



Press Release

Wednesday, July 22, 2026

Alexis Whitham

Director of Communications, Colorado Coalition for the Homeless

303-312-9642, alexis.whitham@coloradocoalition.org

Cathy Alderman

Chief Communications and Public Policy Officer, Colorado Coalition for the Homeless

303-319-9155, cathy.alderman@coloradocoalition.org

Local Leaders Break Ground for Park Avenue Apartments: New Construction of Sixty Supportive Housing Units Set to Open in 2027

On the morning of Wednesday, July 22, 2026, The Colorado Coalition for the Homeless (CCH or the Coalition) hosted an event to celebrate the groundbreaking of the Park Avenue Apartments at 3721 N. Globeville Road in Denver. The groundbreaking kicked off construction of a new 60-unit affordable and supportive housing transit-oriented development conveniently located near downtown Denver, RiNo, and Sunnyside neighborhoods, as well as amenities like public transit and grocery stores.

The four-story 61,244 square-foot Park Avenue Apartments, scheduled to open in 2027, are designed to house very low-income households including those trying to exit the cycle of homelessness. Units will be available to those making between 30% and 60% of area median income—between \$29,450 and \$58,860 here in Denver. All units will be subsidized through the Colorado Department of Local Affairs (DOLA) Division of Housing's (DOH's) vouchers.

Leaders from local and state government, nonprofit and private organizations spoke at the event including Britta Fisher, President and CEO, Colorado Coalition for the Homeless, Maria De Cambra, Executive Director, Colorado Department of Local Affairs (DOLA), Darrell Watson, Denver City Council Member, District 9, Cole Chandler, Executive Director, Denver Department of Housing Stability (HOST), and Steve Johnson, Chief Operating Officer, Colorado Housing and Finance Authority (CHFA). A check presentation with Wells Fargo representatives Kelly Littrell, Community Relations and Matt Walker-Drennan, Lead Commercial Real Estate also was held prior to the shovels hitting the ground for the official groundbreaking around 9:30 this morning. [Photos of the event are available here, photo credit Jamison Burt, Davis Partnership Architects.](#)

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. Coalition President and CEO Britta Fisher added "As we continue to feel the pain of the ongoing housing crisis grow particularly for low-income households and see more households falling into the cycle of homelessness, we need to be very intentional about how we invest resources to make sure we are getting the kind of housing that is needed most—and the Coalition's Park Avenue Apartments is just that. These deeply affordable units will serve people with very low incomes, including residents exiting homelessness. The Coalition is proud to add 60

affordable homes with supportive services to Denver's housing stock and to plan for future phases that add more affordable homes."

Darrell Watson, Denver City Council Member, District 9 added, "I am proud to have worked with the Coalition and Federal, state, and nonprofit partners in this project which converts a prominent corner of District 9 from an aging and abandoned hotel to a new, vibrant housing development that will serve Denver residents most in need."

FUTURE STATE: 60 UNITS OPENING IN 2027:

Park Avenue Apartments is the next step in a continuation of the Coalition's decades-long effort to create lasting solutions to homelessness. The Coalition's first residential property opened in 1996. The Coalition now owns and manages over 20 properties across the state of Colorado including permanent-supportive, income-restricted and affordable, and transitional housing.

All apartments will include one bedroom, a full 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.

CCH partnered with Davis Partnership Architects to ensure that trauma-informed design (TID) principles were incorporated and included input from CCH clients to create a design that fosters inclusivity, healing, and community. The building's design was further refined through collaboration in a University of Denver (DU) TID study with Shopworks Architecture, Group 14, and Coalition staff.

In addition to a safe and engaging building environment, CCH will also provide comprehensive, high-quality, and targeted wrap-around 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. The Colorado Department of Local Affairs (DOLA) Division of Housing's (DOH's) will support ongoing operational costs with the provision of project-based state housing vouchers for all 60 one-bedroom units.

"This project celebrates exactly what we can achieve when we commit to creative problem solving to build the housing Coloradans need," said DOLA Executive Director Maria De Cambra. "The funding and vouchers DOLA provided assure Park Ave will truly remain affordable and accessible well into the future for those who need it most."

From demolition of the old buildings to new construction, CCH's trusted longtime partner, Alliance Construction Solutions, is keeping the Park Ave Apartments project on track. Lease ups for the 60 new units will begin in 2027. [Renderings of the new building are available here.](#)

SITE HISTORY:

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, 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.

“Permanent supportive housing is one of the most essential and most challenging parts of Denver’s affordable housing spectrum. By transforming a former shelter site into high-quality, service-enriched homes, we’re advancing Denver’s vision of a city where every resident has a safe, stable place to call home.” said Cole Chandler Executive Director, Denver Department of Housing Stability (HOST)

FINANCING AND PARTNERSHIPS;

The expected opening of the Park Avenue Apartments in 2027 relies on government, private, and nonprofit partnerships.

The project was made possible in thanks to Colorado Housing and Finance Authority’s (CHFA’s) 2025 Round One Housing Tax Credit awards, including an allocation of \$1.6M in annual Federal 9% Low-Income Housing Tax Credits (LIHTC), \$650k in annual Colorado State Tax Credits, and \$78k in Colorado’s transit-oriented communities tax credit, newly created by House Bill 1313 during the 2024 legislative session.

"Developments like Park Avenue Apartments help ensure that more Coloradans have access to a safe, affordable place to call home," said Steve Johnson, chief operating officer of Colorado Housing and Finance Authority (CHFA). "By combining quality housing with supportive services, Park Avenue Apartments will create meaningful opportunities for individuals exiting homelessness to find housing stability and community."

Tax credit equity investment and construction financing are being provided by Wells Fargo, who presented a check at today’s event. Additional partners include Denver Department of Housing Stability (HOST), Denver Housing Authority (DHA), Federal Home Loan Bank of Dallas, and Rocky Mountain Community Reinvestment Corporation. The project also received a FY2024 Community Project Funding award, made possible through Congressional support from Representative Diana DeGette and Senators Bennet and Hickenlooper.

“Creating places for people to call home benefits every community. That’s why Wells Fargo is focused on creating places for people to call home- by supporting housing products, financing solutions, and community collaborations to help expand supply, improve affordability, and open doors to opportunity.” added Kelly Littrell, Vice President of Philanthropy & Community Impact for Wells Fargo.

[More detailed information on the project is available here.](#)

#

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.