



# RENAISSANCE LEGACY LOFTS AND STOUT STREET RECUPERATIVE CARE CENTER

CREATING LASTING SOLUTIONS THROUGH HOUSING AND HEALTH CARE



*Colorado Coalition for the Homeless is proud to launch 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 Stout Street Recuperative Care Center, located at 2175 California Street in Denver, will meet the immediate health care needs for 500 people experiencing homelessness annually through medical respite and recuperative care, while also providing 98 units of permanent and affordable supportive housing for individuals experiencing homelessness.*

## WHY PROJECT MEETS CRITICAL NEEDS

For over 37 years, Colorado Coalition for the Homeless (CCH) has worked to serve people experiencing homelessness through housing, health care, and supportive services. One of the most significant struggles for CCH clients has been the difficulty in maintaining health following release from hospitals and other facilities, safely recovering from recent medical or clinical procedures, and other recovery needs that cannot be safely met in shelters or on the streets. When home is not an option, how can one recover "at home?"

People experiencing homelessness have medical conditions such as diabetes, heart disease, and HIV/AIDS at rates three to six times higher than their housed counterparts. Their hospital stays are also nearly twice as long. Data demonstrates that hospital discharges to recuperative care not only improve health outcomes, they also reduce health care costs for both insurers and hospitals by reducing days spent in the hospital, readmissions, and emergency room use. The new building provides desperately needed recovery health services on floors 1-3 and permanent supportive housing on floors 4-9.

*"Having a safe place to call home is such an essential part of the health and well-being of our community. Integrating a recuperative care facility with long-term supportive housing for people experiencing homelessness will fill a huge gap in health and respite services to end homelessness in our city."*

—John Parvensky, President and CEO of CCH

## HEALTHY ENVIRONMENT & GREEN DESIGN

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 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 mixed-use project, which is designed as attractively as market rate housing in the Arapahoe Square 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 a development serving people experiencing homelessness. The project leveraged private and public sector funding through a complex structure. The project received direct funding from the City and County of Denver and the State 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 housing is 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.

# STOUT STREET RECUPERATIVE CARE CENTER

## A SAFE PLACE TO GET WELL

The Stout Street Recuperative Care Center (SSRCC) provides safe, dignified, and quality spaces for people experiencing homelessness to heal and stabilize from medical issues.

The center features 75 medical respite beds on the first three floors of the building targeted to people experiencing homelessness with acute medical conditions. Recuperative care will be provided for approximately 30 to 45 days, depending on the needs of the client. All clients must be referred to recuperative care by a medical facility.

Clients will receive 24-hour supervised care, room and board at the center for the duration of their recovery, personal hygiene items, freshly prepared meals and snacks from our kitchen, access to laundry facilities, and access to community rooms.

The SSRCC provides varied levels of care to clients: with the 2nd floor dedicated to more acute assistance and the 3rd floor for clients with fewer support needs while reducing taxpayer expenses for emergency health care.

Five exam rooms are located onsite in the integrated suite to ensure clients are easily able to attend appointments and stay on a path to healing.

In addition to medical assistance for acute conditions, clients will also be provided with the opportunity to receive additional care onsite and ongoing integrated health care at the adjacent Stout Street Health Center including behavioral health support, pharmacy access, substance use treatment, peer support, and job training. Clients will also work with integrated case managers to identify long-term housing options and have the opportunity to work towards making a successful transition from homelessness to a home.

# RENAISSANCE LEGACY LOFTS

## COMING HOME

Occupying floors four through nine of the new building, Renaissance Legacy Lofts is the 21st housing property developed by the Colorado Coalition for the Homeless to provide permanent supportive housing for people experiencing homelessness.

The 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.

The 98 units at RLL are dedicated in part to house Coloradans who are "high utilizers" of emergency rooms and expensive hospital care as part of the Social Impact Partnership Pay for Results Act (SIPPR) program under the U.S. Department of Treasury.



As part of the SIPPR program, this project is anticipated to reduce avoidable health care costs through on-site supportive services and linkage to ongoing integrated care at the adjacent Stout Street Health Center. SIPPR support is being initially funded through the City and County of Denver, Northern Trust, and other foundations.