



Colorado Housing and Finance Authority  
 2025 Round One Letters of Intent Report  
 Federal 9% and State Housing Tax Credit  
 (with TOC Credit if applicable)

Type	Name	Address	City	Total Units	Total LI	Federal 9% Credit Requested	Standard State Credit Requested	TOC Credit Requested	Sponsor	Contact Name	Email	Email
I/F, N	101 West Main Street	101 West Main Street	Frisco	52	52	\$1,600,000	\$650,000		The NHP Foundation	Lauren Avioli	lavioli@nhpfoundation.org	(832)280-7554
I/F, N	123 Manitou Avenue	123 Manitou Avenue	Manitou Springs	50	50	\$1,550,000	\$650,000		Paragon Development, Inc	John Block	jblock@paragoncompanies.com	(317)694-2895
I/F, N	1886 Hover	1886 Hover	Longmont	47	47	\$1,600,000	\$650,000		The Inn Between	Tim Rakow	tim@innbetween.org	(303)684-0810
SH, N	3500 - 3600 Park Avenue West	3500 - 3600 Park Avenue West	Denver	60	60	\$1,600,000	\$650,000	\$78,000	Colorado Coalition for the Homeless	Max Lubarsky	mlubarsky@coloradocoalition.org	(608)695-2509
SH, N	Arapahoe PSH	1900 S. Chambers Road	Aurora	60	60	\$1,600,000	\$650,000	\$78,000	Brothers Redevelopment Inc.	Jeff Martinez	jeff@brothersredevelopment.org	(720)839-1874
OA, N	Blossom Commons	Southwest Corner of 91st Place and Eaton Street	Westminster	50	50	\$1,600,000	\$650,000	\$65,000	Volker	Lauren Schevets	l.shevets@volker.co	(720)308-8253
I/F, N	Canyons Affordable Apartments	South Havana at Hess Road	Castle Pines	50	50	\$1,600,000	\$650,000		BMC Investments	Matt Joblon	matt@bmcinv.com	(303)996-2324
H, SH, N	Commons Phase II	3745 Marion Drive	Colorado Springs	42	42	\$1,600,000	\$650,000	\$54,600	Rocky Mountain Communities	Chris Furlong	cfurlong@rmcommunities.org	(720)305-9804
I/F, N	Crossroads at Divide	Clark Ranch Road and Lone Ranger Road	Divide	44	44	\$1,600,000	\$650,000		AmericaWest Housing Solutions	Keith Meier	kmeier@americawest.org	(719)749-8291
OA, N	Federal Apartments	3244 S Federal Blvd	Denver	50	50	\$1,600,000	\$650,000	\$65,000	Silva Development Group	Miranda Silva	msilva@silva-markham.com	(303)944-1117
I/F, N	GardenWalk of Cañon City	3232 Independence Road	Cañon City	42	42	\$1,550,000	\$650,000		Belmont Development Company	Shawn Smith	ssmith@belmontdev.com	(405)604-5074
I/F, N	Harbart House	1290 N. Colorado Blvd.	Denver	50	50	\$1,600,000	\$650,000	\$65,000	Medici Development LLC	Josh Russell	josh@mcgdenver.com	(303)915-7841
I/F, N	Kentro 1001 Lincoln	1001 Lincoln Street	Denver	127	127	\$1,600,000	\$650,000	\$165,100	Kentro Group and ComCap Ventures, LLC	Christopher Viscardi	cv@kentrogrou.com	(970)214-2173
OA, N	Kite Route Crossing	0 Canary Lane	Superior	50	50	\$1,600,000	\$650,000		Pennrose LLC	Shannon Cox Baker	sbaker@pennrose.com	(720)307-8151
I/F, SP, N	Liberty House Apartments	1500 Hooker Street	Denver	72	72	\$1,600,000	\$650,000	\$93,000	Atlantis Community Foundation	Trinidad Rodriguez	tar@atlantiscommunityfoundation.org	(720)244-1798
OA, N	Living Tower Senior Living	18821 E 22nd Place	Aurora	50	50	\$1,600,000	\$650,000	\$65,000	Blue Ridge Atlantic	Ruben Esqueda	resqueda@blueridgeatlantic.com	(940)600-7262
I/F, N	Marq	251 E North Avenue	Trinidad	34	34	\$1,600,000	\$650,000		Commonwealth Development Corporation	Ted Goltzman	t.goltzman@commonwealthco.net	(612)991-9931
OA, N	Mason Street Seniors	3750 S Mason Street	Fort Collins	46	46	\$1,600,000	\$650,000	\$59,800	Volunteers of America National Services	Doug Snyder	dsnyder@voa.org	(303)726-1055
SH, N	Paragon Place	2205 N. Washington Street	Denver	65	65	\$1,600,000	\$650,000	\$84,500	Cohen-Esrey Development Group	Nick Emehiser	nemenhiser@cohenesrey.com	(720)319-7265
I/F, N	Pinewood Modular	200 South Ironton Street	Aurora	44	44	\$1,275,000	\$650,000	\$57,200	Ulysses Development Group	Blaise Rastello	blaise.rastello@ulyssesdevelopment.com	(301)646-7537
OA, N	Ravenfield	510 S. 27th Avenue	Brighton	46	46	\$1,500,000	\$650,000		Brighton Housing Authority	Deb Bristol	dbristol@brightonhousing.org	(970)892-7002
I/F, N	Reserves at Blue River	309 Rainbow Road	Silverthorne	48	48	\$1,600,000	\$650,000		Overland Property Group	Ryan Zent	rzent@overlandpg.com	(973)914-4572
I/F, N	Rita Bass Apartments	155 W 5th Avenue	Denver	60	60	\$1,600,000	\$650,000	\$78,000	Evergreen Real Estate Group	Javonni Butler	jbutler@evergreenreg.com	(262)894-6665
OA, N	South Platte Flats	1501 2nd Street	Ft. Lupton	55	55	\$1,600,000	\$650,000		McDermott Properties LLC	Andy Seed	aseed@mcdermottproperties.com	(720)771-7333
I/F, N	St Louis Landing	245 Park Avenue	Fraser	35	35	\$1,600,000	\$650,000		Mountain Affordable Housing Development	Matthew Ginzberg	mg@calested.com	(212)810-7374
I/F, N	Tapestry	1799 N Pennsylvania Street	Denver	72	72	\$1,600,000	\$650,000	\$93,600	Gorman & Company, LLC	Kimball Crangle	kcrangle@gormanusa.com	(303)887-2707
I/F, N	Tierra Azul	800 Craft Drive	Alamosa	46	46	\$1,600,000	\$650,000		Community Resources and Housing Development	Arturo Alvarado	arturo@crhdc.org	(720)542-6563
I/F, N	Village on Eastbrook	3221 Eastbrook Drive	Fort Collins	73	73	\$1,600,000	\$650,000		Housing Catalyst	Kristin Fritz	kfritz@housingcatalyst.com	(970)416-2910
I/F, N	Vista Pointe	6900 & 7000 W 119th Avenue	Broomfield	65	65	\$1,600,000	\$650,000		Broomfield Housing Alliance	Gabby Carazi	gabby@bluelinedevelopment.com	(908)463-5868
I/F, N	Waldown	3707 Walnut Street	Denver	40	40	\$1,600,000	\$650,000	\$52,000	Steele Properties	Deb Quinlan	dquinlan@stelellc.com	(303)229-4592
<b>Federal 9% and State Paired with Federal 4% Housing Tax Credits</b>												
I/F, N	Ives II	7525 W. 44th Avenue	Wheat Ridge	50	50	\$1,600,000	\$650,000	\$65,000	Foothills Regional Housing	Dayna Ashely-Oehm	dashleyoehm@foothillsrh.org	(720)415-6669
<b>TOTALS:</b>				<b>1,675</b>	<b>1,675</b>	<b>\$49,075,000</b>	<b>\$20,150,000</b>	<b>\$1,218,800</b>				

H=Homeless, I/F=Individuals and Families, N=New, OA=Senior/Older Adult, SH=Supportive Housing, SP=Special Populations, V=Veterans