Verrbena

Maiker Housing Partners

The new Verrbena community in Uplands, developed by Maiker Housing Partners, offers a unique opportunity to address past, present and future challenges by creating affordable homes to disrupt generational poverty. Let's supply our I/DD neighbors their first place to live independently. Let's build the foundation to a high-school diploma and college scholarship. Let's do more than the status-quo. While some would have stopped at one solution, Maiker Housing Partners embraces the challenge of stretching every dollar as far as it can go.

Verrbena Project Overview

- **A 100% affordable building** featuring community-centric design paired with Maiker's family self-sufficiency programs, financial coaching, job workshops and community events
- **Inclusive living for the I/DD population**, with voluntary The Kelsey Inclusive Design Standards, a first in Colorado
- **Part of the Uplands master plan, a new 234-acre, mixed-use residential community** in Westminster with single-family infrastructure, amenities, clubhouse, public parks and future commercial space
- **Sustainable, energy-resilient and water-wise improvements** with Zero Energy Ready Homes certification, 59 EV-parking spaces and self-sufficient solar panels on each rooftop, walkway and carport
- **An educational foundation for up to 80 children** creating a pathway to early-reading and social and emotional readiness
- **Proven, dependable and elite team with 8+ LITHC developments in 10 years** and over 100 collective years' experience in development, leadership and property management

Project Progress Update

- Status: on schedule & on budget
- Approaching 50% completion
- Site work is complete and framing has started and will continue for the next 6 weeks

The Next Standard of Affordable Housing

How do you fix multiple, exponentially-growing problems that span hundreds of years? It starts out with a strong vision with an even stronger conviction. It ends with a solution that alleviates current obstacles while cutting future struggles at the source.

Demographics, Construction & Sustainability

- ✓ A synergized unit mix with Overlook at Uplands. Offers 30%, 40%, 50% & 70% AMI's with market capture rates at 2.4%, 3.6%, 12.8% & 10.5% respectively.
- ✓ Focuses on Westminster's predominant 1-3 person household range and existing 2.8% vacancy rate for one- and two-bedroom units (versus Denver's 4.3%).
- ✓ 4-story Type VA wood framing, with high-quality environmentally responsible materials for long-lasting durability
- ✓ Diverse facades with brick, lap siding, fiber panels, treated steel
- ✓ Zero Energy Ready Homes certified with 59 EV-Parking stalls
- ✓ Water-wise appliances, landscape, & infrastructure
- ✓ Over 129 kW/h of Solar capacity via panels on each rooftop, walkway & carport

Project Highlights

- Total Units: 70
- I/DD Units: 18
- AMI Range: 30% – 70%
- Total Budget: $35.3M

UNIT MIX

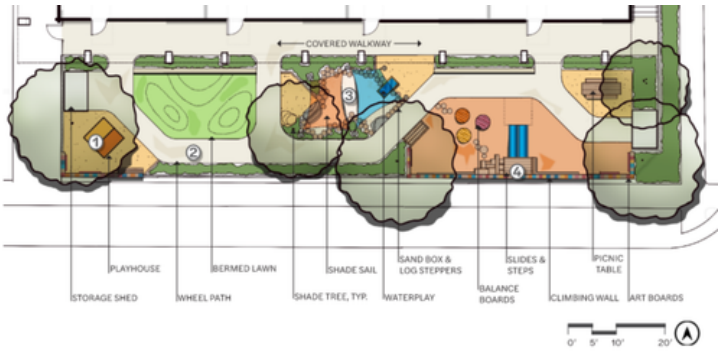
AMI	1BR	2BR	Total	Pop
30%	6	-	6	I/DD
30%-PBV	11	1	12	I/DD
40%	8	3	11	Family
50%	11	8	19	Family
70%	12	10	22	Family
Total	48	22	70	

Location & Amenities

- ✓ 2880 West 88th Avenue, Westminster, CO 80206 (20 mins from Denver, Broomfield, & Boulder)
- ✓ Adams County is the nation's second largest growing county in 2020 (5.3% annual employment increase)
- ✓ Qualified Census Tract
- ✓ Historic Latino Community
- ✓ **Onsite:** Community-Centric Design, Art & Trellis Courtyard, Rooftop Multipurpose Room & Patio, Community Gardens, Fitness Center, Dog Run
- ✓ **Offsite:** Integrated biking/walking trails, adjacent five-acre park, transportation hub, community clubhouse, future retail, 47 acres of green space

Adams County Head Start Program

- ✓ Free preschool with meals for <60% AMI families
- ✓ Room for 80 children & 12 employees within a 7,400 sqft Community Service Facility
- ✓ Social and Educational foundation for ages 3-5
- ✓ 10 priority admission slots, transferable to Maiker and Overlook at Uplands residents
- ✓ 4,000 sqft playground for residents with young children



Neuro-Inclusion Coordination

There are currently only 12 total units for independent I/DD living in Adams County (per North Metro & RMHS). I/DD housing is one of the greatest needs in the area.

Neuro-Inclusive Livability?

- ✓ With Cognitive-first design on every square foot of the building
- ✓ Distribute all I/DD units throughout the building
- ✓ Schedule community events to promote socialization. Build a Culture with residents to foster a sense of neighborliness
- ✓ Build a comprehensive plan working with experts such as Tim Dolan
- ✓ Available Services to help with financial matters, employment, healthcare needs, and more
- ✓ Monitor and secure the lobby and common areas
- ✓ Training for all Maiker employees
- ✓ Hire a Concierge for transportation, support, check-ins, and local amenities

Our Partners

RMHS Rocky Mountain Human Services

North Metro Community Services, Inc.

The Kelsey

The Kelsey Inclusive Design Standards

- ✓ A voluntary Cognitive Access and Support Needs design guidebook, currently utilized in over 240 residential projects nationwide
- ✓ Tiered Scoring with 300+ design elements relevant to Mobility, Acoustic, Vision, Wellness, Cognitive, and Support Needs
- ✓ **Our project is the first to use these in Colorado** and will create an example for future accessible developments.