



Colorado Housing and Finance Authority  
2021 Round 2  
State and 4% Federal Credit  
Letters of Intent

| Type  | Bldg. Type | Name                             | Address                                  | City             | Total Units | LI Units | Avg. Inc. | 4% Federal Credit Amount Requested | Bond Issuer/Provider     | Bond Amount  | State Credit Amount | Sponsor  | Contact           | Email  | Phone        |
|-------|------------|----------------------------------|--|------------------|-------------|----------|-----------|------------------------------------|--------------------------|--------------|---------------------|--|-------------------|--|--------------|
| PSH   | N          | 2445 30th Street                 | 2445 30th St.                            | Boulder          | 40          | 40       | n         | \$520,000                          | CHFA                     | \$8,500,000  | \$650,000           | Element Properties                                     | Catherine Bean    | <a href="mailto:catherine@elementproperties.com">catherine@elementproperties.com</a>   | 804-307-5716 |
| PSH   | N          | 2700 Wewatta Affordable          | 2700 Wewatta Way                         | Denver           | 56          | 56       | n         | \$640,000                          | CHFA                     | \$9,500,000  | \$616,000           | Rivet Development Partners                             | Shannon Cox Baker | <a href="mailto:shannon@rivetdevelop.com">shannon@rivetdevelop.com</a>                 | 303-709-9147 |
| SN, F | N          | Acoma                            | 1501 S. Acoma                            | Denver           | 135         | 135      | n         | \$1,357,467                        | CHFA                     | \$36,611,687 | \$1,000,000         | Blueline Development, Inc.                             | Oriana Sanchez    | <a href="mailto:oriana@bluelinedevelopment.com">oriana@bluelinedevelopment.com</a>     | 303-519-1419 |
| S     | N          | All Saints Apartments            | 2569 S. Federal Blvd.                    | Denver           | 65          | 65       | n         | \$600,000                          | CHFA                     | \$8,600,000  | \$744,000           | Archdiocesan Housing, Inc.                             | Justin Raddatz    | <a href="mailto:jraddatz@archhousing.com">jraddatz@archhousing.com</a>                 | 720-639-7608 |
| F     | N          | Artspace Colorado Springs        | 315 E. Costilla St.                      | Colorado Springs | 54          | 54       | y         | \$1,350,000                        | CHFA                     | \$9,450,000  | \$1,000,000         | Artspace Projects, Inc.                                | Lucas Koski       | <a href="mailto:lucas.koski@artspace.org">lucas.koski@artspace.org</a>                 | 718-316-7491 |
| F     | N, A/R     | Belmar Groves                    | 259 S. Teller St.                        | Lakewood         | 177         | 177      | n         | \$2,658,677                        | MWHS                     | \$31,000,000 | \$1,000,000         | Metro West Housing Solutions                           | Brendalee Connors | <a href="mailto:brecon@mwhsolutions.org">brecon@mwhsolutions.org</a>                   | 303-987-7820 |
| F     | N          | Bonsai Apartments                | 3750 S. Federal Blvd.                    | Sheridan         | 149         | 149      | n         | \$1,325,000                        | CHFA                     | \$16,000,000 | \$585,000           | Medici Development, LLC                                | Josh Russell      | <a href="mailto:josh@mcgdenver.com">josh@mcgdenver.com</a>                             | 303-915-7841 |
| F,S   | A/R        | Chrisman Scattered Site (4)      |  |                  | 118         | 115      | y         | \$910,000                          | CHFA                     | \$11,585,000 | \$981,000           | Chrisman Development, Inc.                             | Josh Harman       | <a href="mailto:josh@chrismandm.com">josh@chrismandm.com</a>                           | 541-429-3355 |
| F,S   | A/R        | Chrisman - Park Ridge Apartments | 1250 Acacia Dr.                          | Estes Park       |             |          |           |                                    |                          |              |                     |  |                   |  |              |
| F,S   | A/R        | Chrisman - Trail Ridge           | 1256 Community Dr.                       | Estes Park       |             |          |           |                                    |                          |              |                     |  |                   |  |              |
| F,S   | A/R        | Chrisman - Limon Apartments      | 440 1st Ave.                             | Limon            |             |          |           |                                    |                          |              |                     |  |                   |  |              |
| F,S   | A/R        | Chrisman - Platte Valley Terrace | 611 Miller Ave.                          | Brighton         |             |          |           |                                    |                          |              |                     |  |                   |  |              |
| F     | N          | Coal Creek                       | 26464 E. Jewell Ave.                     | Aurora           | 150         | 150      | y         | \$2,329,545                        | CHFA                     | \$25,000,000 | \$1,000,000         | Elmington Capital Group                                | Josh Shepard      | <a href="mailto:jshepard@elmingtoncapital.com">jshepard@elmingtoncapital.com</a>       | 817-456-2142 |
| F     | N          | Colorado Avenue Residences       | 10150 E. Colorado Ave.                   | Aurora           | 81          | 81       | y         | \$1,500,000                        | CHFA, City of Aurora     | \$16,000,000 | \$375,000           | Community Housing Development Association, Inc.        | Jo Ellen Davidson | <a href="mailto:jodavidson@community-housing.org">jodavidson@community-housing.org</a> | 720-732-4748 |
| H,F   | N          | Commons Phase II                 | 3770 E. Uintah St.                       | Colorado Springs | 69          | 69       | n         | \$1,200,000                        | City of Colorado Springs | \$13,220,000 | \$1,000,000         | Rocky Mountain Communities                             | Mark Marshall     | <a href="mailto:mmarshall@rmcommunities.org">mmarshall@rmcommunities.org</a>           | 312-618-5732 |
| F     | N, A/R     | Durango Western Housing          | 21382 US-160 W                           | Durango          | 127         | 127      | y         | \$900,000                          | CHFA                     | \$12,000,000 | \$840,000           | Rainier Development and Construction Inc.              | Edson Gallaudet   | <a href="mailto:edson@rainierdc.com">edson@rainierdc.com</a>                           | 206-452-9400 |
| F     | N          | Eagle Meadow Homes               | 14875 E. 2nd Ave.                        | Aurora           | 93          | 93       | n         | \$1,500,000                        | CHFA                     | \$16,000,000 | \$1,000,000         | Community Housing Partners                             | Signy Mikita      | <a href="mailto:signy@ch-partners.org">signy@ch-partners.org</a>                       | 720-278-6557 |
| S     | N          | Flo                              | 930 N Bryant St.                         | Denver           | 211         | 211      | n         | \$3,107,426                        | DHA                      | \$33,800,000 | \$900,000           | The Housing Authority of the City and County of Denver | Ryan Tobin        | <a href="mailto:rtobin@denverhousing.org">rtobin@denverhousing.org</a>                 | 303-889-9874 |
| F     | N          | Fruita Mews                      | 1138 18 1/2 Rd.                          | Fruita           | 50          | 50       | y         | \$949,676                          | CHFA                     | \$15,000,000 | \$1,000,000         | IndiBuild LLC  | Kim Pardoe        | <a href="mailto:kim@indibuild.com">kim@indibuild.com</a>                               | 303-817-6737 |
| S     | N          | Gala at Abilene Station          | SE Corner of Abilene St. & Blackhawk St. | Aurora           | 68          | 68       | n         | \$890,000                          | CHFA                     | \$9,400,000  | \$1,000,000         | GCRE Colorado Developer, LLC                           | Brad Fisher       | <a href="mailto:bfisher@gardnercapital.com">bfisher@gardnercapital.com</a>             | 913-787-1676 |



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| Type   | Bldg. Type | Name                           | Address                                | City             | Total Units  | LI Units     | Avg. Inc. | 4% Federal Credit Amount Requested | Bond Issuer/Provider    | Bond Amount          | State Credit Amount | Sponsor                             | Contact                    | Email  | Phone        |
|--------|------------|--------------------------------|--|------------------|--------------|--------------|-----------|------------------------------------|-------------------------|----------------------|---------------------|-------------------------------------|----------------------------|--|--------------|
| F      | A/R        | Johnson & Wales Family Housing | 7150 Montview Blvd.                    | Denver           | 160          | 160          | n         | \$1,946,757                        | CHFA                    | \$28,700,000         | \$1,000,000         | Archway Communities                 | Julie Stern                | <a href="mailto:julies@archwaycommunities.org">julies@archwaycommunities.org</a>   | 720-826-4333 |
| S      | N          | Legacy Senior Residences       | 5430 W. 64th Ave.                      | Arvada           | 72           | 72           | y         | \$910,714                          | CHFA                    | \$13,550,000         | \$1,000,000         | Cornerstone Housing Group, LLC      | Bobbi Jo Lucas             | <a href="mailto:blucas@cstonellc.net">blucas@cstonellc.net</a>                     | 402-341-0888 |
| F      | N          | Mesa Crossings                 | 115 Tomslan Ln.                        | Poncha Springs   | 50           | 50           | y         | \$700,000                          | CHFA/<br>Chaffee County | \$8,800,000          | \$700,000           | Cardinal Capital Management, Inc.   | Becky Margenau             | <a href="mailto:bmargenau@cardinalcapital.us">bmargenau@cardinalcapital.us</a>     | 608-443-2074 |
| F      | N          | Moffatt Landing                | Tibet Rd. & 56th                       | Aurora           | 132          | 132          | n         | \$1,457,745                        | CHFA                    | \$21,500,000         | \$1,000,000         | Kittle Property Group               | Brenda Haddad              | <a href="mailto:bhaddad@kittleproperties.com">bhaddad@kittleproperties.com</a>     | 417-529-8929 |
| S, PSH | N, A/R     | Mount Calvary Senior Housing   | 3485 Stanford Ct.                      | Boulder          | 60           | 60           | n         | \$1,170,000                        | CHFA                    | \$14,500,000         | \$600,000           | Boulder Housing Partners            | Ian Swallow                | <a href="mailto:swallowi@boulderhousing.org">swallowi@boulderhousing.org</a>       | 720-564-4619 |
| F      | N          | MountainView Flats             | North of 51537 Hwy 6                   | Glenwood Springs | 40           | 40           | y         | \$705,288                          | CHFA                    | \$8,250,000          | \$705,288           | RealAmerica Development, LLC        | Ronda Shrewsbury Weybright | <a href="mailto:Ronda@RealAmericaLLC.com">Ronda@RealAmericaLLC.com</a>             | 317-815-5929 |
| S      | N          | Paloma Garden                  | 920 Chelton Rd & 3140 Mallard Dr.      | Colorado Springs | 126          | 125          | n         | \$1,546,751                        | CHFA                    | \$17,100,000         | \$1,000,000         | Volunteers of America               | Doug Snyder                | <a href="mailto:dsnyder@voa.org">dsnyder@voa.org</a>                               | 303-726-1055 |
| F      | N          | Peoria Crossing Phase II       | 3002 N. Peoria St.                     | Aurora           | 72           | 72           | n         | \$906,563                          | CHFA                    | \$13,000,000         | \$950,000           | Aurora Housing Authority            | Dayna Ashley-Oehm          | <a href="mailto:dashleyoehm@aurorahousing.org">dashleyoehm@aurorahousing.org</a>   | 303-929-9591 |
| F      | N          | Pueblo Apartments              | 800 Hwy 50 West                        | Pueblo           | 222          | 222          | y         | \$1,500,902                        | CHFA                    | \$21,300,000         | \$1,000,000         | HTG Colorado Developer LLC          | Jon Christine              | <a href="mailto:jonc@htgf.com">jonc@htgf.com</a>                                   | 954-716-6319 |
| F      | N          | Ralston Gardens                | Ralston Rd (58th Ave.) at Garrison St. | Arvada           | 102          | 102          | y         | \$1,150,000                        | CHFA                    | \$15,100,000         | \$1,000,000         | Mile High Development and Brinshore | George Thorn               | <a href="mailto:gthorn@milehighdevelopment.com">gthorn@milehighdevelopment.com</a> | 303-808-4500 |
| F      | N          | Residences at Glenwood         | 6916 Highway 82                        | Glenwood Springs | 85           | 85           | n         | \$1,150,000                        | CHFA                    | \$13,750,000         | \$1,000,000         | TWG Development                     | Ryan Kelly                 | <a href="mailto:rkelly@twgdev.com">rkelly@twgdev.com</a>                           | 317-559-7009 |
| F      | N          | Southpointe @ 108              | SW Corner of 108th & Simms St.         | Broomfield       | 168          | 168          | y         | \$2,683,736                        | CHFA                    | \$29,400,000         | \$100,000           | Pedcor Management Corporation       | Troy Meyers                | <a href="mailto:tmeyers@pedcor.net">tmeyers@pedcor.net</a>                         | 317-587-0460 |
| PSH    | N          | Sunset Heights                 | 2000 Sunset Way                        | Longmont         | 55           | 55           | n         | \$650,000                          | CHFA                    | \$9,000,000          | \$800,000           | Sunset Element LLC                  | Kevin Knapp                | <a href="mailto:kevin@elementproperties.com">kevin@elementproperties.com</a>       | 303-327-9301 |
| F      | N          | Turin Tower                    | 700 Lincoln St.                        | Denver           | 129          | 129          | y         | \$1,938,501                        | CHFA                    | \$22,000,000         | \$1,000,000         | St. Charles LIHTC Investors, LLC    | Jordan Zielinski           | <a href="mailto:housing@stcharlestown.com">housing@stcharlestown.com</a>           | 720-598-1303 |
| F      | N          | West City Parq                 | 1642 N. Lafayette St.                  | Denver           | 70           | 69           | n         | \$1,122,080                        | CHFA                    | \$18,609,115         | \$1,000,000         | Summit Housing Group, Inc.          | Paul Capps                 | <a href="mailto:paul@summithousinggroup.com">paul@summithousinggroup.com</a>       | 406-322-3337 |
| F      | N          | Wintergreen Family             | 0235 Antlers Gulch Rd.                 | Keystone         | 70           | 55           | n         | \$1,000,000                        | CHFA                    | \$19,800,000         | \$1,000,000         | Gorman & Company, LLC               | Kimball Krangle            | <a href="mailto:kcrangle@gormanusa.com">kcrangle@gormanusa.com</a>                 | 303-887-2707 |
|        |            |                                |  |                  | <b>3,256</b> | <b>3,236</b> |           | <b>\$42,276,828</b>                |                         | <b>\$546,025,802</b> | <b>\$27,546,288</b> |                                     |                            |  |              |

\*F=family, S=senior, SN=special needs, PSH=permanent supportive housing, N=new, R=rehab, A/R=acq/rehab