



Press Release
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**Colorado Coalition for the Homeless Takes Next Step in
Highly Needed Supportive Housing Development in Denver**

The Colorado Coalition for the Homeless (CCH or the Coalition) will begin construction on Park Avenue Apartments, a new 60-unit permanent supportive housing (PSH) and transit-oriented development at 3721 North Globeville Road in Denver City Council District 9 after closing financing on Friday.

Conveniently located near downtown Denver, RiNo, and Sunnyside neighborhoods, as well as amenities like public transit and grocery stores, Park Avenue Apartments will serve those exiting homelessness and be available to households up to 60% of the Area Median Income (AMI). [The property, designed by Davis Partnership Architects, follows trauma-informed design principles](#) and was informed by input from CCH clients to create a design that fosters inclusivity, healing, and community.

All apartments will include one bedroom, one bathroom, and a full kitchen with Energy Star appliances, open floor plans, and multiple storage areas. Shared resident spaces will include a computer lab, community kitchen, library, secure bike storage, balconies on each residential level, a laundry lounge and flexible indoor and outdoor spaces for both large and small gatherings, supporting a safe and engaging environment. The site is less than half a mile from the South Platte River Trail, grocery stores, retail, and the 41st & Fox Light Rail Station. The area is also served by RTD Bus Route #38, and all residents will receive RTD EcoPasses.

In addition to a safe and engaging building environment, CCH will also provide comprehensive, high-quality, and targeted supportive services that are critical to housing retention and healthy communities. Services include mental and behavioral health wellness counseling, life skills training, job readiness, addiction services, financial literacy, and crisis intervention. On-site staff will deliver mental health services, case management, and front desk support. The Colorado Division of Housing will support ongoing operational costs with the provision of project-based state housing vouchers for all 60 one-bedroom units.

The Coalition originally purchased the site in 2021 with funding support from City of Denver HOST, and Colorado Division of Housing Operation Turnkey funding. The site, which housed the former La Quinta hotel and Old West Pancake House, was purchased with the vision of redeveloping the site into new higher-density and high-quality supportive housing. The former hotel provided a meaningful and

impactful use in the provision of essential non-congregate shelter programs during the height of the COVID-19 pandemic. More recently, the location was used to provide transitional and recovery services to people experiencing homelessness.

Britta Fisher, President & CEO of the Colorado Coalition for the Homeless added: “We are excited for the creation of new units of highly needed supportive housing available to Denverites at the lowest incomes, with input from those with lived experience, and near to transit solutions all in support of lasting solutions to homelessness.”

Recent reports indicate that there is a deficit of 97,980 affordable and available rental units in Colorado for those at or below 50% of the Area Median Income.

The project is made possible by [Colorado Housing and Finance Authority \(CHFA\)](#) 2025 Round One Housing Tax Credit awards, including an allocation of \$1.6M in annual Federal 9% Low-Income Housing Tax Credits, \$650k in annual Colorado State Credits, and \$78k in Colorado’s transit-oriented communities (TOC) tax credit, newly created by House Bill 1313 during the 2024 legislative session. Tax credit equity investment and construction financing are being provided by Wells Fargo. Additional partners include Colorado Division of Housing, Denver Department of Housing Stability (HOST), Denver Housing Authority, Federal Home Loan Bank of Dallas, and Rocky Mountain Community Reinvestment Corporation. The project also received a FY2024 Community Project Funding (CPF) award, made possible through Congressional support from Representative Diana DeGette (CO-01) and Senators Bennet and Hickenlooper.

“Park Avenue Apartments will bring affordable housing with robust onsite services to a transit-rich area of Denver,” said Thomas Bryan, Executive Director and CEO of CHFA. “The investment of state and federal Housing Tax Credits will help create more opportunities for housing stability for people exiting homelessness.”

General contractor, Alliance Construction Solutions, will begin demolition today, May 18. Lease ups for the 60 new units will begin in 2027.

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About Colorado Coalition for the Homeless:

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 of homelessness, as well as the consequences, offering critical assistance to nearly 20,000 individuals and families each year. Learn more at www.coloradocoalition.org.