



RENAISSANCE LEGACY LOFTS

CREATING LASTING SOLUTIONS THROUGH INNOVATIVE HOUSING



In late 2022, Colorado Coalition for the Homeless launched a first-of-its kind mixed-use facility to serve the housing and healthcare needs of people experiencing homelessness in Colorado.

The Renaissance Legacy Lofts and John Parvensky Stout Street Recuperative Care Center, located at 2175 California Street in Denver, meets the immediate health care needs for 500 people experiencing homelessness annually through medical respite and recuperative care on floors 2 and 3, while also providing 98 units of permanent and affordable supportive housing for individuals experiencing homelessness on the floors above. Occupying floors four through nine of the mixed-use building, Renaissance Legacy Lofts is the 21st housing property developed by the Colorado Coalition for the Homeless to provide supportive housing for people experiencing homelessness.

COMING HOME

For over 38 years, Colorado Coalition for the Homeless (CCH) has worked to serve people experiencing homelessness through housing, health care, and supportive services. On any given night, the Coalition houses over 2000 individuals in supportive housing units, and another 2000 through voucher programs.

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

Renaissance Legacy Lofts is more than a safe place for 98 individuals to find home. Residents are also offered wraparound services including counseling, substance use treatment, psychiatric care, medical care, and more.

The majority of clients at the Legacy Lofts have been experiencing homelessness for years, or even decades. The range of supportive services from social workers and clinicians help clients to build the structural supports that will help to keep them housed and healthy. At Renaissance Legacy Lofts, individuals can carve a path towards a better future in a safe and supportive home.



THE INNOVATIVE SIPPRA MODEL

Renaissance Legacy Lofts was created specifically to house individuals who are "high utilizers" of emergency rooms and expensive hospital care as part of the Social Impact Partnership Pay for Results Act (SIPPRA) program under the U.S. Department of Treasury. The program aims to improve health outcomes and reduce Medicaid costs by improving access to primary and preventative healthcare services and supports in order to reduce avoidable high-cost healthcare services.

Providing homes and wraparound supportive services to those experiencing chronic homelessness prevents expensive encounters with the criminal justice and safety-net systems and helps these clients to lead more stable and productive lives. Lives are changed, stability is achieved, and taxpayer expenses for costly emergency services are significantly reduced. This benefit has been proven through [independent study by the Urban Institute of the Social Impact Bond \(SIB\) program](#). The SIB model served as inspiration for the SIPPRA program.

HEALTHY ENVIRONMENT AND GREEN DESIGN

The Coalition believes that energy efficiency and environmentally friendly construction should be the standards in affordable housing. The building is designed and constructed to meet or exceed Enterprise Green Communities guidelines. These standards 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. Architectural services for the project, which is designed as attractively as market rate housing in the surrounding neighborhood, were provided by Christopher Carvell Architects, and construction was provided by Milender White.



LEVERAGING FINANCING

This \$46.5 million project was funded using an unprecedented variety of sources for both the Legacy Lofts and the Recuperative Care Center. The project leveraged both private and public sector funding through a complex structure. Direct funding was received from the City and County of Denver and the State of Colorado Division of Housing. The Recuperative Care Center utilizes New Markets Tax Credits (NMTC) provided by the Corporation for Supportive Housing and Colorado Growth and Revitalization Fund. The Northern Trust Company is the NMTC tax credit investor. A number of foundations and private donors also contributed generously to the center. The Legacy Lofts were financed through dual 9% Low Income Housing Tax Credit (LIHTC) and 4% LIHTC and Private Activity Bond allocations from the Colorado Housing and Finance Authority. The LIHTC investor is Enterprise Community Partners. Construction and permanent loans are provided by FirstBank. The Federal Home Loan Bank of Topeka provided AHP funding.

