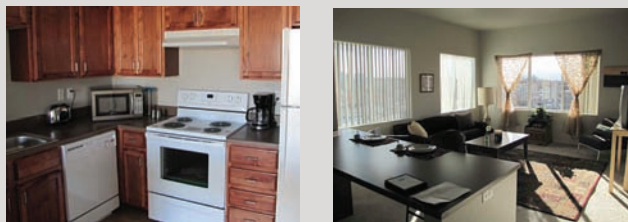


CREATING LASTING SOLUTIONS

Colorado Coalition for the Homeless

RENAISSANCE UPTOWN LOFTS

*In spite of a tough economy in which residential development is sluggish and the need for homeless services is escalating, the Coalition remains active in expanding its **Renaissance Housing Model** to a new location in Denver, minutes away from the State Capitol. This approach blends supportive housing for families and individuals experiencing homelessness with affordable housing for working individuals who otherwise could not afford quality housing in desirable locations. Renaissance Uptown Lofts opened the door to 98 households in January 2011. The Coalition has also expanded its Renaissance Works program on the property to create job training and supportive employment services for homeless individuals.*



Renaissance Uptown Lofts at 1509 Pearl Street in Denver, offers 98 units, integrated supportive services and targets a variety of incomes.

Integrated Community

Renaissance Uptown Lofts features 98 studio, one- and two-bedroom rental apartment homes targeted to a variety of income levels. Approximately half of the homes are reserved for chronically homeless individuals. The remaining are targeted to persons at or below 30 to 60 percent of the area's median income (\$10,000 to \$35,000). Rents range from \$250 to \$600 per month. Formerly homeless households pay rent based on 30 percent of their income. Public grants and private donations are utilized to subsidize rents of homeless individuals and keep rents as affordable as possible. Amenities in the building include a community center, computer center, laundry facilities, counseling offices and parking. A second floor courtyard offers a dramatic view of the State Capitol dome.

Integrated Supportive Services

The Coalition provides residents a combination of on-site services with access to other health and supportive services through its Stout Street Clinic. On-site staff provide or assist residents in obtaining any medical or mental health care as well as substance treatment services and employment, vocational and other supports necessary to move from the street to a home.

Healthy and Green Environment

Renaissance Uptown Lofts offers a safe and healthy environment for its residents. The Coalition adopts building practices that minimize moisture, provide proper ventilation and avoid unsafe and toxic materials. Non-toxic primers, paints, sealants and adhesives, natural fiber carpeting and compound wood products that do not contain any urea formaldehyde are used throughout the building.

The Coalition believes that energy efficiency and environmentally friendly construction can become the benchmark for affordable housing. Built to Enterprise Green Communities™ and LEED® standards to keep energy costs and environmental impacts low, Renaissance Uptown Lofts will deliver greater energy and water efficiencies, better indoor air quality and space use that will be sustainable over time — ultimately resulting in lower utility costs and rents for each tenant.

The development utilized recycled and locally available materials whenever possible. Fifty percent of the construction waste was recycled and site runoff was controlled to avoid water

continued on other side

continued from other side

contamination. The building's carbon footprint and orientation maximizes natural light through south and west exposures and protects against buffeting northwest winds. Roof top photo-voltaic (PV) panels are expected to generate 89,000 kWh of electricity annually. The building's Ecospace elevators use one-third of the energy required for hydraulic lifts and don't need oil. Energy Star appliances and light fixtures in all units further conserve energy while low-flow toilets, faucets and showers save water. Blow-in cellulose insulation and e-coat glazing in the windows provide an energy efficient building envelope.

Building a Strong Economy

Renaissance Uptown Lofts has been a boost for the local economy. The \$17 million development budget created 52 construction related jobs and five on-going housing and service jobs, with more than 475 different individuals working on the site for 12 months, including formerly homeless individuals. The direct funds expended through the project generated approximately \$32,300,000 in total economic activity, including \$461,000 in local taxes. This new supply of supportive and affordable housing is expected to reduce social service and emergency related costs as fewer people will be living in homelessness, or will be at-risk of becoming homeless. The Coalition reports an average savings of \$31,545 per person during the two years after entering supportive housing: 34% fewer emergency room visits; 40% fewer inpatient hospital days; 82% fewer detox visits; and 76% fewer days in jail.

Creating Jobs through Social Enterprise

The Coalition now owns and operates Pizza Fusion at the Renaissance Uptown Lofts – the number-one Green franchise in North America. The all-natural pizza restaurant offers fresh, natural, and healthier foods in all its eco-friendly, LEED® certified locations worldwide. Pizza Fusion's mission is to uphold the highest level of integrity in all they do, from the quality and origin of their food to their care for the health of their customers and the environment. The Pizza Fusion restaurant at Uptown Lofts provides on-the-job training for homeless individuals, as well as expanded employment opportunities for residents and others served by the Coalition's Renaissance Works program. Pizza Fusion's motto, "Saving the Earth One Pizza at a Time" aligns well with the Coalition's mission of ending homelessness, one person at a time.

Leveraged Financing

The Coalition utilized creative, multi-level and leveraged financing techniques that included a combination of federal tax credits, funding from state and local governments, private



The Coalition now owns and operates Pizza Fusion at the Renaissance Uptown Lofts, providing on-the-job training for homeless individuals.

investment, and foundation and individual support. Investors and funders in Renaissance Uptown Lofts include U.S. Bank, U.S. Bank Community Development Corporation, Federal Home Loan Bank, Colorado Division of Housing, Colorado Housing and Finance Authority (TCAP), U.S. Department of Housing and Urban Development, The Denver Office of Economic Development, Denver's Road Home, the Denver Housing Authority, The Kresge Foundation and individual donations.

Design Features & Development Team

Exterior architectural features mirror 1920s era designs to foster a shared sense of history among the newer and long-time residents. The building's main lobby displays an engaging multi-media mural by Lorrie Clark and Melanie McClanahan who worked with formerly homeless Coalition clients to create contributions to the final work of art.

The Renaissance Uptown Lofts were designed by Humphries Poli Architects, PC overseeing an experienced engineering and design team. The general contractor, Alliance Construction Solutions, provided construction management services.

The Coalition collaborated with City Council members Carla Madison and Jeanne Robb and neighborhood organizations, such as Capitol Hill United Neighborhoods, in order to reflect the voice of the community in all project planning.



2111 Champa Street, Denver, Colorado 80205
303.293.2217
www.coloradocoalition.org