



# RENAISSANCE VETERANS APARTMENTS AT FITZSIMONS

CREATING LASTING SOLUTIONS THROUGH HOUSING



In 2020, Colorado Coalition for the Homeless (CCH or the Coalition) 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. From 1918 to 1996, the Fitzsimons Army Medical Center had served the needs of Veterans in Colorado across a sprawling campus.

The project meets the affordable housing needs of veterans and their families experiencing and at-risk of homelessness. Through housing like Renaissance Veterans Apartments at Fitzsimons, the Coalition provides a safe, healthy environment for residents, including those who have served in conflicts over the past eight decades. Fitzsimons is one of 23 properties managed by the Coalition that is dedicated to ending homelessness, including for our country's heroes.

## HOMES FOR OUR HEROES

Renaissance Veterans Apartments at Fitzsimons, at 1753 N. 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 features 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. Onsite amenities include case management, 24-hour reception, laundry facilities, TV room, computer lab, outdoor workout facility, dog run, garden, walking path, kitchen, multi-purpose room, and community gathering spaces.

## ACCESSIBILITY AT THE FOREFRONT

As a center devoted to veterans previously experiencing homelessness, the highest priority

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was placed on accessibility 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 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

Individualized support is provided to all residents through case management services through either Veterans Affairs (VA) or the Coalition. Dedicated personal case management helps to create a stable environment and keep those who were once unhoused in their housing. Onsite staff also assist residents in obtaining 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. Residents gain access to the property and programs through the Veterans Affairs Supportive Housing (VASH), the OneHome System, or community referrals through the Coalition’s housing assistance program. The property, managed and maintained by CCH, represents a vital resource for veterans in Colorado and as of 2025 is at 93% or higher capacity.



## HEALTHY ENVIRONMENT AND GREEN DESIGN

The Coalition believes that energy efficiency and environmentally friendly construction can become the benchmark for affordable housing. Fitzsimons was 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.

## LEVERAGING FINANCING

The Coalition utilized 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 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.