Housing is Healthcare
An In-Depth Look at Denver HCH’s Integrated Model of Care
Today’s Presenters from Colorado Coalition for the Homeless

John Parvensky, President & CEO

Lisa Thompson, Chief Operating Officer

Bill Windsor, Chief Real Estate Officer

Matt Mollica, Vice President of Housing Assistance
Agenda

• About Colorado Coalition for the Homeless and its leadership structure
• Developing housing
• Planning and designing projects
• Assessing needs and aligning services
• Delivering services
• Integrating services and property management
• Questions
Colorado Coalition for the Homeless Services

- Health Care
- Housing Development
- Rental Assistance
- Housing Services
- Education & Advocacy
- Recovery Services, Outreach, Vocational Services, and Child Care
About Colorado Coalition for the Homeless

- Colorado Coalition for the Homeless – Parent and Sponsor
- Renaissance Housing Development Corporation – Developer
- Renaissance Property Management Corp. – Property Management Subsidiary
- Tax Credit Subsidiaries
  - Housing Corporation
  - Limited Partnership
Financing Projects

Three Areas of Housing Funding Focus

- Financing to Acquire and Construct Project
- Funding for Supportive Services
- Rental Assistance for Tenants or Operating Subsidies to cover operating costs of property
Financing Projects

- Low Income Housing Tax Credits (LIHTC)
- New Market and other tax credits
- Federal, state, and local grants and loans
- Foundation funding
- Fundraising
- Housing vouchers
- Income from rent
Development Process

**Project Planning**
- 2-3 years
- Ideal # units
- Studio v. 1 & 2 BR
- Zoning/parking
- New v. existing space

**Client and Staff Involvement**
- What has worked in past projects
- Feedback loops
- Post move-in comments

**Community Involvement**
- Attend local meetings
- Build space
- Address myths
- Reps in process

**Project Sustainability**
- Constant process
- Loans to bridge time for tax credits
- Little or no debt
Development “Pro Tips”

- Partnerships with external agencies
- Community meeting space
- Neighborhood associations
- Ceiling height
- Laundry facility
- Deadbolt locks
- Fire suppression
- Building height
- Security
- Small area fair market rent
- Exemptions to city fees
- Parking reduction
Housing Referral Process for CCH Programs and Properties

• Referrals for CCH Continuum of Care (CoC) resources come from our Coordinated Entry System (OneHome)
• CCH Housing Assistance works with services teams to determine best level of care
• CCH leverages service only dollars to secure additional housing resources that don’t pay for services
• More flexibility with housing resources outside of CoC
<table>
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<tr>
<th>Voucher</th>
<th>MDCHC Housing First Consolidated</th>
<th>PSH Bonus/Youth</th>
<th>HCV</th>
<th>FUP</th>
<th>PBV</th>
<th>HSP PBV</th>
<th>HSP SHV</th>
<th>RRH</th>
<th>HOME</th>
<th>Metro One</th>
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Delivering Services: Traditional v. ACT Models

- Model/Client Needs
- Caseloads
- Number of Clients
- Support Staff
- Funding Sources
- Primary Advantages
- Key Benefits
- Key Challenges
- Safety Issues
- Common Challenges
Delivering Services: Traditional Case Management Model

- Primarily support clients on CCH Properties
- Staff to Client ratio = 1:20-30
- On-Site Clinical and Case Management Services
- Access to Integrated Health Care & Vocational Services
- + Closer support of clients, community building, efficient use of resources
- - Staff isolation, safety concerns, loss of services in relocation
Delivering Services: High Intensity Treatment & ACT Model

- Primarily Supports clients in Scattered Site
- Staff to client ratio = 1:10
- Multi-disciplinary team based approach to care
- Services occur in community/client’s home
- Access to Integrated Health Care & Vocational Services

  - Staff Support, Housing choice, clinical expertise in the field

  - Expensive, time intensive, safety concerns
Delivering Services: Funding Sources

- HUD Supportive Service Dollars
- City & State Grant Funds
- SAMHSA Grants
- Foundation Grant Funding
- Medicaid/Medicare Reimbursement
Integrating Services & Property Management

• Natural tension between different roles
• Common goal for safety and housing success
• Co-located with case management staff
• Property management staff employed by CCH
• Training in trauma-informed care
• Address security issues
• **Pro tips: Regular meetings & standardized leases**
Stout Street Health Center and Lofts

54,000 sq. ft. Integrated Health Center | Health, mental health, dental, vision and pharmacy
78 permanent supportive housing units on upper floors
## Stout Street Health Center and Lofts

### Stout Street Health Center

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<td>New Market Tax Credits</td>
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<td>HRSA Capital Grant</td>
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<td>Local Capital Campaign</td>
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<td>Leveraged Loan</td>
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### Stout Street Lofts

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<td>Colorado HOME Funds</td>
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### Grand Total

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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$33,853,036</strong></td>
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Renaissance Downtown Lofts
Questions?

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