



July 1, 2020

Austin Keithler
201 W. Colfax Ave. Dept 201
Denver CO, 80222

RE: Parking variance for Charity's House Apartments (3022 Welton Street, Denver, CO 80205)

Dear Austin,

Charity's House Apartments is a 36-unit supportive housing project, which is being designed to serve those experiencing homelessness, our city's most vulnerable residents, for 99 years. The City intends to commit \$1,800,000 in housing development gap financing and \$950,000 in funding for supportive services to this project. This funding will ensure the construction of the building and success of its operation to effectively serve its vulnerable residents. Housing an Inclusive Denver, Denver's Five-Year Housing Plan, guides the Department of Housing Stability to invest 20-30% of its funds to support those experiencing homelessness, and this project contributes to this goal. The City cannot proceed in funding this project if entitlements are not secured in advance of financial closing.

The zoning for the project is C-MX-5. In an attempt to honor the surrounding context of the neighborhood, the project sponsors are reducing the height of the building from 5 stories to 4 stories. This decision, as well as the narrowness of the site, result in insufficient space on the first floor to provide the total 27 required spaces.

While financial considerations are not basis for considering a variance, there are unique aspects of this project that should be considered. As previously stated, the City and its partners are planning to commit substantial sums of funding to this project and cannot afford to provide additional funding required to construct underground parking. The team has explored options for off-site parking without success. Nevertheless, additional leases would incur substantial cost to the project that funding partners are unable to absorb when this project is intended to serve such a vulnerable population.

The unique characteristics of the residents of this building should be considered. As persons experiencing homelessness, residents will be far less likely to own vehicles than the general population. This project has planned three mitigation measures that will serve the resident population far better than providing on-site parking. First, the site is adjacent to the Welton Street RTD light rail corridor and bus options. Further, the Welton corridor provides walking access to numerous services and amenities. The project sponsors intend to provide RTD passes and bike parking to all residents in their budget.

Department of Housing Stability
201 West Colfax Ave. | Denver, CO 80202
www.denvergov.org/housing



We ask for your consideration for the unique attributes of this site as well as the vulnerability of the individuals to be served when evaluating its eligibility for a variance and strongly encourage acceptance of the parking variance request.

Sincerely,

A handwritten signature in black ink that reads "Britta Fisher".

Britta Fisher
Chief Housing Officer and Executive Director, Department of Housing Stability

Cc: Debra Bustos, Jennifer Balkcom, Megan Yonke