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FOR IMMEDIATE RELEASE

Colorado Coalition for the Homeless and Denver Housing Authority Announce Partnership for Family Housing at 4745 Federal Blvd Lot

Denver, CO. (February 25, 2026) – The Denver Housing Authority (DHA) and the Colorado Coalition for the Homeless (CCH or the Coalition) just announced their partnership to develop up to 135 units of income-restricted, supportive family housing at 4745 Federal Boulevard in Denver’s Berkeley/Sunnyside neighborhoods.

“With affordable housing increasingly out of reach, projects like this are essential,” Joaquín Cintrón Vega, DHA CEO said. “By leveraging DHA’s D3 program, our partnership with the Coalition will expand access to family-sized, income-restricted units, addressing the urgent housing needs of Denver’s children and families today and for years to come.”

“When this property was acquired in 2020 during the height of COVID-19, I made a commitment to our community to advocate for 4745 Federal to be redeveloped into permanently affordable housing,” Denver City Council President Amanda Sandoval said. “As Northwest Denver has experienced significant gentrification and displacement, using publicly owned land for affordable housing is critical. I am grateful to the Denver Housing Authority and the Colorado Coalition for the Homeless for partnering to move this vision forward.”

The Coalition was selected as the development partner through the DHA Delivers for Denver (D3) Permanent Supportive Housing (PSH) partnership with the City of Denver. D3 PSH funds support property acquisitions for future development partners, such as CCH, to create, own, and manage affordable housing. Under this partnership, CCH will design and construct the new property, while DHA will ensure permanent affordability through a long-term ground lease.

“There are 15,328 children and youth experiencing homelessness in the Denver Metro area this year,” said Britta Fisher, CEO of the Coalition. “We know that the effects of housing instability on children are profound, including long-term impacts on educational attainment, health, and economic opportunities. By creating a community-focused development with large units,

playground areas, a community space, extensive outdoor areas, and other family-centered amenities, the Coalition and DHA are working to make Denver affordable for the children who need it most.”

[In 2024, homelessness among families with children in Colorado grew by 134%](#). In Denver, [the average rent](#) for a two-bedroom unit is nearly \$2,100, and for a three-bedroom, \$2,800. This new project will help increase the supply of affordable housing in the Denver Metro area, in a state that is now the eighth most expensive in the country.

At least 40% of the units will be reserved for families earning 30% of the Area Median Income (AMI) - currently \$37,850 for a family of three and \$42,050 for a family of four in Denver. All units will be income-restricted to those at or below 60% AMI. The Coalition plans to apply for 4% CHFA credits in August 2026, as well as state and federal tax credits, to finance the project, targeting construction to begin in late 2027.

The approximately 3.78-acre vacant parcel was formerly the site of a Rodeway Inn motel, which DHA previously leased to the City of Denver for short-term shelter operations until 2023. Since then, DHA has facilitated environmental abatement and demolition of the former structure to improve public health and safety and prepare the site for new construction of much-needed permanent supportive housing.

Founded in 1984, the Coalition owns and operates properties that offer permanent-supportive, income-restricted, and/or transitional housing, primarily in the Denver Metro area. Many of these properties—such as Renaissance at Lowry Boulevard, Renaissance Blue Spruce Townhomes, and Renaissance Loretto Heights—are designed to welcome and support families. Additionally, Renaissance Concord Plaza is adjacent to the Renaissance Children’s Center, an award-winning childcare facility. A similar childcare center could potentially be included in the 4745 Federal Avenue campus, depending on funding.

ABOUT DENVER HOUSING AUTHORITY

The Denver Housing Authority (DHA) creates and preserves affordable housing to help Denver residents thrive. With a mission to develop, own, and operate safe, decent, and affordable homes, DHA serves more than 30,700 very low, low, and middle-income individuals across the city. Its portfolio includes more than 14,600 housing units and vouchers that support stability and opportunity. Since 1938, DHA has worked to build vibrant, sustainable neighborhoods that reflect the strength and diversity of Denver. Learn more at www.denverhousing.org.

ABOUT CCH:

The mission of the Colorado Coalition for the Homeless is to work collaboratively toward the prevention of homelessness and the creation of lasting solutions for people experiencing and at-risk of homelessness throughout Colorado. The Coalition advocates for and provides a continuum of housing and a variety of services to improve the health, well-being, and stability of those it serves. Since its founding, the organization has earned state and national recognition for its integrated healthcare, housing, and service programs. The Coalition’s comprehensive approach addresses the causes and consequences of homelessness, providing critical assistance to nearly 20,000 individuals and families each year. Learn more at www.coloradocoalition.org.