



Colorado Housing and Finance Authority
LIHTC Letters of Intent
2017 Round 2
9% and 4% Competitive Credit

Type	Name	Address	City	Total Units	LI Units	Amount Requested	Sponsor	Contact	Phone	Email
N, F	Aria Family Apartments Phase II	5274 Decatur Street	Denver	65	65	\$ 1,207,000	Perry Rose LLC	Charles J. Perry	720-403-8901	chuck@perry-rose.com
N, SpN	Citadel on Colfax	E. Colfax and Sable Blvd.	Aurora	55	55	\$ 975,000	Northstar Commercial Partners / Colfax and Sable LLC	Matt Runyon	720-940-2658	mrunyon@northstarcp.com
N, S, Sp	Cornell Senior Apartments	12251 and 12253 E. Cornell Avenue	Aurora	50	50	\$ 1,100,000	Community Housing Development Association	Jo Ellen Davidson	303-999-2341	jodavidson@community-housing.org
N, S	Crossing Pointe (phase 1)	4220 E. 104th Ave.	Thornton	64	64	\$ 1,250,000	Adams County Housing Authority	Sarah Vogl	303-227-2076	svogl@achaco.com
A/R, S	DMA Plaza Renovation	300 Remington Street	Fort Collins	124	124	\$ 900,000	DMA Plaza, Inc. (Sollenberger)	Mike Sollenberger	970-420-6602	mike@sollco.com
N, F	Emerson Street Apartments	1358 Emerson Street	Denver	20	20	\$ 500,000	Del Norte Neighborhood Development Corporation	Diane Didier Vollmer	303-477-4774x 22	dvollmer@delnortendc.org
N,SpN,H	Fitzimmons Veterans PSH	tbd 1919 N. Quentin located at NEC 17th Ave. and N. Peoria St.	Aurora	60	59	\$ 1,250,000	Renaissance Housing Development Corporation	John Parvensky	303-285-5204	jp@coloradocoalition.org
N,SpN,H	Freedom Springs	0 Western Drive	Colo Springs	50	50	\$ 1,000,000	Vecino Bond Group	Karl Niederer	417-720-1577	karl@vecinogroup.com
N, F	GardenWalk on Harmony Road	1109 W. Harmony Road	Fort Collins	48	38	\$ 825,000	Belmont Development Company, LLC	Shawn Smith	405-604-5074	ssmith@belmontdev.com
N,F	GardenWalk on Spaulding	Tract 384, Block 2, Lots 14-28	Pueblo West	48	38	\$ 825,000	Belmont Development Company, LLC	Shawn Smith	405-604-5074	ssmith@belmontdev.com
N,F	GardenWalk on Triangle Drive	120 Triangle Dr.	Fort Collins	36	28	\$ 610,000	Belmont Development Company, LLC	Shawn Smith	405-604-5074	ssmith@belmontdev.com
N,F	Golden Gateway Apartments	2324 Ford Street	Golden	60	60	\$ 1,250,000	EREG Development LLC	David Block	312-382-3259	dblock@evergreenreg.com
A/R,Sp N, S	Golden West Mezzanine	1055 Adams Circle	Boulder	55	55	\$ 500,000	Golden West Communities	Bob Munroe	303-554-0500	bmunroe@solveraaha.com



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N,SpN,H	Harmony Flats	5200 E. Dry Creek Rd.	Centennial	40	40	\$ 1,165,000	Cardinal Capital Management	Dan Kroetz	608-443-2076	dkroetz@cardinalcapital.us
N, S	Kappa Tower II Senior Housing	8863 E. 47th Ave.	Denver	70	70	\$ 1,200,000	Kappa Management, Incorporated	Larry A. Williams	303-880-0735	lwilliamsden@aol.com
N,S	Legacy Senior Residences	S. Chambers Rd. and Double Angel Road	Parker	72	72	\$ 1,250,000	Cornerstone Associates, LLC	Bobbi Jo Lucas	402-341-0888	blucas@cstonellc.net
N,S	Legacy Senior Residences	SW Corner of S. Jordan Rd. and Cedar Gulch Parkway	Parker	72	72	\$ 1,250,000	Cornerstone Associates, LLC	Bobbi Jo Lucas	402-341-0888	blucas@cstonellc.net
N,F	Lumien Apartments II	3190 E. Animas Village Drive	Durango	37	37	\$ 870,000	Solvera Advisors	Lisa Mullins	303-892-6600	lmullins@solveraaha.com
N,S	Mirasol III Apartments at Monument Creek	4th Street SE and St. Louis Ave.	Loveland	60	60	\$ 1,250,000	Housing Authority of the City of Loveland	Sam Betters	970-635-5917	sbett@lovelandhousing.org
N,F	MVD Housing / Laredo Trail Apartments	5325 Mark Dabling Blvd.	Colo Springs	48	48	\$ 913,000	AmericaWest Housing Solutions	Brian Fleer	719-331-4961	bfleer@americawest.org
N, F/Spr	MVD Housing / Laredo Trail Apartments	Laredo and Colfax	Aurora	48	48	\$ 1,033,200	MVD Housing, Inc.	Pradeep Goel	916-813-7443	pgoel@mvdhousing.com
N,Spn, ReEntry	Providence at the Heights	15600 E. Alameda Pkwy	Aurora	50	50	\$ 1,103,885	Second Chance Center	Christian Pritchett	406-214-2052	christian@bluelinedevelopment.com
N, F	Red Hill Lofts	Delores Way	Carbondale	31	31	\$ 540,000	Aspen Pitkin Employee Housing, Inc.	Sheri Sanzone	970-429-7499	executivedirector@apehousing.org
N, F/Spr	REDI Emporia Street	2500 Emporia Street	Aurora	38	38	\$ 800,000	REDI Corporation	David Murphy	303-618-6004	dgmurphy123@gmail.com
N, F	RINO / VERT	3595 Wynkoop Street	Denver	64	64	\$ 1,250,000	Snavelly Group	Ryan Tobin	303-889-9874	tobinlawfirm@gmail.com
N,F	River Bend Residences	2500 Colorado Blvd.	Idaho Springs	43	43	\$ 1,050,000	Herman & Kittle Properties, Inc.	Michael Rodriguez	317-663-6860	mrodriguez@hermankittle.com
N,S	Highlands 2	825 Bookcliff Avenue	Grand Junction	72	72	\$ 1,250,000	Grand Junction Housing Authority	Jody M. Kole	970-683-1060	jkole@gjha.org
N, S	Senior Residences at Three Springs	TBD Wilson Gulch Road	Durango	46	46	\$ 1,150,000	Volunteers of America National Services	Doug Snyder	303-726-1055	dsnyder@voa.org



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N,F	Torin Point	1715-1795 Torin Point	Colo Springs	72	72	\$ 1,100,000	Investors Capital Group	Nate Dreon	206-582-3341	ndreon@icg-inv.com
N,S	Traditions at Lafayette	NEC of S. 112th Street and S. Lafayette Dr.	Lafayette	126	68	\$ 1,250,000	Inland Group	Keith James	509-321-3218	keith@inlandconstruction.com
N,F	Trinidad Artspace Lofts	200, 218, 228 W. Main Street	Trinidad	41	41	\$ 885,150	Artspace Projects, Inc.	Andrew Michaelson	612-306-1145	andrew.michaelson@artspace.org
N,S	Trinity Commons	1220 Mapleton Ave.	Boulder	24	24	\$ 500,000	Element Properties	Kevin Knapp	303-327-9301	kevin@elementproperties.com
A/R, S	Valley Sun Village	700-B East 2nd Street	Cortez	50	50	\$ 535,000	Valley Sun Partners, LP	Courtney Allen	619-794-2201	court@treadstonecos.com
N,F	Walnut Street Lofts	3789 Walnut Street	Denver	65	65	\$ 1,150,000	Medici Development LLC	Josh Russell	303-915-7841	josh@mcgdenver.com
N,S	Water Works Apartments / Liberetto II Apartments - Phase II	575 Bush St. and 575 S. 8th Ave.	Brighton	66	66	\$ 1,250,000	Hendricks Communities LLC / Brighton Housing Authority	J. Marc Hendricks	303-722-6088	marc@hendrickscommunities.com
N,F	Wintergreen Apartments	Approx. 21701 US Hwy 6	Keystone	50	50	\$ 1,100,000	Gorman & Company, Inc.	Kimball Crangle	303-887-2707	kcrangle@gormanusa.com
N,S	Woodgauge Trails	Odelle Road at Woodgate Road	Montrose	48	48	\$ 1,100,000	Four Corners Development LLC	Ryan Hamilton	417-883-7887	rhamilton@4cornersdevelopmentllc.com
			Total	2,068	1,981	\$37,137,235				

Non-Competitive 4% Federal Credit (combined with 9% Federal Credit)										
A/R,S	Golden West Towers	1055 Adams Circle	Boulder	251	251	\$ 1,350,000	Golden West Communities	Bob Munroe	303-554-0500	bmunroe@solveraaha.com
N,S	Traditions at Lafayette II	NEC of S. 112th Street and S. Lafayette Dr.	Lafayette	43	42	\$ 360,000	Inland Group	Keith James	509-321-3218	keith@inlandconstruction.com
			Total	294	293	\$1,710,000				

N=New, A=Acquisition, R=Rehab, F=Family, S=Senior, H=Homeless, SN=Special Needs, AL=Assisted Living, V=Veterans