



September/October 2019

In this issue:

- [CHFA Announces 2019 Round Two LIHTC Awards](#)
- [HUD Awards CHFA Housing Counseling Grant](#)
- [Nearly 600 CHFA Homeowners Enter My Home: My Community](#)
- [CHFA Kicks Off 2019 Days of Service](#)
- [New Affordable Rental Housing Developments Open Doors](#)
- [CHFA Supports Partners](#)
- [Upcoming Events](#)

chfa announces 2019 round two lihtc awards



CHFA is pleased to announce the Low Income Housing Tax Credit (LIHTC) awards for the second and final award round of 2019. CHFA is the allocating agency of federal LIHTC in Colorado. In this round, 30 applications requesting \$34.9 million in federal competitive 9 percent LIHTC were received. CHFA is awarding \$17,111,701 in 9 percent credits to 15 developments, which will support the construction of 723 affordable rental housing units.

The following developments will be awarded federal 9 percent LIHTC from CHFA. Full descriptions maybe [viewed here](#) and the award report may be [viewed here](#).

2814, Grand Junction
Developer: Grand Junction Housing Authority

Academy Place, Broomfield
Developer: Summit Housing Group

Calkins Commons, Cortez
Developer: Housing Authority of Montezuma County

Espero Apartments, Durango
Developer: Housing Solutions of the Southwest and Blueline Development

Flats at Ford Street, Golden
Developer: Jefferson County Housing Authority

Hot Springs Townhomes, Pagosa Springs
Developer: Archuleta County Housing Authority

Legacy Senior, Arvada
Developer: Cornerstone Associates

Mayfield Heights, Rifle

Maxfield Heights, Rifle
Developer: TWG Development

The Mill Apartments, Fraser
Developer: Grand Park Homes

Oakwood Senior, Castle Rock
Developer: Douglas County Housing Partnership

Red Hill Lofts, Carbondale
Developer: Aspen Pitkin Employee Housing, Inc.

The Right Place, Pueblo
Developer: Cardinal Capital and Health Solutions

Shooks Run Apartments, Colorado Springs
Developer: Colorado Springs Housing Authority

Shoshone, Denver
Developer: Denver Housing Authority

Villas at Mesa Ridge, Fountain
Developer: Zimmerman Properties

[return to top](#)

hud awards chfa housing counseling grant

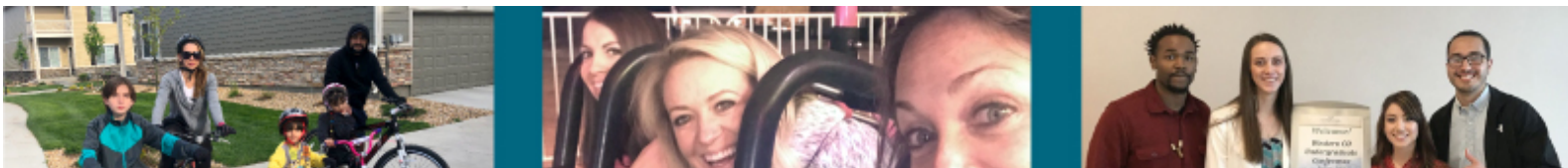


The U.S. Department of Housing and Urban Development (HUD) has awarded CHFA a \$532,390 housing counseling grant. CHFA will deploy these funds to support housing counseling and education efforts provided by participating housing counseling agencies in Colorado. HUD-approved housing counseling grants support a wide array of counseling services, including rental housing, home purchase, and foreclosure counseling.

Read the [news release](#) to learn more.

[return to top](#)

nearly 600 chfa homeowners enter my home: my community sweepstakes



CHFAs summer social media sweepstakes, My Home, My Community was a great success, receiving 590 entries! The sweepstakes invited current CHFA homeowners to share what they love most about their community and to submit a related photo, for a chance to win a \$500 gift card. Winners were selected in July, August, and September.

Congratulations to our winners:

Jose, Longmont

Our community is peaceful, great environment for my kids to grow up doing activities, having fun.

Tracy, Cañon City

We love this community. Each year we go to the carnival and enjoy the [Music and Blossom Festival] festivities! Parades and craft fairs.

Nancy, Alamosa

I came to Alamosa because I wanted to teach at Adams State University (ASU). I fell in love with my community, but especially my AMAZING students. The picture that I am including are some of those students presenting their own research at an undergraduate conference. They make me so proud and make me want to stay here.

[return to top](#)

chfa kicks off 2019 days of service



As part of CHFA's new Corporate Giving program, every CHFA staff member is invited to participate in a CHFA Day of Service. CHFA Days of Service are intended to help CHFA staff engage with communities that we serve and connect with Coloradans experiencing various needs.

On September 19, a group of 17 CHFA staff members completed CHFAs first Day of Service of 2019. The group teamed up with Extreme Community Makeover, a nonprofit organization that coordinates volunteer teams to partner with underserved people to improve their own homes and neighborhoods. The CHFA volunteers spent the day cleaning alleys in Denvers Villa Park neighborhood.

Two more 2019 CHFA Days of Service are taking place on October 17, with Habitat for Humanity of Metro Denver, and October 25 with Extreme Community Makeover.

[return to top](#)

new affordable rental housing developments celebrate



Several affordable rental housing projects supported with state and federal Affordable Housing Tax Credits recently celebrated groundbreakings and grand openings including:

- **Boulevard One Residences** is a new 71-unit development serving individuals and families in Denver's Lowry area. Out of the 71 units, 20 are restricted to formerly homeless households. CHFA awarded Boulevard One Residences \$543,193 in federal 4 percent LIHTC and \$800,000 in state AHTC in 2016, and issued \$10.5 million in tax-exempt Private Activity Bonds (PAB).
- **North Range Crossings** is a new 216-unit workforce housing development in Commerce City. North Range Crossings was recognized at Housing Colorado's 2019 Eagle Awards ceremony as the Peoples Choice Award winner. CHFA awarded \$1,516,873 in federal 4 percent LIHTC in 2016 and issued \$32.75 million in tax-exempt PAB.
- **East Range Crossings** is a new transit-oriented development located near the 61st and Peña A Line station in Denver. Serving individuals and families, the property offers 252 units, 120 of which are three-bedrooms. CHFA awarded East Range Crossings \$2,495,360 in federal 4 percent LIHTC in 2016 and issued \$34 million in tax-exempt PAB.
- **Eiber Village** is a 49-unit project being built in Lakewood that will serve seniors. This project is a great example of adaptive reuse that involves the preservation of the historically designated site, Hospice of Saint John. CHFA awarded \$707,237 in federal 4 percent LIHTC in 2019 and issued \$8.59 million in tax-exempt PAB. CHFA also supported the project with \$9.67 million in construction financing, \$4.05 million in permanent financing, and \$750,000 in second mortgage financing.
- **Emerson Street Apartments** is a 20-unit project being built in Denver. This 20-unit project will offer one-, two-, and three-bedroom affordable apartments for individuals and families. CHFA awarded Emerson Street Apartments \$311,137 in state AHTC and \$207,852 in federal 4 percent LIHTC in 2018. Additionally, CHFA supported the project with \$2.8 million in permanent financing, a \$600,000 Capital Magnet Fund loan, and a \$150,000 Capital Magnet Fund grant.

Pictured: East Range Crossings ribbon cutting

[return to top](#)

CHFA supports partners



CHFA was proud to sponsor and/or participate in recent events hosted by local and national partners, including:

- 10-County Budget Conference, Grand Junction
- Affordable Housing Management Association (Rocky AHMA) Annual Conference, Westminster
- Associated Governments of Northern Colorado (AGNC) 2019 Economic Development Summit, Rifle
- Brothers Redevelopment 2019 Local Social, Denver
- Centro Humanitario Tamale Lunch Fundraiser, Denver
- Club 20 Fall Conference, Grand Junction
- Colorado Cross Disability Coalition 2019 Americans with Disabilities Access Awards, Denver
- Colorado Department of Local Affairs (DOLA) 2019 Small Communities Workshop, Limon
- Colorado Mountain Housing Coalition Rural Housing Summit, Ouray
- Colorado Public Health Association 2019 Public Health in the Rockies Conference, Keystone
- Colorado REALTOR® Association REfresh Expo, Denver
- Denver Metro Association of REALTORS® Wired Summit, Denver
- Downtown Colorado Inc. Western Slope Redevelopment & Reinvestment Symposium, Montrose
- Economic Development Council of Colorado 2019 Drive Lead Succeed Conference, Colorado Springs
- Haven House Drive to End Homelessness Golf Scrabble, Montrose
- Home Builders Foundation Blitz Build, various locations
- Hope Communities Hope for the Future, Commerce City
- Housing Colorado NOW! Annual Conference, Keystone
- Independent Bankers of Colorado (IBC) Annual Convention, Vail

- Latino Community Foundation Telling Our Story Forum, Denver
- Mercy Housing Live in Hope Breakfast, Denver
- NeighborWorks Southern Colorado Celebration of Home, Pueblo
- Project Homeless Connect, Denver
- St. Francis Center Annual Gala, Denver
- Warren Village Taking Flight Gala, Denver
- West Metro Veterans Fair, Lakewood
- Western Slope Center for Children Benefit Concert, Grand Junction
- Womens Foundation of Colorado Annual Luncheon, Denver

Pictured: West Metro Veterans Fair

[return to top](#)

upcoming events

October 16-17

Pathways Home Supportive Housing Toolkit Outreach Session, Fort Morgan

October 16

The Olin Apartments Remodel Wallbreaking, Denver

October 16

NEWSED Civil Rights Awards, Denver

October 17

Colorado Center for Law and Policy Pathways from Poverty Breakfast, Denver

October 17

mpowered Annual Collective Impact Breakfast, Denver

October 18

Crossing Pointe North Grand Opening, Thornton

October 19-22

National Council of State Housing Agencies Annual Conference & Showplace, Boston, MA

October 23

Denver Heroes of a Precious Child Luncheon, Denver

[return to top](#)

Want to know more about CHFA? Visit www.chfainfo.com.

questions?

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financing the places where
people live and work

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