

SANDERSON APARTMENTS FACT SHEET

- Project Name:** Sanderson Apartments
- Where:** 1601 S. Federal Blvd, Denver, southwest corner of Federal and W. Iowa Ave
- What:** Permanent Supportive Housing for Denver's Homeless residents
Permanent supportive housing combines housing and services for people who need support to live stably and independently in their communities. It is nationally recognized as a proven solution to end homelessness.
- Building Stats:** 3-story, 50,000 SF building; 60 one-bedroom, furnished apartments with on-site staff and amenities
- Owner/Operator:** Mental Health Center of Denver
Denver's not-for-profit community mental health center that has been delivering comprehensive and accessible mental health and substance abuse treatment, housing, education and employment services to children, families and adults for 25 years.
- Architect:** Davis Partnership Architects
- General Contractor:** Deneuve Construction Services
- Target Population:** Denver's most vulnerable homeless citizens
Providing Denver's chronic homeless with safe, affordable housing to live independently by providing support services to address the underlying causes of their chronic homelessness, including mental illness and substance abuse.
- Financing:** 9% Low Income Housing Tax Credits (LIHTCs). Additional funding from the City of Denver's Office of Economic Development, the Colorado Division of Housing, and Mental Health Center of Denver.
- Construction:** Construction anticipated to begin in early 2016 and last for 12-14 months



The Mental Health Center of Denver is committed to enriching lives and minds by focusing on strengths and recovery to help people live fulfilling lives



PERMANENT SUPPORTIVE HOUSING FACT SHEET

Proven, evidence-based solution: Permanent supportive housing has shown to effectively reintegrate chronically homeless and other highly vulnerable homeless families and individuals with mental health disabilities or chronic health challenges into the community by addressing their basic needs for housing and providing ongoing support.

Definition of chronically homeless: The U.S. Department of Housing and Urban Development defines the chronically homeless as an individual or family with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years.

Professionally managed housing and services: Permanent supportive housing looks and functions much like any other type of housing. People living in supportive housing have a private and secure place to make their home, just like other members of the community, with the same rights and responsibilities. The difference is that they can access, at their option, services designed to address their individual needs and preferences. These services may include the help of a case manager or counselor, help in building independent living and tenancy skills, assistance with integrating into the community, and connections to community-based health care, treatment, and employment services.

Housing as Health Care: Permanent supportive housing allows people with one or more serious disabling conditions to stabilize their housing and address underlying conditions that often have gone untreated for many years. The combination of housing and supportive services creates a synergy that allows residents to take steps toward recovery and independence.

The “permanent” in “permanent supportive housing” means the length of stay is up to the individual or family. There is no time limitation, and residents may live in their homes as long as they meet the basic obligations of tenancy. While participation in services is encouraged, it is not a condition of living in the housing.

The “affordable” in “affordable housing” is ensured through a rent subsidy known as project-based Section 8 vouchers provided by the Denver Housing Authority and the Colorado Division of Housing. These vouchers ensure that regardless of the resident’s income, building operating and maintenance expenses will always be covered.

Permanent supportive housing combines quality, affordable housing with supportive services to help individuals who are homeless achieve residential and mental stability and sobriety.

