



The Council for Health &
Human Service Ministries

United Church of Christ

Faith-Based Development Concepts

Lee Berg, Sebastian Corradino, and Katie McKenna

2023 CHHSM Annual Gathering: Together through Mountains and Valleys »

Archway Communities.

Building Healthy Communities.



ARCHWAY
COMMUNITIES

WHO WE ARE



WE BELIEVE

Every person has inherent value and dignity.



OUR GOAL

Improve lives by holistically addressing the systemic challenges facing marginalized communities.



BY WAY OF

Providing the elements of the human needs trifecta: safe and affordable housing, food security and essential life skills.

OUR UCC PARTNERSHIP

THEN...

- Founded in 1995 by Robb Lapp and David Nestor
- Started Archway's legacy in affordable housing



NOW...

- Long-standing dynamics today...

We Believe:

*every person
has inherent
value and
dignity.*

*They deserve
the opportunity
to dream
without worry of
barriers and the
opportunity to
make the most
of their lives.*



Archway Housing Advisory

Archway Housing Advisory engages and assists congregations and other property owners who own underutilized land in repurposing it to create affordable housing and community-serving development.

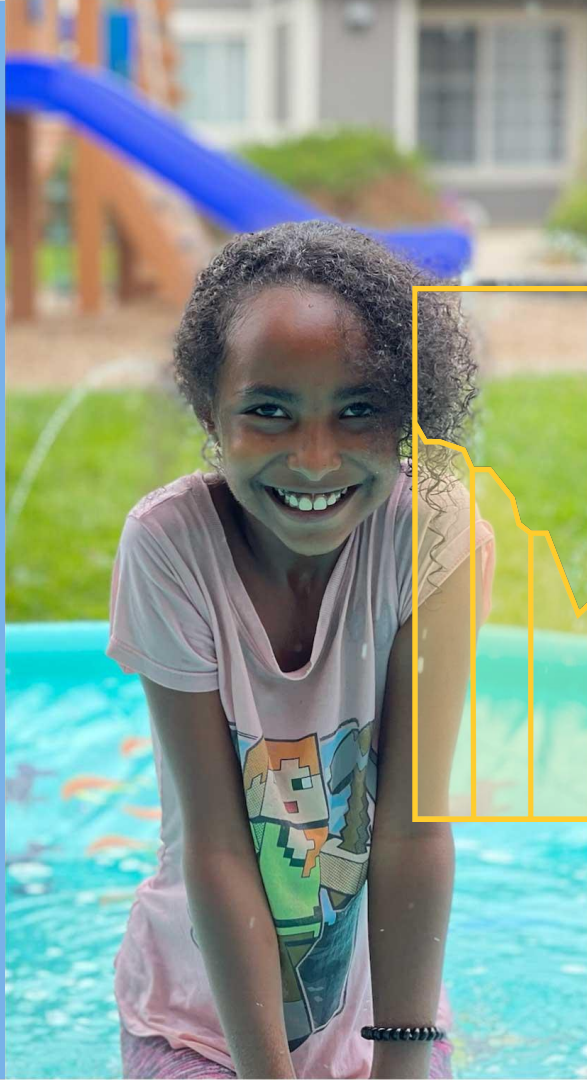
Through this program Archway can provide:

- **Feasibility grants** to support exploration of development potential
- **Access to experts** with a wealth of expertise to address your congregation's priorities
- **Capital and development** opportunities if you determine housing development is right for your property

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Why Partner with Archway?

The percentage of Americans achieving upward economic mobility has **decreased over 40%** in the last 80 years.

For every 100 available households in Denver, **less than 45** are affordable for low to moderate incomes.

Access to quality food and education **depends on where you live.**



Change starts at home.

Our Solution:

To fully address the needs of our residents, we address the whole person.

We are holistically addressing the systemic challenges facing marginalized communities through the fundamental human needs trifecta: **safe and affordable housing, food security and essential life skills.**



Supportive Services Approach

Engage:

Establish a safe, reliable relationship with each resident.

Assess:

Determine what areas each resident uniquely requires assistance.

Program:

Create a program, or combination of services and goals, that will help each resident thrive.



266

Monthly
Programming Hours

185

Monthly Case
Management Hours



Real Estate Approach

Statewide Deficit

Colorado faces an affordable housing deficit by about 115,000 units.

Unique Solutions

Our team brings dynamic experience to implement ***creative and sustainable*** ways to provide affordable housing.



Climate Justice

Archway designs, builds and operates homes for families that are affordable and healthy – and help change our climate future.

Carbon Cutting building technology that saves residents money and prevents CO2 emissions

Water Standards that promote efficiency and protect against lead poisoning

Resilience Requirements that prepare homes for local climate hazards and keep residents safe

Healthy Living practices such as ample ventilation and healing-centered design



Food Security Approach

Accessibility

Transportation, child care, and work schedules shouldn't prevent access to good food.

Rich Partnerships

We partner with local organizations that strive to bring quality produce to citizens.



52

Monthly Food Banks

623

Monthly Participants

4,200

Pounds of Food



Arapahoe County

- ① **Arapahoe Green**
1135 S Xenia St
Denver, CO 80247

Denver County

- ② **Cornerstone**
1001 Park Ave West
Denver, CO 80205

- ③ **Montview Manor**
1663 Steele St #101
Denver, CO 80206

El Paso County

- ④ **Fountain Ridge**
6850 Red Deer Pt
Fountain, CO 80817

Jefferson County

- ⑤ **40 West**
5830 W Colfax Ave
Lakewood, CO 80214

- ⑥ **Flats at Two Creeks**
5885 W 14th Ave
Lakewood, CO 80214

Foothills Green

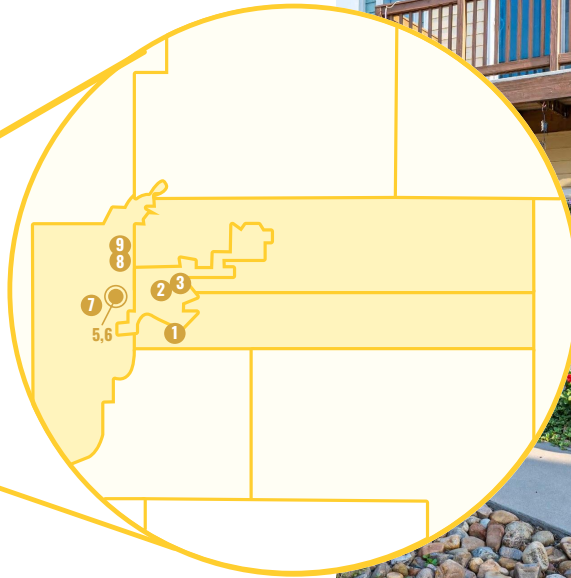
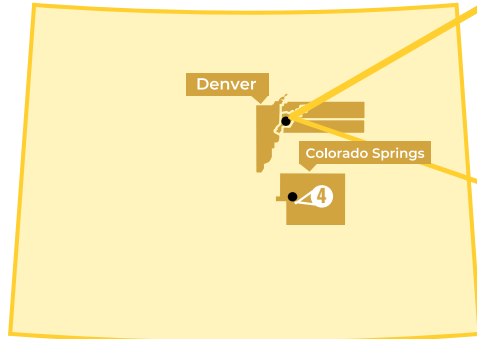
- ⑦ 816 Union St
Lakewood, CO 80401

Sheridan Ridge

- ⑧ 5275 W 66th Ave
Arvada, CO 80003

Willow Green

- ⑨ 6985 Sheridan Blvd
Arvada, CO 80003



In the Pipeline:

Mosaic Campus

4 former dorm buildings adaptively converted to roughly 160 two and three bedroom units

Robinson Place

Low-rise, new construction apartment building focusing on seniors & formerly homeless veterans

Montview Manor

Mixed income senior housing acquired through partnership with Montview Presbyterian Church



OPPORTUNITY



MUTUAL MISSION

Pair housing with on-site programs and services to **support resident success and economic mobility**, supporting new households to grow into the community



UNDERUTILIZED RESOURCE

Support a use that embodies the mission of the church by providing a **positive community impact and much needed affordable housing**.



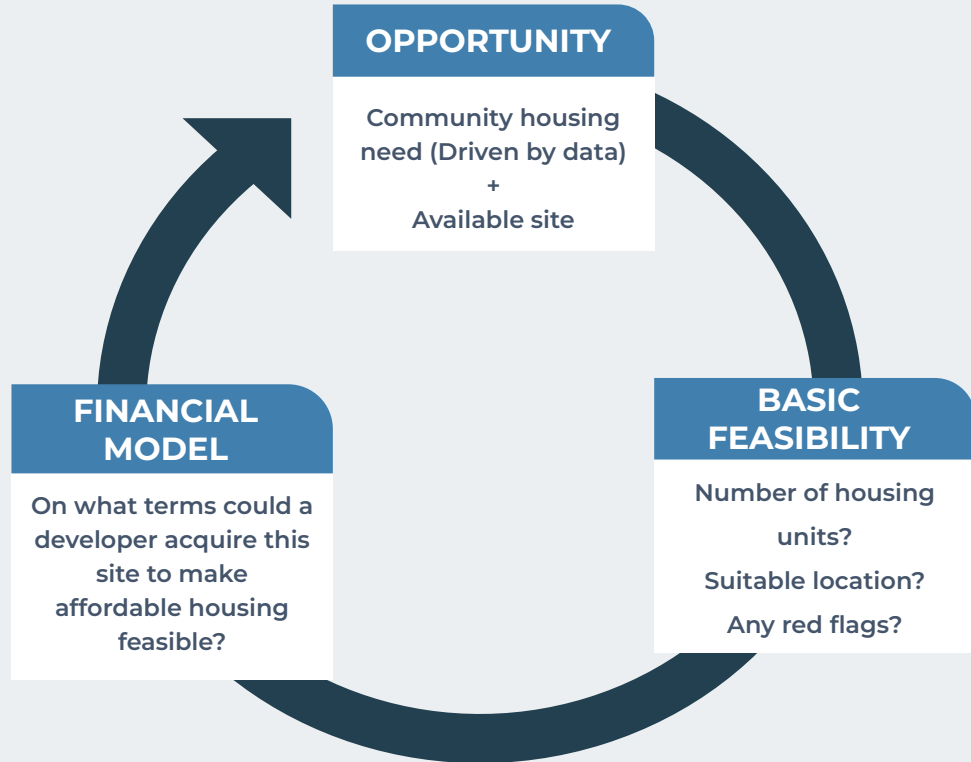
RIGHT TIMING

Provide **attainable housing opportunities** for middle-income households, including young families, young professionals, and seniors aging in place





Let's Get Started!



FEASIBILITY ANALYSIS

01	Are there any initial red flags?	<ul style="list-style-type: none">• Title Review• Environmental Studies	45 Days
02	What can we build here?	<ul style="list-style-type: none">• Yield Analysis• Zoning Review• Path to Entitlements• Neighborhood support	
03	What resources are available?	<ul style="list-style-type: none">• City & State Funding sources• Tax Credit Viability• Overall Financing Needs	30 Days
04	What are the market conditions?	<ul style="list-style-type: none">• Labor• Materials• Interest Rates• Appraisal	
05	How long will it take? How much will it cost?	<ul style="list-style-type: none">• Staff Time• Project Timeline• Project Budget	15 Days

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Total estimated upfront costs: \$22,500			

Mosaic Campus

Location: Park Hill, Denver, Colorado

Number of Homes: 154

Background: Historic Preservation of four dormitories on the historic Johnson & Wales Denver campus. is part of a greater campus revitalization effort lead by the Urban Land Conservancy and will promote health, economic security, community spaces, quality education, affordable housing, culinary arts training, and more.

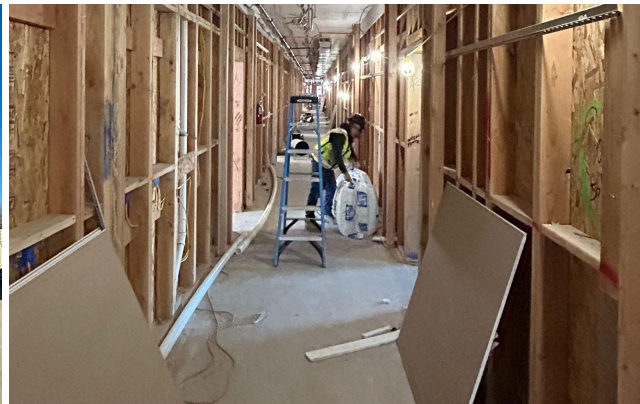


Robinson Place

Location: Lakewood, Colorado

Number of Homes: 67

Background: Newly constructed apartment homes and supportive services designed for formerly homeless veterans. Funded through partnerships with CHFA and the VA.



Montview Manor

Location: City Park, Denver, Colorado

Number of Homes: 88

Background: High-rise senior apartment community acquired through a partnership with Montview Presbyterian Church. Archway is carrying out the congregation's priority to support long-term residents and maintain affordability while making necessary renovations and upgrades in the coming year.



Sheridan Ridge

Location: Arvada, Colorado

Number of Homes: 65

Building Type: Suburban townhomes serving residents at a variety of income levels, providing affordability for local workforce. Residents enjoy close proximity to Hidden Lake Park, Jefferson County schools and a variety of healthy food and retail options.



What's next?

1. **Share idea with congregation leadership and decision makers**
 - a. **Talk about how a decision like this would be made, financial parameters, and the timeline for your congregation**
2. **Reach out to Archway for initial conversation and preliminary site analysis**
 - a. **Based on your property and goals, we'll determine if more due diligence is appropriate**



Let's Keep in Touch

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Thank you!



ARCHWAY
COMMUNITIES