

# **Boulder County Housing Authority (BCHA) will begin accepting rental applications for our Kestrel affordable housing community in Louisville on November 15th!**

Thank you for joining us on this exciting journey! We are excited to announce that we will soon begin accepting rental applications for Kestrel, Boulder County Housing Authority's newest affordable housing community in Louisville.

**We will begin accepting applications on Tuesday, November 15, at 8:30 am.**

**If you are receiving this message, it likely means that you have signed up to receive information for one or more of our affordable housing sites.**

**However, you are not currently on the Kestrel waitlist.**

**Applications will be reviewed in order according to date and time received and then selected based on priority for those applicants with the most designated preference points.**

**Please note: Applications will only be accepted online through Boulder County Connect.**

[Boulder County Connect](#) (BCC) is a web site that helps you manage your benefits, learn more about other supports, and stay connected with us. You do not need to create an account in Boulder County Connect to access the application. However, you are welcome to do so, as there may be other supports offered by Boulder County and our community partners that could be helpful to you, and you will be able to check on the status of your application. Consider signing up today and familiarizing yourself with the portal in advance so that you are better able to navigate the site when you complete your application.

If you do not have access to the internet and/or if you will need assistance to complete the application, staff will be able to help you at the following sites throughout the community:

## Application Assistance Sites

Date	Time	Location	Address
November 15	8:30 a.m. to 4:30 p.m.	Aspinwall Community Center	751 Excelsior Place, <b>Lafayette</b> ( <a href="#">map</a> )
November 15	8:30 a.m. to 1:00 p.m.	Nederland Community Center	750 CO-72 <b>Nederland</b> ( <a href="#">map</a> )
November 15	8:30 a.m. to 1:00 p.m.	Walter Self Senior Housing Site	335 Railroad Avenue, <b>Lyons</b> ( <a href="#">map</a> )
November 15	8:30 a.m. to 6:30 p.m.	Louisville City Hall Spruce Room	749 Main Street, <b>Louisville</b> ( <a href="#">map</a> )
November 15 *	8:30 a.m. to 4:30 p.m.	HHS 3400 N. Broadway Office, Boulder, HHS Front Desk	3400 N. Broadway, <b>Boulder</b> ( <a href="#">map</a> )
Beginning November 16 * (additional help with Boulder County Connect)	8:30 a.m. to 4:30 p.m.	HHS 3460 N. Broadway Office, Boulder	3460 N. Broadway, <b>Boulder</b> ( <a href="#">map</a> )
November 15 *	8:30 a.m. to 4:30 p.m.	St. Vrain Community Hub, HHS Front Desk	515 Coffman Street, Suite 100, <b>Longmont</b> ( <a href="#">map</a> )

**\* Please note:** Applications will be accepted through Boulder County Connect on an ongoing basis. If you need application assistance after November 15th, please contact us or come to our Boulder (3460 N. Broadway) or Longmont (515 Coffman Street) HHS offices for help.

Anyone with a disability who needs assistance to fully participate in the application process can call 303-709-3197 at least 48 hours prior to the start of the application period or call Relay Colorado by dialing 7-1-1.

## How Much Will It Cost to Live at Kestrel?

Rents at Kestrel are income restricted, based on a flat rent amount (per bedroom size) and priced below market rate. Utilities, including heat, electricity, water, trash, and recycling are included in the monthly rent. Communication services, including telephone, internet, and pay TV are not included. We gladly accept Housing Choice (Section 8) vouchers!

Number of Bedrooms	Monthly Rent Amount*	Security Deposit Amount
1	\$1,067	\$200
2	\$1,281	\$250
3	\$1,479	\$300

\*Please note: The maximum rent listed is for 2016. These numbers may change in 2017 to reflect updated rent amounts, as determined by federal agencies.

Applicants must be over age 18 to be considered eligible. Household income must not exceed 60% of Boulder County's Area Median Income (AMI) listed below **AND** must be equal to two (2) times the monthly rent amount for the unit. Applicants who participate in a subsidy program, such as Section 8, are exempt from this income requirement.

2016 Boulder County Area Median Income Based on Household Size\*

Household Size	1	2	3	4	5	6	7
Maximum Income (Equals 60% AMI)	\$39,840	\$45,540	\$51,240	\$56,880	\$61,440	\$66,000	\$70,560

\*The income limits listed above are based on 2016 amounts. Depending upon lease-up dates, some units will have household income subject to 2017 limits, and this information may not be available until after the first quarter of 2017.

## Frequently Asked Questions:

### Are there preferences that will allow applicants to move up on the waitlist?

Kestrel applicants will have three preference options. The primary preference is for residents who were displaced by the 2013 Flood. Other preferences will be given to current (at the time of application) city of Louisville residents, employees of businesses or governmental entities located in the city of Louisville, and individuals who are over the age of 62 or who have a disability who are seeking to move to Louisville to be near immediate family who already reside in Louisville. Applicants who meet these preferences will score higher on their application, enabling them to move ahead on the waitlist.

### If I am able to rent a unit at Kestrel, how often will my income and assets be verified?

## If my income increases while I'm living there, will I be required to move?

Income and assets will be verified on an annual basis. Residents must meet income guidelines at move-in. If income increases after move in, residents will not be asked to move out of their unit.

## How many accessible (ADA) units does Kestrel have?

The number of accessible units at Kestrel exceeds standard requirements. Eight (8) ground-floor units in the townhomes are accessible for people with mobility and sensory impairments. Mobility-accessible units include a no-step entry, widened doorways, removable kitchen and bathroom cabinets, wall-blocking to install grab bars in showers and a roll-in shower. In addition, 37 townhomes (all but those units accessed from the 2nd story) are built as Type A or Type B ADA accessible units. In the senior apartment building, 4 units are deigned as fully-accessible, with all remaining units either Type A or Type B. All units may also be modified to meet residents' accessibility needs through a Reasonable Accommodation.

## Are pets accepted at Kestrel?

Kestrel is a pet friendly community! BCHA's Pet Policy allows households to keep up to two pets, plus two "confined" animals (such as a birds, rodents, fish and reptiles). A one-time non-refundable pet fee is charged for each pet. In addition, a refundable pet deposit (covering all pets) is required. More details are outlined in BCHA's Pet Policy (read it in [English](#) or [Spanish](#)).

## Are service animals and companion animals allowed?

Service animals are welcome. Other assistance animals, including emotional support or companion animals, may be requested as a Reasonable Accommodation.

## Will smoking, including cigarettes and marijuana, be permitted at Kestrel?

BCHA's Smoke-Free Policy prohibits smoking indoors and in the majority of outdoor areas for all of its properties. Some properties include specifically-designated smoking areas, which are identified by signage. More details are outlined in BCHA's Smoke-Free Policy. Additionally, illegal drugs are not permitted.

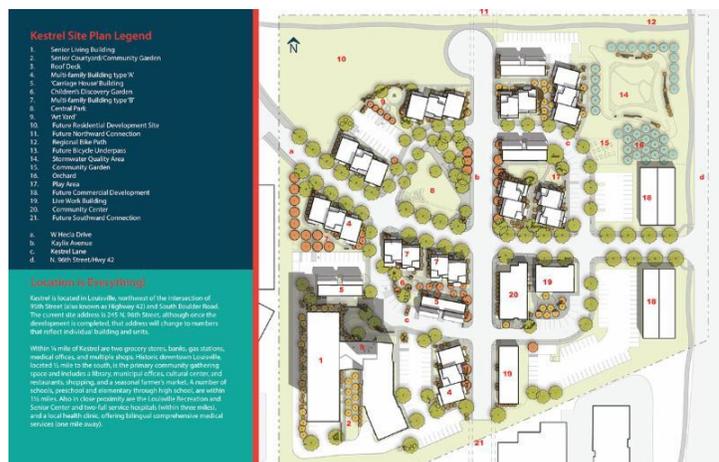
## I have had some trouble with the law - will you accept my application?

Upon meeting other eligibility requirements, acceptance would depend on a number of factors including, but not limited to, the nature of crime committed and whether a conviction was issued. Criminal and sex offender background checks will be conducted for all residents.

Want to learn more? Check out our comprehensive list of [frequently asked questions](#).

## See Our Brochure!

Kestrel offers unique, comfortable homes with something for everyone! Take a look at our [Kestrel brochure](#) which includes detailed floor plans, a site map, interesting tidbits about Louisville and more!



Watch our Kestrel "[Midway Mark](#)" Celebration video!



Want to learn more about what it's like to rent from the Boulder County Housing Authority? Take a look at our [Good Tenancy](#) video.



## How to Contact Us

For more information, please call 720-564-2267 and leave us a message or email [HOinfo@BoulderCounty.org](mailto:HOinfo@BoulderCounty.org). We will do our best to respond to your inquiry within 48 hours. You can also visit us online at [www.BoulderCountyKestrel.org](http://www.BoulderCountyKestrel.org).

Equal Housing Opportunity: The Housing Authority of the County of Boulder, Colorado does not discriminate on the basis of handicapped Initial Status in the admission or access to, or treatment or employment in, its federally assisted programs or activities, within all materials ad publications made available to applicants, tenants, and employees.

## Not Sure You Can Afford the Rent?

It's smart of you to think about what will work for you and your family. Boulder County Housing & Financial Counseling, a free and confidential resource, can help you determine if Kestrel will work for your budget.

Housing & Financial Counselors can help you:

- Figure out what is affordable for you and your family
- Create a spending plan that meets your goals
- Learn about ways to manage your expenses and debts
- Find out if you can lower your student loan payment
- Review and understand your credit
- Get your financial power back



Call or [visit us online](#) to make an appointment!