



ST. FRANCIS CENTER
40 years of providing a point of transformation for people who are homeless.

St. Francis Apartments West 221 W Federal Boulevard, Denver, Colorado

St. Francis Center (SFC) is a nonprofit institution of the Episcopal Church of Colorado. Established in 1983, St. Francis Center believes, at its core, the dignity and respect of each person can be upheld in all our encounters with each other and that every person deserves a dignified, affordable, safe place to call home.

For 40 years, we have been a creative, multi-service organization focusing efforts in four key areas: **day shelter** with resource navigation services to meet immediate, basic needs; **permanent supportive housing**; **employment services**; and **street outreach** to those who are unhoused. We provide an open safe space seven days per week and ancillary supportive services to 600 persons each day totaling up to 10,000 people annually. For more information on St. Francis Center, visit: www.sfcdenver.org

Over time, nearly 200 housing units with embedded services and wellness programming for formerly homeless adults have been added to our continuum:

- Cornerstone Housing, 2009 - 50 units for adults over 55 years of age with disabling conditions
- St. Francis Apartments, Cathedral Square, 2018 - 49 units for adults with disabling conditions
- Warren Residences, 2021 – 48 units for adults with disabling conditions, located in a repurposed historic church
- Senior scattered site program- a 50-person housing support program for formerly homeless adults over the age of 55 in apartments across the community.

St. Francis Apartments West



Rendering of St. Francis Apartments West, Shopworks Architecture, 2023

St. Francis Apartments West (continued)

The St Francis Center purchased property at 2nd Avenue and Federal Boulevard in 2022, in the Barnum neighborhood for a future housing project. We temporarily hosted one of the city's Safe Outdoor Space pilot projects at the location until the planned housing project was ready to enter construction in 2023. St. Francis Apartments West, scheduled to open in late fall of 2024, will include 59 units of housing for homeless adults over the age of 55 who have long histories of homelessness, disabling conditions and very low income. This project is financed using the IRS 4% low-income housing tax credit program¹ with additional loans, grants and housing subsidies secured from the State of Colorado and City of Denver.

Service delivery: St. Francis Apartments West will use an evidence-based *Housing First* approach to support tenants toward housing stability with the following services:

- health care and medical referrals and connection to providers
- behavioral health (mental health and substance use services)
- wellness (nutrition, exercise, cultural connections and spiritual care)
- Independent living services (skills training for budgeting, cooking, shopping, cleaning, and hygiene/personal care)

All programs, services and referrals will be individually tailored to meet each person's unique needs.

Location and Safety: The project is approximately 2.5 miles from the nearest grocery store, on RTD route #31. It is a short walking distance from Barnum Park south, a recreation center and dog park. The building will include social spaces (indoor and outdoor) for the tenants to gather, meet guests, hold events (Bingo, gardening, information sessions, etc.) and a secure mailbox to receive personal mail. Service-navigation staff will be available 5 days per week and onsite safety/monitoring of the grounds will cover 24 hours per day/7 days/week.

Unit Configuration: The 59 units of housing will include 50 one-bedroom and 9 two-bedroom units allowing differing configurations of families/individuals to live at the site. This may include single adults, who will comprise most of the population, couples, or adults who may be residing with an adult family member, such as a grandparent living with their adult child or other relative. Tenants will have beautifully laid out individual apartments equipped with Wi-Fi and accessible design elements for safety and health.

Qualifying persons and rent: All tenants of the building will have a history of homelessness, disabling conditions and will have income limits at or below 30% of the Area Median Income. For Denver, this would be equivalent to an income of less than \$37,650². Tenants will pay 30% of their income toward rent, estimated at less than \$800 per month depending on the individual's income level.

Our commitment to action: Providing affordable housing with adequate supportive services has shown, nationally, and through St. Francis Center's own data, to produce positive outcomes for our tenants and a stabilization and retention rate of more than 80% over time. The greatest predictors of success are a positive relationship and connection to staff, neighbors and the community, along with meaningful life activities and the availability of medical/health and wellness services. St. Francis Center is pleased to offer this opportunity to the future residents of St. Francis Apartments West.

For more information, please contact: Nancy Burke, CEO St. Francis Center: nancyb@sfcdenver.org

¹ <https://www.huduser.gov/portal/datasets/lihtc.html>

² <https://ami-lookup-tool.fanniemae.com/amilookuptool/>