



Office of Economic Development

Division of Business and Housing Services
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DENVER THE MILE HIGH CITY

John W. Hickenlooper
Mayor

The Colorado Coalition for the Homeless, through its housing development arm, Renaissance Housing Development Corporation, has been awarded a total of \$5,200,000 from the Office of Economic Development for the construction of West End Flats. West End Flats will provide 101 units of permanent supportive affordable rental housing for households earning up to 60% of the Area Median Income.

Location:

West End Flats
5000-5050 West Colfax Avenue
Council District 1

Total Project Costs: \$17,723,613 **Funding:**

Funding Source	Amount
City HOME	\$1,300,000
City NSP2	\$3,900,000
LIHTC	\$10,124,000
CDOH	\$950,000
FHLB-AHP	\$450,000
HUD-SHP	\$400,000
NSP1/NDC	\$150,000
CCH	\$449,613

Project Timeline: Construction must begin in first quarter, 2011 to meet HUD-required occupancy deadline of February 2013

Project:

Zoning: Main Street 3
Site Size: 43,088 square feet
Building Size: Residential – 63,000 square feet
Commercial – 10,622 square feet

Units: 101 (one unit set aside for the resident manager)

Units/AMI	30% AMI	40% AMI	50% AMI	60% AMI
1 Bedroom/1 Bath	26	21	23	5
2 Bedroom/1 Bath	5	3	2	0
2 Bedroom/2 Bath	4	7	1	3
TOTAL	35	31	26	8

Amenities: Unit: Full kitchens including electric range/oven, refrigerator, dishwasher, garbage disposal; air conditioning; window coverings; internet access.
Development: Laundry facility on each floor; on-site playground; social services meeting room; community room with common kitchen; outdoor courtyard; video surveillance; secured access; elevator service; computer room.

Parking: 24 surface parking spaces and 30 tuck-under parking spaces

Services: On-site services focused on developing self-sufficiency, connecting residents to existing services at CCH and other providers

City Benefits:

- The project meets six of the seven Citywide Housing Priorities.
- West End Flats meets a majority of the NSP2 requirement that 25% of the funds assist households with incomes below 50% AMI.
- West End Flats was designated by the Mayor and City Council as a Proclamation Project to be developed to support Denver's Road Home.
- Investment will provide 40 years of affordable rental housing for residents of Denver.

