success for both the employee and the employer.

**Elevate at Pena Station** is a 219-unit, mixed income, multifamily development project. Located in the middle of Denver’s Pena Station NEXT development, this 382-acre “smart city” prototype is anchored by Panasonic’s North American headquarters and is envisioned as the future of technologically integrated and sustainable mixed-use development. New retail businesses, hotels, offices, and residences are being built swiftly around the project, validating Elevate’s critical catalytic role in the Pena Station NEXT campus.

**Fall River at Prairie Village** is phase two of Longmont Housing Authority’s Prairie Village development, a 100% affordable community for active seniors 55 and older. There are creative spaces to encourage healthy lifestyles, including exercise/yoga rooms and a green space with a pavilion. Amenities include a large common hall with a kitchenette, laundry services on each floor, a recreation room, and two exterior fourth floor decks overlooking the Rocky Mountains. Efficiencies include passive solar design, durable and sustainable materials, innovative stormwater management techniques, and native landscaping.

**Holly Park Apartments**, located in Commerce City and owned by Mercy Housing, is a 168-unit property that serves over 400 residents, including low-income families. In 1998, Mercy Housing acquired the apartments, which were built in 1975. Mercy Housing revamped and refreshed them with new flooring, kitchens, bathroom cabinets, countertops, and windows. Additionally, the buildings’ mechanical systems, electrical, heating systems, and exteriors were updated to improve the overall efficiency; this affords residents more comfortable spaces at a more affordable price.

**Indy Street Flats** is a unique development in Lakewood’s Eiber Neighborhood, blending the beloved 67-year-old Masonic Temple, portions of Belmont Manor—an existing affordable apartment community, and a new building that architecturally unites these disparate building styles. Occupying an entire city block, Indy Street Flats provides 115 units of affordable living to local residents. It was created by an innovative team whose desires were collectively brought together to help facilitate the building blocks for both the future of Colfax Ave and the Lakewood community.

**Lakota Ridge Senior Apartments** provides 50 units of affordable housing for residents 55 and older in New Castle. Developed by Community Resources and Housing Development Corporation and designed by jv DeSousa, this development has features that are designed to help residents age in place. The development is surrounded by walking paths and includes a large community room with a kitchenette where residents connect to local resources and with each other.

**Lincoln Park at the Wellington Neighborhood** is a diverse representation of the local workforce of Breckenridge, providing 78 homes across a wide range of prices. Single family houses, duplexes, and townhomes are designed to be highly energy efficient, situated around shared greens with front porches and alley-loaded garages, and connected through an intricate system of recreational paths.

**Lumien II** is the first LIHTC development to provide permanent supportive housing in southwest Colorado. The three-story, 36-unit building in Durango is a sister project to the 50-unit Lumien, which was completed in 2015. Along with the Volunteers of America (VOA) Senior Housing to the south, the two Lumien buildings create a strong sense of community by ensconcing a safe courtyard where seniors, adults, and children can play and congregate.

**Micah Homes** provides affordable permanent supportive housing to the homeless and those at risk of homelessness in Longmont. The project is a partnership between Radian, the Inn Between of Longmont, and the First Congregational United Church of Christ. Six 400 x 500 square foot housing units were built on land committed by the church to the Inn Between, which provides permanent supportive housing resources, including case management and life training skills, to the residents.

**Paris Family Apartments** from Brothers Redevelopment delivers 39 new units of critically needed, affordable (30%, 40%, and 50% AMI) rental housing units in Aurora. Two- and three-bedroom units are available to families with children. Nine units specifically target families at risk of homelessness. These nine units are supported by project-based housing choice vouchers provided by Aurora Housing Authority in its role as a special limited partner. Residents are offered supportive services.

**The Quayle** at 1st and Broadway in Denver is a mixed-use development created out of the acquisition and renovation of the 112-year-old First Avenue Hotel. The Quayle provides 102 affordable units for the critical workforce along Broadway, renting to those who earn 60% AMI. The ground floor and basement of the historic building include nearly 11,000 square feet of retail, which will be occupied by four new neighborhood-friendly restaurants. This project was recognized with a Community Preservation Award from Historic Denver.

**Sheridan Square** is the largest project in Habitat Metro Denver's history and the largest Habitat development in the state, with 63 for-sale, affordable homes. Located on a 4.35-acre former elementary school site, Sheridan Square was built with the support of 20,000 local volunteers over three years and is now home to 91 adults and 264

children. Sheridan Square adds 6% more owner-occupied housing units and more than \$77,000 in annual property taxes to the City of Sheridan, making a positive, lasting impact on the city.

**Tammen Hall Apartments** is an adaptive re-use building located in central Denver on the St. Joseph Medical Campus. The building opened in 1932 as a nurse's dormitory. Using a combination of low-income housing credits and historic tax credits, the building was renovated extensively. Tammen Hall's 49 apartments offer housing to seniors 62 and older, at 60% AMI. Close to grocery stores, and transit, the building includes stunning community spaces and a roof-top deck with views of Denver and the front range.

**Uplands Townhomes** in Pueblo is 72 affordable family units in 17 townhome buildings. The project adheres to green building, and residents will benefit from the lower water and energy use through lower utility bills. A concept called "Woonerf" or "Living Street" provides a traffic-calming, pedestrian-friendly street design. All paths and unit lower levels are 100% ADA accessible. Streets incorporate porous concrete pavers over a rock subbase for stormwater management, and landscaping is water conserving.

**Vida at Sloan's Lake** is a critical component of a \$300-million redevelopment plan of the former St. Anthony Hospital site in the Sloan's Lake neighborhood on Denver's west side. The project re-establishes critical primary medical care services in this low-income, medically underserved neighborhood, while also providing 175 units of affordable housing (at or below 30% of AMI) for many low-income seniors and disabled residents. Having medical services onsite will allow seniors and those with disabilities to age in place.

**Villas at Wadsworth Station LLLP** is a 100-unit affordable housing development, acquired by Urban Land Conservancy (ULC) in 2012, and is located by a rail station in Lakewood. ULC completed renovations in an innovative and minimally disruptive way. To ensure residents were not displaced from their homes due to the renovation's tax code qualifications, ULC used income averaging, becoming the first entity in Colorado to do so.

**Vista El Rancho** provides 54 units of affordable housing in the heart of Evergreen - the first ever LIHTC housing in the foothills of Jefferson County. These units will provide the opportunity for Evergreen's workforce, including teachers, health care workers, and retail workers, to live in the community they serve, with access to beautiful mountain views and outdoor amenities.

**Vistas at Panorama Pointe** is a new four-story, wood-framed apartment building in Westminster that ties into the existing community Senior Center on an extreme hill side. The 63,000 square-foot building has 69 units. There are 36 street-level, covered parking spots and a community room. This is one of the few projects in the country that has a rental housing opportunity for the breadth of the market. The Vistas building and site were programmed for an active low-income senior population.