

Park Avenue Inn RR22-1097

Safety, Housing, Education, & Homelessness Committee

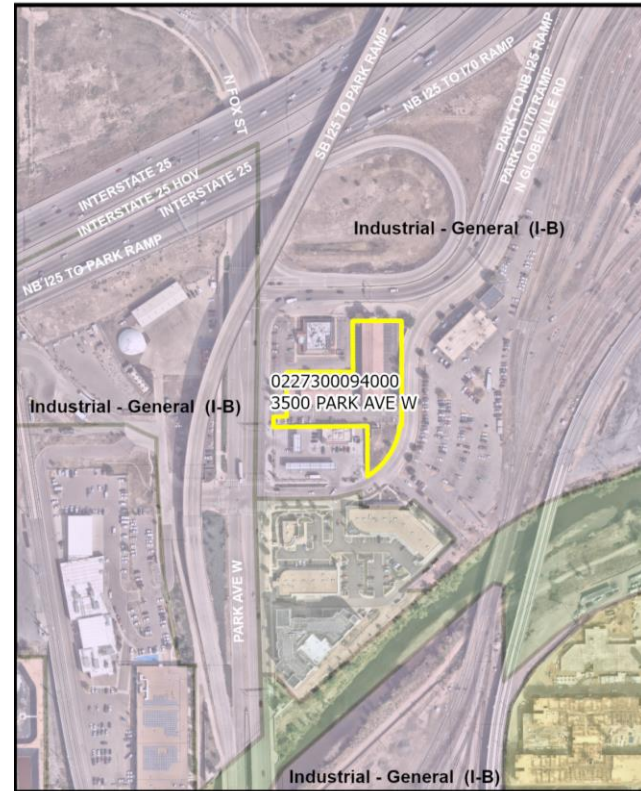
September 14, 2022

Megan Yonke, Lead Supportive Housing Development Officer

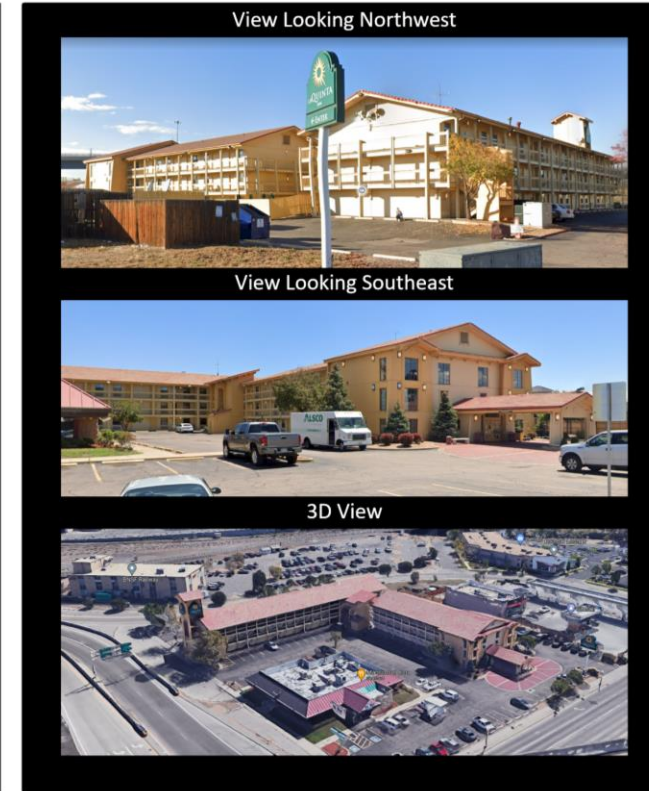
Department of Housing Stability

Park Avenue Inn

- \$5,000,000 from the City of Denver for Colorado Coalition for the Homeless (CCH) acquisition of Park Avenue Inn at 3500 Park Ave. West. This project currently serves as non-congregate shelter and will continue to provide 103 units of non-congregate shelter. CCH plans to redevelop the site to be up to 200 units of supportive housing.
- The City will place a 60-year covenant on the site that allows for a transition to supportive housing with Executive Director approval.
- The project is located in a Qualified Census Tract, providing preferential tax credit financing at the time of redevelopment.



Site Details (Parcels, Streets, Zoning, 2020 Aerial)



Street View

Purpose

- Funding of this project both ensures that non-congregate shelter (NCS) space remains available in the near future and preserves affordability on the land for future permanent housing.
- NCS is a shelter option that allows for couples and residents with pets, two populations who are underserved by traditional shelter operations.
- Additionally, shelter operations at this site include enhanced health care services.
- If/when this property is redeveloped into supportive housing in the future, it will meet several of HOST's priorities in the Five-Year Strategic Plan, including the goal to produce 900 supportive housing apartments total across several sites.

Colorado Coalition for the Homeless

Funding Deadline	December 31, 2023
Covenant Term	60 years from closing
Funding Source	American Rescue Plan Act (ARPA)
Contract Amount	\$5,000,000

Scope of Work

- Colorado Coalition for the Homeless will use the funding for acquisition of the site at Park Ave. West.
- Non-congregate shelter (103 units) operations will run until roughly 2025, after which, the property will be redeveloped into roughly 200 units of supportive housing (redevelopment plan expected in coming years)

Action Requested Today

Approval of the following:

- RR22-1097 **Colorado Coalition for the Homeless:** Approves Park Avenue Housing Corporation Funding Agreement in the amount of \$5,000,000 for acquisition of the site at 3500 Park Avenue West

Questions?

SUPPORTIVE SERVICES REQUIREMENTS

- Intensive case management services must be available to residents of Supportive Housing Units, including the following services:
 1. **Access to a multidisciplinary treatment team, including:** Nursing care, case management, peer support, individual therapy and group therapy, and psychiatry/medication support.
 2. **Housing stabilization:** Contractor must provide assistance in healing from trauma, addiction, mental health issues and homelessness through assessment, treatment planning, benefit acquisition, care coordination, and crisis response. These interventions will support long-term housing stability.
 3. **Linkage to community supports:** Contractor must work to develop community supports through engagement, socialization, life skills, peer activities, and vocational programming.


SUPPORTIVE SERVICES REQUIREMENTS continued

- Providers must have a budget of at least \$7,200 per unit per year exclusive of operating expenses
- Services must provide for at least one staff person for every 15 supportive housing units. Staff must have the relevant education and experience needed to implement Supportive Services, as determined by the State of Colorado Office of Homeless Initiatives (“OHI”).
- Supportive Services must be offered on a volunteer basis to tenants of Supportive Housing Units. In addition, services are expected to be implemented in a manner reliant on current best practice models, including Housing First, Harm Reduction and Trauma-Informed Care.

TENANT REFERRALS

- 50% of referrals will originate from the OneHome Coordinated Entry System

ARPA bucket



Affordable Housing
Fund Match

\$28,000,000

HOST

Projects are comprised of multiple funding sources and will be announced as they move forward

