

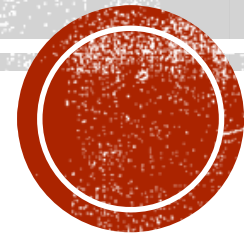
SUPPORTIVE HOUSING PIPELINE

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PERMANENT SUPPORTIVE HOUSING

- **Targets:** Individuals and families who are experiencing homelessness;
 - Have one or more disabilities;
 - Experience multiple barriers to housing; and
 - Need Supportive Services
- Not time-limited
- Not Transitional
- Not a Group Home
- Harm reduction
- Trauma-informed care
- Housing First
- **Low Barrier – The Goal is to GET and KEEP PEOPLE HOUSED!**



PATHWAYS HOME PSH TOOLKIT

- **Partners:** State of Colorado, CHFA, DOLA, Enterprise Community Partners, Denver Office of Economic of Development
- **LeBeau Development LLC** (Supportive Housing Consultant)
- The **Toolkit** is a series of technical assistance and peer learning sessions designed to help nonprofits, housing authorities, and other homeless service providers develop high-quality supportive housing.
- **5 Sessions:** 2 days each month
- **Topics** include:
 - Introduction to PSH; Project Concepts
 - Capital Development: How to build your building
 - Operating Costs and Property Management
 - Supportive Services (and how to fund them)
 - Final Presentation to Stakeholders and Funders
 - **Next Steps:** Support with applications for LIHTC Equity, PBVs, operating and services dollars



DENVER PROJECTS IN THE PIPELINE

PROJECT	PSH UNITS	TOTAL UNITS	DEVELOPER	LIHTC
Senior Support Services / Urban Peak (Joint Application 2018)	88	166	Vecino Group/Blueline	Will apply for 9% and 4% + State Credits
Denver Indian Family Resource Center (2018)	50	50	Cardinal Capital	Will apply for 9%
MHCD (2018)	50	50	Mental Health Center of Denver	Will apply for 9%
Brandon Flats Family Housing (2017)	59	104	VOA	4% + State Credits
Second Chance Center (2017??)	50	50	Blueline	Will apply for 9%

*Projects in Bold came from Pathways Home PSH Toolkit



DENVER PROJECTS: OPEN/IN DEVELOPMENT

PROJECT	PSH UNITS	TOTAL UNITS	DEVELOPER	LIHTC
Arroyo Village	35	130	Blueline/Rocky Mountain Communities	4% + State Credits
Lowry Family Housing	25	72	VOA	4% + State Credits
Sanderson Apartments/MHCD	60	60	Mental Health Center of Denver (SB Clarke)	9% Federal
St. Francis Apartments at Cathedral Square	50	50	Blueline	9% Federal
Renaissance Downtown Lofts	100	101	CCH	9% and 4% Federal
Renaissance at North Colorado Station	49	102	CCH	9% and 4% Federal
Odyssey Apartments/Empowerment Program	18	36	Community Capital Corp.	9% Federal
Renaissance Stout Street Lofts	26	77	CCH	9% Federal



NEEDS

- **LAND, LAND, LAND!**
- **Gap Financing**
- **Services Dollars (Dedicated Affordable Housing Fund?)**
- **Operating Subsidies**
- **Ongoing Support for Technical Assistance**
- **Ongoing Support of Future Toolkits**

