

9% lihtc application narrative



Project Name: 40 West Residences

Project Address: 5830 West Colfax Lakewood CO

The Narrative provides an opportunity for the applicant to describe the characteristics of the project and why the applicant believes it should be selected above others for an award of credit. The applicant should document the project's strengths and address its weaknesses. It must include a description of the project as proposed; detailed type of construction; population being served; bedroom mix; location; amenities; services, if provided; description of energy efficiencies; type of financing; local, state, and federal subsidies; etc.

40 West Residences Strengths

- ***40 West Residences is committed to providing supportive housing to homeless Veterans, which is a confirmed housing need as identified by both the City of Lakewood HOME/CDBG plan, the Governor's Office of Homeless Initiatives and the market study.***
- ***40 West Residences has the support of the Veterans Administration who would like to place VASH vouchers to serve those homeless Veterans in the project.***
- ***Archway is committed to providing comprehensive services in the project as evidenced by the strong partnerships they have formed with Rocky Mountain Human Services, the VA and Jefferson County Mental Health.***
- ***40 West Residences has strong local support financial and otherwise from the City of Lakewood, Jefferson County and Metro West Housing Solutions.***
- ***The location of the project, which is on the largest major transportation corridor in the city, Colfax Avenue, and less than one half mile away from the new West RTD Line and bus rapid transit.***
- ***The design and housing use is in sync with the City of Lakewood area plans including: West Colfax Action Plan, West Colfax Avenue Corridor Reinvestment Plan, Lamar Street Station Area Plan and the 40West Arts District Design & Mobility Concepts.***
- ***The City of Lakewood has recently invested over \$11 million in infrastructure improvements in the project's census tract.***
- ***Neighbors are open to this housing as witnessed by a series of presentations and meetings with the two registered neighborhood groups: Two Creek Neighborhood Association and the West Colfax Community Association, of which Archway Housing is a member. They are particularly anxious to see the current "blighted" and abandoned, boarded up structure from this formerly foreclosed motel office removed and they are pleased about the population we intend to serve.***

Project Description

Archway Housing & Services, formerly Rocky Mountain HDC, Inc, is a faith based non-profit housing developer with an extensive history of serving homeless and low income individuals who reside at its housing developments. Archway Housing is requesting an allocation of 9% LIHTCs for a new construction of a 60 unit multifamily project, to be known as *40 West Residences*. *40 West Residences* will be located at 5830 West Colfax in Lakewood, Colorado, less than a ½ mile to the recently opened Lamar Station on the RTD West line.

This innovative project will serve a range of populations including very low-income homeless veterans, a critically underserved population in the Denver Metropolitan area. VA supports an award of 25 project based vouchers and has agreed to provide supportive services to those veterans receiving the VASH vouchers, through an executed MOU, as will Jefferson Center for Mental Health and Rocky Mountain Human Services. As is the goal with the VASH program, the property will focus on mainstreaming the veteran population with households from a wide variety incomes and populations. *40 West Residences* will have units affordable to households with income from 30% to 60% AMI. The quality, location and transit oriented nature of the development will make it very desirable to a range of households.

40 West Residences will have 54 one bedroom units and 6 two-bedroom units, with one two-bedroom unit set aside for the on-site property staff. The ground floor will have a range of common spaces including a community kitchen for resident meetings, a computer lab to assist with employment search, financial literacy, and life skills training. There are also two garden spaces, one on the first floor and a second garden on the rooftop deck as well as open congregate seating in several locations. There will also be a property manager's office, two conference rooms, a TV room and an exercise room, in addition to two separate offices for the project's case manager and outside service agencies to provide case management and counseling.

Location

40 West Residences is located at 5830 West Colfax Avenue in Lakewood, near Sheridan Blvd. It is in close proximity to services including community, retail facilities, health and veteran services. There is a grocery store and retail services at 19th and Sheridan, a new public library near West Colfax and Irving-completed Fall 2014-and a library at 5843 W 25th Ave, Edgewater, West End Health Services at 5050 W Colfax, an urgent care center and health care services at Perry and 17th, a senior center at 1580 Yarrow, and several large parks all in close proximity.

New sidewalks will be installed along the Colfax frontage and along Gray St to the south, connecting the property to the pedestrian grid and linking public spaces, open spaces and adjacent development. This public access complies with the Enterprise Community Green Criteria.

The West line light rail and subsequent/concurrent redevelopment of the Lamar Station area, the development of the *40 West Arts District*, and a focus on rezoning and redevelopment by the City of

Lakewood along West Colfax Avenue are all marvelous opportunities to locate a property in an area of transition. As redevelopment occurs along West Colfax Avenue, West 14th Avenue, West 13th Avenue and surrounding streets, the project site will have better transit access, walkability, bicycle access, and upgraded neighborhood appeal.

As the attached City of Lakewood letter documents, there has been significant infrastructure investment in this census tract, over \$11 million. These investments include traffic improvements, public art installations and art district place-making improvements. The City estimates an additional \$16 million infrastructure improvements will be made to the census tract in the next few years and the City strongly believes that 40 West Residences will complement that investment.

Type of Construction and Project Amenities

The building will be constructed on a concrete podium, with a three storied wood structure above. The building façade will be constructed using ground faced masonry veneer and a glass storefront on the first floor, and cementitious panels with aluminum on the upper floors. The roof will be flat. The building will have interior corridors and two elevators, secure exterior doors, and tuck under parking for tenants. 40 West Residences will be a compact development, with 60 units on less than one acre. Additionally, 40 West Residences will have an outdoor patio, roof deck patio and community garden and an exercise room to encourage healthy habits.

Security will be provided by electronic proximity access cards and there will be closed circuit cameras recording tenant and visitor conduct on the property, as well as overnight "front desk" staff, to make sure the building is secure.

There will be tucked under parking and covered bike racks available. The property manager will be onsite throughout the week and may live on site or in the alternative there will be a live-in maintenance person who addresses repairs as they occur 24/7. Each residential floor will have a laundry room with 3 washers and dryers, a trash chute, a small community or game room. The building will have a community room, library, computer lab and kitchen. There will be two central elevators. Outdoor spaces will include a rooftop garden and a community patio and garden.



Unit Amenities

All units will have the following amenities:

- Mini-Blinds
- Self-Cleaning Stove/Oven
- Carpet
- Dishwasher
- Refrigerator
- Disposal
- Microwave
- Central Air Conditioning
- Cable TV Hook-Up
- High Speed Internet Hook-Up
- Units will have a coat closet

Proposed Tenant Population

There will be 54 one bedroom units and six two bedroom one bath units at the property. Nine units will target households at 30% AMI, ten units at 40% AMI, 34 at 50% AMI and six at 60% AMI. One two bedroom unit will be reserved for a resident manager. Rental rates include all utilities.

The 25 units set aside for formerly homeless veterans are all one bedroom units as requested by the Veterans Administration. Because the number of VASH vouchers in a project is intentionally limited by the Veterans Administration, the building will operate more like mainstream affordable housing with a service component and will offer veterans a normalized living environment.

In response to CHFA concerns about the marketability of the non voucher units at 40 West Residences, we have done additional follow up with other providers of mixed population housing. Community Housing Development Association (CHDA) develops all of their properties with the goal of mixing 20% special needs units with general affordable housing populations. The 20% special needs are referred by and serviced by a service agency partner, just as Archway proposes at 40 West Residences with the Veterans and the VA. Discussions with CHDA revealed they have no difficulty leasing the non special needs units and that their units in general rarely turn over. CHDA's model is predicated on mixing populations so that special needs residents can live in integrated, independent living. This is precisely what Archway is proposing at 40 West Residences and believes is a tested successful model.

Additionally, Archway followed up with West End Flats (WEF), an integrated community a few blocks to the east in Denver. West End Flats has 50 units that are open to any income qualified household, and 50 that are set aside for homeless households coming through CCH programs. The following information was provided by management:

- 32% of the non project based subsidy units are rented by households with no assistance. They either have work income or retirement income. Others have vouchers from DHA or other providers (not CCH).
- West End Flats currently has a wait list for the non-homeless units. Vacant units lease as soon as they become available, either to households with work income. Retirement income, or to those who have vouchers from DHA or other agencies. There are so many households that want to lease at West End Flats, the waiting list has been closed so as to not provide applicants with false hope.
- Residents choose to live at West End Flats because it is affordable, newer, has desirable amenities, and many want to live in the neighborhood, near family and friends. Units rarely turn over because of the desirability of the property compared to market rate properties in the area.

These additional conversations with other affordable housing providers have bolstered Archway's conviction that 40 West Residences' integrated housing will be successful.

The new units at 40 West Residence will be available to the 7,488 income qualified households in the Primary Market Area (PMA) including small families, single people and seniors. The market study has documented that the market area has significant pent up demand and the new units will be very competitive with the amenity package and all utilities included.

Unit Mix and Income Set Aside

Unit Type	Gross Area	Unit Count	Total Area
1BR-A	620	48	29,760
1BR-B	564	6	3,384
2BR-D	903	3	2,709
2BR-E	813	3	2,439
Total		60	38,292 (12,764 per floor)

Set Asides and Residents Served

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	Sub total	% of TOTAL
1BR	9	8	32	5	54	90 %
2BR	0	2	2	1	5	10 %
sub total	9	10	34	6	59*	
% of TOTAL	15%	17%	57%	10%		

*One additional two-bedroom unit will be unrestricted for resident manager

Service Provision

The HUD-VASH program was developed to support the housing needs of homeless veterans. The HUD-VASH program combines rental assistance from HUD with case management and clinical services provided by VA. For 40 West Residences, the Denver VA staff will work closely with homeless veterans then refer them to Colorado Division of Housing for these vouchers. The Veterans must meet the definition of homelessness and must need case management services in order to obtain and sustain independent community housing. The VA identifies Veterans with case management services needs as those who have serious mental illness, substance use disorder history or a physical disability.

Eligible candidates for the program are expected to participate in case management and utilize supportive services, treatment recommendations and assistance needed to successfully maintain recover and sustain housing in the community. The Denver VA will determine the clinical eligibility for the program and DOH determines if the Veteran participant meets HUD's regulations for this program.

The VASH voucher program operates under a Housing First model that encourages housing and service providers to work together to keep the Veteran housed if possible. Archway Housing will be the owner and property manager at 40 West Residences and is committed to the Housing First model. To that end, Archway will fund a half time Case Manager. The Case Manager will have experience or education as a Clinical Case Manager with a preferred focus in Behavioral Science. Duties will include at least one monthly case management meeting with each of the 25 veterans, coordination with outside services entities and co-development of case plans with residents and entities.

Rocky Mountain Human Services and Jefferson Center for Mental Health, with whom Archway is collaborating, has each received a Veterans Affairs and foundation grants to provide outreach, case management, and access to community resources, including employment services to veterans. Veterans will be assisted in accessing the Department of Labor programs for veteran job training and the placement of veterans in appropriate employment opportunities. Rocky Mountain Human Services will offer career counseling and resume preparation and assistance, and assistance accessing transportation. RMHS will provide appropriate referrals to career services when indicated. Jefferson Center for Mental Health will assist their clients in accessing community resources and provides mental health services and crisis management as well as access to a wellness program, encouraging holistic treatment of their clients. Additionally, both the VA and JCMH provide peer mentoring and support groups. Because the proposed 40 West Residences is on the bus line and the light rail *West Line* is within 1/2 mile of the development, residents will be able to secure transportation to their place of employment.

It is Archway Housing & Services' goal that the residents will have an independent living environment with service enriched housing. Additionally, by offering a more normalized setting, veterans will have role models for housing stability within the development.

The additional service agreements are in place to back up the services from VA and if those service agencies have clients who want to live at 40 West Residences, services would be available to them. Because Archway is a housing developer that provides services and referrals to their residents, their inclination is to partner with other service providers to make sure connections are in place for even those who may come to the building without a service referral. We talked with the Executive Director of Community Housing Development Association and they find that tenants may move in as general population but have a time when they could use some services to keep their lives on track.

Additionally, Archway has partnered with MPowered, a nonprofit financial education organization, to provide financial literacy classes for any interested residents at no charge to the residents. These classes will be held on site twice annually and will focus on the basics of budgeting, the credit and debt systems, how to get and read your credit report and debt reduction strategies.

Furthermore, Archway Housing and Services plans to provide service referrals to all tenants who are residing at the property through their Archway Family Services program. Archway Housing's services staff work with tenants to create self-sufficiency plans, and coordinate access to other community

resources. The linkages with Jefferson County Mental Health and Rocky Mountain Human Services will be critical for these service referrals.

Archway also offers career development assistance, English as a Second Language courses, leadership opportunities, and cultural enrichment activities. Regular community meetings are held and residents provide feedback on the services they would like to receive.

Green Perspective:

40 West Residences will comply with the mandatory technical requirements of the Green Communities Criteria, with the exception of individual metering of the units.

40 West Residences will also include additional green criteria as follows:

- The project will exceed the density of 15 units per acre and is located within .5 mile walk distance of combined transit services.
- The site will be designed and engineered to accommodate a future photovoltaic system.
- Advanced water-conserving appliances and fixtures will be installed, and the appliances will be ENERGY STAR appliances.
- 40 West will use energy star-compliant roofing and anticipates using R-48 insulation.
- The walls are scheduled to be R-21, and the foundation is anticipated as 2 inch thick EPS at R-6.
- The project will use wood products of at least 25% by cost, which are engineered framing materials that do not include urea formaldehyde-based binders.
- All interior paints, primers, adhesive and sealants will have no or low VOC.
- Construction will follow a waste management plan that reduces waste by at least 45% by weight through recycling, salvaging or diversion strategies.
- Roof and Parking storm water will be managed on surface with a rain garden system as approved by City of Lakewood.

Financing

Item	Amount	Source	Amount
Land & Buildings	\$256,700	First Bank	\$2,300,000
Site Work	\$648,966	LIHTC equity	\$9,126,900
Rehab. & New Construction	\$9,353,694	Deferred Developer fee	\$350,000
Professional Fees	\$462,500	Colorado Division of Housing	\$590,000
Construction Interim Costs	\$855,571	Jefferson County	\$450,000

Permanent Financing	\$159,313	FHLB AHP	\$750,000
Soft Costs	\$213,500	TOTAL SOURCES	\$13,566,900
Developer Fees	\$1,405,000		
Project Reserves	\$171,656		
TOTAL PROJECT COSTS:	\$13,566,900		

In addition, the narrative should address the following:

1. Identify which guiding principles in Section 2 of the Qualified Allocation Plan (QAP) the project meets and why it meets them:

40 West Residences meets the following principles of Section 2 of the Qualified Allocation Plan:

40 West Residences will serve the lowest income tenants for the maximum period. Almost 32% of the units will serve households at or below 40% AMI and the bulk of the remaining units will be targeted to households at 50% AMI with a few units at 60% AMI to reach those just over 50% AMI. Additionally, with the 25 vouchers almost ½ of the project will serve extremely low income households.

40 West Residences will be developed in an area of Metro Denver that has very high demand for affordable housing as evidenced by the rapid lease up and long wait lists of the two most recently opened LIHTC projects in the area.

40 West Residences will be developed, owned and managed by Archway Housing and Services, a Colorado based nonprofit housing developer who has been active in the market for over 20 years.

40 West Residences is being developed within ½ mile of the new light rail station, Lamar Station. Additionally it will be well located for access to bus rapid transit lines.

40 West Residences is adding newly constructed green built units to the affordable housing stock of Colorado.

40 West Residences is accessing every possible source for their development; including county, state and Federal Home Loan Bank resources in an effort to minimize our LIHTC request.

2. Identify which housing priority in Section 2 of the QAP the project qualifies for:

40 West Residences will provide supportive housing that serves at a minimum 25 homeless Veterans with special needs.

3. Describe how the project meets the criteria for approval in Section 2 of the QAP:

a. Market conditions:

The demand and capture rate for the property is 9%, well within a reasonable capture rate. The rate ranges from 1% for 30% AMI households to 24% for 60% AMI households in the PMA. The capture rate for the 60% units is the highest at 24%, however 40 West has sought to mitigate this by offering our 60% units at approximately 12% and 14% below the maximum 60% rent and at rents significantly lower than comparable market rate units. We included 60% units in the property to reach those households whose income is just over 50% who would not otherwise qualify. The rest of the rents have been set below maximum allowable rents.

The property will meet demand in the PMA for new affordable rental housing. Vacancies at comparable properties are 3.2%, and the market rate vacancy rate is 2.5%. Vacancy rates have stayed low in the area for the past two years. A mix of one and two bedroom units targeting households from 30 – 60% AMI will meet the needs of one to three person households in the area, which make up over 90% of all renters in the PMA.

The demand in the area is very high as the market study notes, the most recent affordable projects to lease up in the area, Lamar and West End Flats leased up remarkably quickly with similar rents, unit sizes and amenities.

b. Readiness-to-proceed:

Archway has owned the land since May 2012 and has been working on the development of 40 West Residences since soon after that. Architectural plans are at the design development stage which has allowed for near completion of the final development plan and enabled the project to get "hard bid" numbers. The site plan has moved through the city of Lakewood Community Development and is in compliance with the new zoning, design, and parking requirements. We have made significant progress with all our funding sources on nailing down their commitments to the project. Once Archway receives credits they will be able to move to closing quickly.

Timeline

Application to CHFA for LIHTC	May 1 st 2015
Application to FHLB for AHP	April 13th, 2015
Award of Credits	July 30 th , 2015

Jefferson County Award	June 2015
Planning approvals	Summer 2014
Application to DOH	May 1st, 2015
DOH award	September, 2015
Closing	January 2016
Construction start	February 2016
Construction completion	April 2017
Placed in Service	April 2017
Lease up /Conversion	November 2017

c. Overall financial feasibility and viability:

We have circled back with all of our funding sources and debt and equity providers and all remain committed to the project. Archway has reached out to all possible sources and has found great support for this new project. The on-going support from the VA for the award of VASH vouchers has been very encouraging. Additionally the new process for applying to DOH funds and VASH vouchers at the same time as the LIHTC has streamlined the process for us. We firmly believe that we have the support of DOH for both the vouchers and the state funds.

Archway is thrilled to be able to say that Jefferson County has upped their commitment of funds to the project by almost \$200,000. Jefferson County has remained committed to 40 West Residences since our first application and this year have committed \$450,000 contingent on an award of LIHTC.

We are very pleased to be working with First Bank on the debt for the project. They have offered a very competitive rate and terms and have also sponsored our AHP application to the Topeka Federal Home Loan Bank. The AHP application to Topeka was submitted in mid- April and awards are typically made in the fall. 40 West was approved for a FHLB AHP award last fall but had to decline the award as the project did not receive LIHTC. FHLB Topeka has reached out to Archway to make sure they are reapplying this year as they are very supportive of the project. The FHLB Topeka

implementation plan has not significantly changed since last year so we are confident of being successful with this year's application.

The Richman Group has offered a very competitive equity letter after reviewing preliminary numbers and Archway is enthusiastic about this new partner.

Finally Archway has committed \$350,000 of their developer fee to fill the gap on the project. Archway's staff and board have poured their heart and soul into making this project happen and they are extremely committed to its success.

- d. Experience and track record of the development and management team:
Archway Housing & Services, Inc., formerly Rocky Mountain HDC Inc., a faith based non-profit affordable housing development corporation, is committed to providing service-enriched and high quality affordable housing for low-to-moderate income families in Metro Denver. In pursuit of this mission, Archway Housing & Services seeks opportunities to purchase vacant land for new construction or purchase and renovation of obsolete multifamily developments. Archway Housing & Services currently owns and manages six housing sites in the metro Denver area with a combined total of 363 units.

Archway's Executive Director, Joyce Alms Ransford, has over 33 years of experience in the affordable housing field and has been involved in the development of over 650 units of quality affordable housing in that time.

Archways has a strong staff in both development and services, with housing and service managers who have considerable tenure and experience in affordable housing development, management and service provision.

40 West Residences architect VTBS has worked with Archway on two previously successful LIHTC developments and VTBS has worked on numerous other housing projects across the country, both affordable and market rate.

Dwelling Development acts as Archway's financial consultant for all their housing development. Sarah Batt of Dwelling Development has been active in the affordable housing arena for twenty years and has experience as a lender, syndicator and developer.

William Callison of Faegre, Baker, and Daniels has over twenty five years experience in affordable housing, low income housing tax credit, and limited partnerships and limited liability companies. He was also the tax credit attorney for Archway's LIHTC properties, Arapahoe Green, Willow Green, Cornerstone Residences, and Sheridan Ridge.

See attached Development Experience Summary in the Applicant team section of the application for more information on Archway staff and members of the development team. Each member of the team has significant experience in their line of work.

e. Cost reasonableness:

Construction costs are increasing and we have had to incorporate those costs into our updated proforma. However, Archway feels confident about its costs based on the advanced stage of the drawings and having worked closely with their architect and contractor to value engineer the project at this stage.

Archway's costs and LIHTC credit request are in line with recently awarded LIHTC projects, accounting for the increase in construction costs. Archway's per unit LIHTC request of \$16,012 is below all but three of the per unit awards made last year.

f. Proximity to existing tax credit developments:

The only comparable LIHTC development in the PMA is Lamar Station, which was completed in early 2014 and is completely leased up but for the market and live work units. The other LIHTC properties in the PMA are older and not comparable in the market analyst's opinion. The three other LIHTC comparables used in the study are relatively nearby and 40 West Residences will compete strongly with those properties and the other market rate comparables nearby, based on the market study findings. There is a 4% deal under construction but its 100% at 60% AMI, not really comparable to 40 West.

g. Site suitability:

Archway Housing selected this location for this project, due to its reasonable land costs, enabling Archway the opportunity to build affordable housing on this site. Its location on Colfax and proximity to public transportation, services, and commercial development will offer the residents of 40 West Residences the ability to connect to community services and employment opportunities. The property was foreclosed over two years ago when the owner was unable to sell it on the open market. Archway saw the potential that the site could offer both as a TOD site and to meet an unmet need for affordable supportive housing, which is why they moved forward quickly to gain site control using a Mile High Community Loan Fund bridge loan.

Merely upgrading the neighborhood, by removing the blighted and abandoned structure and building a new modern structures that covers nearly an acre of land will spark the continuation of economic development from other land owners along the Colfax corridor.

The project location has excellent visibility, and is located .47 miles from the Lamar Station, served by the West Line of RTDs light rail system, as well as by high frequency buses at stops within a block of the site. The site is within a 15 minute public transportation commute to downtown Denver or the Federal Center. The site could serve over 70,000 college students at the Auraria Campus and other local colleges.

There is abundant shopping, recreation, and educational opportunities within .5 miles – 1.0 mile of the site.

4. Provide the following information as applicable:

- a. Justification for waiver of any underwriting criteria (minimum operating reserve, minimum PUPA or high PUPA, first year debt coverage ratio below 1.15 or above 1.30, minimum replacement reserve, vacancy rate below CHFA's minimum):

Not Applicable

- b. Justification of the financial need for CHFA's DDA credit up to 130 percent of qualified basis:

40 West Residences is asking for a small DDA credit boost of just over 6%. This request is largely to do with two factors, the high cost of construction and the low applicable percentage (7.44%). 40 West Residences has great community support, and is bringing just under \$1.8 million in soft sources to the project. Additionally, Archway has done an excellent job containing costs on the project. The project has relatively high operating expenses to do with the level of service they want to provide and the tenancy. This makes it challenging to take on high levels of debt. They are underwriting the project conservatively to create a strong project that will be sustainable for the next 40 years.

5. Address any issues raised by the market analyst in the market study submitted with your application:

The analyst noted that 40 West Residences is being developed in an area of transition and that access to the property could be better. We agree but the transitional nature of the neighborhood was what enabled Archway to secure the property for a workable price. Additionally, Archway believes 40 West Residences will be a catalyst in the positive changes in the corridor

Additionally, the study noted that access to the property from West Colfax Avenue traveling West by car is not direct and residents accessing the property by car from West Colfax will have

to travel around the building to access the parking gate on Gray Street. However, the same can be said for West End Flats, comparable LIHTC property in the area and it does not seem to have greatly impacted their lease up or occupancy.

The Lamar Station development has superior access to the Lamar light rail station, and has some superior amenities. Lamar Station is a great project that was clearly needed based on their swift lease up. However, 40 West Residences is a supportive housing project serving a different population and the market study has shown a need for this product. Archway is excited to have such good access to the new light rail but is aware that some of their tenants will need financial assistance to make good use of the new transit opportunities. Archway is aware that RTD is considering income based pricing and will be reaching out to RTD and other community services to access reduced fare opportunities for their residents.

6. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated:

The only major environmental issue is the "blighted structure" on the site, which has asbestos containing materials. As the removal and remediation of that structure is fairly minimal cost, this seems like a reasonable activity to undertake in order to create this newly constructed housing community. There was also mention in the report about a 55-gallon drum barrel, later determined to be hardened asphalt or roofing tar by the environmental consultant. This barrel was eliminated through proper disposal in December 2014 at a very nominal cost (in the hundreds of dollars)

7. In your own words describe the outreach that you have conducted within the proposed community and demonstrate local support for the project (including financial support):

The financial support that is part of this effort includes the recommendation from the new "funding collaborative" known as the Jeffco-Lakewood HOME Consortium, which has resulted in a recommendation for funding of HOME dollars. Metro West Housing Solutions has also agreed to act as special limited partner for the purposes of providing property tax exemption to the project which saves a significant amount in operating cost. The city of Lakewood whole heartedly supports the development of this project as documented by the support letter from the Mayor of Lakewood.

Archway has undertaken outreach over the last two years to the various entities representing the area, including West Colfax Community Association, of which they are a member, the 40W Arts District, and the West Colfax Business Improvement District. The West Colfax Community Association encompasses a broad area focused "business district" down Colfax into Lakewood, as well as the 40West Arts District. Archway has also received the support of Two Creek

Neighborhood Association, the oldest registered neighborhood organization in Lakewood and the neighborhood where 40 West Residences is located.

Archway regularly attends the monthly meetings of West Colfax Community Association, in which they provide updates on the status of 40 West Residences. Archway also was an exhibitor at the Sheridan Station West Line Light Rail Opening Day Celebration on April 26th and 27th, 2013, where Archway displayed the site plan for 40 West Residences. And within the past 18 months Archway has attended three Two Creek Neighborhood meetings, where Two Creek has indicated support for the project, believing that 40 West Residences will be of tremendous benefit to the community and to the Two Creek Neighborhood.

Attachments:

Letters of Support/ Service partnership

- Rocky Mountain Human Services
- Jefferson County Mental Health
- City of Lakewood HOME
- 40 W Arts District
- West Colfax Community Association
- Two Creeks Neighborhood Organization