

RENAISSANCE VETERANS APARTMENTS AT FITZSIMONS

CREATING LASTING SOLUTIONS THROUGH HOUSING



*Colorado Coalition for the Homeless and its subsidiaries, Renaissance Housing Development Corporation and Downtown Lofts Corporation, opened a permanent supportive housing development, **Renaissance Veterans Apartments at Fitzsimons**, at the corner of 17th and Peoria in Aurora, directly next to the Colorado State Veterans Home at Fitzsimons. The project aims to meet the affordable housing needs of veterans and their families experiencing and at-risk of homelessness. In 2019, over 1,000 veterans experienced homelessness in Colorado. Through housing like Renaissance Veterans Apartments at Fitzsimons, the Coalition works to end homelessness for our country's heroes.*

HOMES FOR OUR HEROES

Renaissance Veterans Apartments at Fitzsimons, at 1753 North Quentin Street in Aurora, will provide 60 units of supportive housing for veterans and their immediate families experiencing or at-risk of homelessness.

This four-story building will feature 56 one-bedroom units and four two-bedroom units with full kitchens and bathrooms. High ceilings and large windows in each unit and throughout the building create a sense of openness for the residents. On-site amenities will include case management, 24-hour reception, laundry facilities, TV room, computer lab, outdoor workout facility, dog run, walking path, kitchen, multi-purpose room, and community gathering spaces. It will also uniquely feature a medical exam room for on-site resident needs.

ACCESSIBILITY AT THE FOREFRONT

As a center devoted to formerly homeless veterans, the highest priority was placed on accessibil-

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ity measures. By code, any new residential building is required to have 5% of the units designated as full accessibility. In this project, CCH elected to include 40% of the units designated as fully accessible, including a higher percentage of accessible parking spaces, and a higher degree of attention paid to the use of the facility, with extra wide corridors, generous public spaces, and good light levels throughout, along with accessible paths and site amenities. The design is trauma-informed and focuses on creating a “living room” feel for veterans to create a sense of community. CCH partnered with Studio Completiva for the design of the project and Alliance Construction Solutions for the building.



This new housing development sits on land owned by the Colorado Department of Human Services, who donated the land for the project through a ground lease. The site was formerly Fitzsimons Army Base, and provision of this type of housing had been contemplated since its closure many years ago.

INTEGRATED SERVICES

The Coalition will provide supportive services to all residents, including integrated primary care and behavioral health care through on-site medical exam room. Residents will receive individualized support through Coalition case management in order to create a stable environment and to keep those who were once homeless in housing. On-site staff will provide or assist residents in obtaining any medical care, behavioral health care

or substance treatment services, as well as peer support, job training or employment necessary to make a successful transition from the street to a home. The Renaissance Property Management Corporation will provide property management services.



HEALTHY ENVIRONMENT AND GREEN DESIGN

Renaissance Veterans Apartments at Fitzsimons will provide a safe, healthy environment for its residents. The Coalition believes that energy efficiency and environmentally friendly construction can become the benchmark for affordable housing. The building is designed and constructed to meet or exceed Enterprise Green Communities guidelines. These standards 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.

LEVERAGING FINANCING

The Coalition utilizes creative, multi-level and leveraged financing techniques that include a combination of federal tax credits, funding from state and local governments, private investment, and foundation and individual support. Support for this particular project came from Colorado Housing and Finance Authority, Colorado Division of Housing, City of Aurora, Federal Home Loan Bank of Topeka, Home Depot, National Affordable Housing Trust and Bank of the West, with essential participation from Mercy Loan Fund, CDHS, the Fitzsimons Redevelopment Authority, and the Department of Veterans Affairs.

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