

RENEWAL VILLAGE

CREATING LASTING SOLUTIONS THROUGH INNOVATIVE HOUSING

COLORADO
COALITION
FOR THE HOMELESS



40 YEARS of Homes, Health, & Hope

A lack of affordable housing is the primary cause of homelessness both nationwide and here in Colorado—the 8th least affordable state in the country. Last year, over 75,000 individuals accessed homelessness services in Colorado which demonstrates the vast and growing need for local housing solutions to this devastating crisis.

The most effective proven solution a model best encompassed by the phrase, “Housing First, but not housing only.” This model prioritizes the creation of safe, affordable, and welcoming spaces for individuals exiting the cycle of homelessness, with inclusive wraparound services available on-site.

The Colorado Coalition for the Homeless (the Coalition or CCH), with the help of key government, private, and nonprofit partners, is proud to launch Renewal Village, featuring 215 units of permanent supportive and transitional housing, in continuation of the effort to create lasting solutions to homelessness.

COMING HOME

Renewal Village, formerly the Clarion Inn, located at 200 W Warner Place in the Globeville neighborhood of Denver, CO will serve as home for hundreds of individuals each year.

One hundred and thirty-four (134) of the 215 units are allocated for permanent supportive housing, which provides ongoing wraparound supportive services to help individuals remain stably housed. A project-based voucher from the Colorado Division of Housing is attached to each supportive housing unit, ensuring that the tenant pays no more than 30% of their income on housing costs and that the property is affordable to residents at varying income levels. The remaining 81 units, including 60 designated for Veterans and supported by the US Department of Veterans Affairs, are allocated for transitional or non-congregate shelter use, which is short-term placement for individuals as they move toward independent, long-term housing.



All residents are referred to the property through OneHome Coordinated Entry, specific programmatic pathways in certain transitional units, or community partner referrals managed by CCH. Residents in supportive housing units with project-based vouchers will sign an initial lease of one-year, while residents in transitional units sign occupancy agreements that outline the expectations of the property and program during their stay. Typically, transitional residents are limited length stays of up to 24-months per individual program requirements, though CCH and its partners work to transition individuals into stable housing much more quickly.

HOW THE COALITION CREATED RENEWAL VILLAGE

Since the 1970s, the Clarion Inn had served the Globeville area as a hotel and conference center featuring a bar, restaurant, pool, and ballroom. The vast first floor network of communal areas and outdoor space made this an ideal opportunity for the Coalition and its partners. Shared common spaces help to create a sense of belonging and community, which is essential for all Coalition residents. Those exiting homelessness are often used to strong street and shelter communities of mutual aid. The transition to private space can be enhanced if shared spaces are thoughtfully and thoroughly built into a property.

In the conversion of this property from a hotel to supportive and transitional housing, the first-floor spaces underwent a complete transformation. The bar and cafe have been converted into a dining area and coffee lounge for residents and staff. The former exercise room has been converted to a community room and the ballroom became a welcoming office space for case managers, behavioral health clinicians, health care providers, and other support staff. New spaces were also built, including a laundry room (with nine washer and dryer units and free laundry for residents), a computer lab, a private exam room for visiting medical staff, and a shared courtyard welcome to all residents.

For each of the studio apartments, much of the original furniture and fixtures were repurposed, but new amenities were added to make each unit more appropriate for long-term living. Each unit features a queen bed, dresser, television, kitchenette with full-size refrigerator and microwave, vanity area, and private bathroom. The property is equipped with commercial laundry equipment and housekeeping

staff to provide linen service to residents and all utilities are paid for by the property, including basic Wi-Fi availability.

Significant updates were also made to safety and comfort features including new flooring throughout the property, new or refurbished HVAC units and programmable thermostats in each studio unit, new fire alarm and suppression system throughout the building, and other safety upgrades including FOB access doors and upgraded security features.



ONSITE WRAPAROUND SERVICES

Creating a building that serves clients exiting homelessness requires additional spaces and features that help to support residents.

Supportive wraparound services offered on-site and at the Coalition's Integrated Health Services locations follow the Assertive Community Treatment (ACT) model, an evidence-based, intensive, integrated approach to community mental health service delivery. Based on independent evaluations of ACT programming, it has been demonstrated that individuals can be expected to attain greater than 80% housing stability over 12 months or longer. Importantly, this approach also contributes to lowering publicly funded emergency medical and detoxification services for residents, creates strong communities, and improves residents' quality of life.

At Renewal Village, all clients will have an assigned onsite case manager—a designated go-to person to provide trauma-informed, person-centered delivery of comprehensive, intensive, clinical-based assistance. While each client will determine their individual priorities, in general, case managers connect residents with healthcare services, mental health resources, substance use treatment, crisis intervention, and more general resources.

Additional onsite services will be available to all residents, including food services (grab n' go breakfast options and a daily hot lunch), shuttle transportation to grocery stores and medical services, onsite safety and security teams, and an onsite property management team available for maintenance and ongoing repairs.

REDUCE. REUSE. RENOVATE.

"The most sustainable building is a building that already exists."

— Max Lubarsky, Director of Housing Development,
Colorado Coalition for the Homeless

In its 40 years of service to the community, the Colorado Coalition for the Homeless has created housing through both new construction and conversions of former hotels, offices, and other properties. Converting existing properties is not only a more sustainable solution than building from the ground up, but also a fiscally responsible one.

Conversion projects like Renewal Village have the advantage of bringing new permanent housing online more quickly and at a lower cost as compared to taking a new project from conception to completion. The cost per unit of housing is typically less than half the cost of new construction.

In addition to repurposing and reusing many of the original furnishings and fixtures, Renewal Village also features new green features. A partnership with Energy Outreach Colorado yielded funding for programmable thermostats for each unit which allows for more efficient energy use per unit. Retrofitted LED lighting throughout the building also provides significant energy use reduction as well as cost savings.

FINANCING AND PARTNERSHIPS

This \$38 million project was made possible utilizing both private and public sector dollars within a complex, unique, and multijurisdictional collaboration structure. The acquisition and renovation leveraged resources from the Department of Local Affairs Division of Housing (CDOH), the Denver Office of Housing Stability (HOST), and Adams County. Additional funding includes a Community Project Funding award secured by Senators John Hickenlooper and Michael Bennet and Congresswoman Diana DeGette, a direct investment by the Coalition, and donations from long-term partners including the Home Depot Foundation, the Opus Foundation, Huntington Bank, Lockheed Martin, and others. Longtime financial partner Northern Trust provided community investment bridge financing to assist with the acquisition. In addition, an effort by Denver Councilman Darrell Watson to rezone the property to accommodate the new multi-family use was pivotal to the success of this project. The rezoning passed unanimously at Denver City Council.

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