We didn’t do it alone. Thank you to everyone who helped along the way!

Hope for the future, help when you need it.
Named after a sparrow hawk that calls the Front Range home, the Kestrel neighborhood of Louisville is Boulder County Housing Authority’s newest affordable housing development. With equal focus on sustainability, healthy living, and community connection, Kestrel is a great place to call home.

A stone’s throw from downtown Louisville, the Kestrel neighborhood has easy access to local and regional bike trails, commercial services, and transit along South Boulder Road. Designed to encourage community connection, the neighborhood has central mail delivery, a community center with on-site property management and resident services, multiple parks, and community garden plots. It is served by Louisville Elementary and Middle Schools, and Monarch High School.

Kestrel offers income-restricted, affordable rental housing including 129 townhomes for individuals and families of all ages and 71 apartments for seniors ages 55 and older. There are multiple building styles and floor plans to suit your household and lifestyle. Each is furnished with window coverings, ceiling fans, washer/dryer, geothermal heating and cooling, laminate wood flooring, and energy-efficient appliances.

Utilities, including heat, electricity, and water, and services such as trash and recycling pickup are included in the monthly rent. Communication services, including telephone, internet, and pay TV are not included.

For more information, please visit us online at www.BoulderCountyKestrel.org or leave a message at 720.564.2267, and we’ll get back to you.

All units feature:
- paid utilities
- geothermal heating and cooling
- programmable thermostat
- low/no VOC paint, carpet and cabinets
- Energy Star appliances: dishwasher, refrigerator and stove
- full size washer & dryer
- ceiling fans
- blinds
- carpet in the bedrooms

Many units feature:
- full ADA accessibility
- rooftop deck (3rd floor units)
- storage
**Kestrel Site Plan Legend**

1. Senior Living Building
2. Senior Courtyard and Community Garden
3. Roof Deck
4. Multi-Family Building
5. ‘Carriage House’ Building
6. Children’s Discovery Garden
7. Multi-family Building
8. Central Park
9. Outdoor Garden and Play Area
10. Future Residential Development Site
11. Future Northward Connection
12. Regional Bike Path
13. Future Bicycle Underpass
14. Stormwater Quality Area
15. Community Garden
16. Orchard
17. Play Area
18. Future Commercial Development
19. Multi-Family Building
20. Community Center and Multi-Family Building
21. Future Southward Connection

a. W. Hecla Drive
b. Kaylix Avenue
c. Kestrel Lane
d. N. 96th Street/Highway 42

**Location is Everything!**

Kestrel is located in Louisville, northwest of the intersection of 95th Street (also known as Highway 42) and South Boulder Road. The current site address is 245 N. 96th Street, although once the development is completed that address will change to numbers reflecting individual buildings and units.

Within ¼ mile of Kestrel are two grocery stores, banks, gas stations, medical offices, and multiple shops. Historic downtown Louisville, located ½ mile to the south, is the primary community gathering space and includes a library, municipal offices, cultural center, and restaurants, shopping, and a seasonal farmer’s market. A number of schools - preschool and elementary through high school- are within 1½ miles. Also in close proximity are the Louisville Recreation and Senior Center and two-full service hospitals (within three miles), and a local health clinic offering bilingual comprehensive medical services (one mile away).
The Falco

1 Bedroom
1 Bath
1 Story
660 Square Feet

The Falco features one bedroom, one bath and Pullman kitchen. This one-wall kitchen layout is the ultimate space saver, with the cabinets and appliances affixed to one wall.

This unit type may be available as a fully accessible unit.

The common kestrel (Falco tinnunculus) is a bird of prey belonging to the kestrel group of the falcon family Falconidae.

Did you know?
• Common kestrels measure 13 to 15 inches long from head to tail, and have a wingspan of 26 to 32 inches wide
• Females are noticeably larger than males, weighing an average of 6.5 oz and 5.5 oz respectively
• Search Wikipedia for more information about the kestrel
**Why Kestrel?**

The name “Kestrel” is significant. Found throughout the county, the kestrel represents Boulder County Housing Authority’s philosophy of helping our clients maintain upward momentum toward self-sufficiency, providing housing for a diversity of residents and cultivating a strong connection to our local community.

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**The Windhover**

1 Bedroom  
1 Bath  
1 Story  
623 Square Feet  

Check out the large walk-in closet in the bedroom, which includes a washer and dryer. Imagine how convenient it is to have your laundry in your closet; putting clean clothes away is a snap!

While searching for prey, kestrels can be seen hovering in the air, about 30 to 60 feet off the ground. This is why they are sometimes called “Windhovers.”
The Killy

1 Bedroom
1 Bath
1 Story
624 Square Feet

Your bedroom and living area is separated by your bathroom, featuring a standard tub. Ground floor units have two entrances, while second floor units will have only one.

This unit type may be available as a fully accessible unit.

When excited, the kestrel makes a series of short, fast-paced sounds, known as a “klee” or “killy” call.

Affordability

With rents below market rate and utilities included in the rent, residents will have peace of mind knowing that their monthly housing expenses will remain consistent.

The security and pet deposits are well below market rates, which further helps reduce the financial burden of moving into a new home. While this is not a subsidized community, we gladly accept Housing Choice (Section 8) vouchers.
The Nawatny

1 Bedroom
1 Bath
1 Story
625 Square Feet

One of the standout features of the Nawatny is the location of laundry facilities in the bathroom. It’s extremely convenient!

This unit type may be available as a fully accessible unit.

Louis Nawatny, founder of Louisville, opened the Welch Coal Mine in 1877. Coal mining built the town, and immigrants from many European countries came to work in the mines. Louisville had —and still has— a diverse population, which helps create a vibrant community culture.

Next time you’re at City Hall, be sure to check out the Miners’ Memorial Statue, which serves as a symbol of the history of the people who were Louisville’s early residents.
Who Can Live at Kestrel?

Kestrel is open to all eligible applicants age 18 and over whose household income does not exceed 60% of Boulder County’s Area Median Income (AMI). For a comprehensive list of eligibility requirements, including Boulder County’s current AMI information, visit www.BoulderCountyKestrel.org.

You can also visit www.HUD.gov for more information.

“Cernícalo” is the Spanish word for “kestrel.”

The Cernícalo

1 Bedroom
1 Bath
1 Story
707 Square Feet

You have everything you need here in the Cernícalo. Conveniently located on one story, you will enjoy the neat and efficient use of space where everything is designed for simplicity and tranquility.

This unit type may be available as a fully accessible unit.
The Tussock

1 Bedroom
1 Bath
1 Story
703 Square Feet

The Tussock features an open concept living room and kitchen, with bedroom and full bath all on a single floor. Check out the two large walk-in closets and the convenient location of the full-sized washer and dryer.

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 offers a resource that can help. Housing & Financial Counseling is free and confidential.

We 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!

Housing & Financial Counseling
www.BoulderCountyHC.org • 720.564.2279
The Cottonwood

2 Bedrooms
2 Baths
1 Story
1025 Square Feet

The Cottonwood features an open floor plan with large kitchen island, two bedrooms and two bathrooms.

This unit type may be available as a fully accessible unit.

The Truth About Cats and Dogs!

Kestrel is a pet friendly community. Pets are limited to two (under 70 pounds and over one year of age) per household. All pets must be spayed or neutered, current on their vaccinations, and licensed (as determined by municipal code). Interviews and a 30 day check-in meeting will be conducted to ensure your pet is a good neighbor. Pets must be approved before moving in. There is a $300 deposit ($150 is non-refundable and $150 is refundable at the end of the lease, if no damage fees have been incurred).

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

2 Bedrooms
2 Baths
2 Stories
Balcony
892 Square Feet

The Davidson Mesa first floor features an open living room and kitchen, with bedroom and full bath. The second floor features a spacious bedroom, walk-in closet, full bath and balcony.

Davidson Mesa is 246 acres of open space in Louisville, which provides habitat for a variety of birds of prey, including red-tailed hawks, Swainson’s hawks, ferruginous hawks, bald and golden eagles, American kestrels, and occasionally prairie falcons.
The Welch

2 Bedrooms
1.5 Baths
2 Stories
1247 Square Feet

The Welch features a large, open concept living area and powder bath on the main floor, and two bedrooms and a full bath on the upper level. The full-sized washer and dryer are conveniently located upstairs. This means you won’t have to haul your laundry very far, and putting your clean clothes away will be a breeze!

The Welch Mine opened in August of 1877 and was one of the first coal mines to open in Louisville. Many European miners made Louisville their home, creating the foundation for the city it is today. The last coal mine in Louisville was operational until the 1950s.
The Daughenbaugh

2 Bedrooms
2 Baths
2 Stories
Balcony
973 Square Feet

The Daughenbaugh features a spacious, open concept floor plan, with one bedroom on the main floor. The second floor includes a large bedroom with walk-in closet, bath and balcony.
The Nest

2 Bedrooms
1 Bath
2 Stories
911 Square Feet

The Nest’s open concept living room and kitchen features vaulted ceilings, which create a warm, open and welcoming feel. The loft on the second floor is reminiscent of a bird’s nest, sitting high above the ground, providing a bird’s-eye view of the great room below.

At Play in Louisville

There is always something to do in Louisville, no matter the time of year. Enjoy the Louisville Street Faire weekly during summer months, and who could resist the Fall Festival in September?
**The Crécerelle**

- 2 Bedrooms
- 2 Baths
- 2 Stories
- Balcony
- 1025 Square Feet

The Crécerelle features one bedroom and bath on the main floor, and upstairs a second bedroom features a large walk-in closet, bath, and balcony. Whether you use the second floor as a bedroom, writer’s nook or artist’s studio, there is plenty of room to spread out.

**Parlez-Vous Français?**

The name “kestrel” is derived from the French word crécerelle. Did you know the Louisville Public Library offers story time “en Français” (in French) the first Friday of each month (during the summer) at 10:30 a.m.? Story time includes a 30-minute program of songs, stories, and finger plays. Appropriate for children ages 18 months to 8 years old. For more information, please call the Louisville Public Library at 303.335.4849 or visit them online at http://www.louisvilleco.gov/government/departments/louisville-library.
Taking Care of Our Elders

Boulder County Housing & Human Services takes pride in our knowledgeable and helpful staff. We have a Senior Resource Coordinator who is available to support our senior residents (age 55 and older) as they age in place. We can help manage things such as public supports paperwork (food assistance, Old Age Pension, and Medicaid). We may also be able to find funding for eye glasses, minor dental work and medical accessories. Please ask us for more information. We are here to help.

The Acme

3 Bedrooms
2 Baths
1 Story
1311 Square Feet

The horseshoe-shaped Acme features three bedrooms, two baths (one with a shower, and one with a full-sized tub), and spacious closets (count them, there are five!). While everything is conveniently located on one floor, the bedrooms are well-spaced, making this the perfect home for families who want a little room to spread out.

This unit type may be available as a fully accessible unit.

The Acme Coal Mine was in operation between 1888 and 1928, and employed hundreds of miners. It is said that without the Acme Mine, it is possible that Louisville would not have survived as a town.
The Warembourg

2 Bedrooms
2 Baths
2 Stories
Balcony
1246 Square Feet

The Warembourg features a large, open concept main floor, including one bedroom and bath. Upstairs features two bedrooms, a full bath and spacious balcony.

August Warembourg (1874-1930) was a French miner and farmer. He and his wife, Fannie LeComte (1882-1967) and their three children lived on Jefferson Avenue in Louisville. Today, locals enjoy spending time hiking, walking, mountain biking and fishing at the Warembourg Fishing Pond loop. Don’t miss out on the annual children’s fishing derby that takes place there!
The Harper

3 Bedrooms
2 Baths
2 Stories
Balcony
1170 Square Feet

The Harper is cozy and quaint, with one bedroom and full bath on the main floor and two bedrooms and a full bath on the upper level. The spacious balcony is perfect for sipping your coffee first thing in the morning, or enjoying a glass of lemonade in the afternoon.

Harper Lake is named after John H. Harper, who owned over 1,000 acres of land in and around what would later become Louisville. It was believed Mr. Harper used his land for cattle ranching and coal mining. He also served one term as the mayor of Denver and owned a hardware store.
The Callahan

3 Bedrooms
2 Baths
2 Stories
Balcony
1310 Square Feet

Slightly larger than the Harper, the Callahan features one bedroom and full bath on the main floor, and two bedrooms and a full bath on the upper level.

The Callahan Property, once owned by the Callahan family, and now owned jointly by the City of Louisville and Boulder County, is located due north of Louisville and is currently used for agricultural purposes. Kestrels can be found nesting in large cottonwood trees found throughout the property.
Take part in all that Louisville has to offer.

**Recreation**
1. Waneka Reservoir
2. Hecla Lake
3. Harper Lake
4. Louisville Reservoir
5. Louisville Sports Complex
6. Coal Creek Corridor Open Space
7. Warembourg Fishing Pond
8. Coal Creek Golf Course
9. Louisville Recreation & Senior Center
10. Davidson Mesa Open Space
11. Louisville Public Library

**Schools**
12. Louisville Elementary
13. Coal Creek Elementary
14. Fireside Elementary
15. Ryan Elementary School
16. Hawk Ridge School (grades 4th-8th)
17. Louisville Middle School

**Schools, Continued**
18. Angevine Middle School
19. Monarch High School
20. Centaurus High School

**Grocery Stores**
21. King Soopers
22. Alfalfa’s Market
23. Sprouts Farmers Market
24. Natural Grocers

**Community Partners**
25. Sister Carmen Community Center
26. Sister Carmen Thrift Store
27. Louisville Town Hall
28. Louisville Police Station
29. Louisville Fire Department
30. Louisville Fire Station #2
Frequently Asked Questions:

What transportation options will there be at Kestrel?
Kestrel will be serviced by two Regional Transportation District (RTD) bus routes: 1) the DASH, a high-frequency route with a bus stop ¼ mile south of the site traveling east-west along South Boulder Rd through downtown Louisville and between the cities of Boulder and Lafayette, including a Park-n-Ride connecting to Denver to the south and north to Longmont; and 2) the 225, a moderate-frequency route with a bus stop less than ½ mile to the east of the site, which runs between Louisville, Superior, and Broomfield, and provides access to US-36, including the Park-n-Rides of Superior and Broomfield, as well as to Flatiron Crossing Mall.

In addition to local public transportation, residents with disabilities who cannot use the regular bus lift system will also be served through Via Mobility Services, which provides door-to-door connections, and Care Connect, for transportation to medical appointments. Any resident may also use RTD’s on-demand Call-n-Ride service, which serves as an intermediary between regular bus routes within a designated area.

Kestrel is also linked to local and regional trail systems, accessible by bicycle. Kestrel will offer bike racks on-site to encourage this mode of transportation.

What is included in the rent amount?
The rent covers utilities and services including heat, electricity, water, trash, and recycling. Communication services, including telephone, internet, and pay TV will not be included.

Will pets be allowed at Kestrel?
BCHA's Pet Policy allows households to keep up to two pets, plus two “confined” animals (such as 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.

Are service animals and companion animals allowed?
Yes, licensed service animals are allowed, and companion animals may be requested as a Reasonable Accommodation by completing an application and providing a doctor’s authorization.

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.

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.

Will there be units for sale? If so, how much will they cost?
At this time, no units at Kestrel will be for sale. One lot at Kestrel will likely be sold to a private developer in the future to build for-sale homes, although it could be a few years until that option would be available, and the homes will likely be sold at market-rate.
Hope for the future, help when you need it.

www.BoulderCountyHHS.org · www.BoulderCountyKestrel.org
P.O. Box 471 · Boulder, CO 80306 · 720.564.2267 · TTY: 1.800.659.3656