

Evaluation Process for Homelessness Day Services Center

The process for selecting a property and location for the future [Homelessness Day Services Center](#) was multifaceted. City staff hired a commercial real estate brokerage firm to identify potential properties for the city to either purchase or lease for this purpose. The city also worked with Thistle Community Housing to identify potential properties available for immediate use as a day services center.

To help prioritize potential properties, city staff created evaluation criteria to identify key property characteristics for a successful and effective day services center.

Key evaluation criteria components include:

- **Size.** Day centers in neighboring jurisdiction range between 6,000 and 13,000 square feet. Staff used this square foot range in an initial search criteria.
- **Standalone.** A standalone building is a preferred option for day-to-day management.
- **One-story building.** One-story buildings are a preferred option for day-to-day management. Buildings with multiple stories must meet Americans with Disabilities Act accessibility requirements.
- **Distance from public transportation.** Many commercial buildings in Boulder are close to some type of public transportation. The below list identifies each property's proximity to high frequency transportation options.
- **Distance from schools and day care centers.** Due to the likelihood of high foot traffic at the day services center, city staff prefer not to be too close to a school or day care center.
- **Zoning.** Staff utilized [Section 9-6-1, BRC 1981](#) use table that specifies where this type of property is prohibited, allowed by right, conditionally, or through use review. Buildings in zones where day centers are prohibited were not pursued in this search process. In the table below, conditional use is identified as "Medium" difficulty of use. Use Review is considered "High" difficulty of use.
- **Lease or Purchase/Invest.** There is a preference to find a location that is available for purchase as the building selected in this process is likely to need some amount of remodeling or retrofitting to accommodate the proposed use. The city plans to contribute resources to purchase the building.
 - **Overall price or rent.** For purchase properties, this figure includes the listing price. For leased properties, this an annual rent estimate.
 - **Square foot price.** For purchase properties, this figure is straightforward: listing price divided by total square footage of property. For leased properties, this square footage figure includes rent, real estate taxes, building insurance, and maintenance.

Summary

Staff reviewed a total of 14 properties for the Homelessness Day Services Center. 1844 Folsom Street was identified as the best location for the center because it met key evaluation criteria, see Table 1 below, and is currently available.

Table 1. Evaluation Criteria for Homelessness Day Services Center

Property Name/Location	Size (sq ft)	Standalone (Y/N)	One-story (Y/N)	Distance to Public Transport	Distance from Schools/Day cares	Difficulty of Zoning (high/medium)	Purchase/Lease
							Overall Price/Rent
							Square Foot Price
1844 Folsom	8,000 (current building is 5,936)	Y	Y	0.2 mile to HOP	0.6 mile (Whittier)	Medium	Purchase
							Price: \$4-5M ¹
							Per sq ft: \$500-625
Notes: Preferred property. Easy and affordable conversion.							

¹ The cost here includes purchase, redevelopment, and day service component of the building.