Design Elements Serving Families and Elders
Going beyond the building...
Aria Cohousing Community, Denver, Colorado

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Building Communities with Strong Values

The mission of Urban Ventures is to redevelop urban properties into communities that make a positive contribution to the neighborhood fabric and create sustaining value.

Our Focus

- Healthy Places
- Sustainable Communities
- Workforce Housing
- Adaptive Reuse
Urban Ventures Projects – Fireclay Lofts
Urban Ventures Projects – Fireclay Lofts
Urban Ventures Projects – Highland Bridge Lofts
Urban Ventures Projects – Monarch Mills
Why Build Healthy Communities?

The Pros and Cons of Being Socially Isolated

- **Pros:**
  - Can: Before school, your friend is the same one who is also isolating like everyone else.
  - Can: You have to endure the sights of happy couples everywhere, every day during school.
  - Can: You can see your friends interact with people who are not like you, online through social media.
  - Can: You can watch TV, listen to music, and do the things you like.

- **Cons:**
  - Can: When you're depressed, all the things that others have to be put through.

Is “Suburban Community” an Oxymoron?
Why Build Healthy Communities?

Source: U.S. Center for Disease Control
Why Build Healthy Communities?

- San Francisco, CA: 14.9%
- San Jose, CA: 13.4%
- Denver, CO: 10.2%
- Kansas City, MO: 8.5%
- Portland, OR: 7.2%
Why Build Healthy Communities?
Aging in Place

Aging in Community
Community: “a group of people who voluntarily choose to rely on each other and to be relied upon over an extended period of time”  

Thomas & Blanchard
Aging in Community is more affordable

The average 65-year-old couple retiring in 2013 was estimated to need $220,000 to cover medical expenses throughout retirement.

AARP: “Although the cost of a cohousing unit is often on par with or slightly higher than comparable units in the vicinity, overall costs can be lower after factoring in for energy savings, group entertainment, shared meals and amenities, and a cooperative approach to transportation.”

Intentional Communities 2013 survey of 200 cohousing residents: cost savings $200-$2,000 per household per month

Sources: Fidelity, Intentional Communities, Huffington Post
...facilitates social interaction that enhances and lengthens life
...and is more sustainable.

Cambridge Cohousing (2010): households used an average of 25 to 35 percent less energy

“Because cohousing members generally have a higher level of environmental awareness, communities often focus on incorporating green design elements and try to lighten their impact on the environment.” Belk

Source: Boston.com, Belk (2006), European Union EEAS
Vision

In the heart of the Aria Denver neighborhood, we are a multi-generational group of individuals and families living together to support and enrich the lives of each other and the community beyond. We are committed to sharing talents, resources and responsibilities and to live in a healthy way, leaving a small footprint on the land.
Aria Cohousing Community - Denver, Colorado

Values

Community
Diversity
Tolerance
Inclusion
Open-mindedness
Sustainability
Collaborative Decision-Making
Marycrest has served as a place of peace, devotion and reflection
…with traditions dating to 1917.
How to Build a Healthy Community:
The Aria Denver Story
Aria Cohousing Community will transform a signature building
into an intergenerational superstar community
Respecting the building’s and site’s original intention
Aria Cohousing Community – design elements

Examples of features:

• New mechanical, electrical and plumbing systems

• Energy-efficient heating/cooling system

• Variety of unit finishes
  • Traditional and Modern
  • Semi-customizable

• Low-e windows

• State of the art appliances
Aria Cohousing Community – design elements

Examples of features:

- Reinforced walls for future installation of grab bars
- Minimum clearances for wheelchair parallel approach
- Elevator access to upper floors
Aria Cohousing Community – design elements

Examples of features:

- Secured access
  - FOB entry
  - Keypad entry
  - Pre-wired for individual security

- Pre-wired surround sound

- Electric vehicle charging stations

- Fiber internet service
Aria Cohousing Community – design elements

Examples of features:

- Community kitchen and dining facilities
- Guest Suite
- Multi-purpose room
- 2nd floor sunroom
- Backyard patio
- Front courtyard
- Community gardens
Understanding the current “need” for housing in Denver

75% of all households below 30% AMI are cost burdened
64% of all households between 31-60% AMI are cost burdened
38% of all households between 61-80% AMI are cost burdened
23% of all households between 81-120% AMI are cost burdened

A “Cost-Burdened” household is one that pays more than 30% of its gross monthly income for housing + utilities

30% AMI: $16,800 for 1-person household $24,250 for 4-person household
60% AMI: $33,600 for 1-person household $47,940 for 4-person household
80% AMI: $44,750 for 1-person household $63,900 for 4-person household

Gap financing for new supportive housing
Emergency Shelter Grants
Tenant-Based Rental Assistance

Gap financing for new rental
Tenant-Landlord Counseling
Rental assistance

Gap financing for new for-sale
Inclusionary Housing Ordinance
Down Payment Assistance
Housing Counseling
Housing Colorado’s Report:
- Colorado has a shortfall of 100,000 affordable housing units
- 60,000 unit shortfall in metro Denver
  - 2/3 of these are under 30% Area Median Income ($24,250 for a four-person household)
- 30,000 unit shortfall in the City of Denver
IHO is Denver’s affordable housing policy

Denver Inclusionary Housing Ordinance (IHO): All newly constructed for-sale projects > 30 units, 10% must be affordable to 80% AMI

<table>
<thead>
<tr>
<th>% AMI</th>
<th>1 Person</th>
<th>2 Persons</th>
<th>3 Persons</th>
<th>4 Persons</th>
<th>5 Persons</th>
<th>6 Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>50% AMI</td>
<td>$28,000</td>
<td>$32,000</td>
<td>$36,000</td>
<td>$39,950</td>
<td>$43,150</td>
<td>$46,350</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$44,750</td>
<td>$51,150</td>
<td>$57,550</td>
<td>$63,900</td>
<td>$69,050</td>
<td>$74,150</td>
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<tr>
<td>95% AMI</td>
<td>$53,200</td>
<td>$60,800</td>
<td>$68,400</td>
<td>$75,905</td>
<td>$81,985</td>
<td>$88,065</td>
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</tbody>
</table>

**Aria Cohousing Prices:**
1 bedroom affordable unit: $169,084
2 bedroom affordable unit: $218,108

Source: 2015 Denver Inclusionary Housing Ordinance Report
...but IHO unit production is not keeping pace with need for affordable housing.

Source: 2015 Denver Inclusionary Housing Ordinance Report
Affordable units – how they will be built in Aria Cohousing Community

Developer plans for-sale project over 30 units without affordable

Developer pays offsite alternative satisfaction

Urban Ventures uses funds to build affordable units in Aria
Affordable units are supported by subsidies from the City of Denver

Table 3. FEES AND REBATES BY NEIGHBORHOOD ZONE

<table>
<thead>
<tr>
<th>Neighborhood Affordable Housing Zone</th>
<th>Cash-in-lieu fee (% of affordable sales price, per unit)</th>
<th>Rebate for units constructed (per unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>70%</td>
<td>$25,000</td>
</tr>
<tr>
<td>Medium</td>
<td>50%</td>
<td>$6,500</td>
</tr>
<tr>
<td>Low</td>
<td>25%</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

Note: Transfer between neighborhood zones typically not allowed

Economic gap to build: over $100,000 per unit
PART 1 – QUESTIONS?
Community Context
...in the Chaffee Park neighborhood.
Aria Denver will:

1. Be a mixed-income community
2. Include residents of all ages
3. Offer a variety of housing types
4. Engage the broader neighborhood
5. Be a steward of the environment
6. Promote community health
Aria Denver – Healthy Housing

Approximately 403 residential units:
• 39 For-sale townhomes
• 144 Apartments (senior and family)
• 28 Cohousing Units
• 34 Pocket Neighborhood Units
• 40 Rowhomes
• 114 Condominiums
Aria Denver – Healthy Housing

Intentional mix of housing
• Range of sizes
• Variety of price points
• Diversity of styles
• Healthy materials and amenities
A Partnership Among Regis University, Aria Denver and the Neighborhoods in which we Live, Work and Learn.
Aria Denver – Cultivate Health: A Case Study on Building Healthy Communities

• Funded by the Colorado Health Foundation

• A partnership among Regis University, Aria Denver, and the surrounding neighborhoods within a 4 census tract area

• The goal is to support the health and wellness of residents in the neighborhood

• The project will promote an active lifestyle, increase access to healthy food and offer integrated health services.
Aria Denver – Cultivate Health:
A Case Study on Building Healthy Communities
Aria Denver – Cultivate Health:
A Case Study on Building Healthy Communities
Cultivate Health transforming a disconnected community
... into a connected one
... utilizing infrastructure investments and community partnerships
... to provide healthy transportation options
...enhancing resident access to community services.
Aria Denver – Cultivate Health:
MAKING ROOM FOR FOOD

Over one acre of Aria is devoted to food:

- Sister Gardens
- Permaculture Pocket Gardens
- Community Gardens
- Groundwork Greens Greenhouse
Aria Denver – Sister Gardens

Overview
• Land – approximately one acre
• Built in two phases
• Construction Completion – 2017
• Operated by UrbiCulture
Aria Denver – Sister Gardens

Economic Model
• Startup Grant Funds (4 years)
  • Capital Costs
  • Operating Costs
  • $355,000 total
Aria Denver – Sister Gardens

Economic Model
• Diverse Revenue Streams
  • Commercial Accounts
  • Pay-What-You-Can Farmstand
  • Prescription Food Program
• Revenues support ongoing operations
Aria Denver – Greenhouse

Overview
- Land – 1,800 SF
- Construction completion 2015
- Operated by Groundwork Denver
Aria Denver – Greenhouse

Economic Model
• Capital Funds
  • Federal grant
  • Donations
• Community-Supported Agriculture (CSA) Model
• Job training for North High students
Aria Denver – Permaculture Pocket Gardens

Overview
• Land – multiple plots ranging in size
• Built in three (or four) phases
• Construction Completion – 2018
• Operated by Regis and the Community
Aria Denver – Permaculture Pocket Gardens

Economic Model
- Capital funds
  - Grant support
  - Donations
Aria Denver – Permaculture Pocket Gardens

Economic Model
• Operations
  • Volunteer labor
  • Material donations
  • Aria apartments
Aria Denver – Cultivate Health: INTEGRATING FOOD AND COMMUNITY

- Regis University
- Center for Food Justice and Healthy Communities
- Healthy Living Coordinator
Aria Denver – Cultivate Health:
INTEGRATING FOOD AND COMMUNITY

- Community Classes
  - Seed Starting
  - Beekeeping
  - Wildcrafting
- Volunteer Events
Other critical initiatives: Sustainable Neighborhoods
Other critical initiatives:
Partnership for Healthier America
Other critical initiatives:
P.S. You Are Here Grants
Other critical initiatives:
ULI Healthy Corridors – Federal Boulevard
Other critical initiatives: Project Recycle
Aria Denver is cultivating life.
PART 2 – QUESTIONS?
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