

STOUT STREET HEALTH CENTER AND RENAISSANCE STOUT STREET LOFTS

CREATING LASTING SOLUTIONS



GROUNDBREAKING *Celebration*

January 30, 2013

10:30 am–12:00 pm

Program

John Parvensky

President, Colorado Coalition for the Homeless

The Honorable Diana DeGette

United States House of Representatives

Patrick M. Gillies

HRSA Regional Administrator, Region VIII

Pat Coyle

Director, Colorado Division of Housing

Councilman Albus Brooks

Denver City Council District 8

Hassan Salem

U.S. Bank Market President

Rod DuChemin

Director of Labor Relations, AFL-CIO Housing Investment Trust
and Building America CDE

Cris White

Executive Director and Chief Executive Officer, CHFA

2180 Stout Street, Denver, CO 80205

www.coloradocoalition.org | 303.293.2217

Event Sponsored by:



STOUT STREET HEALTH CENTER AND RENAISSANCE STOUT STREET LOFTS

The Colorado Coalition for the Homeless has broken ground on the Stout Street Health Center and Renaissance Stout Street Lofts. This landmark property will blend a fully integrated health care center serving homeless and at-risk families and individuals with seventy-eight units of affordable, supportive housing.

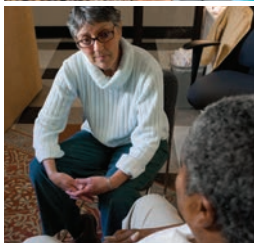
OPEN APRIL 2014

STOUT STREET HEALTH CENTER

The **Stout Street Health Center** is replacing the existing Stout Street Clinic, an aging structure that currently lacks adequate space to effectively meet the complex health care needs of an expanding homeless community.

The new Health Center will integrate patient-centered medical and mental health care, substance treatment services, social services and housing acquisition to more fully address the spectrum of problems homeless patients bring to their medical providers. Specialized services for homeless children and families will also be incorporated.

The new Health Center will feature larger interior waiting areas to eliminate the physical and emotional discomfort of standing in long lines on the street and an exterior courtyard for patients to utilize prior to opening hours. A new off-street access bay for ambulances and emergency vehicles will prevent traffic obstructions that are common at the current site.



RENAISSANCE STOUT STREET LOFTS

The **Renaissance Stout Street Lofts** will provide affordable rental apartments targeted to a variety of incomes. The Lofts will blend 50 supportive housing units for chronically homeless individuals, families and youth with 28 affordable housing units targeted to households at 30, 40 and 50 percent of the Area Median Income (\$16,000 to \$35,000).

The Lofts will feature 63 one-bedroom and 15 two-bedroom apartment homes featuring air conditioning, CAT-5 cabling and appliances, including garbage disposals and dishwashers.



Amenities include on-site laundry facilities, a community room with a common kitchen and outdoor courtyard, a computer room, elevator access, video surveillance systems and secured electronic access with underground parking. On-site property managers and social workers will also be available to residents for various services, as needed.

78 APARTMENT HOMES

INTEGRATED
HEALTH CARE



245 JOBS

BUILDING A STRONG ECONOMY

The project creates more than 75 construction jobs and 70 full-time permanent health care jobs, and provides job continuity for more than 100 current clinic positions. It will generate more than \$70 million in direct and indirect economic activity in Denver.

GREEN AND HEALTHY ENVIRONMENT

The entire development will be designed in accordance with Green Communities guidelines established by Enterprise Communities, utilizing green building materials in its structure, and interior and exterior finishes. Site lighting will be energy efficient and designed to minimize light pollution.

The building exterior will be comprised of fiber cement siding and masonry. Materials will be selected with an emphasis on recycled content and local availability. Green Label Certified flooring materials will be used throughout, along with low VOC paints and sealants. Water conserving plumbing fixtures, ENERGY STAR® qualified appliances and energy efficient lighting will be featured.

LEVERAGED FINANCING

The Lofts are financed with a combination of Low Income Housing Tax Credits, private equity investment, HOME Investment Partnerships Program financing from the City of Denver and the Colorado State Division of Housing, Federal Home Loan Bank funds, and permanent financing through U.S. Bank.

The Health Center is financed through New Markets Tax Credits (NMTC) combining NMTC equity, leveraged financing and Health Resources and Services Administration (HRSA) funding.

A \$5 million capital campaign is in progress to raise the remaining funds needed to complete construction.

Through the generosity of The Colorado Health Foundation, the Anschutz Foundation, the Jay & Rose Phillips Family Foundation, Caring for Colorado Foundation, Gates Family Foundation, Hearst Foundations and other foundations and individual donors, the campaign has reached 78 percent of its goal.

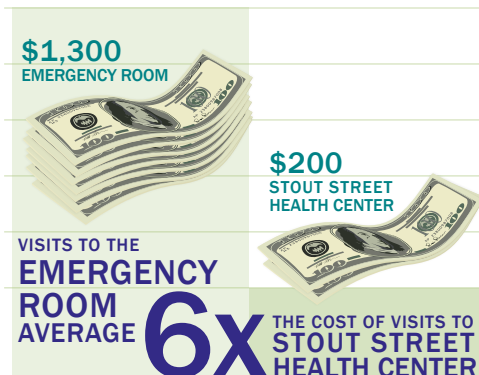


CREATING HEALTHY FUTURES

The need for health care for homeless families and individuals has never been greater. Each day, Colorado Coalition for the Homeless' patients face long lines and growing wait lists to access mental health treatment, medical care, relief from dental pain and life-saving medications. Our current Stout Street Clinic can no longer meet the need in our community. We envision a lasting response and we are proud to break ground on the new **Stout Street Health Center**.

STOUT STREET HEALTH CENTER

The Stout Street Health Center will be one of the most effective and cost-efficient facilities serving homeless patients in Colorado. We'll be able to help 50 percent more patients, nearly 17,000 people each year, and provide wraparound care for multiple health and housing issues. Emergency room visits will decrease, saving hundreds of thousands of dollars currently spent treating acute and chronic illnesses for homeless men, women and children. And, mental health care and pediatric services will expand to meet the growing need in Metro Denver.



TAKE PART

The Colorado Coalition for the Homeless is actively raising the final funds necessary to complete construction of the Stout Street Health Center by April 2014. Our \$5 million capital campaign has reached 78 percent of its goal through the generosity of local and national foundations, as well as many individuals who recognize the importance of this project to our community's well-being.

Be a part of this extraordinary project. Naming opportunities are available for individuals, families, foundations and corporations at the following pledge levels:

- \$25,000 PERMANENT RECOGNITION ON DONOR WALL IN MAIN LOBBY
- \$50,000-\$250,000 MOUNTED ENTRY PLAQUE ON EXAM ROOM OR WAITING AREA
- \$275,000-\$2,000,000 MOUNTED ENTRY PLAQUE ON SPECIALTY CLINICS SUCH AS DENTAL, VISION OR PHARMACY

Help us reach our goal!

For more information please contact **Jennifer Forman** at 303-285-5222 or jforman@coloradocoalition.org.

Capital Campaign

Stout Street Health Center

\$5,000,000

\$3,922,376

78%

Thank you to our generous early funders:

- The Colorado Health Foundation
- The Anschutz Foundation
- The Jay & Rose Phillips Family Foundation
- Caring for Colorado Foundation
- Gates Family Foundation
- Hearst Foundations
- Helen K. & Arthur E. Johnson Foundation
- The Nord Family Foundation
- Colorado Coalition for the Homeless Board of Directors
- Distinguished Colorado Families, Businesses and Individuals

