



*Tucked away in a quiet south Boulder neighborhood, Mount Calvary Senior Living will house lower-income older adults as well as provide activities, fitness classes and health programming.*

# New Affordable Senior Community Coming to Boulder

**F**acing a citywide shortage of senior housing, especially for lower-income adults, Boulder Housing Partners began planning for this community in 2016. Located on the site of the former Mount Calvary Lutheran Church at 3485 Stanford Court, the new Mount Calvary Senior Living broke ground this January and is slated for occupancy in 2024.

There is a tremendous need for affordable living options for seniors in Boulder. We expect very strong interest in these homes, located in south Boulder near many important services and amenities.



**Laura Sheinbaum**  
Senior Project  
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Boulder Housing Partners, the city's housing authority, reached out to south Boulder neighbors in a series of workshops and open houses to shape the design and function of the anticipated 5-acre senior living community. The result is a plan to preserve the historic sanctuary building that was previously part of the church in conjunction with the new housing. Our team will seek a community partner to occupy the lower level of the sanctuary building.

The new development will include 60 deeply affordable apartments: 54 one-bedroom and six two-bedroom apartments reserved for seniors 62-plus with household incomes between 30% and 60% of area median income. This translates to a one-person household income of \$26,340 to \$52,680, which may be adjusted annually.



*Mount Calvary Senior Living will be an all-electric design, an important piece of Boulder Housing Partners' sustainability goals.*

In a unique partnership, 15 of the apartments will be reserved for seniors experiencing homelessness, who will receive on-site services provided by the Boulder Shelter for the Homeless. The shelter sees an acute need for permanent housing for senior adults experiencing homelessness. In 2020, 112 seniors sought services from the shelter. Additionally, we will provide on-site resident services such as social events, crafts, fitness classes, computer labs, dental aid and health programming.

Each apartment will meet the city of Boulder's new Energy Conservation Code, which is 20% more energy-efficient than the International Energy Conservation Code. Additional sustainability measures include energy-efficient appliances, high levels of insulation, and an on-site solar array providing (48 kilowatts) of electricity to serve the development.

To mitigate traffic impacts, residents will be provided with RTD EcoPasses. Boulder Housing Partners has also forged partnerships with transportation suppliers such as Via.

The \$22 million project is being financed through con-

ventional bank loans, grants, tax credits and the city of Boulder Affordable Housing fund. No city funds will be used for ongoing operations or services once the project is built. The development was awarded \$662,227 in annual state affordable housing tax credits, plus nearly \$1.2 million in annual 4% state low-income housing tax credits, which combined generate approximately \$18 million in tax-credit equity.

The site received a historic landmark designation from Boulder City Council based on its historic, architectural and environmental significance. Mount Calvary Lutheran Church was built in 1957 with additions in 1961 and 1964. Its design is associated with Thomas Nixon and Lincoln Jones, prominent midcentury modern architects in Boulder.

Boulder Housing Partners is the project developer, owner, property manager and service provider. The general contractor is Taylor Kohrs, and the architect is j.v. DeSousa Architecture and Design. Construction is underway and scheduled for completion in spring 2024, when leasing will begin.\