

housing

Colorado Coalition for the Homeless

CREATING LASTING SOLUTIONS



ENDING HOMELESSNESS THROUGHOUT COLORADO

Permanent Supportive Housing Developments

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Properties are developed by the Renaissance Housing Development Corporation (RHDC) and managed by the Renaissance Property Management Corporation (RPMC), subsidiaries of the Colorado Coalition of the Homeless.



CREATING LASTING SOLUTIONS

Housing

In over 25 years of service, the Colorado Coalition for the Homeless has developed a variety of supportive affordable housing developments in Colorado. The following listings showcase our

properties, beginning with our most recent, Renaissance West End Flats and concluding with the Forest Manor Apartments, opened in 1990. Our integrated housing approach combines high-quality housing for homeless individuals and families with affordable homes for individuals and families with lower incomes. Services such as counseling, life skills training, financial literacy and employment assistance contribute to housing stability for those that once were homeless. Our quality architectural designs and environmental standards add significant value to neighborhoods and cultivate pride and well-being among residents and the larger community.

Key features:

- Supportive housing services for formerly homeless families and individuals
- Affordable housing for working households with lower incomes
- Transit-oriented locations selected along main bus routes and light rail lines
- Secure, safe communities that aid in recovery from the trauma of homelessness
- Superior design standards that rival market rate developments
- Built “green” to promote healthy environments, healthy individuals and built to save on utility and energy costs and to reduce its carbon footprint
- Modified units for people living with disabilities
- Some locations adjacent to healthcare and childcare facilities
- Investment in targeted neighborhoods stimulates new economic activity
- Retail space in selected developments creates employment opportunities for residents
- Significant savings in municipal costs resulting from fewer emergency room visits, inpatient hospital stays, detox visits and days in jail



RENAISSANCE WEST END FLATS

Denver County

Under Construction

Projected completion: April 2012

5050 West Colfax Avenue

Denver, Colorado 80204

(Colfax and Zenobia)

**101 units: 76 one- and 25 two-
bedroom apartments**

Currently under construction, this property will provide supportive housing and affordable rental apartment homes targeted to a variety of incomes in West Denver. The ground level is designed for commercial and community uses with four stories of residential space above. West Colfax Business Improvement District, the West Colfax Partnership, the West Colfax Association of Neighbors, and the Sloan's Lake Citizens Group form the Neighborhood Advisory Committee for the project.





RENAISSANCE UPTOWN LOFTS

Denver County

Opened 2010

571 East Colfax Avenue

Denver, Colorado 80203

(Colfax at Pearl)

98 units: 4 studios, 90 one-, and

4 two-bedroom apartments

This five-story, Capitol Hill property integrates Permanent Supportive Housing for homeless individuals with other affordable rental apartments targeted to a variety of incomes. It's built to Enterprise Green Communities™ and LEED® standards to keep energy costs and environmental impacts low. The first floor is home to Colorado's first Pizza Fusion – an organic and eco-friendly pizza restaurant franchise that also serves as a job training location for the Coalition's clients. On-site case management and support services are provided to residents, as needed. Because of the value added by the Uptown project to the community, the Coalition received the **2010 Good Neighbor Award from the Capitol Hill United Neighbors Association.**



Renaissance Uptown Lofts offers





RENAISSANCE RIVERFRONT LOFTS

Denver County

Opened in 2009

3400 Park Avenue West

Denver, Colorado 80216

100 units: 88 one- and 12 two-bedroom apartments

Award-winning Renaissance Riverfront Lofts demonstrates that environmentally friendly construction can be the standard for affordable housing. The project has transformed a former brownfield site into a modern, energy-efficient, five-story residential community that blends architecturally with other loft-style construction in Denver's Central Platte Valley. Transit-oriented, it is located on a major bus line, within one-half mile of a light rail station, and adjacent to bike and walking paths, giving residents ready access to downtown services and employment. Common areas are fully powered by photovoltaic panels. Low-volatile organic finishing compounds were selected for paints, sealants, and carpeting. All appliances are Energy Star™ rated. On-site case management and support services are provided to residents, as needed. Riverfront Lofts was the ***Affordable Housing Finance Magazine 2009 Reader's Choice Award Winner for Best Green Project***, and the ***2009 Gold Hard Hat Award Winner for Multi-Family/Hospitality Project from Colorado Construction***. Colorado Construction also presented the property with the ***Gold Hard Hat Award/Judge's Special Award for Outstanding Community Contribution***, in 2008.





RENAISSANCE 88 APARTMENTS

Adams County

Opened 2007

388 East 88th Avenue

Thornton, Colorado 80229

(88th Avenue at Washington, East of I-25)

180 units: 18 one-, 72 two-, 72 three-, and 18 four-bedroom apartments, townhome style

Renaissance 88 provides the Adams County area with a variety of apartment homes serving formerly homeless families and individuals with disabilities. The development is subsidized through Federal Rental Assistance for Low-Income Families (Section 8). After acquiring the property in 2007, the Coalition completed significant renovations, including energy-efficient improvements. The Coalition created a 4,300-square foot clubhouse with a computer lab and a deck overlooking a playground and a community garden to stimulate greater interaction and a sense of community among all residents. Ten apartment homes accommodate individuals with physical disabilities. On-site case management and support services are provided to residents, as needed.





RENAISSANCE AT XENIA VILLAGE

Denver County

Newly Renovated in 2006

1420, 1425, 1440 and 1460 Xenia Street

Denver, Colorado 80220

(Near Colfax and Yosemite)

77 units: 2 studios, 54 one-, and 21 two-bedroom apartments

This project involved the acquisition and rehabilitation of four apartment buildings on the 1400 block of Xenia Street in East Denver. The property serves single adults, including those with mental illness and physical disabilities. Supportive housing for homeless individuals is blended with affordable housing for low-income households. The property rehabilitation included a new security system, energy efficient windows, new insulation and Energy Star™ appliances. New construction included a community building with a kitchen, computer lab, laundry facilities and a community garden. Convenient to public transportation, on-site case management and support services are also available to residents. The Coalition coalesced community organizations and city leaders to create a safer environment for all neighborhood residents.





RENAISSANCE AT CIVIC CENTER APARTMENTS

Denver County

Opened in 2004

25 East 16th Avenue

Denver, Colorado 80202

*216 units: 202 studios with kitchenettes and
14 one-bedroom apartments*

The Coalition purchased this property from the YMCA in 2001 in order to preserve 167 housing units at-risk of loss. Following extensive renovation and expansion that also preserved a smaller, dedicated space for the YMCA's fitness program, the property now provides homes for 216 households. This includes those who are homeless and at-risk of homelessness, as well as veterans and individuals with chronic mental illness and substance treatment needs. It is the primary site for the Coalition's highly successful **Housing First** program. Civic Center Apartments is also an option for low-income workers in downtown Denver who could not otherwise afford to live in the area. In 2008, Renaissance at Civic Center Apartments received the **2008 Fannie Mae Foundation Maxwell Award of Excellence** and the **2008 MetLife Foundation First Place Award for Excellence in Affordable Housing**. In 2004, the property received the **Colorado Housing NOW! Eagle Award for Creating Affordable Housing in Downtown Denver**, the **Downtown Denver Partnership's Celebration of Achievement Award**, and the **Community Preservation Award from Historic Denver Inc.**



Housing First Works

Housing First is a programmatic approach designed to help chronically homeless individuals move more quickly off the streets or out of the shelter system. Housing First includes crisis intervention, rapid access to housing, and follow-up case management and support services to prevent the reoccurrence of homelessness. What differentiates a Housing First approach from traditional emergency shelter or transitional housing models is the immediate and primary focus on helping homeless people quickly access and then sustain housing. Housing First is designed to respond to the most acute need of chronically homeless individuals with disabilities – housing – and through the provision of housing, to respond to the other services the participant may need to maintain that housing and to improve their level of health and functioning.



Social service and emergency related costs are reduced as fewer people live in homelessness, or are at-risk of becoming homeless. The Coalition reports total emergency cost savings averaging \$31,545 per participant. Among program participants, 84 percent fewer detox visits, 76 percent fewer days in jail, 34 percent fewer emergency room visits, 34 percent fewer outpatient hospital visits, 66 percent fewer inpatient hospital days and 100 percent fewer shelter stays were realized.

CHANGE IN AVERAGE SERVICE COST
Pre-Entry Per Participant and Post-Entry Per Participant





RENAISSANCE BLUE SPRUCE TOWNHOMES

Denver County

Opened in 2003

7300 East Severn Place

Denver, Colorado 80230

(Near 8th and Quebec)

92 units: 32 two-, 39 three-, and

21 four-bedroom town homes

The Coalition purchased the Blue Spruce Town Homes from the Lowry Redevelopment Authority as part of the redevelopment of the Lowry Air Force Base in October 2000. These town homes were renovated, and a new community center was constructed. Transitional and Permanent Supportive Housing units for homeless families are integrated with mixed income housing serving low and moderate income families. Amenities include a playground, computer lab, laundry facilities, a community garden and a newly constructed clubhouse. On-site case management and support services are provided to residents, as needed.





RENAISSANCE AT LOWRY BOULEVARD

Denver County

Opened in 2003

550 Alton Way

Denver, Colorado 80230

(Near Lowry and Yosemite)

120 units: 63 two-, 42 three-, and 15 four-bedroom apartments

Renaissance at Lowry Boulevard is a new construction development located on nine acres within the former Lowry Air Force Base. The project integrates housing for homeless and low-income families. Amenities include a clubhouse, exercise room, computer lab, swimming pool, playground and laundry facilities. It is conveniently located near public transportation and provides integration with service providers, schools and healthcare providers in the greater Lowry area. On-site case management and support services are provided to residents, as needed.





RENAISSANCE OFF BROADWAY LOFTS

Denver County

Opened in 2001

2135 Stout Street

Denver, Colorado 80205

(Near 20th and Broadway)

**81 units: 15 studios, 42 one-, 21 two-,
and 3 three-bedroom apartments**

This was the first newly constructed, affordable rental lofts project in Denver history. The development integrates supportive housing for homeless individuals with affordable rental housing. One-half of the lofts are rented to homeless households. The remaining units are reserved for downtown workers who cannot afford the high-priced lofts in the LODO, Uptown, and the South Platte Valley neighborhoods. The Lofts were built on a vacant parking lot at 2135 Stout Street, just east of Broadway and adjacent to the Coalition's Stout Street Clinic. The property is located near bus lines and light rail. Amenities include a two-story parking garage, an enclosed courtyard, community center, computer lab and laundry facilities. On-site case management and support services are provided to residents, as needed. Off Broadway Lofts was ***Westword's 2002 Best New Lofts Property.***



Renaissance Off Broadway Lofts adjacent to our
STOUT STREET CLINIC



BEACON PLACE

Denver County

Opened in 1999

3636 West Colfax Avenue

Denver, Colorado 80204

(West Colfax and Federal)

**85 beds: single, double, and triple
occupancy rooms**

Beacon Place provides transitional housing for homeless residents, primarily single adults living with mental illness. The property includes a computer room, television area, and a communal kitchen. Meals, housekeeping and laundry services are provided. Some space is reserved for disabled veterans and for those individuals in need of respite care after a hospital stay. Twenty-four hour on-site case management and support services are provided to all residents.





RENAISSANCE AT CONCORD PLAZA

Jefferson County

Opened in 1998

1793 Kendall Street

Lakewood, Colorado 80214

(Near Colfax and Pierce)

**76 units: 8 one-, 40 two-, 24 three-,
and 4 four-bedroom apartments**

This new construction project in Lakewood, Colorado was modeled after the Coalition's Renaissance at Loretto Heights property. It integrates transitional housing for homeless families with mixed income affordable apartment homes. Amenities include a swimming pool, clubhouse, exercise room, playground, computer lab and laundry facilities. On-site case management and support services are provided to residents, as needed. The property is located near public transportation and is adjacent to the **Renaissance Children's Center**, a Coalition program that provides nationally accredited early childhood education for children of all income levels. In 2000, Concord Plaza received the **12th Maxwell Award of Excellence from the Fannie Mae Foundation**.



Renaissance at Concord Plaza is adjacent to our
RENAISSANCE CHILDREN'S CENTER



RENAISSANCE AT LORETTO HEIGHTS

Arapahoe County

Opened in 1997

3151 West Girard Avenue

Englewood, Colorado 80110

(Near Hampden and Federal)

76 Units: 8 one-, 40 two-, 24 three-, and

4 four-bedroom apartments

This new construction development is located in unincorporated Arapahoe County. Seventy-six apartment homes integrate transitional housing for homeless families with affordable housing for low-income households. The property includes a swimming pool, clubhouse, playground, computer lab and laundry facilities. It is conveniently located near public transportation. The Coalition collaborates with Inter-Faith Community Services to provide on-site case management services to residents, as needed. In 1999, Renaissance at Loretto Heights received the **MetLife Foundation Life Award for Excellence in Affordable Housing from the Enterprise Foundation** and the **Maxwell Award of Excellence for Housing from the Fannie Mae Foundation**, in 1998. The property received the **Housing Colorado NOW! Eagle Award for Innovative Supportive Housing**, in 1997.





FORUM APARTMENTS

Denver County

Opened in 1996

250 West 14th Avenue

Denver, Colorado 80202

(Near Colfax and Bannock)

100 units: studio apartments with full kitchens

This development was the first Permanent Supportive Housing complex located in Denver, across the street from the Denver City and County Building. Once the site of Denver University's Law School, it is centrally located to community services and public transportation. Amenities include a community room, a computer lab, a common kitchen area and laundry facilities. On-site case management and support services are provided for residents. The Forum Apartments project was the **1997 recipient of the Significant Achievement Award from the U.S. Department of Housing and Urban Development.** Ground floor retail space includes Quiznos, the Coalition's first retail partnership.





FOREST MANOR APARTMENTS

Arapahoe County

Opened in 1990

1420 Moline Street

Aurora, Colorado 80010

(Near Colfax and Peoria)

**86 units: 11 studios, 60
one-, 12 two-, and 3 three-
bedroom apartments**

Forest Manor residents include formerly homeless families and individuals, those with mental illness, and others in the community seeking affordable housing. The property includes a laundry facility and a community room. Conveniently located near public transportation, residents also have access to on-site case management and support services, as needed.





OUR MISSION

The Colorado Coalition for the Homeless works collaboratively toward the prevention of homelessness and the creation of lasting solutions for homeless and at-risk families, children and individuals throughout Colorado. The Coalition advocates for and provides a continuum of housing and a variety of services to improve the health, well-being and stability of those it serves.



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