



RENAISSANCE LEGACY LOFTS AND STOUT STREET RECUPERATIVE CARE FACILITY

CREATING LASTING SOLUTIONS THROUGH HOUSING



Colorado Coalition for the Homeless began construction on a “first-of-its kind” Recuperative Care Facility for people experiencing homelessness and the 98-unit Renaissance Legacy Lofts located in Arapahoe Square in Denver. This mixed-use property will meet the immediate health care needs for 400 people experiencing homelessness annually through medical respite and recuperative care, while also providing permanent and affordable supportive housing for individuals and families experiencing homelessness.

A Safe Place to Get Well

The Stout Street Recuperative Care Facility will provide safe, dignified, and quality spaces for people experiencing homelessness to heal and stabilize from medical issues. The facility will provide 75 medical respite beds on the first three floors of the building located at 2175 California Street, targeted towards people experiencing homelessness with acute medical or behavioral health conditions who have been hospitalized and cannot safely be discharged to the streets or shelters. For people experiencing homelessness, recovery “at home” is not an option, and the Recuperative Care Facility helps to rectify this ongoing challenge in Denver.

Amenities of the Recuperative Care Facility will include a commercial kitchen and dining room, commercial laundry, medical exam suites, and “step-down” hospital beds in semi-private spaces for medical observation.

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Medical Recuperative Care will be provided for 30 to 45 days, depending on the needs of the patient. During that time, housing counselors will work with these patients to arrange for post-respite supportive housing in the community including at the new Renaissance Legacy Lofts.



Coming Home

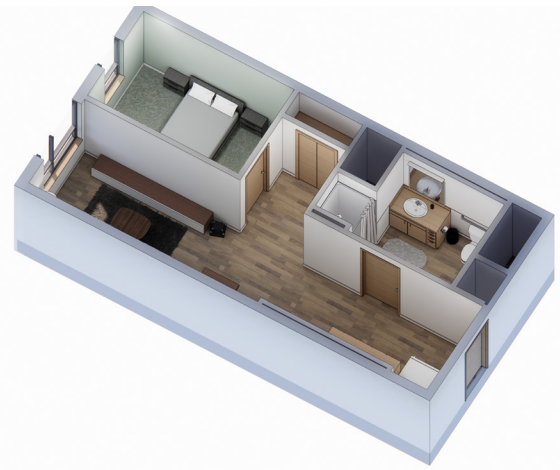
The Renaissance Legacy Lofts will target people experiencing homelessness who are “high utilizers” of emergency rooms and expensive hospital care. The intention of such a project is to reduce avoidable health care costs through on-site supportive services and linkage to ongoing integrated care at the adjacent Stout Street Health Center.

The Lofts feature 81 one-bedroom apartments and 17 studio apartments with full bathrooms and kitchens, a business center, case management and counseling services, bike storage, laundry facilities, a community room with kitchen, and a fourth-floor terrace.

Architectural services for the mixed-use project, which mimic market rate housing in the Arapahoe Square neighborhood, were provided by Christopher Carvell Architects, and construction will be provided by Milender White. Construction of the project is scheduled to be completed in June 2022.

Integrated Services

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 through the adjacent Stout Street Health Center, 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 the full array of property management and maintenance services.

Healthy Environment and Green Design

Renaissance Legacy Lofts and the Stout Street Health Center Recuperative Care Facility will provide a safe, healthy environment for its patients and residents. The Coalition believes that energy efficiency and environmentally friendly construction should be 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

This \$46.5 million project is funded using a unique and unprecedented variety of financing sources for a development serving people experiencing homelessness. The project is receiving funds through participation in the Denver Housing Authority’s D3 bond program. The Recuperative Care Center will utilize New Markets Tax Credits (NMTTC) provided by the Corporation for Supportive Housing and Colorado Growth and Revitalization Fund. The Northern Trust Company is the NMTTC tax credit investor.

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