

9% housing credit application narrative



Project Name: 40th Ave Apartments

Project Address: 3979 Central Park Blvd., Denver CO 80238

40th Ave Apartments, a unique 115-unit sustainable affordable housing development located in the Central Park neighborhood, will support households at 30-60% AMI with 1, 2, and 3-Bedroom units. Our sustainable approach involves designing for livability and community, providing the lowest affordable rents in a self-sustaining location with valuable amenities. Northeast Denver Housing Center, Inc. (NDHC) is purchasing the land at 3979 Central Park Blvd at an extremely deep discount from the master developer and the sale at this reduced price is contingent on NDHC making a 9% application in this round.

The project will be a 4-story podium structure with wood frame construction, with 65 spaces of covered parking available on the ground level and two elevators, hosting ample amenity space and spacious units for the tenants. The units will have high 9' tall ceilings and large windows to bring in daylight and provide valuable views of downtown Denver and the neighboring Sand Creek. With secured entry and parking, residents will feel safe and comfortable in these sustainable units. This project will also receive a Gold National Green Building Standard certification and will have an all-electric design in accordance with Denver's Electrification plan.

NDHC has worked on many projects in this area, and working alongside our experienced team, have designed, developed, and leased over 700 units of affordable housing in the past 8 years since 2017. We have consistently met our stated timelines and delivered quality housing for affordable communities and will continue to support this project with our in-house provided supportive services, bringing financial education and early childhood education directly to its residents. We are excited for this opportunity to fulfill our mission of creating sustainable, healthy housing opportunities for under-served households through outreach, education and housing development.

Location: 40th Ave Apartments located at the crossroads of 40th Ave and Central Park Blvd, in Central Park, a growing neighborhood with many valuable amenities. The site is a designated transit-oriented community (TOC) area and is less than a half mile away from the Central Park RTD Station. The site, not in a QCT, is currently vacant with a total site area of 1.07 acres.

Unit Mix and AMI's: 40th Ave Apartments will provide affordable housing to families in the Central Park area, providing valuable 1-Bed, 2-Bed, and 3-Bed units, all at less than 60% AMI. This project has a balanced mix of 30% AMI through 60% AMI units. The **average AMI mix for the project is 48%** with 15% of the units at 30% AMI and below and 68% at 50% AMI and below.

Additionally, all our 60% AMI units are underwritten at less than maximum allowable rents, improving both the affordability and the marketability of the project. The high density of units on this site in this amenity-rich neighborhood allows us to provide the most affordable unit mix while keeping construction costs low.

The project will be constructed with energy efficiency in mind, using an all-electric design to limit our environmental impact and keep utility costs down for our tenants. We care about our tenants' health, so we've also made the decision to include a fitness area and community lounge, promoting both physical wellbeing and social connectivity. Our 2nd story community patio with recreation and grilling areas provides a common space for connecting with other residents and a sense of community to the neighborhood. Since there is a strong family presence in the neighborhood, we will also provide play areas with playground equipment for children. This project will also conform to the Uniform Federal Accessibility Standard, exceeding the minimum requirements for accessibility. We will provide 20 accessible units designed for persons with mobility impairment, and 10 accessible units designed for persons with sensory impairment, well above required amounts. Our property management team is trained on Fair Housing practices provided through an annual training course, and work with local community contacts, such as the Denver Division for Developmental Disabilities to make these units available. Finally, we are designing the building to have minimal impact to the land around it, especially the nearby Sand Creek. We value Denver's water sources, and want to protect our natural waterways and all those who are affected downstream.

Detail type of construction: The project will be a 4-story podium structure with wood frame construction, structure (Type V-A Construction) over one level post-tensioned podium level concrete deck. Building common area circulation consists of fire protected corridors and vertical circulation elements. The vertical circulation elements include two pre-engineered stairwells and two gearless traction machine room-less elevators servicing all levels of the building. The building skin will include cementitious lap siding and panel system with aluminum transitions, as well as direct adhered thin masonry veneer. The roof will be a fully adhered TPO membrane, with a basket style internal roof and overflow drain system.

Access to public transportation within one-half mile of site and job centers (if applicable) and how the project promotes opportunities for economic mobility: Located within .5 mile of the Central Park RTD station, 40th Ave Apartments has access to many public transportation options. In addition to the existing community infrastructure of rentable scooters and rideshare options available in the Central Park neighborhood, 40th Ave Apartments is also in a Transit Oriented Community (TOC) due to its proximity to the Central Park RTD station. RTD buses provide convenient and frequent service to the neighborhood. Both the Central Park rail (A Line) and a bus stop are located .4 mile southwest of the site on Smith Road. The A Line of the RTD FasTracks system connects Union Station in the CBD to Denver International Airport (DIA). 40th Ave Apartments will also have 30 of our parking stalls EV ready, supporting the transition to electric vehicles in Denver. The site is surrounded by significant retail amenities: there are multiple grocery stores nearby, such as Walmart Supercenter, Sprouts, and Sam's Club offering both shopping and employment. And there is a 1.1 million sq foot regional shopping center, the Shops at Northfield, anchored by Bass Pro Shops Outdoor World, Macy's, JCPenney, Target, and H&M, which is .7 mile north. All of this offers ample opportunity for employment and economic mobility. All these valuable amenities help strengthen the community and support the tenants who will live here.

Supportive Services: NDHC's in-house Healthy Living Program focuses on providing programs, classes, and services that inspire healthy living at our multi-family housing developments. The Healthy Living Program focuses on improving the health and wellness of under-served populations by providing supportive services to residents that inspire healthy eating, active lifestyles, financial education, and leadership. The Healthy Living Program is a source of greater social and economic security that becomes the foundation for residents to thrive. The Healthy Living Program sustains its activities

by collaborating with community agencies that have an established record of accomplishment and they serve the pivotal role of “service brokerage” through its full-time professional staff. This includes developing partnerships and service agreements with organizations that are willing to provide free or low-cost services. Our staff holds monthly meetings with residents, where they share what concerns and interests they have in supportive programs. Last month, we saw a total of 61 adults and 57 kids attend these meetings and vocalized interest in our current programs which include Food Resources, Financial Literacy, Childhood Education and Tutoring, Exercise Programs, Mental Health Resources, Will and Attorney services, and other Housing services. For example, our early childhood care and tutoring program is a commercial childcare program offered in partnership with local teachers and educators. This provides both childcare and tutoring at the same time in one affordable program. We offer many of these services at our properties now. The community space at 40th Ave Apartments is designed to be able to host these activities at no cost to our tenants. Tenants are encouraged to show up and participate in these activities, promoting economic mobility and community.

Environmental Sustainability: The 40th Ave Apartments are being designed with energy efficiency and environmental sustainability as one of our top priorities. The building will use all-electric sources, which will help reduce energy costs for future residents and improve the affordability of this building. Each of these units has been designed with maximum natural daylighting in-mind, to not only save on energy usage, but also to enhance the livability for the residents. Our HVAC equipment will be single packaged vertical heat pumps, which are designed for energy efficiency. We will install domestically sourced energy efficient appliances and low water usage plumbing fixtures to further push these goals. Toilets will be installed with flush volume of 1.28 gallons or less. The building envelope, including windows, air ducts, and sliding balcony doors, has been designed to limit air leakage and infiltration by using NGBS approved weather barriers and sealants. The whole building’s ventilation system will be installed with automatic controls to limit ventilation during periods of extreme temperature, extreme humidity, and/or during peak utility loads.

Financing: This project will be funded using a principal bank loan through 1st Bank/ PNC, a Prop 123 Concessionary Debt loan, equity from 9% Federal credits, State Affordable Housing Tax Credits, and TOC credits. We are also seeking both HOST and DOH grants and deferring a significant portion of our fee. NDHC has a great history of securing and utilizing LIHTC funds and soft funds in our projects. We were able to secure both our Central Park 2 and Central Park 3 projects in this same neighborhood in our first round of applications, working on both projects at the same time.

Market conditions: Most of the stabilized comparables have high occupancy levels, reporting only 32 vacant affordable units out of 780 total units, or a 4.1% vacancy rate overall. The vacancy rates for the 6 stabilized properties range from 2.1% to 7.1%. Absorption is projected to be **25 units per month**. After deducting the existing units, and even with the addition of the potential new supply, 1,025 income qualified renter households remain left unserved in the 30% AMI category, 1,643 remain left unserved in the 40% AMI category, 1,217 remain left unserved in the 50% AMI category, and 790 income qualified renter households remain left unserved in the 60% AMI category. Overall, 4,675 income qualified renter households remain left unserved at the proposed AMI levels, indicating a significant demand for more rent restricted units. NDHC has completed 7 LIHTC deals in the Central Park area, with almost 1,000 units, including a mix of rental and for sale. NDHC knows the market well and has been able to maintain a high occupancy rate at each of our Central Park projects, currently averaging at 5.36% vacancy.

Proximity to existing tax credit developments: 26 communities supply similar units targeted to income qualified individuals and families as 40th Ave Apartments. The inventory of existing family apartments operated with restrictions is 2,945 units. We are aware of the recent award nearby but 40th Ave has been crafted to complement the other LIHTC properties in the area. Other recently awarded properties have a significant proportion of larger units and 60-80% AMI units. 40th Ave has mostly one and two bedroom and targets much lower AMIs, with an average income of 48%.

Project readiness: Having completed multiple similar LIHTC projects in this area, NDHC is well-positioned to move quickly from concept to construction. As soon as the Low-Income Housing Tax Credit is awarded to the project, it will only take a few months to secure all other financing and to prepare for construction, with the groundbreaking anticipated within nine months of the award.

Overall financial feasibility and viability NDHC is an experienced developer and their development team is time tested with over six projects completed together. The budget has been vetted using recently completed projects and the per unit costs have been kept low due to the scale of the project. This project will be larger than the average 9% LIHTC project, because we are a mission driven non-profit organization dedicated to providing quality affordable housing. Developing at a larger scale allows us to keep our per unit development costs low. Additionally, our project will deliver many more critically needed, affordable units for the same amount of credit as much smaller projects.

Development Team: NDHC is a non-profit affordable housing developer that exemplifies the values and dedication necessary for effective community development, having completed over 2,500 units within the City of Denver. Our team of in-house development specialists, along with Erik Okland architect and Palace Construction, have a long track record of designing, developing, and building over 700 units of affordable housing together since 2017. Our property management team, Ross Management, has been involved in all our previous projects since 2017.

Our experience with the neighborhood has helped us optimize our work flow for these projects, and our development team can design, develop, and build these projects with both high efficiency and accuracy. In many of our LIHTC projects, we have been successful in securing these funds in our first application. Central Park 2 (9% LIHTC) and Central Park 3 (4% LIHTC) for example, secured both their LIHTC funding in their first application. NDHC submitted both applications at the same time, proving our ability to successfully manage these projects from start to finish. Please see resume section for details on the rest of the team.

Project costs: Our in-house design/development studio with team members who have wide ranging and comprehensive set of bachelor's or master's degrees allows us to do much of the analysis and design work in-house during the concept phase, before continuing to work with our contractors and architects at all levels of design through the construction process. Because of this, our projects are more livable and better designed for a lower cost. Our critical analysis at every phase of development keeps costs low and quality high.

Site suitability: The site is close to many valuable amenities. There are multiple grocery stores nearby, such as Walmart Supercenter, Sprouts, and Sam's Club offering both shopping and employment. There are several schools close by as well, such as Westerly Creek Elementary, DSST Elevate Northeast Middle School and New Horizon Academy Daycare which is directly across the street. Recreational amenities in the area include the 80-acre Central Park, one of the largest in Denver, approximately .8 mile southwest of the development. The park offers athletic fields, jogging and bike paths, a sledding hill, large natural open spaces, a large playground with climbing boulders, Bocce ball courts, a small lake for RC boating, covered picnic areas, BBQs, an amphitheater, and indoor facilities. Founders Green Park, 1.3 mile southwest, has a fountain and a stage used for concerts, movies, a farmer's market, and other events. The site sits directly next to Sand Creek with numerous walking trails. All these valuable amenities help strengthen the community and support the tenants who will live here.

Justification for waiver of any underwriting criteria or Justification of the financial need for a CHFA Discretionary DDA basis boost of up to 30 percent of eligible basis – Not applicable

Address any issues raised by the market analyst in the market study: The market study mentions two small issues. A low Walk Score classified as a Car Dependent location. *The property will have average to good access to restaurants,*

stores, and services, but a public bus or vehicle will likely be the most common way to reach them. However the site will feature a public pedestrian paseo connecting the proposed public park on the west side and a public plaza in the retail center on the east side. *The property parking ratio has a fairly low ratio of 0.57 space/unit. But they note that while the planned ratios are low, they are not unprecedented and that most developers and the City of Denver are moving this direction.* Additionally NDHC reserved additional space on the northwest corner of the site to include additional parking if needed. We do not feel like these issues will be a hindrance to leasing up these extremely affordable units.

There are no REC or issues noted in the Phase I report for the site.

Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment. The unusual feature for an affordable housing project is the addition of the second level “Gather” and “Play “ areas on a concrete podium to allow for exterior amenity space to overlook the pedestrian connection from the retail area to the neighborhood park. There are many opportunities for cost containment of the overall costs on the project proposed to allow for this community amenity. We are realizing cost savings in site development with the master developer including sidewalk and landscaping on the east and west portion of the property adjacent to the pedestrian passage.

Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support). 40th Ave Apartments will contribute to Central Park’s local community plan and design guidelines, helping to provide living spaces with convenient access to transit stops, parks, open space, trails, and services. 40th Ave Apartments has extensive support through the City and County of Denver and the Central Park Affordable Housing Plan, which has been developed by the City and County of Denver and Brookfield Properties, making affordable housing a high priority in the Central Park community. Additionally, Denver Housing Authority will act as partner for critical property tax exemption. The City of Denver is also offering expedited review for permitting for affordable projects and fee reductions.

Describe how the proposed development contributes to promoting equity as well as economic mobility for residents. 40th Ave Apartments located at the crossroads of 40th Ave and Central Park Blvd, in Central Park, a growing neighborhood with many valuable amenities. It is not just about providing low-cost housing; it is about a superior quality of life, in a self-sustaining neighborhood where families can access a good education for their children while living in quality, energy efficient, affordable homes located near jobs and open space, shopping and outdoor amenities. In addition, there is often a lack of affordable housing where superior schools are located. Stapleton schools are among the top scoring Denver schools in state assessments (TCAP, 2018). This is truly a life-changing opportunity for families, encouraging upward mobility and a better quality of life.

The Healthy Living Program described above is a source of greater social and economic security that becomes the foundation for residents to thrive. This program gives our residents the tools and resources they need to be able to take control of their finances and budget for a better future. Some of our offered programs and classes include Food Resources, Financial Literacy, Childhood Education and Tutoring, Exercise Programs, Mental Health Resources, Will and Attorney services, and other Housing services. Each of these classes and programs promote equity and economic mobility for residents.

Attachment A - Additional detail on future development in area surround the site

9% housing credit application narrative



Project Name: 123 Manitou

Project Address: 123 Manitou Avenue, Manitou Springs, CO 80829

Executive Summary:

TWG Development (“TWG”) and Paragon Development (“Paragon”) are excited for this opportunity to present an application to CHFA for 9% Low Income Housing Tax Credits (“LIHTC”) and Affordable Housing Tax Credits (“AHTC”) for 123 Manitou (the “Project”). This new construction multifamily development will provide fifty (50) apartments for individuals and families earning at and below 60% of the area median income (AMI) and will be the first LIHTC project in Manitou Springs.

This new family housing project will play a key role in the City’s efforts to revitalize eastern Manitou Springs, providing much-needed development along Manitou Avenue east of Highway 24. Eighteen (18) units will be three-bedrooms, twelve (12) units will be two-bedrooms, and twenty (20) units will be one-bedrooms. Ten (10) units will be set at 30% AMI, four (4) units at 40% AMI, ten (10) units at 50% AMI, and twenty-six (26) units at 60% AMI. Unit amenities will include balconies with a storage room, central A/C, Energy Star Appliances, in unit washers & dryers, and LVT flooring throughout. Building amenities include a clubhouse with a library, kitchen, and community room with computers, WiFi, and furniture for a common gathering space. Site amenities include a picnic/BBQ area, playground, dog park, and bike racks. 123 Manitou will be approximately 55,000 GSF split between (2) three-story wood framed buildings. The structures will be supported by a conventional slab on grade foundation with spread footings. An acoustic mat with gypcrete will minimize sound transfer between the units for resident comfort. Exterior materials will include a combination of stone masonry and fiber cement siding, durable materials which require minimal maintenance and are compatible with the character of the neighborhood. All exterior wall assemblies will incorporate batt insulation and a weather barrier to support long term energy efficiency. The buildings will feature flat roofs with a membrane roofing system. Overall, the design will meet the team's objectives of cost-effective construction, visual appeal, and compatibility with the surrounding neighborhood.

This project will meet the silver certification under the NGBS program which will include EV parking spaces to meet 2023 National Electric Code and photovoltaic panels. Income levels within a three- and five-mile radius of the Project are below the state of Colorado and Colorado Springs metro area average, indicating high demand for affordable housing (\$108,498 average household income within a 5-mile radius,

compared to \$119,811 in Colorado Springs MSA & \$131,640 statewide). Public transportation in the Manitou Springs area is provided by a free shuttle to downtown Manitou Springs, the Incline/Barr Trail, and the Cog. For connectivity to Colorado Springs, the Mountain Metro Transit System provides frequent bus services from Manitou Springs. Bus stops for both public transportation options are located immediately adjacent to the Property.

In our 2026 Application, we have increased the density of the development to 50 units, obtained conditional approval of DOH funding and an El Paso County HTF commitment. We have committed to a higher level of energy certification and Rainbow Housing will provide services to all residents at the property through their LINK program, which includes live and interactive webinars for financial literacy, employment readiness, health and nutrition, among many other important topics.

Financing for the Project will include federal tax credit equity generated from the sale of 9% LIHTC & State Tax Credit equity, permanent financing, El Paso County HTF funding, DOH funding, and deferred developer fee. El Paso County Housing Authority will be admitted as a special limited partner in the deal to provide property tax exemption plus sales & use tax exemption. 123 Manitou will be a welcome addition to the community, as demonstrated by local funding and the numerous letters of support we have received from various city stakeholders and local entities.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

The project does not meet any of the priorities listed in Section 2 of the QAP.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

- *Market Conditions:* The Property is situated in Manitou Springs, El Paso County, located at 123 Manitou Avenue. The average vacancy rate for the submarket is lower than that of the overall market area. The market data indicates a required capture rate for individuals and families in the PMA of 4.7% total, 6.3% for 60% AMI, 4.7% for 50% AMI, 3.1% for 40% AMI, and 1.8% for 30% AMI. These low capture rates indicate the project will be absorbed into the market strongly based off affordable housing demand.
- *Proximity to Existing Tax Credit Developments:* Utilizing Novogradac's LIHTC mapping tool, the closest existing tax credit developments are located near downtown Colorado Springs, with the nearest development being Greenway Flats at 5 miles away. Manitou Springs has never had a LIHTC project constructed within city limits and has also not seen a new multifamily project constructed since 1973.
- *Project Readiness:* The Property is owned by Paragon and is zoned for the intended use as evidenced by the zoning letter included within the application. Review of the final building plan is administrative, however, there is a public hearing for Planning Commission and City Council when documents are presented for approval. The building plan approval timing is estimated to be approximately 2-3 months. The project, as designed, is within the allowable density with no off-street parking minimum required, therefore we do not anticipate any issues in securing approvals. The Phase 1 Environmental Assessment indicates that no Recognized Environmental Conditions were discovered. The Project is supported by various entities as evidenced by the numerous support letters provided within the application showing enthusiasm for the project. Schematic drawings have been designed to be in harmony with the visual character of the surrounding neighborhood.

- *Overall Financial Feasibility and Viability:* The Project is financially feasible if awarded an allocation of 9% LIHTC and AHTC. In addition to the federal equity from CREA, TWG and Paragon are assuming construction financing and permanent financing from Merchants Capital, committed local El Paso County HTF funding, committed DOH funding, and deferred developer fee. TWG, Paragon, equity syndicators, lenders, and our local Colorado consultants RCH Jones and KDM Consultants have run the current project assumptions through their tax credit financial models. This extensive up-front underwriting has shown that as proposed, there are minimal risk points. Under current assumptions, the project maintains an estimated debt coverage ratio between 1.15x and 1.30x through the initial compliance period using standard escalation and vacancy assumptions. TWG will provide guarantees including paying off any balance of deferred developer at the end of compliance. TWG's approach to internal collaboration between design, construction, and management maximizes operating efficiencies without compromising resident comfort, ongoing compliance, or building durability and maintenance.
- *Experience and Track Record of the Development and Management Team:* TWG specializes in multi-family housing development, construction, and management. TWG has developed over 15,000 units across 23 states. This includes more than 100 properties including affordable housing and market-rate housing with over \$3 billion in total development costs. TWG has active developments in several states. TWG Construction has served as the general contractor for the majority of TWG projects but works well with local contractors when local contractors are better for the project. Elmington Property Management (EPM) currently manages a portfolio of 212 properties, including 18,047 LIHTC units. This scale enables EPM to leverage standardized operating procedures, compliance controls, and best practices across its portfolio, while maintaining strong project-level accountability. TWG has developed several high-quality LIHTC properties across Colorado, all of which were successfully absorbed by the market and remain leased. To help facilitate this Project, the team has engaged RCH Jones Consulting, a Colorado based consultant, and KDM Consultants who will provide strategic direction and financial advisory services to the project. RCH and KDM have over 40 combined years of experience in the affordable housing industry, having managed the development of various affordable housing communities across the US, particularly in Colorado.
- *Project Costs:* Project costs have been carefully developed based on estimates prepared by White Construction Group (WCG), a local multifamily general contractor with an established network of subcontractors in the Colorado market. WCG validated these costs through competitive subcontractor bidding across key trade scopes, reflecting current market conditions. As design advances, the development team will continue to monitor costs and pursue value engineering opportunities that preserve quality and tenant comfort while maximizing cost efficiency.
- *Site Suitability:* This infill site is located in a developed area near downtown Manitou Springs and Colorado Springs, offering residents access to a wide array of community amenities. The site is already served by utility taps and is zoned for our proposed use. The site, formerly a blighted motel and an eyesore to the community, has been demolished and scraped for new development. The Manitou Springs Urban Renewal Authority has expressed its support for our plans to develop new affordable housing on the site. The proposed 50-unit development leverages the affordable housing density bonus available by right and is sized to align with current funding availability. The site has

been assessed and confirmed to be free of environmental concerns, floodplain restrictions, and wetland impacts, which makes it development ready and well suited for affordable housing.

3. Justification for a CHFA Discretionary DDA basis boost of up to 30% of eligible basis

We are seeking a 4.5% CHFA discretionary basis boost for the 9% LIHTC, as the site is not located in a QCT or DDA. This basis boost will support the financial viability of the project and ensure successful development of affordable housing in the high-need area of Manitou Springs, as reflected in the market study. Because the project includes units significantly below AMI, they generate less rental income, making the basis boost critical to maintain affordability and close the financial gap. Additionally, the project's sustainable features, such as energy-efficient systems, solar panels, and required EV parking reduce operating and utility costs for tenants while also increasing upfront construction costs, further supporting our request for the basis boost.

4. Address any issues raised by the market analyst in the market study.

The market study notes that the site has a lower walk and bike score average than the City of Manitou Springs overall and the comparables, and a transit score for the site is not available. However, the subject is located along two bus routes: Bus Route 3, which is part of the Mountain Metro Transit System and provides bus service into Colorado Springs, and bus Route 36 of the free Manitou Springs shuttle that provides bus service to the downtown area as well as the Incline/Barr Trail and the Cog. The property falls within a transit corridor per HB24 1313 with the two bus services. The major throughfare of the area, Manitou Avenue, along which the subject is located, also includes bike lanes on both sides. Lastly, there is a new parking/shuttle stop planned for 132 Manitou Avenue, which is located only 250 feet northwest of the subject property. The new parking/shuttle location will also include a 10-foot wide (pedestrian and bike only) multi-use bridge connecting the parking area to Creekwalk Trail.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.

According to the environmental report for the site, there are no REC's indicated, and no additional investigation is warranted.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment.

The southern side of the property borders Highway 24, requiring moderately enhanced wall assemblies on the southern-facing parts of the building to mitigate sound infiltration. Since Highway 24 is elevated above the buildings, this elevation difference, along with existing mature trees along the hilltop, will aid in noise reduction. During the full design process, an acoustic engineer will assess the project and predict the dB level generated from Highway 24 to determine whether additional mitigation measures are needed for the southern units. If necessary, we will incorporate additional soundproofing materials, such as insulation, drywall, and upgraded windows.

As previously noted, the property gradually slopes upward from north to south, with a steeper incline near Highway 24 and the tree line. This topography has influenced our design approach, positioning

the buildings as far north as possible, but we are still requiring stepped slab-on-grade foundations in each building. Although stepping the buildings adds complexity to construction and is less efficient than a continuous slab-on-grade, it remains a more cost-effective approach than extensive excavation and adding large retaining walls. While these site conditions contribute to slightly higher construction costs, they remain manageable and do not significantly impact the overall project budget. To control costs, we will implement value engineering and competitive bidding.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).

We have reached out to and engaged with neighbors, City leadership, and local employers regarding our project, receiving positive feedback from all parties. This broad support is reflected in the favorable letters of support included in our application, such as the Mayor's Office, the Manitou Springs Housing Advisory Board (HAB), the Manitou Springs Urban Renewal Authority (URA), as well as other city stakeholders and longstanding businesses. The City helped Paragon with the demolition of the previously blighted structures, removal of the prior problematic ownership, and site cleanup, all of which were successfully completed in 2023. This highlights the City's commitment to sustainable development, particularly in the area east of Highway 24, which has historically experienced less growth compared to the more developed areas west of Highway 24. Manitou Springs has also demonstrated its dedication to affordable housing by participating in Proposition 123, committing to permitting 46 new affordable housing units; 123 Manitou will completely meet the City's commitment with the development of 50 new affordable units. Plan Manitou, the city's comprehensive plan, identifies a significant deficit in rental housing, particularly for residents earning below 50% of the Area Median Income (AMI). The HAB's Strategic Plan reinforces this need for affordable housing, noting that 82% of employed Manitou residents commute outside the city for work, while only 12% of those employed in Manitou live within city limits. Many essential workers in the local workforce, especially those in the service industry and the city's artist and artisan community (key economic drivers for Manitou Springs), are unable to afford housing in the city.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.

This development promotes equity by creating much-needed affordable housing opportunities for longtime Manitou Springs residents struggling with rising housing costs. By providing access to quality housing with stable rents, strong fair housing practices, and resident services, this development improves the health, financial equity, and quality of life for residents, which enhances their ability to achieve economic mobility. This housing stability also creates an intergenerational opportunity by reducing the financial strain on adult children that need to support their parents.

9% housing credit application narrative



Project Name: 1886 Hover

Project Address: 1886 Hover St Longmont CO 80501

1886 Hover is a proposed three-story, high-density residential development located on a 1.37-acre site in Longmont, Colorado. The community will feature 40 units thoughtfully designed to provide high-quality, affordable housing. The mix of units will include 14 studios, 17 one-bedroom units, and 9 two-bedroom units, each equipped with one bathroom and a full kitchen. The Inn Between (TIB) will also build our new main office in the ground floor of the building, allowing us to own their own office space for the first time in their history. Securing permanent office space will eliminate the ongoing expense and uncertainty of renting, allowing TIB to redirect funds into program delivery and direct services for residents and is a critical step toward long-term organizational sustainability. This project ensures that TIB will have a stable and accessible base of operations embedded within a community housing development. Owning our office space will strengthen our capacity to manage housing programs, engage with residents, and provide critical support services for families, individuals, and seniors who call TIB properties home.

The development's layout is designed to foster a sense of community while maximizing site efficiency and open space. The parcel borders an existing green space with walking and biking trails and is conveniently located with RTD public transportation nearby, grocery stores, and retail services, ensuring residents have easy access to daily needs and community resources. TIB has been working on this project for over two years and closed on the acquisition of the site in July 2025 with the assistance of a Prop 123 land banking grant and City of Longmont funding. The property is not in a QCT. The project will serve extremely low income households **with 83% of the units targeting 50% AMI and below.** Additionally, 30% of the units will be set aside at 30% AMI and below with **10% of the total units underwritten at 20% AMI rents** to reach extremely low income households who are currently not being served in the community. The Inn Between is uniquely qualified to serve 20% AMI households as we are currently doing it in all of their existing properties. Additional information on TIB's service model and history working with this extremely low income population is attached.

1886 Hover is uniquely shovel ready with its site plan approved and we are ready to close in 2026, within months of receiving a LIHTC award. The project teams is assembled, the land is owned and financing is in place. This will allow TIB to deliver much needed, deeply affordable units to the market in 2027.

Unit and project amenities; 1886 Hover is designed to enhance quality of life through a range of shared amenities and community-focused spaces. Indoor amenities will include:

- A multipurpose community flex room for resident gatherings and events.

- Community laundry facilities conveniently located on-site.
- An education and training center (flex space), offered at no cost to residents, supporting workforce development and life skills programs.
- Additional secure storage lockers for resident use.
- Outdoor common spaces will feature landscaped grounds with raised garden beds, a gazebo, recreation areas, tables, chairs, and benches, and quality exterior lighting for safety and wayfinding. Together, these amenities promote social interaction, wellness, and a strong sense of community.

Detail type of construction (including foundation type, framing, roofing, building skin, circulation, stairs, elevator(s), etc.);

1886 Hover will be constructed as a Type VB building with R-2 occupancy classification and class B with NFPA 13 fire protection. The structure will be a three-story walk-up built on a slab-on-grade foundation, designed for long-term durability and operational efficiency. The design prioritizes safety, accessibility, and energy performance while remaining cost-effective. Controlled access entry, a building entry system, and security cameras at all main entry points will support resident safety. Ample on-site parking will be provided, including 10% EV-ready parking spaces, with the remainder meeting electric-ready code requirements.

Access to public transportation within one-half mile of site and job centers (if applicable) and how the project promotes opportunities for economic mobility;

Ideally situated, 1886 Hover is less than .2 miles from the Regional Transportation District's (RTD) main bussing artery. From this access point, future residents will be equipped with reliable transportation around Longmont and beyond. Buses pass every 30 minutes and it is one of four major routes that services Longmont and qualifies under the "Ride Free Longmont" with the additional benefit of no service charges to consumers. These buses connect to downtown Longmont, as well as Longmont's RTD Hub. By 2026, the City of Longmont will complete its Safety, Mobility, and Bikeway Project. A key element to that improvement is the collaborative effort between Longmont and RTD to construct the multi-use 1st and Main Transit Revitalization Project. This enhancement will further connect riders to transportation options along the Highway 119 corridor with additional transit routes into the Denver Metro area. This abundance of transit connections in conjunction with the employment assistance provided by TIB, residents will be well placed to access great economic opportunity.

Type of services and how they are financed (if applicable);

All residents who engage with services will receive trauma-informed, holistic support. Ongoing case management offered will include monthly check-ins, tailored life-skills training, and connections to vital community resources. Workshops will cover financial literacy, tenant rights, navigating public systems, and more. Assistance with job search/resume preparation will be offered, as well as access to free certification programs through local partnerships. We work to eliminate healthcare barriers by assisting with Medicaid, SSDI, or SSI applications or connections to free/low-cost providers. Onsite technology will support telehealth, online learning, and job applications. Emergency financial assistance and scholarships will further reduce financial stress. The Inn Between offers more than housing. We foster opportunity, resilience, and a path to long-term stability. See attachment A for additional information on services and funding.

Description of energy efficiencies (if applicable, include advanced energy performance standards and certification tier);

1886 Hover is committed to sustainability and long-term resilience. The project will be 100% all-electric and solar-ready, incorporating high-performance systems and materials that reduce energy use and environmental impact. The building

will comply with the Colorado Model Low Energy and Carbon Code and is designed to achieve National Green Building Standard (NGBS) Silver Certification. High-efficiency heat pumps will provide both heating and cooling, while continuous exterior insulation and enhanced thermal envelopes will improve building performance and resident comfort. Each unit will be equipped with electric-resistance water heaters, low-flow plumbing fixtures, and Energy Star-rated appliances, including a refrigerator, electric range with self-cleaning oven, dishwasher, disposal, and microwave. Vinyl flooring, solid-surface countertops, wood cabinetry, and window coverings will provide durability and ease of maintenance. In alignment with the project's sustainability goals, all utilities are included in the rent. This approach not only ensures affordability but also promotes energy conservation and household stability. Resiliency measures include the use of durable exterior materials, energy-efficient systems, and on-site renewable readiness, which collectively mitigate the impact of extreme weather events and potential utility disruptions. Landscaping will include only native or adaptive, drought-tolerant vegetation as well as an efficient irrigation system. The site's landscaping will prioritize passive strategies that enhance the stormwater management capabilities and climate resilience of the site.

Type of financing; local, state, and federal subsidies; etc. 1886 Hover will utilize all possible sources of financing including equity from both Federal 9% and State credits, City of Longmont funding, Division of Housing funding and deferred developer fee. The Inn Between will also access local county funding as available. Additionally, the City of Longmont provides significant fee waivers and we are partnering with Longmont HA for property tax exemption.

Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply: While the project will not provide a specific set aside for homeless and special needs, TIB has the history and experience of working with those populations and certainly TIB will work with residents in their more transitional housing settings to assist them in moving into permanent affordable housing at 1886 Hover.

Market conditions The 50% and 60% AMI penetration rates in the PMA are already slightly above CHFA's preferred threshold. However, the surveyed LIHTC projects were over 98% occupied, had stable occupancy during the past year, and one had waitlist. Additionally, the addition of all proposed units only increases the penetration rate by just over 2% which shows the minimal impact of these new units. The City of Longmont recently completed a Housing Needs Assessment, which documented an affordability shortage of 2,173 units of housing for households at 50% AMI and below. Approximately 7,000 households in Longmont are cost-burdened and another 5,700 are severely cost-burdened (spending more than 50% of their income on rent). Cost burden and severe cost burden collectively affect over half of Longmont renters. Longmont is experiencing a housing crisis and the City is strongly supporting affordable housing and the development of 1886 Hover. The market study surveyed a total of 2,147 affordable and market rate units and according to the surveys the overall vacancy rate for these units is 3.3% percent with a lower vacancy for LIHTC units, documenting strong demand for these new units.

Proximity to existing tax credit developments There are a total of 1404 family LIHTC units in the PMA. The LIHTC comparables have vacancy of less than 2% and waitlists, demonstrating that new LIHTC units will not compete with existing LIHTC units. We are well aware of Ascent, the 4% LIHTC project in the same area. It will be fully leased up before LIHTC awards are made in 2026. Additionally, Ascent targets larger families with its larger units and Hover with its focus on smaller units and service provision is an excellent complement to that property. LHA, the co sponsor of that project, is very supportive of 1886 Hover and the demand is easily sufficient to support multiple Longmont projects. It's been over a decade since a 9% family development has been awarded in Longmont and only two other 9% awards have been made in that time, one PSH and one senior.

Project readiness This project is unique as it is site plan approved and the drawings are ready to submit for permitting as soon as we have LIHTC award. We could close the transaction within 6 months of LIHTC award. We have a GC selected through a competitive process and the team is assembled and ready to go once we have an award.

Overall financial feasibility and viability This project is conservatively underwritten and priced. The local community is extremely supportive and financing pieces are in place. We have been pre awarded DOH grant funds through DOH's competitive pre application process highlighting the statewide support for the development. We are working with local lenders who understand the community and are interested in seeing more affordable housing developed in their community. The City of Longmont is extremely supportive, providing acquisition and construction funds, fee waivers and property tax exemption.

Experience and track record of the development and management team The Inn Between of Longmont (TIB) has been an affordable housing provider since 1992 and presently owns and manages 7 buildings with 99 apartment units. In recent years, TIB has focused on developing increasing larger projects, building our capacity in a thoughtful, measured approach. 1886 Hover represents the next step in that organizational growth and TIB has prepared by engaging an experienced team to help us. An expert group including a financial consultant, owners representative and LIHTC compliance consultant have been brought on early and have been part of every aspect of the development process. Further, TIB has been a recipient of numerous CDBG, HOME, HOME ARP, Energy Outreach Colorado, Boulder County Worthy Cause, and City of Longmont Affordable Housing funding sources to construct and rehabilitate our properties. As such, TIB has a proven track record and demonstrated ability to manage the compliance and monitoring required. Please see additional information on team members and experience in the resume section of the application.

Project costs Our GC was selected in part because of their connection to the community and the local sub market. Our costs have been vetted based on other local recently constructed projects and we are confident in our budget. Additionally, our quick path to closing will help us maintain our projected costs.

Site suitability 1886 Hover Street is an exceptional location with many employers, human services, and community amenities found within walking or very short transit distances. The development has direct access to walking and bike paths along a Greenway. Nearby are a gas station, pharmacy, bank and multiple shopping centers that include retail and grocery. The site is a quarter mile to Garden Acres park, with 38 acres of recreation. A hospital and elementary school are within a mile and High school and Human services office just beyond that distance. The site has easy access to state highways and other major corridors. Surrounding land uses are in average to excellent condition. With a Walk Score of 62, the site exceeds the city of Longmont's Walk Score of 39.

Justification for waiver of any underwriting criteria or justification of the financial need for a CHFA Discretionary DDA basis boost of up to 30 percent of eligible basis- Not applicable

The market study does not raise any issues with the project and the demand for these new affordable units. There are no issues raised in the environmental report

Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment. The Inn Between of Longmont has developed 1886 Hover with a strong focus on cost discipline in response to ongoing market conditions, including supply chain delays, high interest rates, low equity pricing, continued elevated construction costs, and increasing insurance and builder's risk premiums. These factors reflect broader Colorado and national trends and are not the result of atypical project design or scope.

To manage these pressures, The Inn Between has prioritized early funding alignment, proactive compliance planning, and a cost-effective building strategy grounded in efficient unit design, standardized details, and durable materials. The project team is actively monitoring long-lead items, pursuing competitive procurement, and evaluating value-based decisions that preserve quality while controlling costs. These measures, combined with The Inn Between's experience operating affordable housing in Longmont, position 1886 Hover to remain financially feasible while delivering long-term operational stability and housing affordability.

Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support). As mentioned previously, the City of Longmont is extremely supportive of the project and has provided site acquisition funds, and a commitment to fund construction, waive city fees and provide property tax exemption. Additionally, to aid in this effort, the city provided professional technical support for pre-development activities smoothing the way to site plan approval for the development. TIB historically has served low-income populations with practical housing solutions for more than 30 years. To date, there has been no known opposition to the work done and housing opportunities provided for the greater St. Vrain Valley. Appropriate zoning and an ideal location for the proposed site is clearly advantageous with commercial offices, retail, restaurants, and greenway all in immediate proximity. Evidence of community support for 1886 Hover has been demonstrated on the local and state levels. The City of Longmont participated in securing the land with a \$400,000 affordable housing loan investment. Similarly, CHFA awarded a Land Banking grant with a \$1,750,000 commitment of its own. Finally, TIB partnered with the United Church of Christ who pledged funds to assist with predevelopment costs in its early stages. The completion of 1886 Hover brings new affordable inventory that distinctively aligns with the City of Longmont's own long-range Envision Plan.

Describe how the proposed development contributes to promoting equity as well as economic mobility for residents. The proposed 40-unit, ground-up affordable housing development in the City of Longmont promotes equity and economic mobility by serving households at very low Area Median Income (AMI) levels, including individuals and families facing or exiting homelessness. The Inn Between of Longmont as a 501(c)(3) nonprofit that provides affordable housing and supportive services throughout the St. Vrain Valley pairs stable housing with access to workforce readiness classes, job training, and ongoing resident support. Designed as an all-electric, sustainable community with all utilities paid by the owner, the development removes utility cost burden and creates predictable housing expenses, allowing residents to focus on employment, education, and long-term stability. The project advances equity by reducing homelessness, lowering housing cost burden, and providing historically underserved households with a stable platform to achieve economic mobility and housing security. The project creates deeply affordable homes for individuals and families who are most disproportionately affected by housing insecurity—seniors on fixed incomes, low-wage workers, people with disabilities, and families with children.

Locating administrative, leasing, and fund development offices on-site further strengthens equity impact. Residents will have direct, barrier-free access to staff who can assist with leasing, respond to concerns in real time, and connect households to supportive services. Having staff embedded within the community fosters trust, increases responsiveness, and ensures that services are delivered in culturally relevant, resident-informed ways. Moreover, by integrating our administrative and fundraising teams into the housing site, we are demonstrating a commitment to transparency, accessibility, and ongoing resident engagement in decision-making.

Att A- Services narrative

Att B- Commercial Space Detail

Att C – Support letter

9% housing credit application narrative



Project Name: 10660 E Colfax

Project Address: 10660 E. Colfax Ave., Aurora, CO 80010

10660 E. Colfax Avenue | Aurora, Colorado: Columbia Ventures proudly presents 10660 E Colfax (the “Project”), a mixed-use, service-enriched affordable housing community located at 10660 E Colfax Avenue in Aurora. The project advances CHFA’s Guiding Principles by expanding access to high-quality affordable housing, supporting economic mobility, and strengthening community stability through integrated services and transit-oriented development. By pairing deeply affordable family housing with on-site small business support, 10660 E Colfax promotes long-term resident success and neighborhood revitalization.

Location, Site Context, and Density: The 1.7-acre site currently sits underutilized, consisting of a surface parking lot and an office building that is vacant overnight. The proposed development transforms the site into an active residential and community-serving asset along East Colfax Avenue. Located approximately one mile from the Anschutz Medical Campus and along established transit corridors, the site provides residents with access to employment centers, education, healthcare, and daily services without reliance on a personal vehicle. There are no zoning or density concerns at this location for this project, which is in a Qualified Census Tract (QCT).

Population Served, Unit Mix, and AMI Targeting: The Project delivers 147 affordable rental units total serving households earning between 30% and 70% of Area Median Income (AMI). The 9% building will have 57 units with six studio units, 40 one-bedroom units, and 11 two-bedroom units. The 4% building will have 90 units with 31 one-bedroom units, 30 two-bedroom units, 23 three-bedroom units, and six four-bedroom units. The average income served in the community will be 59%, with 6% of the units serving households at 30% AMI and below. The community is intentionally designed to serve families with children of all ages and anyone looking for quality affordable housing in the area. The project includes 21 accessible units—15 designed for residents with mobility impairments and 6 for residents with sensory impairments—supporting inclusive and equitable housing access.

Building Design, Construction, and Amenities: The Project features a 147-unit four-story mid-rise wood-frame building, including double-loaded corridors, two elevators, four stairwells, and a bridge connecting the 9% and 4% units over an existing sewer easement. The 9% units on the

first floor provide secondary access via exterior entry stoops. A lobby at the main residential entrance connects to a large residential amenity space on Level 2, which opens onto an outdoor amenity terrace and a kids' playground. Ground-level parking sits below a concrete podium and is accessible via both Ironton Street and the alley. The building roof utilizes flat construction with a white TPO membrane, and the exterior façade features a combination of brick, stucco, metal siding, and cementitious siding.

The residential community features secured parking, on-site management and maintenance staff, and both indoor and outdoor common areas. Amenities foster community connection, health, and economic opportunity, including a fitness center, community room, children's play area, quiet study/workspace, and an outdoor terrace with a play structure. The family-focused design promotes pride of home while supporting the diverse needs of residents. Unit amenities include wood-style vinyl plank flooring, stainless steel appliances, two bathrooms in the larger units, PTAC units, ceiling fans, in-unit washers and dryers, tile backsplashes, and energy-efficient lighting and plumbing fixtures.

Economic Mobility, Services, and Community Integration: A defining feature of 10660 E Colfax is the inclusion of a 7,700+ square foot Community Service Facility, which will be home to CEDS Finance, a nonprofit organization providing small business lending, incubation programs, and leadership development. As Colorado's definitive "first rung" on the capital ladder, CEDS Finance fills a critical market gap by providing character-based lending—including Islamic-compliant and ITIN-accessible financing—to micro-enterprises that are 90% BIPOC-owned and 73% immigrant-led. Their multilingual team provides over 3,000 hours of intensive technical assistance annually in 16 languages, directly driving revenue growth and household stability for entrepreneurs systematically excluded from traditional banking. Since inception, CEDS has deployed \$16.8 million to 728 small businesses, creating or preserving over 1,400 jobs and ensuring a 70% five-year business survival rate for residents building generational wealth. This service-enriched housing model directly supports economic mobility by reducing housing cost burdens while creating pathways to entrepreneurship, business ownership, and financial stability for residents.

Transportation Access and Community Benefits: The site's location along East Colfax provides residents with convenient access to public transportation and employment opportunities, including roles at nearby medical, retail, and educational institutions. Multiple elementary, middle, and high schools are located nearby, allowing caregivers to manage school schedules efficiently. A walkable grocery store and affordable dining options further support daily needs and reduce transportation barriers. There are six (6) RTD bus stops within 0.2 miles due to the location on the RTD Route 15 bus line, with two additional stops on Havana St at 0.3 miles. The CU Anschutz Medical Campus supports nearly 30,000 jobs; residents can commute to the campus from 10660 E Colfax in under 20 minutes using public transportation.

Energy Efficiencies: Anticipated building systems include high-efficiency in-unit packaged and vertical terminal heat pumps (operable down to 25°F), a central condensing natural gas domestic hot water plant, and a dedicated outdoor air system (DOAS) with energy recovery ventilation. The project includes PV-ready infrastructure, ENERGY STAR appliances, low-flow plumbing fixtures, LED light fixtures, and programmable thermostats for common areas. The project

targets energy performance 15% higher than 2021 IECC requirements and will achieve National Green Building Standard (NGBS) Silver certification.

Financing and Public Investment: The project utilizes a combination of 9% and 4% federal Low-Income Housing Tax Credits, Colorado Affordable Housing Tax Credits, and additional local, state, and national funding sources. A Special Limited Partnership with the Arapahoe County Housing Authority allows for deeper affordability while supporting the inclusion of community-serving commercial space.

Community Impact: The Project provides stable, affordable housing for families who may otherwise be living in overcrowded conditions or transitional housing. By hosting CEDS Finance, the project transforms a residential site into an economic anchor that has already proven its ability to create or retain over 1,400 jobs across Colorado. By delivering clean, safe, and service-enriched housing, the project benefits local schools, employers, and the broader community while helping residents build long-term stability and opportunity.

1. Identify the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply: None

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market conditions: The Project serves an area in great need of affordable units. The market analyst notes that while the capture rate on the 60% units (30.7%) is over the CHFA-recommended 25%, the overall capture rate for the Project is under 11%. Additionally, there are 16,000 units of residual demand throughout the PMA. The market analyst states that marketability is strong due to the proximity to employers, schools, and amenities in an area undergoing major redevelopment.

Proximity to existing tax credit developments: Of the 37 LIHTC properties in the market area, eight serve seniors and two consist entirely of Section 8 units. An additional six properties are excluded due to specialized tenant populations (e.g., homeless, veterans). This leaves 21 projects used in the Market Study analysis. In general, multifamily developments near this location are older and smaller. Similar projects include Rose on Colfax (1.5 miles west), which has 11 vacancies and 100 families on its waitlist, and Edge Point (1 mile east), which has no vacancies and a 700-family waitlist.

Project readiness: The project location is zoned appropriately for multifamily housing. The existing office building will be demolished prior to construction. The land lease will be held by the Urban Land Conservancy (ULC). While originally planned for a late 2025 submission, the discovery of a sewer line easement required additional time to redesign the project; the team has successfully addressed these coordination and design requirements.

Overall financial feasibility and viability: The financial feasibility of this 147-unit project is made possible through 9% and 4% LIHTC equity, PAB funds through CHFA, and a Special Limited Partnership with the Arapahoe County Housing Authority for property tax exemption.

Experience and track record of the development and management team: Columbia Ventures and its partners have developed successful affordable and market-rate housing for over 30 years, including nearly 21,000 LIHTC units. With Shopworks Architecture, I-Kota as general contractor, and Shopworks as Civil Engineer, the Sponsors have a team with broad experience in development and in the Denver metro area. Asset Living, which manages over 120,000 affordable units nationwide, will act as the third-party management company.

Project costs: I-Kota estimated the construction costs, which Columbia Ventures (CV) confirmed. This is the fourth project designed and built by CV, Shopworks, and I-Kota. Their first collaboration, Viña Apartments, was completed ahead of schedule and under budget. Elevate at Aurora closed on schedule in 2023, and Viña Senior is currently on time and on budget. Soft costs and operating budgets are informed by recent comparable properties.

Site suitability: 10660 E Colfax is an underutilized parcel owned by the Urban Land Conservancy (ULC). ULC issued an RFP in June 2023 for a developer to add value through affordable housing. The site is located on the 15 and 15L bus lines with a grocery store two blocks away. The project addresses community concerns by offering larger units and deeper affordability (50% AMI and under).

3. The Project is not requesting a waiver nor a discretionary boost.

4. Address any issues raised by the market analyst in the market study. The market analyst notes that the one- and two-bedroom floorplans are slightly smaller than some competing properties but remain on par with new construction in the greater metro area. CV and the market analyst believe these finishes and high demand will ensure these units remain highly marketable.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated. Phase I and Phase II testing results are reflected in the provided reports. Due to the site previously hosting a gas station, the budget includes \$200,000 for mitigation if needed.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment. The large parking garage on the first level is necessary to serve the building's residents and maximize the parcel, but it adds to the project cost. The team caught an existing sanitary sewer line early enough that Shopworks pivoted the design and I-Kota contained costs on the bridge and envelope.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support). The Arapahoe County Housing Authority and Board of County Commissioners support the project. A Special Limited Partnership structure will help offset property taxes. The Mayor of Aurora has expressed enthusiasm for activating this parcel with affordable housing. ULC conducted neighborhood meetings identifying a desire for family-sized units, which CV has incorporated. CrossPurpose, a local nonprofit that works to abolish relational, economic, and spiritual poverty through career and community development across the Denver metro area, supports the Project and highlights

the importance of affordable housing to ending poverty (see attached letter of support). To date, no organized opposition has been identified.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents. The development promotes equity by creating affordable housing in a transit-oriented, amenity-rich location, preventing displacement and reducing costly commutes. The project is structured to support mobility by aligning rents so that residents qualify at 2x the rent, with 70% of units restricted at 60% AMI. This allows households to build savings and work toward homeownership or education. Equity is further realized through the project's specific outreach to "unbanked" or systematically excluded populations; by offering ITIN-compliant and faith-based lending through the onsite Community Service Facility, the development actively dismantles the structural barriers to BIPOC and immigrant wealth creation.

9% housing credit application narrative



Project Name: Alameda Commons (the “Project”)

Project Address: 6051 W. Alameda Ave, Lakewood, CO 80226

Executive Summary

Spire Development, Inc. (“Spire”) is grateful for the opportunity to submit this application for Federal 9% LIHTC, State AHTC, and TOC Credits for the Alameda Commons project, located in the City of Lakewood’s Downtown/Belmar Community Hub, on the W. Alameda Avenue transit corridor, on a small, urban infill site being donated to the Project by the Lakewood Reinvestment Authority (“LRA”).

Alameda Commons is a new construction, rental housing community exclusively for Older Adults aged 62+. The Project consists of 40 one-bedroom units and 10 two-bedroom units on a 0.83-acre site, achieving tremendous density, stewardship of land, and return on investment for the LRA. The Project targets households with incomes up to 40% through 60% AMI, averaging 54% AMI across all units.

The Project is five stories, with a rooftop amenity and garden on the sixth story, utilizing Type III-A construction (five stories of wood-frame construction on a post-tension slab on-grade). Units feature a fully-equipped kitchen, bathroom, and living space. Common area amenities include two accessible rooftops, a community garden of raised planter beds, community room with kitchenette, fitness center, and on-site leasing office and resident/supportive services office. The Project includes two stairwells and two elevators. Additionally, the Project is committed to receiving what is likely to be Colorado’s first multifamily FORTIFIED Roof Standard Certification with Hail Supplement, to minimize risk of damage and to contain property insurance costs. Additionally, the building is all-electric, PV-Ready, and designed to achieve NGBS Silver certification as well as Water Wise certification.

The Project’s front door is located about 150’ away from a stop on RTD Route 3 – Alameda Ave, which provides service from the Lakewood Federal Center to Cherry Creek North and to the Aurora Municipal Center, including transfers to RTD Light Rail. The Project is within a half mile walking distance of numerous restaurants, civil spaces & parks, churches, and retail including a supermarket. The Project is located within a 2026 QCT.

The Project provides full-time management and maintenance staff on-site, as well as robust resident/supportive services, funded through operations, aimed at creating a meaningful community of dignity and empowerment. The Project is also pet-friendly, providing increased opportunity for social interaction and joy in the community.

The Project is able to be executed efficiently with its land donation, SLP with the local PHA, Federal 9% LIHTC, State AHTC, TOC Credits, a CHFA SMART permanent loan, conventional construction loan, and meaningful DDF.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

While Alameda Commons isn't specifically designed to serve Persons experiencing Homelessness or Special Populations, the Project would be able to serve to many persons in these target populations, given its community spaces fostering relationship building, pet-friendly policy, universal design, location on a major transit corridor, and especially its offering of resident/supportive services, which will be discussed below.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market Conditions: The market study surveyed 29 properties within the PMA and found that market-rate units are 95.1% occupied, reflecting stable performance. Non-subsidized Tax Credit units are 92.6% occupied, largely due to one property, Pascal Gardens, that is currently in lease-up. Excluding this property, non-subsidized Tax Credit occupancy increases to 94.1%, indicating a strong market. Cityscape at Belmar, the only existing non-subsidized LIHTC property restricted to seniors in the Site PMA, is fully occupied, consistent with performance at Alameda Commons. The median Tax Credit rent at Cityscape is only 4.7% below the median market-rate rent. This minimal difference is partly attributable to the presence of 70% and 80% AMI units, which command higher rents than much of the Tax Credit inventory in the Site PMA. Additionally, much of the market-rate housing stock in the Site PMA is older than the non-subsidized properties. Alameda Commons will offer units at 40%, 50%, and 60% AMI, positioning the Project well below the highest-priced rents in the Site PMA and providing a strong value proposition. Only six comparable properties are offering concessions, and just one of these is affordable. All comparable properties are achieving the maximum allowable rents at 40%, 50%, and 60% AMI. Based on these performance metrics and other factors analyzed in the report, the proposed rents are considered achievable. The market study also notes that reported capture rates do not account for in-migration and are characterized as "low and achievable," particularly in light of the full occupancy at Cityscape at Belmar. The study concludes that sufficient market demand exists for new affordable senior housing, with capture rates demonstrating adequate demographic support within the Lakewood Site PMA.

Proximity to existing tax credit developments: Although there are a few tax credit developments in the Site PMA, Alameda Commons would be the first newly awarded LIHTC project anywhere in Lakewood, Colorado's fifth largest City by population, since 2023 when Williams Pointe was awarded 9% credits in 2023. Prior to Williams Pointe, the most recent tax credit award in Lakewood occurred in 2021, making Alameda Commons potentially only the second new tax credit project in Lakewood in the last five years.

Project readiness: Alameda Commons has been carefully designed to meet the requirements of both Lakewood's current zoning and Lakewood's potential future zoning, pending the results of a citizen referendum. The Project enjoys significant support from Lakewood elected officials as well as the Lakewood Reinvestment Authority ("LRA"), which purchased the site in 2023 for \$3,000,000 and is donating the site to the Project for \$100. The LRA will assist the Project through all entitlement processes at the City. Furthermore, the Project has developed a robust, thoughtful schematic design that maximizes density on this small, urban infill lot. This design is complemented by specifications and narratives from structural, mechanical, plumbing, electrical, and civil engineers to inform as accurate a construction cost estimate as possible. Finally, the Project has secured

will-serve letters from all utility providers, including completion of a Capacity Check with Xcel Energy, as well as a site plan review by West Metro Fire Protection District.

Overall financial feasibility and viability: The Project strikes a balance between targeting the lowest-income households possible with robust supportive services and maximizing the number of units by designing taller with Type III-A construction. The Project is able to be executed efficiently with its land donation, SLP with the local PHA, Federal 9% LIHTC, State AHTC, TOC Credits, a CHFA SMART permanent loan, conventional construction loan, and meaningful DDF, creating the conditions for project that is ready to proceed if awarded.

Experience and track record of the development and management team: Spire currently closes approximately six (6) new construction 9% low-income housing tax credit (LIHTC) projects per year, has been recognized as a Top 50 Affordable Housing Developer by Affordable Housing Finance Magazine, and frequently appears in the list of Inc. 5000 fastest-growing private companies. Although this is Spire's first application being submitted to CHFA, Spire has been exploring the affordable housing space in Colorado for many years, and Spire's only off-site VP of Development lives in Denver with the hope of expanding Spire's work in Colorado. Spire has surrounded itself with local experts who are highly regarded for their contributions to the affordable housing field: Studio Completiva, Alliance Construction, and Ross-Envovle, to name a few.

Project costs: Project costs are in-line with recent norms and the current market. We are requesting \$36,000 annual 9% LIHTC per unit, with all-in construction costs around \$280,000 per unit.

Site suitability: Although a small lot, the subject site is very well-suited for a new construction LIHTC project. It is flat, without environmental issues, and with utilities available. The Project is within a half-mile walking distance of numerous restaurants, civic spaces & parks, churches, and retail including a supermarket. Beyond a half-mile but still exceptionally close is the Belmar Shopping District, offering numerous amenities. The Project's front door is located about 150' away from a stop on RTD Route 3 – Alameda Ave, which provides service from the Lakewood Federal Center to Cherry Creek North and to the Aurora Municipal Center, including transfers to RTD Light Rail.

3. Provide the following information as applicable:

- Justification for waiver of any underwriting criteria – Not Applicable.
- Justification of the financial need for a CHFA Discretionary DDA basis boost of up to 30 percent of eligible basis – Not Applicable, as the site is located in a 2026 QCT.

4. Address any issues raised by the market analyst in the market study.

The market study identified two weaknesses: First, "there are some Tax Credit vacancies in this market; however, they are within general occupancy properties, and the majority of vacancies are at properties who recently did eviction sweeps or are still in lease-up." Second, "crime risk in the area is higher than the county average but is similar to most areas within the PMA." The vacancies in the market appear to be property specific and are not indicative of demand for affordable housing in the PMA. Further, Cityscape at Belmar, the only existing non-subsidized LIHTC property restricted to seniors in the Site PMA is fully occupied. Alameda Commons will offer

controlled access, surveillance cameras and interior hallway access to the units, promoting the perception of safety. Additionally, crime was not reported as an issue at any of the surveyed comparables.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.

The environmental report identified no Recognized Environmental Conditions ("RECs"), Controlled RECS, or Historical RECS.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment (refer to Section 2 of the QAP for additional information).

By building to five stories with two rooftop amenities/green roofs, the Project chose to maximize unit count in response to several key factors: excellent access to amenities, positioning on a transit hub, the scarcity of new LIHTC projects in Lakewood, and the challenging environment for new construction development in Lakewood overall. As the City of Lakewood's regulatory environment evolves, potentially with adoption of the October 2025 zoning code currently subject to referendum or with Proposition 123-related parking maximums, parking requirements may be reduced, creating cost savings. The Project is currently compliant with all zoning regulations, both current and contemplated.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).

Spire was awarded this site through a competitive procurement process administered by the LRA. During the process, Spire presented to multiple City and LRA staff members composing the LRA's evaluation committee, receiving valuable feedback regarding the community's concerns and desires for the site and neighborhood. Spire, working with a local civil engineer, presented the Project to the LRA Board of Commissioners and received a warm reception. LRA Commissioners introduced Spire to two neighborhood business improvement districts in Lakewood, one of which is submitting a letter of support with this application. If awarded tax credits, Spire will engage further with the community through both BIDs. The Project has also secured letters of support from the Lakewood Mayor and the Chair of the Lakewood Housing Policy Commission. Once delivered, the Project is committed to participating in the City of Lakewood's Sustainable Neighborhoods Program for O'Kane Park. There has been no known opposition to the Project.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.

Alameda Commons promotes equity and economic mobility for older adults through comprehensive on-site resident services delivered by a non-profit third-party provider. The Project provides 60 hours per month of dedicated resident services coordination, focusing on housing stability, benefits navigation, health and wellness programming, and social connection. Services include assistance accessing Medicare, Medicaid, and SNAP benefits, support with applications for senior assistance programs, financial literacy education, and connections

to tax preparation resources. The program addresses barriers to economic security by helping residents maximize available benefits and subsidies while building financial management skills. Additionally, the Project combats social isolation through community-building activities, resident-led initiatives, and partnerships with local aging services organizations. By supporting residents in maintaining housing stability and accessing essential resources, Alameda Commons creates pathways for older adults to age in place with dignity while stretching limited fixed incomes. The program is funded through operations and aims to establish partnerships with regional providers including DRCOG Area Agency on Aging, Jefferson County Human Services, and local food security organizations, ensuring residents receive consistent, high-quality services tailored to the needs of low-income older adults.

9% housing credit application narrative



Project Name: **Barth Hotel**

Project Address: **1514 17th St. Denver CO 80202**

Executive Summary

Eaton Senior Communities, working with Urban Ventures Development Services, is pursuing a 9% LIHTC award to redevelop the historic Barth Hotel into 50 units of 100% affordable high quality independent senior living homes (age 62+) in a service-enriched community. The Barth Hotel is an historically landmarked building located in a 2026 DDA in Lower Downtown Denver, boasting a walk score of 95 and a location two blocks from the transit hub of the Front Range, Union Station. This area of downtown offers an exceptional quality of life, easy access to run errands, engage with top-notch recreational amenities, and efficient transportation options to all of Metro Denver (residents will receive an RTD pass). However, opportunities to live in high quality, affordable senior rental housing in vibrant Lower Downtown are near non-existent. With its affordability covenants challenged in a bid to have it renovated as a boutique hotel, the adaptive reuse of this building into senior housing represents a unique opportunity that has seen a campaign of support over this last year and been recognized and championed by elected officials, City staff, affordable housing advocates, and residential and business Registered Neighborhood Organizations. This project has also been identified as a highest priority for the City of Denver.

The proposed community will provide 50 studio units for senior households earning between 30-50% AMI. The project will have substantially improved amenities over the existing vacant and deteriorating building (formerly a room and board configuration SRO hotel, and prior to becoming vacant, a Medicaid-funded assisted living facility). The first floor will maintain the historic entry lobby / amenity space. Offices for Eaton Senior Communities supportive services staff and visiting service providers will be located adjacent to the amenity space. There will be a food pantry with cold storage, and a warming / potluck kitchen and laundry room on the first floor as well. The mezzanine space will be programmed community use, library, exercise space, and health /wellness rooms for onsite healthcare professional visits while the basement will house storage “lockers” for residents, maintenance space, operational storage, and mechanical. There will be a bathroom in each unit and a small galley kitchen with cooktop, fridge, and combo microwave/convection oven. The building will be retrofitted with a new 5-stop elevator and elevator core, enlarged to accommodate a stretcher in case of emergency. A separate LULA will be installed to provide resident access to the basement storage area. Historic fabric will be

maintained on the exterior, in the interior lobby and amenity space, and residential corridors 2-4. Mechanical will be upgraded throughout to add cooling capabilities to units and common spaces as well as dedicated ventilation. Heat pumps will be provided for each unit; the building will be all-electric, a major accomplishment in the adaptive reuse of a historic building. All plumbing will be replaced within the building, and a NFPA 13 sprinkler system will be installed, using the existing standpipe. New electrical service is required and will be provided. A full interior remodel with upgraded finishes throughout the building is planned.

As an acquisition / rehab, by virtue of saving a historic building and upgrading it to modern standards and livability, we are already so far ahead of a demolition / new construction project from a sustainability perspective. Group14 is involved in the early design discussions with architect and MEP engineers as we flesh out the specifics of the design of the new systems. This system will be designed with a focus towards energy efficiency. Historic windows will be refurbished to bring them up to modern efficiency while maintaining the historic fabric required as a landmarked building. The development will follow the EGC track. The building is being designed to be all-electric, which will be quite an achievement for a historic renovation.

The service-rich lifestyle that is a hallmark of Eaton Senior Community's award-winning, nationally recognized model of housing and supportive services centers on eight dimensions of wellness (physical, spiritual, emotional, nutritional, social, intellectual, environmental and community). This intersection of housing and healthcare has led to numerous awards highlighting Eaton's impact on older adults, including the City of Lakewood Sustainability Award, LeadingAge Innovations Fund Award, and the inaugural Robert Wood Johnson Foundation Award for Health Equity. By providing onsite access to health and wellness services through community partnerships, Eaton is improving health equity for low-income older adults in the buildings it operates, by contract to other facilities, and to the broader community. Eaton service coordinators (financed through Eaton's philanthropic success as well as developer fee proceeds) engage with residents to create a wellness plan and connect them with service providers for individual appointments, as well as schedule programs and events for the community as a whole. Eaton has been the service provider on numerous recent LIHTC projects for other developments. Additional information on Eaton's service-rich approach to housing can be found in section 10 of this application.

In addition to federal and state low income housing tax credit equity, the proposed financing includes proceeds from permanent debt, committed substantial contribution from the Downtown Denver Development Authority, committed soft funds from the Colorado Division of Housing, an existing loan from City of Denver HOST that will remain on the property, and deferred developer fee. Due to the below-market purchase price (thanks to the preservation of the affordability covenants on the property), the building's good "bones" that lend it to a successful renovation, and the ability to leverage funding available through the timely creation of the Downtown Denver Development Authority, the project costs and subsequent credit ask are substantially lower than that of a new construction project.

1. Qualified Allocation Plan Priorities

Not Applicable

2. Criteria for Approval

- *Market Conditions:* There is a very high need for affordable senior housing, particularly in a vibrant location like the Barth. Eaton Senior Communities currently has 246 people on their waitlist for housing. The Market Study (attached) shows that overall, the development will be considered very strong in terms of marketability, unit mix, and proposed rents once rehabilitation is complete. No changes are recommended from the Market Study.
- *Proximity to Existing Tax Credit Developments:* There have been nine developments awarded tax credits in the market area since 2021, however none of them are senior developments.
- *Project Readiness:* The Barth Hotel is an existing building with no extraordinary entitlement requirements. The design team has submitted for concept, with confirmation from the City that first round comments will be provided before this application deadline, and any remaining reviews are administrative. The design process will not pause and instead will continue through the submittal of the LIHTC application with the expectation of permit approval well before May 2027. All funding sources in the financial model have been conditionally awarded. Eaton Senior Communities currently has site control through an executed PSA, with commitments from CDOH and City and County of Denver HOST to amend the existing covenants on the property to reflect the number of units and AMIs achievable in this development.
- *Overall Financial Feasibility:* Thanks in part to the existing affordability covenants keeping the property's acquisition price well below market as well as the building's "good bones" to lend it to a successful renovation, the project costs--and therefore the credit ask per unit-- is substantially lower than that of new construction. While there are limitations on development in the confines of an existing historical structure that bring their own challenges, the convergence of the window of availability for the acquisition of this property with the recent creation of the Downtown Denver Development Authority and associated available funding allows for a feasible substantial renovation project that additionally meets the team's goals of serving lower income seniors at 30%-50% AMI.
- *Experience and Track Record of the Development and Management Team:* Eaton Senior Communities is a locally owned and operated nonprofit that has been providing housing and services to individuals over the age of 62 in the Denver metro area since 1980. Please see attached information from Eaton Senior Communities and our development team members for more information on our qualifications. Urban Ventures Development Services (UVDS) is the development consultant to Eaton and brings many years of experience in the development of affordable housing as well as adaptive reuse of historically significant buildings.
- *Project Costs:* Due to the nature of being able to save an existing building (one of historical significance) in a tremendous location made affordable and possible because of long-term existing affordability covenants that are attached to this property, the project costs, and therefore the credit ask per unit at ~\$200,000, is substantially lower than that of new construction.
- *Site Suitability:* the Barth is well-situated to serve these residents' potential needs. It is connected to public transit via Union Station, the MallRide shuttle, and city buses; within blocks of entities serving everyday needs including banks, dentists, hair studios, and an urgent care center; near Coors Field, the Denver Center for the Performing Arts, and restaurants of all price points; and proximate to outdoor spaces like Confluence Park and the Cherry Creek Trail.

3. Justification of Waivers:

One of the challenges of substantial renovation of a historic building is the limitations of designing within the confines of an existing structure. The exterior and interior common spaces, including corridors, are protected by the building's landmark status, which provided additional limiting factors to laying out full units with comfortably sized bathrooms. Because of these limitations, the space remaining allows for a complete and adequately sized unit kitchens, but does not allow for the additional space required to install dishwashers in each unit. Households will be made up of one, perhaps two, people so the number of dishes, pots, and pans dirtied each day will be minimal, and would likely result in weekly dishwasher use rather than daily dishwasher use of a unit serving families. Additionally, there will be a larger community "potluck" kitchen available to residents for parties and larger gatherings. Please reference the request and approval for dishwasher waiver in section 10.

4. Issues Raised in the Market Study:

No issues raised in market study. The rehabilitation of the subject will not negatively impact the vacancies of other rent restricted developments in the area due to the lack of affordable housing for seniors; all of the senior competitive properties maintain waiting lists and offer high occupancy rates.

5. Issues Raised in the Environmental Reports:

No REC's in environmental report. The recommendations include radon testing and an asbestos survey during construction. We have budgeted for those recommendations.

6. Unusual Features Driving Costs Upward:

While the cost per unit is lower than new construction, there are elements of the construction budget that are higher due to the nature of working within an existing building. Bringing updated electrical service to this building on a tight urban lot is extremely challenging, and we will see higher costs than a new, more suburban development. Outfitting a historic building with new HVAC systems is also challenging and more costly than installing HVAC in a new building during construction. Project unknowns are a bit greater in old buildings, so project contingencies are proportionally higher to account for responsibly mitigating that risk.

7. Description of Outreach to the Community:

Over twenty years ago, surrounding residential and business neighbors formed LoDo Cares, a group that provided meals and helped to plan community get-togethers and activities for the residents of the Barth Hotel, including holiday dinners. There was a close relationship established in LoDo with the Barth residents, and they eagerly await the opportunity to engage with the new residents of the Barth. We have met with the LoDo District and have their support; we will continue to keep them informed and updated. Additionally, we have met multiple times with LoDoNa, the RNO for the neighborhood, and they are in support of the Barth Hotel redevelopment for seniors as well. We will continue to meet with these groups, keep them updated, and outreach to additional community groups that are recommended to us.

8. How the Proposed Development Contributes to Promoting Equity & Economic Mobility for Residents.

This project will be creating fifty apartment homes for lower income seniors who would not otherwise be able to afford to live in downtown. Their presence in the center of LoDo adds a dimension to the

diversity of this neighborhood and downtown that would not otherwise exist. One of the building blocks of the recently adopted Downtown Area Plan is that “Downtown is Where Equity Happens.” The Plan calls for “retaining and expanding affordable housing options alongside market-rate housing to serve the full socioeconomic spectrum.” Mayor Johnston has strongly supported the creation and preservation of affordable housing in downtown Denver such as this project since it provides much needed housing for seniors in a neighborhood that allows engagement with people from many different backgrounds. These rich life experiences benefit Barth residents as well as those who they encounter.

9. Narrative on the Proposed Rehab Scope of Work and Relocation Plan:

- The scope of work includes the complete redevelopment of the interior of the existing building with protections for historical elements. All building systems will be replaced/updated, and the units will be enlarged from their current state in order to provide full bathrooms and galley kitchens. A total of 50 units of affordable housing will be the result in addition to generous community spaces for residents to enjoy programming offered by Eaton Senior Communities and their partners. The building will be all-electric.
- *Current Amenities and Plan to Meet Amenity Thresholds:* As it is now, the Barth Hotel does not meet the amenities thresholds. As part of the renovation, each unit will have a stove, combination oven, vent hood, a refrigerator, a sink with garbage disposal, air conditioning throughout, an upgraded, upsized elevator (and LULA for basement storage access), and first floor laundry room. Please reference the request and approval for dishwasher waiver in section 10 of this application.
- *10-Year Rule:* Please reference the 10-year Rule letter
- *Capital Expenditures over the Past Two Years:* Capital expenditures in the past two years were very limited; the building has been vacant since December 2024, and work done in the months leading up to that was only minimal maintenance.
- *Previous Related Party Relationships:* No previous related party relationships.
- *Past Local, State, or Federal Resources Invested in the Project:* Senior Housing Options, the owner of the Barth Hotel from the late 1970s until vacating it and listing it for sale in late 2024, received a loan from CHFA, and funding from both CDOH and City and County of Denver, which both resulted in affordability covenants being placed on the property.
- *Obvious Design Flaws, Obsolescence Issues, Safety Issues & any Significant Events Leading to the Current Need for Rehabilitation:* Due to financial limitations, the current owner of the Barth Hotel, Senior Housing Options, has not kept up with the needed maintenance and upgrades to the building systems over time. On a number of occasions when there was an emergency situation, they have received funding from the City and the State but this has been inadequate to address long-term obsolescence of the building. The final system failure that caused the building to close was the elevator. When it no longer functioned in late 2024, it was impossible for the staff to carry residents to the upper floors if they were unable to walk. The building has solid “bones” but the building systems (mechanical, electrical and plumbing) are all outdated and need to be replaced.

9% housing credit application narrative



Project Name: Cedar Creek Commons

Project Address: TBD Ogden Road, Montrose, Colorado 81401

Executive Summary

RealAmerica is proud to submit this application to the Colorado Housing and Finance Authority (CHFA) for an allocation of 9% Low Income Housing Tax Credits (LIHTC) and State Affordable Housing Tax Credits (AHTC) for Cedar Creek Commons (the “Project”). Cedar Creek Commons is a proposed new construction multifamily housing development in Montrose, Colorado that will provide thirty-six (36) high-quality affordable rental homes for individuals and families earning between 30% and 60% of Area Median Income (AMI). The Project is intentionally structured to advance CHFA’s guiding principles, prioritize deep affordability, and respond to documented local housing need. The development is shovel-ready and positioned to commence construction in 2026 with a development team that consistently delivers projects on time and on budget.

The development site is situated on excess acreage adjacent to two existing RealAmerica-developed communities: Residences at Cedar Creek Commons, a 9% LIHTC property, and Black Canyon Flats, a Proposition 123-supported mixed-income development serving households between 80% and 100% AMI. This immediate adjacency allows RealAmerica to leverage deep familiarity with local market conditions, infrastructure capacity, subcontractor availability, construction costs, and long-term operational considerations. Cedar Creek Commons is designed to serve households with the deepest affordability needs, complementing the income bands served by surrounding developments, and creates a true mixed-income community in an ideal location for housing in Montrose.

Since the Concept Meeting with CHFA on January 13, 2026, RealAmerica has further refined the Project to strengthen its alignment with CHFA priorities, including revising the unit mix to add an additional 30% AMI unit. Cedar Creek Commons will reserve nine (9) units—representing 25 percent of the total units - for individuals with intellectual and developmental disabilities (I/DD), supported through a formal partnership with Community Options.

The unit mix will include:

9 – 30% AMI Units	9 – 50% AMI Units	18 – 60% AMI Units
3 – 1 bed / 1 bath	4 – 1 bed / 1 bath	5 – 1 bed / 1 bath
3 – 2 bed / 1 bath	5 – 2 bed / 1 bath	10 – 2 bed / 1 bath
3 – 3 bed / 2 bath		3 – 3 bed / 2 bath

This is a first-time 9% application for Cedar Creek Commons, and the Project has been thoughtfully developed to respond directly to CHFA priorities around readiness, feasibility, equity, and long-term community impact. Just as importantly, Cedar Creek Commons is supported by RealAmerica’s extensive and well-established working relationship with the City of Montrose and the Montrose County Housing Authority. With site control secured, design and pricing advanced, financing partners engaged, and local support in place, RealAmerica is fully prepared to execute immediately upon award. Cedar

Creek Commons represents a rare opportunity to deliver deeply affordable, high-quality housing that is both urgently needed and locally welcomed, ensuring timely delivery and lasting benefit to the Montrose community.

Project Location:

The development site is situated on excess acreage adjacent to two existing RealAmerica-developed communities: Residences at Dry Cedar Creek, a 9% LIHTC property serving households between 30% and 60% AMI, with six market-rate units, and Black Canyon Flats, a Proposition 123-supported mixed-income development serving households between 80% and 100% AMI. This immediate adjacency allows RealAmerica to leverage deep familiarity with local market conditions, infrastructure capacity, subcontractor availability, construction costs, and long-term operational considerations. While also addressing a segment of the population that has the deepest barrier to high-quality housing.

The Project is located in a strong infill location that supports economic mobility and long-term housing stability. The site is within one-half mile of three public bus stops providing connections to major employment centers, schools, healthcare providers, grocery stores, and other essential services. The Montrose Recreation Center, a state of the art 80,000-square-foot public facility, is located immediately west of the site. Three grocery stores are located within one-half mile, including Walmart Supercenter (1,600 feet), City Market (0.45 miles), and Natural Grocers (0.55 miles). Cottonwood Elementary School is located approximately 0.34 miles south of the site. Montrose County maintains a diverse employment base, and recent public and private investment (including a new \$25 million delivery station near Montrose Regional Airport) is expected to generate additional employment opportunities.

Construction: Cedar Creek Commons will consist of a single, three-story, wood frame, walk-up building. Apartments will be accessed via three sets of stairs. The building's foundation will be a slab on grade with beam footings around the perimeter with internal bearing walls supported by thickened slab. Exterior building materials will be a combination of stone veneer, lap siding and board-batten panels, vinyl windows and architectural (dimensional) shingles for the roof.



Unit Mix, Project Amenities and Accessibility: The project will include robust unit and site amenities including community gathering space, fitness space, on-site management, supportive services space, and outdoor amenities. Each apartment will feature an in-unit washer and dryer, central air conditioning, exterior storage, patio/balcony, luxury vinyl plank flooring, and walk-in closets.

- *Accessible Design:* Cedar Creek Commons will achieve above average accessibility standards. All units on the ground floor will be Type-A units (25%), to ensure that accessibility is prominent at the project and accommodating for as many tenants as possible.
- *Community Options:* services and employs staff in their dedicated space in the building, open to residents and the broader community, which is illustrated in the Proforma, Income & Expense tab, in both cell B34 of the Annual Operating Expenses and Row 8 of the Proforma. Please see their support letter in Tab 10.

Project Financing: Financing for Cedar Creek Commons will include a request for \$1,354,379 in 9% LIHTC and \$500,000 in State AHTC, supported by permanent debt, a 1.25% developer fee boost, deferred developer fee, and local financial

assistance. The City of Montrose has provided a letter of support and anticipates administratively waiving building permit fees, plan check fees, and City construction use tax upon CHFA award. The City has already invested in infrastructure along the project's Ogden Road frontage and is committed to assisting with sidewalk construction. The City will also explore the use of lodging tax funds to support the development. The Montrose County Housing Authority will provide a property and sales tax exemption. Please see tab 7 for further details on project financing.

Energy Efficiency: Cedar Creek Commons will earn the National Green Building Standard (NGBS) Silver certification and incorporate Energy Star-rated appliances, lighting, windows, ceiling fans, and low-flow plumbing fixtures. Six EV-ready parking spaces will be provided. Following construction, RealAmerica will annually assess and report on energy performance.

Supportive Services: Cedar Creek Commons will provide voluntary, comprehensive supportive services for residents with intellectual and developmental disabilities (I/DD) through a formal partnership with Community Options, Incorporated ("COI"), an experienced nonprofit Community Centered Board designated by the Colorado Department of Health Care Policy and Financing. Services will be available to residents of the nine (9) I/DD set-aside units, representing 25% of the total units, and will support independent living, housing stability, and community integration. COI will deliver individualized, voluntary services coordinated with property management and the project will be supported by accessibility-forward design, integrated unit placement, and dedicated on-site community space, consistent with best practices for serving special populations.

To further support service delivery, the project's operating budget includes an annual allocation of \$20,000 to address gap needs, including service coordination, resident engagement activities, supportive use of on-site space, and other benefits to those residents. This portion of the operational budget is dependent upon the requested developer fee boost and realized in part through the deferred developer fee.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

Projects serving Special Populations as defined in Section 5.B.5

Cedar Creek Commons includes a dedicated set-aside of nine units for individuals I/DD. Services will be provided by Community Options, an experienced provider specializing in person-centered, community-based supports that promote independence, stability, and integration. Services will be voluntary and tailored to resident needs, ensuring housing remains permanent and not contingent on participation. The project incorporates best practices for serving special populations, including accessible unit design, clear wayfinding, community-oriented common spaces, and coordination protocols between property management and service providers with dedicated office & community space for the ongoing operations of Community Options. RealAmerica and Community Options both bring direct experience serving special needs populations in affordable housing environments, further outlined in tab 10.

Projects in non-metro counties with a population of 180,000 or fewer (must meet requirements of Section 5.B.3.b.): The Project is located in Montrose County, a non-metro county with an estimated 2025 population of 45,293, meeting the requirements of Section 5.B.3.b of the QAP.

2. Criteria for Approval:

Market Conditions: The Market Study demonstrates exceptionally strong demand for affordable rental housing in the Site Primary Market Area (PMA), with 928 units exhibiting a combined occupancy rate of 99.2%. All surveyed subsidized and non-subsidized affordable properties are 100% occupied (with more than 12-month+ waitlists at each), and market-rate properties report minimal vacancy and no concessions. The Study identifies an overall capture rate of 25.6% and a special needs capture rate of 28.1% for the I/DD set-aside units, both of which are considered achievable. Cedar Creek Commons is projected to reach stabilized occupancy within three months of opening.

Proximity to Existing Tax Credit Developments: The Market Study identified six existing LIHTC developments totaling 247 units within the Primary Market Area (PMA). Two of these properties serve senior households, while the remaining four serve families. All six developments are fully occupied and report waitlists of up to two years (Page V-7). Residences at Dry Cedar Creek (developed by RealAmerica) is the LIHTC development closest to the project site. The property opened in

October 2024 and achieved stabilized occupancy by December 2024. It is currently fully occupied and maintains a waitlist of 221 households for the next available unit.

Project Readiness: The Cedar Creek Commons site has undergone extensive due diligence as a result of the adjacent Black Canyon Flats development. The subject parcel is currently owned by Black Canyon Flats, LLC, an affiliated single-purpose entity formed for a prior RealAmerica middle income housing development, and will be conveyed to RealAmerica Development, LLC for the Cedar Creek Commons project pursuant to an executed purchase and sale agreement. See tab 18.

The site has access to all required utilities, and there are no known environmental hazards or Recognized Environmental Conditions. The development team has advanced design, Geotech, cost estimating, and predevelopment coordination to ensure the project can proceed promptly upon award.

Site plan approval and building permits will be secured through an administrative review process that RealAmerica has successfully navigated on two prior developments within the City of Montrose. The project, as designed, complies with allowable density and parking requirements, and zoning is already in place. Zoning, infrastructure capacity, and site conditions are well understood based on recent adjacent development experience and an established partnership with the City of Montrose.

Schematic drawings have been designed to complement the visual character of the surrounding neighborhood and expected costs have been thoroughly vetted by a third-party cost estimator, confirming the financial feasibility of the proposed construction under current assumptions.

RealAmerica has a reliable pool of subcontractors through the construction of Residences at Dry Cedar Creek and the ongoing Black Canyon Flats development, which is expected to open in Fall 2026. If Cedar Creek Commons is awarded LIHTC in May, the construction team will be positioned to transition seamlessly to commence construction on the adjacent site in 2026.

Overall Financial Feasibility and Viability: The Project is financially feasible if awarded an allocation of 9% LIHTC and AHTC. In addition to the federal and state equity through syndicator, RBC, RealAmerica is assuming construction financing and permanent financing from NBH Bank and a 35% deferred developer fee. RealAmerica, syndicators, and lenders have run the current project assumptions through their tax credit financial models. This extensive up-front underwriting has shown that as proposed, there are minimal risk points. RealAmerica will provide the guarantees including paying off any balance of deferred developer at the end of compliance.

Experience and track record of the development and management team:

RealAmerica Development is a WBE-certified developer with more than 31 years of experience in developing and construction LIHTC properties – with a portfolio of 46 communities totaling 3,292 apartment homes across western Colorado and Indiana. RealAmerica operates as a fully integrated developer, general contractor, and property manager, allowing for continuity, accountability, and long-term stewardship. RealAmerica Management oversees a portfolio of 1,267 units with a 98% occupancy rate and a strong compliance record with both CHFA and IHCD.

Project costs: Project costs are informed by a trusted third-party cost estimator and benchmarked against RealAmerica's recent and active developments in Montrose, including Black Canyon Flats (fully contracted/bought out) and Residences at Cedar Creek. Because RealAmerica is actively constructing immediately adjacent to the site, the Project benefits from real-time pricing data that minimizes cost uncertainty. While construction costs remain elevated due to labor constraints and material pricing volatility, RealAmerica's integrated in-house construction and preconstruction teams actively manage costs through early subcontractor engagement, detailed bid vetting, value engineering, and national purchasing contracts. Affordable land acquisition costs, anticipated City fee waivers, and experienced local subcontractor relationships further support cost containment and schedule certainty. All costs have been vetted and verified by a paid third-party cost estimator, HD Construction Aspen.

Site suitability: This site is in a residential area of Montrose, surrounded by multifamily and single-family homes and the beautiful Montrose Recreation Center, is in close proximity to several bus stops, an abundance of retail and local amenities – most of which are walkable from the property. The property is served by utilities, and has no environmental issues, and the development portion of the site is flat. The property's in-fill location, vicinity to a wealth of job centers, medical providers, amenities, and community services, make it ideal for a housing community.

3. Requested Underwriting Standards

Pursuant to Section 3.M.3 of the QAP, an increase in the allowable developer fee of up to five percent may be requested for projects serving Special Populations with incomes at or below 30% AMI. Cedar Creek Commons responds directly to the documented need for deeply affordable housing in Montrose by prioritizing 25% of the units at 30% AMI and set aside. The requested 1.25 percent increase in the developer fee allows for Cedar Creek Commons to truly meet the desired affordability targets and the ongoing coordination of supportive services required to promote long-term housing stability. The requested increase is necessary to support this integrated model without increasing AMI levels or reducing unit quality. A more detailed overview of the request is outlined in Tab 7 Cedar Creek Commons Developer Fee Boost Narrative.

4. Address any issues raised by the market analyst in the market study:

The market study identified one small weakness which is mitigated by the incredibly strong demand for affordable housing in the Primary Market Area. The market analyst noted that certain two-bedroom units include one bathroom; however, this configuration is consistent with most market-rate units in the PMA and has proven marketable at nearby Residences at Dry Cedar Creek, which is fully occupied with a substantial waitlist.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment (refer to Section 2 of the QAP for additional information).

While development on the Western Slope faces elevated labor and material costs relative to other regions of Colorado RealAmerica is confident in the construction costs outlined by our third-party cost estimator. RealAmerica Construction will implement value engineering, factory-built components, and cost containment measures through existing relationships with subcontractors that we have worked with in the past and are currently working with. We have done our due diligence, completed a third-party review of methods and costs, and we have full and accurate understanding of how much this development will cost in the end.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).

We have reached out and engaged with neighbors, City leadership, and local employers regarding our project, receiving positive feedback from all parties. Cedar Creek Commons has been well accepted by the Montrose community and has received letters of support from the City of Montrose, Montrose Economic Development Corporation, Montrose Recreation Center, Montrose County Housing Authority, and Community Options Inc (see Tab 30). All of which are incredibly excited about another RealAmerica affordable housing project in the City of Montrose.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.

Cedar Creek Commons promotes equity and economic mobility by delivering deeply affordable, high-quality housing for households earning 30%–60% of AMI in a market with virtually no available affordable units. By reserving 25 percent of units at 30% AMI and dedicating nine units for individuals with intellectual and developmental disabilities (I/DD), the project intentionally serves residents facing the greatest housing and economic barriers through an integrated, non-segregated model. The infill location places residents within walking distance of transit, grocery stores, schools, medical providers, and major employers, reducing transportation costs and improving access to jobs and essential services. Combined with durable design, on-site management, and voluntary supportive services that promote housing stability and independent living, Cedar Creek Commons provides a stable foundation that allows residents to redirect limited resources toward employment, education, and long-term financial security.

9% housing credit application narrative



Project Name: The Commons at Mosaic

Project Address: 1740 & 1790 Pontiac Street, Denver

The Commons at Mosaic (the “Commons” or “Project”) is a 58-unit Permanent Supportive Housing (“PSH”) and family affordable housing project to be developed by Archway Investment Corporation (“Archway”) in partnership with the Denver Housing Authority (“DHA”) and Mental Health Center of Denver d/b/a WellPower (“WellPower”). The Commons is an adaptive reuse of two existing dormitories on the Mosaic Community Campus (the “Campus”) in Denver. One dormitory will be converted into 31 units supported by project-based vouchers for individuals and families experiencing homelessness (the “PSH units” or “PSH building”). The second dormitory will be converted into 27 units for individuals and families 40-60% AMI and below (the “family units” or “family building”). The PSH units will have comprehensive supportive services provided by WellPower and Archway and the family units will have access to services provided by Archway. The Commons is being developed under the DHA Delivers for Denver (“D3”) Program, which provides strategic funding for land and predevelopment to accelerate PSH production. DHA utilized D3 resources to purchase the buildings for future PSH development. Under the Agreement for Building Transfer and Ground Lease (“Site Control Agreement”), Archway will purchase the buildings and enter into a 99-year ground lease with DHA for a nominal cost, made possible by the D3 Program resources.

Archway has worked hard over the last year with the design and construction team to significantly advance the design process to be permit ready upon award of tax credits. The design package included with the application reflects DD level drawings and pricing and Archway will continue advancing design during CHFA’s review to prepare to be permit ready and to close in fall 2026. Archway also anticipates receiving a reservation of State historic credits from OEDIT within 90 days and SHPO and has begun the Part II historic review process for Federal Historic tax credits, vastly reducing the remaining steps to closing on a project with historic credits. Archway has taken this step due to the urgency of bringing these critically needed PSH units online and to limit further deterioration of these vacant buildings, which has impacted the Campus partners’ efforts to bring this incredible campus back to life. The Project meets priorities of both the City of Denver and the Colorado Division of Housing by providing a high percentage of supportive housing units, strong property management, and exceeding the minimum accessibility requirements, which has been evidenced by pre-awards from both entities.

The Commons will rehabilitate two vacant dormitory buildings on the Campus into affordable homes. The PSH building, known as Gaebe Hall, will be converted into 20 one-bedroom units, 7 two-bedroom units, and 4 three-bedroom units. All PSH units are 30% AMI and below. Gaebe Hall is very well suited to meet the needs of a PSH community with significant programming space in the expansive ground floor amenities. The family building, known as Triangolo Hall, will be converted into 17 one-bedroom units, 6 two-bedroom units, and 4 three-bedroom units for individuals and families. Three units are 40% AMI and below, 14 units are 50% AMI and below, and 10 units are 60% AMI and below. The PSH units and family units are in different buildings as a best practice for supportive housing projects. The separate buildings improve programming and create cost efficiencies in providing the expensive infrastructure necessary for a PSH project.

The Campus spans twenty-five acres and was re-envisioned in 2021 from the Johnson & Wales University Campus to an inclusive, multi-partner community hub. The Campus is currently anchored by partners such as the Denver School of the Arts, Emily Griffith Technical College, St. Elizabeth’s School, and wonderful culinary-oriented non-profits, including Work Options, Kitchen Network, and Dirt Coffee. Services offered on the Campus include the workforce training, food access and security, multi-generational community programming, and affordable

housing. In 2024, Archway completed the conversion for four former dormitory buildings into 154 affordable housing units for families called Archway Community on Mosaic Community Campus ("Park Hill Campus"). The Park Hill Campus garnered significant accolades for its blend of historic preservation, design excellence, and community impact. It received History Colorado's Governor's Award (Stephen H. Hart Award), the Denver Mayor's Design Award, and was recognized in the NAIOP Colorado Community Impact Awards and nominated for a Housing Colorado Eagle Award. Gaebe and Triangolo Halls are the last two vacant buildings remaining on the campus and the final critical step in fully reactivating the Campus. A summary on the history of the Campus is included as **Attachment #1**.

The Commons preserves the character of two historic buildings while adapting them to meet modern living standards. Each building is oriented around a landscaped quad featuring walking paths, mature trees, and recreational spaces. Each building includes amenities such as community management, on-site service offices, community lounges, garden access, shared kitchens, food pantries, laundry rooms, bicycle storage, package reception, individual storage for each unit, elevator access, secure entries with remote entry for guests, free wifi in the common areas, and ADA-compliant features. The two buildings will share a structured outdoor playground. In addition to the above, the PSH building will feature secure 24-hour staffed entry, an inviting media area, library, kid's zone, community space, therapy rooms, and a lending closet where residents can access items such as job interview attire, home goods, tools, etc. Unit amenities include central air conditioning, radiant heat, Energy Star appliances, dishwashers, coat closets (some units), walk-in closets (some units), and durable luxury vinyl tile flooring. Select units will retain their unique architectural elements such as bay windows that preserve the Commons' historic charm.

The Commons is a highly sustainable and energy efficient project. As an adaptive reuse on an established community campus, the Commons exemplifies sustainable land-use best practices by leveraging existing infrastructure, transit access, and nearby services, reducing environmental impact. In addition, the rehabilitation of the buildings will follow top energy efficiency standards. The Commons will achieve the Enterprise Green Communities standard and comply with the 2025 City and County of Denver Amendments to the 2024 I-codes. There will be significant upgrades to domestic hot water systems, including new cooling towers and attic insulation improvements that align with Energy Outreach Colorado standards. All appliances will be Energy Star-rated and lighting fixtures will be LED. The HVAC systems are sized according to ASHRAE guidelines, ensuring energy efficiency, enhanced dehumidification, and prevention of short cycling, which reduces wear and extends equipment lifespan. The Commons will incorporate a waste diversion strategy, reducing landfill contributions and promoting recycling of construction materials. Across the Commons, low-flow water fixtures will be upgraded that will minimize water consumption and reduce utility costs.

The Commons will focus on using the built environment to create better health outcomes for residents. The Project will use low-emission materials that minimize pollutants, benefiting sensitive populations like children and older adults. The Project will incorporate ventilation and filtration systems that reduce allergens and contaminants. Spaces are designed with ample natural light, promoting mental well-being and reducing reliance on artificial lighting. Resident-focused amenities and services will encourage physical activity and community engagement, aimed to enhance overall health outcomes. Archway enforces a nonsmoking policy throughout all indoor areas improving air quality and reducing health risks for residents.

The Commons is located in the highly desirable Park Hill neighborhood of Denver. The neighborhood is a mature neighborhood that is primarily single-family homes with retail and commercial uses along the arterial streets of Quebec Street, Colfax Avenue, and Colorado Avenue. Oneida Park, with access to shops such as Illegal Pete's, Park Hill Veterinary Medical Center, DANG Soft Serve, Esters, ATR Automotive, Oneida Park Dental Studio, Beauty Bee Salon, Denver Heating & Cooling, and The Local Butcher, is 0.5 miles from the Commons. King Soopers is 0.8 miles, and Safeway is 0.7 miles from the Commons. Denver Public Schools and Denver School of the Arts have locations on the Campus. Other nearby schools include Ashley Elementary, 0.4 miles east, and DSST Montview Middle and High School, 0.9 miles northeast of the Commons. Recreational amenities in the areas include William H McNichols Park, four blocks east, and Fred Thomas Park, 0.5 miles north of the Commons. The Central Park redevelopment (Greenway Park), 0.5 miles northeast of the Commons, includes open space, tennis courts, a dog park, and paved hiking and biking trails. Colfax Ave is 0.4 miles from the Commons and nearby shops include Ace on The Fax, Queen of Sheba Restaurant, Hotchkiss Auto Repair, and CrossFit Park Hill. Rose Medical Center is 1.7 miles southwest, National Jewish Health is 2 miles west, and the Fitzsimons Medical Campus is 3.5 miles east of the Commons.

The Commons is located in a transit-oriented community. Bus routes within a 0.5-mile radius of the Commons include the 73, 15, 15L, 65, and 20 bus routes. The closest bus stop to the Commons is at Quebec St & 17th Ave, 0.2 miles away, with access to the 73-bus route. A bus stop at Colfax Ave & Quebec St, 0.5 miles from the Commons, provides access to the 15 and 15L bus routes. The 15 and 15L buses run downtown Denver down Colfax and end in Aurora. The 15L provides faster, limited-stop service on the same corridor as the 15-bus route. A bus stop at

Monaco Pkwy & 17th Ave, 0.5 miles from the Commons, provides access to the 65-bus route. A bus stop at 23rd Ave & Pontiac St, 0.6 miles from the Commons, provides access to the 20-bus route. Central Park Station is 2.4 miles from the Commons and offers access to the A-light rail line and bus lines 28, 37, 38, 42, 43, 65, 73, 88, and 105. These transit options will provide residents access to job centers, educational opportunities, and a range of other services in downtown and central Denver, Denver Tech Center, Aurora, and Denver International Airport.

Services will be provided by Archway and WellPower and the PSH unit referrals will come from WellPower and the Metro Denver Homeless Initiative's Coordinated Entry System. Supportive services are at the heart of Archway's mission and the Commons will feature a suite of supportive services, provided by WellPower and Archway, that will support the residents' health, social capital, and well-being. Mental health support will be provided to the PSH units through WellPower, the lead clinical service provider. Supportive services specific to the PSH units will include clinically focused health, mental health and substance abuse recovery services and referrals including but not limited to, case management, individual and group counseling/therapies, assessments, crisis intervention, peer mentoring, harm reduction provided by WellPower and supported by Archway. Archway will provide services to all units with programming focusing on food security, health and wellness, substance abuse linkages, community building, financial literacy, and life skills. Archway will provide tech access with one-on-one support, benefits support, financial health classes, musical therapy, community outings, baby and older adult sanitary supplies, and additional services based on need which will be assessed regularly. Archway and WellPower will refer out any additional services needed to other community organizations. See **Attachment #2** for additional information on Archway's supportive services and **Attachment #3** for additional information on WellPower.

The historic building exteriors will not be altered, and the interiors will be renovated into fifty-eight apartments. Existing, historic features will be retained, and other finishes and facilities will be upgraded. An existing elevator in each building will be replaced with new, stretcher compliant, elevator systems. The Commons will have eight mobility accessible units (13.8% of the units) in the PSH and family buildings distributed throughout the floors and bedroom types. The Commons will have 136 parking spaces. The design of the Commons was informed by residents and staff of the Park Hill Campus through a Trauma Informed Design lens with post-occupancy surveys and focus groups, ensuring that lessons learned were translated into improvements for the Commons. The feedback received has been incorporated into the Commons design including full size refrigerators in every unit, added lighting in the kitchens including under cabinet lighting, increased security camera coverage, amenity space specific for children, and higher quality finish selections. See **Attachment #4** for additional information on how the Project incorporated Trauma Informed Design.

The existing buildings were constructed as dorms under the 1935 Denver Building Code which consists of non-combustible exterior plain masonry bearing walls on reinforced concrete foundation walls and spread footings and non-combustible unprotected steel and concrete primary framing and wood framed roof. New work will be constructed as construction Type IIIB which includes non-combustible exterior walls with wood framed interior partition and unprotected primary structural frame. The exterior skin is buff masonry with terracotta accents. The windows are insulated low-e aluminum. The roofing is existing multi-layered laminate shingles with copper gutters and downspouts. Existing exit stairs are reinforced concrete with decorative metal handrails in a masonry enclosure.

There is not a zoning limitation on density, so the determination of the density and mix is different than a typical project. The Project's floor area is fixed, and the footprint will not be changed. The existing layout of the building determined the practicality of certain unit configurations. The density and mix were determined using these factors in the context of the mission and goals of the overall Campus, Archway, and DHA.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

- *Projects serving Persons experiencing Homelessness as defined in Section 5.B 5:* Thirty-one of the fifty-eight units at the Commons will serve Persons experiencing Homelessness.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market conditions:

The capture rate for the 40% AMI units is 12.9%, 50% AMI units is 44.8%, and the 60% AMI units is 74.3%, for an overall capture rate of 29.2%. If the market analyst excludes three projects in the peripheries of the Primary Market Area ("PMA") due to their remoteness, the adjusted capture rate for the 60% AMI units is 46.7%. The market analyst anticipates the Commons' absorption rate to be 25 units per month. If the Commons starts pre-leasing two months before the first units are available, the market analyst anticipates that 50 of the 58 units would be pre-leased and the Commons would reach stabilization shortly after first move-ins. Of the eight comparable projects in the market study, all have low- to average vacancy levels (2.0%-7.4% range), except for two projects currently in lease up. The market analyst

notes that because the majority of units at the Commons will have vouchers, this will stabilize the Commons and insulate the property from fluctuations in the regular restricted rental market. The market analyst believes that the unique historic design of the Commons will differentiate the project from other properties and enhance marketability. Archway had over 2,600 people on the interest list for the first phases and anticipates that the Commons will be able to lease up without concessions or delays.

Proximity to existing tax credit developments:

Mosaic Community Campus, Phoenix on the Fax, Parkside, Rose on Colfax, Florence Square I and II, Holly 38, Avenue 8 at Mayfair (market rate), and Dexters-Dahlias (market rate) were used as comparable family properties by the market analyst in the PMA. Mosaic Community Campus, a 154-unit affordable project, was built in 1948 and renovated in 2024, and is 0.4 miles from the Commons. Phoenix on the Fax, a 50-unit affordable project, was built in 2011 and is 0.3 miles from the Commons. Parkside, a 68-unit affordable project, was built in 2005 and is 0.8 miles from the Commons. Rose on Colfax, an 82-unit affordable project, was built in 2024 and is 1.0 miles from the Commons. Florence Square I and II, a 181-unit affordable project, was built in 2004 and is 2.0 miles from the Commons. Holly38, a 253-unit affordable project, was built in 2025 and is 2.6 miles from the Commons. Avenue 8 at Mayfair, a 163-unit market-rate project, was built in 1953 and renovated in 2014, and is 1.9 miles from the Commons. Dexters-Dahlias, a 141-unit market-rate project, was built in 1957 and renovated in 2021, and is 2.4 miles from the Commons.

Project readiness:

Archway has secured site control through an Agreement for Property Transfer and Ground Lease with DHA. Archway anticipates closing and starting construction in 2026, a few months after a LIHTC award, due to the Project being nearly permit ready. In response to the desperate need for PSH in the community, Archway has advanced predevelopment and design prior to an award of tax credit to ensure delivery of the units can move forward as soon as possible. At the time of application, 100% DD drawings are complete, and CD drawings have begun. The project is in review with AHRT and has gone through concept reviews.

Overall financial feasibility and viability:

The Commons is financially feasible due to DHA's D3 partnership and the unique layering of sources made possible for historic projects. Sources for the Commons include 9% federal low-income housing tax credits, Colorado state housing tax credits, Transit-Oriented Communities tax credits, federal historic tax credits, state historic tax credits, Colorado Division of Housing funding, HOST funding, and a seller carryback note from Archway. Through the D3 program, DHA is selling the buildings to Archway for a nominal value, which allows a seller carryback loan for the full building value, vastly improving the feasibility of the Project. Funding for services will come from Medicaid, HOST services funding, Archway's PSH developer fee boost, and project cashflow. In addition, Archway has a rich history of philanthropy, and the in-house fundraising team is committed to funding additional needs on the services side as needed. The project has received local contribution awards of \$2 million from each CDOH and HOST conditional upon an award of tax credits.

Experience and track record of the development and management team: Archway is working with a highly experienced and collaborative team including Shopworks Architecture, Deneuve Construction, WellPower, Beaux Simone PSH Consulting, S.B. Clark Companies, and Miniello Consulting. Archway is a Colorado-based nonprofit with over 50 years of experience developing and operating affordable and supportive housing. The organization's mission to develop, operate, and advocate for affordable homes with supportive services for residents to stabilize and thrive. The internal development team brings over thirty-five years of combined LIHTC experience. Archway's property management division demonstrates exemplary compliance, quality control, and consistent performance. Archway's current portfolio includes four properties with PSH units, totaling 110 units. This includes a 100% PSH community, Cornerstone, built 2009, 40 West Residences and Flats at Two Creeks built in 2017 and 2019, respectively, with VASH for families, Robinson Place built in 2023 with VASH for seniors. Shopworks Architecture is a national leader in Trauma-Informed Design and was the architect for the Park Hill Campus and is thus familiar with the intricacies of the buildings on the Campus. Deneuve Construction is a highly regarded General Contractor that focuses exclusively on LIHTC projects and has extensive experience in adaptive reuse. The consulting team includes S.B. Clark Companies (financial advisor), Beaux Simone (PSH consultant), and Minello Consulting (historic design and approvals).

Project costs: The Commons is a unique project with some costs that are specific to adaptive reuse. The total development cost per unit is skewed by the high cost of the building values. The building value is not adding to the project cost and is fully offset by the seller note and generating acquisition credits. Without the building cost, the land cost per unit and square foot is low due to the ground lease structure. Hard costs per unit are skewed due to the Project being adaptive reuse and a historic structure requiring significant abatement. Also, there is a need to rebuild the existing elevator cores in order to accommodate modern elevators that meet current safety codes. The costs are only spread across two existing buildings which also increases them. Operating projections are informed by Archway's portfolio of PSH projects and by the Park Hill Campus.

Site suitability: The campus-wide revitalization presents an unrivaled opportunity to secure housing affordability in immediate proximity to new economic development and educational investments, and the neighborhood itself is a desirable and high-opportunity location with strong access to transit, amenities and resources. The previous residential use of the buildings will lend itself well to an adaptive reuse into multifamily, which results in a lower overall cost per unit than new construction, while providing an above-market quality of construction and

community amenities. The success of the Park Hill Campus proves that the Campus is a desirable place for individuals and families to live in Denver.

3. Provide the following information as applicable:

The Project is not requesting a waiver nor a CHFA Discretionary DDA basis boost.

4. Address any issues raised by the market analyst in the market study.

The market analyst notes that the 60% and 50% AMI capture levels are relatively high. Archway has planned to discount the 60% AMI rents to assist with lease up. In addition, the market analyst believes that the Commons has good market potential and could be successfully absorbed and operated as indicated by the comparable affordable properties in the PMA.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.

The Phase I did not contain any Recognized Environmental Conditions ("REC").

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment (refer to Section 2 of the QAP for additional information).

The proposed development is an adaptive reuse rather than a traditional rehabilitation of existing multifamily units, therefore hard costs are somewhat higher than a traditional rehabilitation but well below those of new construction. This reflects the need to reconfigure floor plates and upgrade major systems, including plumbing and electrical, to accommodate a multifamily versus dormitory use. The Commons will also have extensive asbestos abatement that will follow state and local guidelines.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).

Archway has made significant community engagement efforts since the Campus's inception. Archway and DHA have maintained open communication with all campus partners and surrounding residents, who have expressed support for the Commons. Most recently, Archway and DHA hosted a community meeting on the Campus on November 5, 2025. Councilwoman Shantel Lewis spoke at the event and provided strong support. The majority of tenants and residents on the Campus are excited for the vacant buildings to be activated. **Attachment #5** contains letters of support from local community organizations. The Project has received a conditional commitment of gap and services funding from HOST.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.

The Commons promotes equity and economic mobility for residents by providing a safe and affordable place to live which will allow for stability in residents' lives. With stability, residents will have more opportunities to pursue services, jobs, and educational opportunities. Archway and WellPower will help residents stabilize and reach their goals through services provided on- and off-site. In addition, the Campus provides unique opportunities to education and employment without having to leave their "yard". A statement on from Archway on Diversity, Equity and Inclusion is included as **Attachment #6**.

9. For acquisition/rehab or rehab projects, provide a detailed narrative that describes the proposed rehab plans/scope of work, and relocation plan (if applicable); address the 10-year rule; capital expenditures over the past two years; previous related party relationships; past local, state, or federal resources invested in the project; obvious design flaws; obsolescence issues; safety issues; and any significant events that have led to the current need for rehabilitation (i.e., fire, natural disaster).

The scope of rehabilitation work is described in detail in the construction cost estimate and property condition report ("PCR"). The buildings are currently vacant and no relocation is contemplated; DHA acquired the property utilizing funds from the D3 program, but there are no other previous housing-related federal, state or local investments on the property.

9% housing credit application narrative



Project Name: The Commons Phase II

Project Address: 3765 Marion Drive, Colorado Springs, CO 80909

Executive Summary

The Commons Phase II (The “Project”) is a proposed 53-unit family affordable housing development located at 3765 Marion Drive in Colorado Springs led by Rocky Mountain Communities (RMC) in partnership with Homeward Pikes Peak (HPP). The Project is the second phase of The Commons, a permanent supportive housing (PSH) community completed in March 2023. Phase II was proposed as a PSH project in two prior applications, but this proposed development will instead serve families and individuals earning above the 30% AMI PSH income bracket. Due to the reduction in Tenant Support Services and Medicaid from State and Federal partners, the development team is no longer able to fund the services vital for a successful PSH project, and this pivot is necessary to continue the team’s mission to provide affordable housing and services to the community. The new project will serve individuals and families earning 40-60% AMI and is aligned with both HPP and RMC’s mission to provide housing opportunities in Colorado. HPP’s mission is to empower individuals and families to access stable housing, increase mental health, sobriety, and economic stability. The addition of new affordable units will further this mission and even directly serve individuals in HPP’s other programs and existing residents in Phase I. For RMC, the Project directly supports its mission to build brighter futures and inspire hope by providing affordable housing and resident-focused services. Furthermore, all of RMC’s owned and managed portfolio is income-restricted at or below 60% AMI, and the majority 30-60%, so Phase II is a direct extension of its existing work and mission in the communities of Colorado. The two buildings, Phase I and Phase II, will be separate buildings served by unique staff, amenities, and a shared parking lot, and they will provide housing options across the income spectrum up to 60% AMI.

Phase II will provide a mix of one-, two-, and three-bedroom units serving households earning 40%–60% of Area Median Income (AMI). The new building will create a continuum of housing from 0%-60% AMI on the site and provide further housing opportunities for residents of Phase I as well as graduates of HPP’s sober living/transitional housing programs. The development responds directly to the demonstrated and ongoing demand for high-quality affordable family housing in Colorado Springs and particularly within this submarket. The approved zoning permits up to 119 units and requires 87 parking spaces across the site (Phases I & II). Phase I includes 47 spaces, and Phase II will include 40 spaces. However, parking demand at the Commons Phase I was observed to be 27 vehicles, which leaves 60 parking spaces anticipated to be available in the shared lot to serve the parking demand for the Commons Phase II.

The Project will be constructed as a four-story, elevator-served building and will include shared amenities designed to enhance resident quality of life that include community gathering space, laundry facilities, flexible amenity space, a playground, and surface parking. The Project will be Type VB construction with spread footing foundation, wood framing, TPO roofing membrane, metal panel and cement board exterior materials, and CMU stair and elevator cores.

It will meet Enterprise Green Communities (EGC) standards and will incorporate energy-efficient and sustainable design features including high-efficiency HVAC and ventilation systems, LED lighting, ENERGY STAR-rated appliances, high-efficiency plumbing fixtures, low-VOC materials, and a radon mitigation system. The site is located within a Qualified Census Tract (QCT) and benefits from proximity to employment centers, K–12 schools, healthcare providers, and public transit that support long-term housing stability and economic opportunity for residents.

The Project offers access to a variety of public transportation options via Mountain Metropolitan Transit (MMT), the local fixed-route bus system serving Colorado Springs and the Pikes Peak region. Several bus stops are located within approximately one mile of the site along nearby Marion Drive, Chelton Road, and surrounding corridors, with local routes providing connectivity to major destinations across the city. Within roughly 0.3–0.6 miles, stops on Route 7 (Pikes Peak Ave – Citadel) provide service northwest toward downtown Colorado Springs and southeast toward the Citadel Mall, which is a transit hub for the area. Approximately 0.5–0.7 miles from the Property along Chelton Road are stops for Route 22 (Southborough via Murray Blvd) offering service to the Citadel Core stop and broader network connections. Additional routes that can be accessed with a short walk from the Property include Route 9 (Nevada Ave – UCCS) and Route 12 (Palmer Park Blvd), both serving key activity centers including the University of Colorado Springs and connections downtown. Major transit hubs such as the Mountain Metro Transit Downtown Terminal (127 E. Kiowa St) are located within a few miles and provide access to many additional routes across the network, further expanding regional connectivity. Project funding is anticipated to include 9% Low-Income Housing Tax Credits, State LIHTCs, tax credit equity, a loan from the City of Colorado Springs, a Congressional Direct Award, deferred developer fee, and will apply for funding from the Colorado Division of Housing.

The property will incorporate Trauma Informed Design (TID) principles used in Phase I and Arroyo Village, which were also designed by our architect, Shopworks Architecture. Phase II builds upon lessons learned from Phase I regarding resident preferences, efficient layouts, and amenity utilization. The design emphasizes well-organized common areas that support family use, outdoor amenities including a playground and landscaped open space, and adequate storage, maintenance rooms, bicycle parking, and surface parking. Where appropriate, Phase II will utilize existing site improvements constructed as part of Phase I, including portions of utilities, infrastructure, stormwater facilities, and parking. The full land value was allocated to Phase I, resulting in cost savings and improved feasibility for Phase II.

1. Identify which, if any, of the priorities in Section 2 of the QAP:

N/A

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market Conditions

The Project has an overall capture rate of 6.8%, including 4.1% at 40% AMI, 6.2% at 50% AMI, and 17.4% at 60% AMI. The Project's overall capture rate is below CHFA's preferred threshold of 25%. As demonstrated by the market study, there is strong and sustained demand for affordable rental housing in Colorado Springs. Vacancy rates among comparable LIHTC properties in the PMA remain low. Affordable family housing at the proposed income levels is limited, and the Project will help address this unmet demand.

Proximity to Existing Tax Credit Developments

The market analyst states that there are 11 existing properties with 1,094 LIHTC units within the PMA. 7 of the properties, totaling 899 LIHTC units, are restricted to similar income qualified individuals and families as the Project. The remaining 4 properties are restricted to older adults, Section 8 voucher holders, veterans, and formerly unhoused residents and will not compete with the Project. The market study compares the Project to seven similar properties, including two properties outside the PMA with similar AMI levels.

The closest existing tax credit project is Copper Creek, located 1.8 miles from the Project. This property offers 60% AMI units with 13% vacancy. The other comparable LIHTC properties in the PMA selected by the market analyst were: Academy Heights, constructed in 2023 and located 2.4 miles away with 2% vacancy (30%, 60%, and 70% AMI units); Greentree Village, built in 1972 and located 4.2 miles away with 4.6% vacancy (30%, 40%, 50%, 60% AMI units); and

Homewood Point, constructed in 2006 and located 3.8 miles from the Project with 7.7% vacancy (40%, 50%, and 60% AMI units).

Project Readiness

The Project is zoned appropriately for the proposed development to be developed by-right, and the remaining entitlement approvals include site plan approval that is anticipated in December 2026 prior to building permit issuance in February 2027. Concept Drawings are complete, and the pricing is based on 5% Drawings. All utilities are available to the site, and the Project is anticipated to receive permits and begin construction in February 2027. The development team has a strong track record of closing LIHTC transactions prior to Carryover, and more than 10% of Project costs are projected to be incurred by Carryover.

Overall Financial Feasibility and Viability

The Project is financially feasible due to equity from 9% federal Low-Income Housing Tax Credits (LIHTCs), Colorado state affordable housing tax credits, Transit Oriented Communities (TOC) tax credits, A Congressional Direct Award (CDA) deferred developer fee, the City of Colorado Springs, and a Special Limited Partnership with the Colorado Springs Housing Authority (CSHA) for property and sales and use tax exemption. The Project does not anticipate federal funding and therefore does not include Davis Bacon or Build America Buy America (BABA) restrictions.

Experience and track record of the development and management team

RMC will serve as Managing Member and lead developer, responsible for securing financing, overseeing development, coordinating with local jurisdictions, and managing compliance. HPP will serve as Co-Sponsor, contributing local expertise, funding, and community relationships developed through its work on Phase I.

For over 30 years, RMC has leveraged resources and partnerships to invest in resident-focused affordable housing solutions across Colorado. RMC develops, owns, and manages housing communities with services and programming that promote youth success, adult self-sufficiency, and elderly independence. RMC works with community partners to provide programs and services onsite that address the social determinants of health to ensure residents have access to health, wellness, and economic opportunities. RMC currently owns and manages ten affordable housing communities comprised of 1,239 affordable apartments across Colorado, has housed more than 16,000 families, and is currently serving 2,564 people and more than 900 children. RMC's LIHTC projects include Gateway Village (Fort Morgan), The Commons (Colorado Springs), Arroyo Village (Denver), Meeker Commons (Greeley), and Townview (Denver).

HPP contributes valuable local knowledge and experience from its involvement in Phase I, which strengthens coordination and continuity between phases. The organization also secured a \$3M CDA to support the development of Phase II.

Dominium will continue to serve as a development consultant, providing financial analysis, due diligence support, and assistance with closing. They manage financial analysis and will assist with due diligence and the financial closing, and they will also assist RMC as needed to augment development capacity. Their continuity and LIHTC expertise strengthen the ownership team's capacity to successfully execute the Project.

RMC has engaged Shopworks Architecture and Taylor Kohrs as architect and general contractor, respectively. Both firms have substantial experience designing and constructing affordable multifamily housing in Colorado Springs and bring local knowledge that supports cost control, constructability, and schedule certainty.

Project Costs

The Project's construction costs were estimated by Taylor Kohrs, a local general contractor with extensive affordable housing experience. The Project's soft costs have been informed by RMC's recent development budgets and actual costs incurred, and the operating budget by RMC's comparable properties in its portfolio of affordable projects it owns and operates along with utility modeling by Group 14.

The Project benefits from existing infrastructure and does not involve unusual construction costs. The estimated construction cost of approximately **\$285,000 per unit** is competitive for new construction in this market. The site is well located, compatible with surrounding uses, and well suited for residential development.

Site suitability

The project is well suited for a LIHTC development due to its proximity to neighborhood amenities and access to transportation. The Property is located near major local corridors including North Academy Boulevard and East Uintah Street that facilitate access to key areas of Colorado Springs. The Citadel Transfer Center, a major local transit hub, is approximately 0.6 miles north, with additional local bus stops along Marion Drive and Chelton Road within less than half a mile, providing connections throughout the city. A Safeway grocery store is about 1.0 mile northwest of the Property, with additional grocery options and retail services within a short drive. Recreational opportunities are also nearby. Twain Park is roughly 0.6 miles northwest, while larger regional parks such as Palmer Park are accessible within a few miles to the northeast and offer extensive trails and outdoor amenities. Nearby schools include Twain Elementary School, approximately 0.7 miles east, along with other public schools within a short drive that support family-oriented households. The Property sits within a well-established residential and commercial area of Colorado Springs that has restaurants, shops, health services, and community facilities all within a short distance, which enhance its attractiveness for future residents and supporting its potential as a LIHTC development site.

3. Provide the following information as applicable:

- **Justification for waiver of any underwriting criteria**
- **Justification of the financial need for a CHFA Discretionary DDA basis boost of up to 30 percent of eligible basis**

The Project does not request a waiver or basis boost

4. Address any issues raised by the market analyst in the market study.

The only weakness identified in the market study is the parking ratio. However, we also have a parking study which confirms the proposed parking will meet demand. In addition, there is on-street parking on the vicinity that can be utilized by tenants. The analysis recommends shared access and parking with The Commons Phase I, which is our intention with the project.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.

The environmental report identified two Recognized Environmental Conditions (RECs). The first involves a subsurface soil vapor investigation completed in 2018 that found volatile organic compound (VOC) concentrations exceeding the Environmental Protection Agency's most stringent risk level. It is likely that the VOCs are due to offsite releases as there is no indication of VOC use in the site history. In addition, there is the likely presence of asbestos, lead, and/or Polynuclear Aromatic Hydrocarbons (PAHs) in the soil due to the former apartment complex burning down on the site.

The professional recommendations to fully address these RECs are as follows:

- a. The new buildings should be constructed with a soil gas mitigation system such as the most recent version of the ANSI/AARST CC-1000-2018-0523, Soil Gas Control Systems in New Construction of Multifamily, School, Commercial and Mixed-Use Buildings – Rev. 5/23. Such a system will protect against potential radon and VOC vapor intrusion. At completion and prior to occupancy, the new apartment complex should be tested for radon following the most recent ANSI/AARST protocol.
- b. A limited subsurface investigation be conducted to test the soil for potential impacts from the former apartment complex that burned on the site. The soil should be tested for asbestos, PAHs, and lead. If exceedances of residential standards are found, the impacted soil can be managed by excavation and offsite disposal for capping under hardscape or a clean soil cap or a combination thereof.

RMC and HPP addressed similar concerns when developing Phase I, and we intend to continue following the recommendations proposed to fully address the identified RECs.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment (refer to Section 2 of the QAP for additional information).

The Project does not incorporate any unusual features that will impact costs.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the Project (including financial support).

The development team has conducted outreach with the City of Colorado Springs and local housing stakeholders and held a virtual public hearing on January 29, 2026. The meeting had zero members of the public. Prior community meetings were also held in person at HPP's offices in Colorado Springs January 2025 and January 2024 also had no public attendees. The meetings were advertised in the Colorado Springs Gazette and to local community groups. The meetings discussed the CHFA state affordable housing tax credit application in accordance with the public hearing requirement stipulated in the Colorado Act.

The Project has received strong support from the City of Colorado Springs Housing and Homelessness Response Department and community partners, and no opposition has been expressed.

Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.

The Project is located in an established central Colorado Springs neighborhood. The community contains a mixture of multifamily housing and single-family homes, and two new apartment buildings have been built since Phase I of The Commons opened. Phase II expands access to high-quality, affordable housing for working families in Colorado Springs. It promotes equity and economic mobility along with household stability for residents by providing an affordable place to live near public transportation, employment, schools, and healthcare. The Academy Boulevard corridor is an area bustling with restaurants, services, and shopping centers, where the majority of residents fall within 40-100% AMI. By providing long-term affordable housing in a resource-rich area, the Project advances equitable access to housing and contributes to inclusive community growth. The creation of Phase Two also provides a pathway for Phase I residents who are increasing their income and self-sufficiency to move next door and continue to thrive in our community. Residents can access most of Colorado Springs from the Project, providing opportunities for jobs at all income levels. By providing housing at the Project site, residents will be able to live in a growing area of Colorado Springs.

9% housing credit application narrative



Project Name: Crawford Commons Apartments

Project Address: 32 ½ Road and Friendship Drive, Clifton, Colorado (Unincorporated Mesa County)

Crawford Commons Apartments at 32 ½ Road and Friendship Drive in Clifton, Colorado, is a collaborative effort between Housing Resources of Western Colorado and Evergreen Real Estate Group to provide much-needed affordable housing. The project will transform a site in Clifton into a vibrant intergenerational campus that will include sixty (60) affordable rental homes. Thoughtfully designed to address the housing needs of the surrounding community, the project targets individuals and families earning **30%–80% of the Area Median Income (AMI)**, creating stable and inclusive housing opportunities in the heart of the Grand Valley.

The Crawford Commons Apartments will offer a mix of 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units with affordability levels between 30%–80% AMI. The development is designed with resident wellness, convenience and access to nature in mind; featuring a spacious community room, fitness, and on-site management office. Crawford Commons will have additional outdoor amenity spaces including a playground, walking trail, and outdoor seating that will allow for residents to convene in and enjoy nature. The development is planned to be intergenerational, with **twenty (20) units** designated with a **preference for older adults**, addressing a wide range of affordable housing needs.

Remarkably, Crawford Commons Apartments will be the first Low-Income Housing Tax Credit (LIHTC) development in Clifton in 22 years, and the first **9% LIHTC project in 25 years**, representing a significant reinvestment in the community's housing infrastructure. **For a quarter-century, Clifton has not received a 9% LIHTC award—Crawford Commons directly reverses that trend** by delivering high-quality, affordable housing for both families and older adults at meaningful scale. The project has the strong support of Mesa County's leadership, and will leverage the County's recent reinvestment in Clifton's facilities and transportation infrastructure. From the beginning, the project has **included direct and meaningful input from the residents of the Clifton Community Leaders**, ensuring the design and programming serve the larger goals of Clifton's uplift.

The land for Crawford Commons was initially **donated to Housing Resources of Western Colorado, by Mesa County**, expressly for the purpose of delivering affordable housing for the community. Building on that foundation, Crawford Commons was **preliminarily awarded \$2,000,000 in Division of Housing funds**, demonstrating meaningful buy-in at the local and state level for a transformative project in Clifton.

The project's capital stack is intentionally straightforward and fully committed. The development will leverage a **commitment of \$1,500,000 of Capital Magnet Funds from Mercy Community Capital**, along with **CHFA permanent debt products**. There are **no additional funds** that the project is relying on.

Evergreen Real Estate Group will serve as the **turn-key developer**, supporting Housing Resources of Western Colorado with a fully integrated development platform and proven execution capacity in complex LIHTC transactions in rural Colorado. Evergreen has successfully navigated the full lifecycle of LIHTC development and delivery across multiple

markets and is currently executing **Rifle Apartments in Rifle, Colorado**, providing direct, relevant experience delivering high-quality affordable housing on the Western Slope.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

Crawford Commons is located in a non-metro county with a population of 180,000 or fewer.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market conditions:

The market study prepared for Crawford Commons concludes the project is strongly supportable as proposed and is positioned for strong absorption and durable occupancy due to (i) the limited supply of income-restricted housing in Clifton and the Primary Market Area (“PMA”), (ii) deep and persistent unmet demand evidenced by waiting lists and low vacancy, and (iii) the project’s unit mix and affordability positioning, which aligns with the local household profile and current rent conditions. The analyst rates **Market Demand “5 (very strong)”**, **Proposed Unit Mix “5”**, and **Overall Marketability “5”**, reflecting high confidence that Crawford Commons will lease quickly and perform over the long term.

A core conclusion of the market study—and one of the most important underwriting indicators for this application—is the **very low capture rate (5.4%)** required for Crawford Commons to successfully lease-up. The market study also documents that the existing affordable inventory is insufficient for the region’s needs. A nearby Clifton income-restricted property, **Grand Valley Apartments**, reportedly has no vacancies and has **over 200 families on a waiting list** and Grand Junction Housing Authority properties share an agency-wide waiting list of approximately **1,600 families**. Crawford Commons is intentionally structured to be highly competitive within this affordability landscape by underwriting rents **substantially below LIHTC maximums** to align with current rents in the area.

Proximity to existing tax credit developments

The market study confirms limited comparable LIHTC inventory in Clifton and no meaningful pipeline of new income-restricted units; the capture analysis identifies **no units under construction or planned within the relevant affordability segmentation**. The closest comparable is Grand Valley Apartments, a 50-unit income-restricted community located just west of the Crawford Commons site, offering 2BR and 3BR duplex-style units with basic in-unit features but minimal amenities. The property is fully occupied with a **waiting list exceeding 200 households**, underscoring the depth of unmet demand for income-restricted housing in Clifton.

Jay Lee Apartments, owned by Housing Resources of Western Colorado, further illustrates this demand. Jay Lee primarily serves households at or below 60% AMI, with a limited number of units restricted to 50% AMI, reflecting demand within a deeper affordability band. While Jay Lee operates at a more restrictive income level than Crawford Commons, **its full occupancy and ongoing demand** support the broader conclusion that income-restricted housing demand in Clifton remains strong across multiple AMI tiers, with no evidence that existing supply is sufficient to meet current or future needs.

Project readiness

The Crawford Commons project demonstrates a strong level of readiness to proceed. The team has completed extensive predevelopment coordination and is prepared to move immediately into full design development upon award of LIHTC. The development has already progressed through multiple community meetings, and the team will continue this engagement as design advances and prior to building permit submission.

The entitlement and permitting process in **Mesa County** is straightforward and predictable. The site is currently zoned for multifamily, and the building has been designed to be compliant with all applicable zoning requirements. The only remaining public process events are continued coordination meetings with Mesa County planning staff as the design is

finalized and the project enters the formal site plan review process. The Project Team expects the process to obtain a building permit to be roughly **90–120 days** from date of submission to Mesa County.

Overall Financial Feasibility and Viability

Crawford Commons has a simple, fully committed capital stack with no speculative sources. The project will utilize **CHFA permanent SMART loan, CHFA Housing Opportunity Funds, Capital Magnet Funds from Mercy Community Capital, and Housing Development Grant** funds from the Colorado Division of Housing, as **Crawford Commons has received a preliminary award** for these funds. There are no other financing sources that the project is relying on that have not been awarded or committed.

Experience and track record of the development and management team

Housing Resources of Western Colorado (“Housing Resources”) is a mission-driven nonprofit established in **1977** serving **15 counties**, including **Mesa County**. Its mission is to **advance equitable housing and healthy communities** through education, empowerment, preservation, and development, grounded in the belief that every Western Colorado resident deserves a **safe, healthy, and stable home** where they can thrive. Housing Resources provides direct services to renters, homebuyers, and homeowners, including **weatherization** (free energy audits and energy-efficiency upgrades in partnership with the Colorado Energy Office, utilities, and nonprofit partners), **HUD-certified housing counseling and public education, home improvement loans and critical repair grants, and down payment assistance** funded by the City of Grand Junction and the State of Colorado. Housing Resources also **owns and manages 181 affordable rental units across five properties**. These properties include funding from sources such as LIHTC, HOME, CDBG, FHLB, and Section 8.

Evergreen Real Estate Group (“EREG”) is serving as the **turn-key developer** for Crawford Commons. Evergreen has **developed more than 3,000 units** and **owns and manages approximately 15,000 units nationwide**, bringing a fully integrated development and long-term asset management platform to support Housing Resources of Western Colorado. Evergreen has delivered low- and mixed-income housing using a wide range of affordable housing financing tools, including **4% and 9% LIHTC, HOME, CDBG, Section 8, RAD**, and other local, state, and federal resources. This experience allows Evergreen to structure and execute complex multi-source capital stacks, coordinate effectively with public agencies and lenders, and maintain strong compliance and reporting standards throughout construction and stabilization. Evergreen’s Colorado office is led by **Vice President of Development Javonni Butler** and Project Manager **Chelsey Hume, AIA**, providing dedicated local leadership to execute on projects.

Holst Architecture is the project architect. Holst brings deep experience designing high-quality multifamily housing, with a strong track record of delivering durable, resident-centered buildings that perform well over time. Holst’s design approach emphasizes constructability, efficient building systems, and thoughtful community space planning—well aligned with Crawford Commons’ intergenerational program and Western Slope delivery priorities.

Shaw Construction (“Shaw”), a full-service general contractor since 1962, has provided professional construction services to over **1,600 projects** throughout the Rocky Mountain region. Shaw’s mission is to build buildings and relationships that last. With unmatched dedication, Shaw has led some of the most complex construction projects in the Rocky Mountain region, including the first LEED project in Colorado and one of the world’s first vertical greenhouses. Shaw is a go-to multifamily builder throughout the region and has extensive experience with multifamily and LIHTC projects throughout the Western Slope.

Project Costs

Shaw Construction has extensive experience with both LIHTC and market-rate multifamily development, and their preliminary cost estimate draws on their strong relationships with Western Slope subcontractors and their historic corporate cost database, along with current pricing guidance from local subcontractors to validate the proposed

project's costs. Shaw Construction, Holst Architecture, Housing Resources, and Evergreen have been working in a collaborative and iterative fashion to design a building consistent with the budget included in this application. The construction costs included in this budget are \$284,999.89 per unit, fully consistent with recent, escalated construction pricing. Based on experience, the Project Team is confident that the total development cost of just under \$408,739 per unit is reasonable and appropriate given current economic conditions for development.

Site Suitability

The Crawford Commons site is one of the project's most important strengths and is exceptionally well-positioned to support resident stability, access to opportunity, and long-term property performance. The development is located on 32 ½ Road near Friendship Drive, placing residents within a highly functional "community services spine" that anchors daily needs in Clifton. The site is proximate to the Clifton Community Campus and civic resources that support family stability and healthy aging, and it is located near schools, parks, and recreational amenities that are essential for households with children. Transit access is a defining advantage of this location. The site is adjacent to a Grand Valley Transit bus stop serving Route 10, providing residents with reliable connectivity throughout Clifton and the broader Grand Junction area.

Equally important, the site's surrounding land use pattern supports long-term resident success: it is embedded in a growing civic and community services node where residents can access childcare, educational resources, library services, and public gathering spaces that contribute to social connection and resilience. The combination of transit adjacency, proximity to schools and parks, and closeness to the Clifton Community Campus creates a location that not only meets CHFA's guiding principles but actively advances them—positioning Crawford Commons as an affordable housing community that is integrated into opportunity rather than isolated from it.

3. Provide the following information as applicable:

Justification for waiver of any underwriting criteria

There are no requests to waive underwriting criteria.

Justification of the financial need for a CHFA Discretionary DDA basis boost of up to 30 percent of eligible basis

There are no requests for a CHFA Discretionary DDA basis boost.

4. Address any issues raised by the market analyst in the market study.

There were no issues raised by the market analyst in the market study.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.

There were no recognized environmental conditions found in the Phase I environmental report.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment (refer to Section 2 of the QAP for additional information).

Construction pricing in Mesa County is moderating, with material and labor costs stabilizing. The efficient design of Crawford Commons supports accurate pricing exercises due to its straightforward scope with minimal complexities.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).

Housing Resources of Western Colorado has led multiple meetings with the community, including design meetings to gather community input and incorporate suggestions into the development. Housing Resources launched the design process with a three-day design charrette in Denver, bringing members of the Clifton Community to the session for direct input. From that session came the project's design priorities and its defining motto: ***Clifton deserves better.*** The charrette and subsequent local meetings have been used to validate the intergenerational concept, refine site planning and open space priorities, and ensure the development reflects community values and expectations.

The project has strong support from the **Clifton Community Leaders, Mesa County Board of Commissioners, City of Grand Junction, The Joseph Center, Just Housing, Grand Junction Housing Authority, Grand Junction Economic Partnership, Black Citizens and Friends, and Mesa County Democrats.** To date, no significant opposition has been raised.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.

Crawford Commons advances equity and economic mobility by delivering stable, high-quality housing for households at **30%–80% AMI** in a market with limited modern affordable supply and documented waitlists, reducing displacement pressure and helping families and older adults remain in the Grand Valley near education, services, and opportunity. The project's intergenerational model strengthens outcomes across life stages—supporting older adults to age with dignity and connection, while providing families a stable home environment that supports school continuity and household financial resilience.

Location is a core driver of mobility: proximity to **schools, parks, and the Clifton Community Campus** reduces transportation burdens and the “time tax” that often falls on lower-income households. In addition, adjacency to **Grand Valley Transit Route 10** expands access to employment, healthcare, education, and civic resources throughout Clifton and the broader Grand Junction area. Equity is at the core of Housing Resources' nonprofit mission, which it supports by offering a range of services across residents' entire housing journey.

9% housing credit application narrative



Project Name: Crossroads at Divide

Project Address: Lone Ranger Road, Divide, CO 80814

Great things are happening in Divide, Colorado. In the past year, construction of the Teller County Central Service Center has begun, the regional park was completely rebuilt, highway improvements were completed with additional upgrades scheduled for this year, and significant infrastructure improvements are underway. This unincorporated “town” is maturing into a new community and Crossroads at Divide is directly responding to Teller County’s immediate housing need.

Crossroads at Divide, a 36-unit family affordable housing project sponsored by AmericaWest Housing Solutions and co-developed by Riverstone Platforms Partners, truly represents a connected County-wide crossroads location for residents. Much of Teller County’s population is spread throughout rural areas, with only a third of the population living within a named municipality, such as Woodland Park or Cripple Creek, cities in which development is severely restricted due to charter limitations, infrastructure constraints, and land parcel unavailability. However, in the unincorporated town of Divide, the site of Crossroads at Divide is centrally located at the junction of the east-west thoroughfare US Highway 24 and the north-south State Highway 67 with. Divide has ample developable land, priming the town for expansion, and they are experiencing an explosion of development activity.

Since the project’s last application to CHFA, Teller County has continued progress in completing their process to open a new wastewater facility in Divide to accommodate future anticipated growth with construction estimated to begin in Summer 2026. This allows for the existing plant to allocate its remaining taps. Crossroads at Divide has been allocated the sewer taps it needs and therefore is not dependent on the exact completion date of the new plant. Last January, the Teller County Commissioners publicly announced that the new Teller County Central Service Center was coming to Divide and broke ground in July 2025. The building is planned to open by January 2027, will contain multiple County departments, and employ 80 individuals. (Attachment A).

Progress on the Central Service Center has had ripple effects impacting Crossroads at Divide. The regional park that is 500 feet from the project site has been completely rebuilt to include a playground and ball fields. The County also has plans to pave, curb, and gutter the roads around the Service Center, so the road directly west and south of Crossroads at Divide will be paved. Additionally, the County will be rerouting the sewer utility line under the road to the south of the property to connect to the Service Center (Attachment B). This brings the Project’s sewer connection closer to the building site, cutting construction costs. Between a nearby playground, new and cheaper sewer lines, and guaranteed paved

roads, Crossroads at Divide is in an even better place than last round to deliver vital affordable housing to Divide.

As Divide solidifies its role as the crossroads for the County, its housing needs will continue to grow. Due to the opening of the new wastewater facility, multiple large parcels of land are now available for housing development. However, of those parcels, only Crossroads at Divide will house low income, workforce residents. According to the Divide Town Center Preliminary Master Plan (Attachment C), the remainder will be a mix of low density residential, commercial and green space. The current affordable housing options can't keep up with current demand, but that demand is only going to grow as development in Divide and Teller County continues.

Employees who choose to reside at Crossroads at Divide will have a short walk to work, rather than a lengthy commute from Woodland Park to Cripple Creek. The Teller County Central Service Center won't just be nearby, it will be across the road from Crossroads at Divide, ready to serve residents and the broader community for decades to come. The recently completed \$222 million Chamonix Hotel and Casino brought more than 200 new jobs to the town of Cripple Creek, where there is no affordable housing. In a town with many casino workers, any household below 70% AMI will need to look for housing in Divide, Woodland Park or even Colorado Springs. Charis Bible College, located in Woodland Park, has a total campus that encompasses over 800 employees. Many of these employees still commute from Colorado Springs. Finally, the Pikes Peak Regional Hospital was acquired by UC Health in 2018 and has since continued to expand their operations. However, they have been held back by an inability to house their 120 employees. Divide would be an easy favorite for workers in Teller County whose commute times from Colorado Springs top out at around an hour. Now is the time to secure affordable units for this community with a high-quality affordable housing project that responds directly to the needs of the community and CHFA's feedback.

Crossroads at Divide is a three-story walk-up building with 12 one- and 24 two-bedroom units at 70% AMI and below, with 11% of units at 30% AMI. Responding to CHFA's feedback from last round, new to the project this year, is the addition of a clubhouse amenity space with leasing offices, flex space, workout room, and maintenance shop. Another new change from last year is that Greccio Housing, the property management partner, purchased the 49-unit Hybrook Townhomes adjacent to Crossroads at Divide to the north. This, along with Valley View Apartments in Woodland Park, will justify Greccio to have two full time employees in Teller County creating efficiencies for all three projects compared to management personnel being remote or commuting. The Crossroads at Divide clubhouse will be a hub for Greccio's management of all Teller County properties, as detailed in an MOU between AmericaWest and Greccio (Attachment D).

Allowable density of the property is 15 units per acre. The entire site is 5.16 acres and is currently being subdivided into two parcels. The replat is included in a series of building permit adjustments for the County Service Center, with AmericaWest included as a co-applicant with Teller County. Per the Teller County Prop 123 commitment and prioritization necessary to not delay the Central Service Center, this process will be completed in an expedited manner, likely executed by late spring. The Crossroads at Divide site specific for this application is approximately 2.41 acres.

A spread foundation system with conventional slab-on-grade will be utilized. Design and final engineering will be dependent on geotechnical recommendations. The building will have Hardie plank and factory finished metal siding with high efficiency Pella windows and doors, staggered setback facades and factory finished metal roof panels that complement the mountain setting, while also

providing the necessary hail and fire resistances. The building structure will be wood frame conventional construction with preconstructed wood panel systems utilized where applicable. Units will be air conditioned, and feature carpet and luxury vinyl plank floors, high-speed internet hookups, ceiling fans, ample storage, balconies and energy-efficient kitchen appliances. Crossroads at Divide will be built to an NGBS Silver standard and will be permitted under 2018 IECC. The development will also utilize water-wise landscaping and the building will be all electric, PV ready, and will utilize Cold climate VTAC heat pumps. The laundry facilities will be one common room with a washer and dryer for every four units. There will be 86 parking spaces on the property for over a 2 to 1 ratio. The property will be managed by Colorado Springs based Greccio Housing Unlimited Inc.

There are two transit options for residents of Crossroads at Divide. Teller Senior Coalition runs transportation services on Wednesdays and Fridays and operates throughout Teller County for the price of \$1.00 a day. There are also buses that provide transportation to casino workers operating from Colorado Springs through Woodland Park and Divide and to Cripple Creek. The bus operator has agreed to make a stop in Divide to pick up workers from Crossroads at Divide to take them to Cripple Creek. There is no cost for those who require the bus to get to and from work.

The project will be financed through 9% tax credit equity, state tax credit equity, and taxable permanent debt. Teller County has waived a portion of their permitting fees as described below in question 6. Further, Teller County government officials and surrounding jurisdiction town leaders are ecstatic about the prospect of adding Crossroads at Divide to the affordable housing continuum in Teller County.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

The project is in a county with a population of less than 180,000. Teller County's population is 24,710.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market conditions: The PMA has three LIHTC projects, two of which are adjacent to the Crossroads at Divide site. Greccio is maintaining a shared waitlist for those properties and they have 24 households on that list with only one unit becoming recently available. There are only three units of housing in the PMA restricted at 30% AMI and below. The other three projects in Teller County have maintained near zero vacancy while also charging max LIHTC rents. Crossroads at Divide will charge below LIHTC maximum rent with the 60% AMI units at 54% and the 70% AMI units at 56%. Crossroads has an over 30% rent advantage compared to the market rate comparable, making the Project's units excellent value.

Almost 70% of the households in the PMA are either 1 or 2 person households, so Crossroads at Divide's unit mix of one- and two-bedroom units directly markets to the households that reside there.

Proximity to existing tax credit developments: There are only three LIHTC projects relevant to the site, Hybrook Townhomes I & II and Valley View Place Apartments. Hybrook Townhomes I & II has 49 LIHTC units between the two projects with one unit at 60% AMI and below and the rest of the units at 50% and 40% AMI and below. Valley View Place Apartments is located in Woodland Park and has 24 units at 60% AMI and below. There are no other affordable housing projects in the pipeline for this PMA at this time.

Project readiness: AmericaWest Housing Solutions has been working towards development of this project for several years and has several partnerships in place that make 2026 the ideal time to develop the site. One of the benefits of building in an unincorporated town in a rural county is that the planning and permitting process does not have the same onerous process of applications as metro areas, which allows for much faster approvals. Additionally, the County Building and Planning staff are readily

available to assist with building permits. Keith Meier (Executive Director of AmericaWest) and Taylor Kohrs are both working with Teller County to build the County Service Center and therefore will be well connected and informed to lead Crossroads at Divide through the administrative processes needed to close and construct the project. The project site is already zoned as P.U.D. (planned unit development) with the designated zone district for multi-family. No rezoning or variances are needed for this project's site and the site subdivision will be finalized by Summer 2026.

Overall financial feasibility and viability: While building in a rural mountain area poses financial challenges given lack of local funding opportunities, AmericaWest has a strong capital stack. The Operating Budget has been informed through Greccio Housing's expansive knowledge and experience and the current operations of AmericaWest's other project, Valley View Place Apartments and their anticipated costs as they transition into ownership of Hybrook. The development team is confident that the operations of Crossroads at Divide will be very similar to what is currently being proposed.

Experience and track record of the development and management team: AmericaWest Housing Solutions developed Valley View Apartments in Woodland Park in 2017 (Attachment E). As the nonprofit has matured, they have continued to partner with additional experts. Adding Riverstone Platform Partners as a co-developer on the project has added their extensive LIHTC development expertise and financing partner relationships to bolster AmericaWest's own development experience. Rounding out the development team with other experts such as Taylor Kohrs, S.B. Clark Companies and DTJ Designs helps to ensure that not only are today's estimates well informed and accurate, but also that the process to close the project will be as smooth as possible.

Project costs: Construction cost estimates have been provided by Taylor Kohrs, an experienced multi-family general contractor headquartered in Thornton, CO. The project's development and operating budgets have been informed by a thorough estimate by Taylor Kohrs and from AmericaWest's recent operating budgets in their other LIHTC project in Teller County.

Site suitability: The site in Divide is ideal for affordable housing development as the town increases its infrastructure and as Divide cements itself as a true crossroads in Teller County, connecting economic centers and people. Crossroads at Divide is across the road from the new Teller County Central Service Center which is under construction, where many Teller County departments will be located. The site has access to all necessary utilities and improvements. In addition, the site is in close proximity to a grocery store, elementary school, post office, health clinic, sheriff's station, and a vast amount of open space and trails. The site has no restrictive environmental conditions, has no access issues or traffic concerns, and is part of an extensive Master Plan for the community's development of housing for all income levels. The surrounding communities, especially Woodland Park and Cripple Creek, agree that Divide provides the only place and opportunity to accommodate a large scale affordable and attainable housing development. Both of these cities have limited opportunities for development restricted by availability of properly zoned sites, price prohibiting issues, inability to provide incentives due to charter limitations, lack of suitable infrastructure to facilitate higher density projects, etc.

3. Justification of the financial need for a CHFA Discretionary DDA basis boost of up to 30% of eligible basis: Please see Attachment F.

4. Address any issues raised by the market analyst in the market study. No issues or recommendations were raised by the market analyst.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated. None

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment: Construction in a rural mountain location often is more costly than construction near urban centers. AmericaWest Housing Solutions has worked to contain these increased costs by considering alternative construction methods such as panelized construction of walls, the potential use of solar energy, continuous wall board insulation, and high efficiency windows. Consideration for extreme weather and fire are also being addressed for building safety and long-term maintenance. Even though some of these considerations may not provide initial construction savings they will lower long term operating costs and insurance exposure. The site consists of decomposed granite which will allow for a simple spread foundation system and slab on grade for the lower-level units. Xeriscaping and use of local materials such as boulders sourced from a local quarry will be incorporated into the overall site design. The use of cementitious siding and metal roof and wall panels will provide a reasonable cost alternative and long-term life cycle. Finally, Crossroads at Divide is utilizing the same construction team as the County Service Center (general contractor, surveyor, engineering, subcontractors). This means that construction team will already be mobilized for the County building and will bring efficiencies to Crossroads through the multi-year commitment they will have in that area.

There will be no impact fees charged to this project. There will be the standard building permit fee that is administered through the County Building and Planning department. The Teller County Commissioners have agreed to provide the project with a discount \$25,000 to fees (distributed at their discretion) as they have made affordable housing one of their top priorities and have committed to encouraging projects that achieve this goal. Additionally, Divide Water Providers will offer a discount of between 5% and 30% on tap fees for the project (Attachment G).

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support): There has been widespread local support for the Crossroads at Divide from Teller County including the Teller County Commissioners, the Mayor of Woodland Park, and the Mayor of Cripple Creek. In addition to the local municipalities, AmericaWest has also been in conversation with a few of the casinos in Cripple Creek, the Cripple Creek and Victor Gold Mine and the local schools and hospital. All of these employers are looking to Crossroads at Divide to assist with housing the employees they cannot currently hire due to housing costs. Several non-profits have also put their support behind the project. There currently is no known opposition to this project. Specific letters of support and community outreach can be found in Attachment H.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents: The primary contribution to equity and economic mobility is that residents can live closer to the job centers of Cripple Creek and Woodland Park without having to live there. Divide is growing as a town and is full of growth potential for residents who enjoy mountain living. In addition to its excellent location, as part of their role as property manager at Crossroads at Divide, Greccio Housing Unlimited offers an array of supportive services and programming intended to increase opportunity and financial, personal, and housing stability. This is all funded through the general operations of the building.

9% housing credit application narrative



Project Name: Evans Terrace

Project Address: 14383 East Evans Drive, Aurora, CO 80014

Executive Summary: MGL Partners “MGL” is pleased to present this application to CHFA for 9% competitive Federal Low Income Housing Tax Credits and State Tax Credits for the development of Evans Terrace (the “Project”), a 50-unit senior affordable apartment community.

Evans Terrace responds directly to a documented and growing shortage of affordable rental housing for older adults in southeast Aurora. Located at 14383 E. Evans Dr., the Project is located in a Transit Oriented Community (TOC) with access to frequent bus transit (0.1 miles from the site) and Iliff Light Rail Station (0.56 miles from the site), providing direct access to employment centers, healthcare, the airport and regional amenities. The Project also includes 53 no-cost parking spaces for seniors who may still be working and need a vehicle to access their job, three installed EV spaces (5%), two additional EV ready spaces, and five (10%) bike parking spaces. Combined with walkable access to essential services including the Jewell Veterans Affairs Health Clinic, Social Security Administration office, Developmental Pathways, and neighborhood retail, the location significantly reduces transportation barriers and supports long-term housing stability. The Project is not within a QCT, DDA or SADD.

Brothers Redevelopment will serve as the Project’s Property Manager, providing a Service Coordinator for a minimum of four (4) hours a week for residents. The position is paid for out of the operating budget. The coordinator will connect residents to vital resources like food, healthcare financial literacy, and transportation, alongside hosting community-building activities like parties and classes. The service model is designed to foster independence, improving quality of life, and supporting a culture of wellness for low-income seniors which promotes economic stability. The Project will serve seniors, 62 and older, who make between 30% and 70% of the Area Median Income (AMI), averaging at 55.4%. The AMI mix will include: five units at 30% AMI; 20 units at 50% AMI; 13 units at 60% AMI; and 12 units at 70% AMI (all 60% and 70% AMI rents are conservatively underwritten at 55% AMI).

Evans Terrace is intentionally designed to support aging in place. The Project consists of a single four-story, elevator-served building with 43 1-bedroom and seven 2-bedroom apartments ranging from (612 SF) to (776 SF). Unit amenities will include central AC, multiple closets, spacious bathrooms with showers, low-flow plumbing fixtures, cable TV hookups, window coverings/blinds, and laminate plank flooring throughout. All unit kitchens will feature wood cabinets, laminate counter tops, stove and oven, garbage disposal and Energy-Star rated appliances including refrigerator, dishwasher and in-unit stacked washer/dryer. Shared community amenities include a large, flexible community space including a warming kitchen and folding tables and chairs for resident gatherings, a large exercise room including a large interactive TV and both group and individual exercise equipment, a roof deck and adjoining lounge with views of the front range, meeting rooms for service providers and 38 storage units for residents. Exterior amenities include a dog run, community gardens and an intentional outdoor gathering area.

Construction will be wood frame over a post-tensioned slab on grade with an attractive skin comprised of a combination of brick, stucco and siding. The roof will be flat and designed to be “solar-ready”; structurally engineered to support roof mounted solar panels in the future. The buildings will be designed to be highly energy efficient complying with the 2020 National Green Building Standard (NGBS) program at a Silver level and implementing best practices from Enterprise Green Communities and Zero Energy Ready Homes such as efficient irrigation, efficient Low flow plumbing fixtures, universal design elements, no smoking policy, and recycling on site and during construction. Heating and cooling will be provided by ceiling mounted air handlers and roof mounted heat pumps. Domestic hot water will be provided by a centralized gas boiler, the centralized hot water system will be configured so that in the future the gas boiler could be replaced with a heat pump boiler, thus making the building ‘all-electric ready’.

The total estimated project cost is \$25,470,841 (\$509,417 per unit). The Project will be financed using a combination of \$15,389,459 of 9% Federal Tax Credit equity (\$0.87); \$2,100,000 of State Tax Credit equity (\$0.70); \$350,000 of TOC equity (\$0.70); \$4,600,000 of CHFA Risk-Share permanent debt; \$1,500,000 of City of Aurora CDBG and HOME; \$200,000 of Arapahoe County CDBG; \$257,728 of an MGL Sponsor loan; \$40,000 of a grant from Charge Ahead; and \$1,033,654 of Deferred Developer Fee (34.73%; paid back in year 15). MGL will submit an application to the Aurora Housing Authority if awarded tax credits to request a Special Limited Partnership that will provide the Project with sales, use, and property tax exemption as well as significant city fee waivers.

Key reasons why Evans Terrace deserves a 2026 award of 9% Federal and State tax credits:

- **Significantly Shortened Entitlement Period:** MGL has secured a site with an approved Site Plan for 49 multifamily units. By maintaining all major elements without material change, the Project qualifies for an administrative approval process, reducing the anticipated time to permit from approximately 11 months to eight months and eliminating the need for public hearings. Supporting documentation is included in the supplemental materials.
- **Underserved PMA:** The PMA only has 70 existing age-restricted LIHTC units with a project set to deliver 222 units in February 2026, bringing the PMA's total offering to only 292 age-restricted LIHTC units for the PMA's 2,205 qualifying households.
- **The Project has an Ideal Transit-Oriented Infill Location:** The site is located in a quiet, walkable mixed-use and residential neighborhood surrounded by complementary uses, including childcare, religious institutions, an assisted living facility, a VA Health clinic and low traffic volume streets, making it an ideal environment for older adults. Residents have excellent access to the RTD light rail (.056 miles) and bus transit (0.1 miles) and the ability to walk to Tierra Park, the Social Security Administration office, nonprofit Developmental Pathways, several restaurants, churches, and a 7-11. Within 0.86 miles of the site residents can access a USPS, a Walmart Neighborhood Market and Pharmacy and a full-service hospital. The site additionally offers good access to I-225, a main metro connector, to accommodate both staff and residents who use a vehicle.
- **Experienced and Trusted Sponsor:** MGL is a trusted, experienced LIHTC multifamily rental developer in Colorado spanning all income levels from deeply affordable to luxury. MGL has developed over 15 LIHTC projects as the General Partner and 14 projects as a development consultant. We have focused our time and honed our expertise over the past decade on developing and renovating thoughtful, forward-thinking housing for older adults, both market rate and affordable. We've completed 10 recent senior projects totaling 950 units and have 50 units under construction.
- **Strong Partnerships:** MGL has engaged Brothers Property Management and Resident Services as both operator and service provider, leveraging Brothers' proximity to a permanent supportive housing community under development approximately one mile from the site. This proximity allows for shared staffing and operational efficiencies, reducing long-term operating costs for both LIHTC properties. MGL is also partnering with the Aurora Housing Authority as a special limited partner, which will provide exemptions from sales, use, and property taxes and up to \$500,000 in City of Aurora fee waivers. In addition, the Project will leverage adjacent community resources, including Developmental Pathways, which provides services for residents with disabilities, and the Jewell Veterans Affairs Health Clinic, which will offer healthcare access for eligible veteran residents.
- **Comprehensive Aging-in-Place Strategy:** Brothers Redevelopment emphasizes holistic resident support to help seniors age in place and maintain long-term housing stability. Their team will provide a part-time Service Coordinator who will work side-by-side with Brothers Property Management to provide residents with access to a wide range of services catered to their individual needs. In addition to connecting residents to services, which have proven to promote long-term housing stability and reduce the risk of premature institutionalization when partnered with affordability, the Project will incorporate building features specifically designed to support seniors in aging safely and independently. MGL will exceed the required number of accessible units: six (6) of the units (12%), instead of the typical 6%, will be fully ADA accessible and an additional three (3) units (6%), instead of the typical 2%, will be accessible for persons with hearing or visual disabilities. The building will offer comfort height toilets throughout, grab bars in bathrooms throughout, chair rails in hallways, free Wi Fi in common areas, owner paid utilities, and a pet friendly policy allowing up to two (2) pets per unit in recognition of their physical and psychosocial benefits. The Project's location further supports aging in place through proximity to public transit.

Evans Terrace is highly feasible and construction-ready. MGL is under contract to purchase the Evans Terrace 1.7 acre parcel for \$2,300,000 (\$46,000 per door). The land cost is of relative value compared to zoned, infill, multifamily land prices in the surrounding metro and has the added value of an approved 49-unit Site Plan. MGL will work with the Enterprise TOD Fund and the City of Aurora to purchase the property in June 2026. MGL has completed all due diligence and does not anticipate any issues with the conveyance of the property.

The Project is strongly aligned with the City of Aurora's long-term housing and aging priorities. Aurora is expecting significant growth of its senior population as the Baby Boomers continue to age. In recognition of their rapidly aging population, the City recently released an "Older Adult Needs Assessment Study" to evaluate the issues challenging Aurora's seniors. The study found that 35% of Aurora's older adult population is still in the labor force, while housing costs continue to strain both renters and homeowners, with 63% of renters and 30% of homeowners considered cost-burdened. Through their 2025-2029 Consolidated Plan, the City of Aurora sets a goal of expanding and preserving affordable rental and homeownership opportunities. They note the decline and lack of affordable rentals has led to displacement of lower income households.

As outlined above, Evans Terrace directly supports the City's stated focus areas of aging in place, healthy living, and creating connected communities. The city is focusing its next steps on three key areas: Aging in place, healthy living, and creating connected communities, all of which specifically align with the proposed Project, Evans Terrace. Partnerships with nonprofits and agencies are planned to help support residents 60 and older. Together, these initiatives reinforce the Project's long-term viability and its role in advancing the City's housing, transportation, and equity goals.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply: Aging is closely linked to increased disability; the American Psychological Association reports that 24% of adults aged 65-75, and 46% of adults aged 75 and older report having at least one disability. The Project will not take any points for serving people with a disability (considered a Special Population), however, the Project is specifically designed and programmed to allow seniors to stay independent as long as possible as they ultimately age and experience mobility, intellectual, and physical disabilities.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market conditions: The PMA is comprised of 23.1% senior renter households. The number of senior households in the PMA is expected to increase by 3,103 renters, or 8.6% from 2025 through 2030. Currently, the City of Aurora is short approximately 13,000 affordable rental units for renters with incomes below \$50,000 per year, and most of those units are needed for renters with incomes below \$35,000. The highest number of eligible renter households in the PMA fall into the 50-70% AMI range, where Evans Terrace will offer 90% of its units.

Including the 70 age-restricted existing LIHTC units and the age-restricted units about to be delivered in February 2026, there is an **extremely low supply of age-restricted LIHTC units in the PMA: Only 292 to satisfy the demand.** The closest comparable property is 1.98 miles away from the subject. And the project delivering in February 2026, is 2.3 miles away from the site. The PMA has a historical average of 99% occupancy for both surveyed age-restricted LIHTC properties and both have waitlists. Neither of the two existing age-restricted LIHTC projects in the PMA were offering concessions. There are no existing age-restricted LIHTC projects offering units above 60% AMI. Evans Terrace's 30% and 50% AMI rents are set at the max allowable amounts, but the 60% and 70% AMI rents are underwritten at 55% AMI to provide flexibility during lease-up, offer a deeper discount to market rents, and preserve future rent growth. The Project rents provide a discount to market rate apartments from between 12% -52%, offering excellent value to prospective tenants. The Project will have all owner-paid utilities, which underestimates the rent differential between the Project and the surveyed market-rate rents.

The Project would have to capture a total of 16% of the income- and size-qualified older adult (62+) renter households in the PMA to attain full occupancy. Capture rates at each AMI band are as follows: 4% at 30% AMI; 8% at 50% AMI; 25% at 60% AMI; 4.4% at 70% AMI. The site is highly marketable to older adults; it's located in an established, residential and mixed-use neighborhood immediately surrounded by complementary uses and low traffic streets making it a quiet yet stimulating environment for older adults. The Project's location is desirable and generally comparable or slightly superior to most surveyed projects. The Project's community and unit amenities are generally comparable to the surveyed age-restricted LIHTC properties. While its unit sizes are similar or slightly smaller than average, they have efficient layouts, and 76% of the units will have access to on-site storage for a low monthly fee. The market study suggests an absorption pace of 20-25 units per month, with completed lease up in 2-3 months.

Proximity to Existing Tax Credit Developments: The PMA has 16 LIHTC projects containing 1,292 income-restricted units. However, only two projects are age-restricted; totaling 70 units. The following senior tax credit projects were surveyed and used as comparables in the market study: Nine Mile Station and Villages at Westerly Creek Building 3. The closest of which, Nine Mile Station, is 1.98 miles from Evans Terrace and consistently has a 0% vacancy rate. The Project's community and unit amenities are generally comparable to the surveyed senior LIHTC properties (Santulan designed Nine Mile Station and MGL acted as the Turnkey Developer). While its unit sizes are similar or slightly smaller than average, 76% of the units will have access to on-site storage for a low monthly cost. The surveyed senior LIHTC properties were 99% occupied, most had historical occupancy at or near 100% and both had a waitlist or interest list. The Project will compete with The Addie at Metro Center, a LIHTC senior project under construction and set to deliver in February 2026. The Addie is located 2.3 miles from the Project and will consist of 222 one and two-bedroom units with 200 of the units at 60% and 70% AMI. It's anticipated that it will be fully leased and stabilized long before Evans Terrace places in service. Evans Terrace will offer owner-paid utilities and has underwritten all 60% and 70% rents at 55% AMI, providing a competitive advantage over the comparables seeking maximum rents.

Project readiness: The site is zoned Mixed-Use/Industrial (MU-OI); multifamily residential is a permitted use. MGL has the site under contract and will purchase the property in June 2026. The site is already entitled for a 4-story, 49-unit market rate multifamily

building. Importantly, the City of Aurora has confirmed that the modifications we make to the existing site plan will be treated as an administrative process. The city staff also confirmed that we may run the Site Plan update, Easement Recordation Instrument, and Building Permit review processes concurrently. By keeping all major aspects of the site plan materially unchanged, we anticipate significantly shortening the entitlement process, reducing the time to permit from an estimated 11 months to 8 months. MGL is currently completing a NEPA and is discussing the use of the City of Aurora and Arapahoe County's CDBG funding to purchase the land. If awarded 2026 Federal and State tax credits, the Project will close on the tax credit partnership and commence construction within 8 months of award. Supplemental information from architect Santulan is attached to this narrative.

Overall financial feasibility and viability: The Project is considered a small project at 50 units, which allows tax credits to be distributed to more communities and prevents the concentration of affordable units in a few large projects. The Project leverages the TOC credit to reduce the amount of Federal credit required. The Project takes advantage of all soft funding sources available (City of Aurora, Arapahoe County, and Charge Ahead) and will submit an LOI for Prop 123 land banking funding in February 2026 as well as apply to the Colorado Health Foundation and the DOH if the Project receives an award of tax credits.

The Project is currently underwriting BABA, allowing flexibility to accept multiple forms of federal funding and expanding the range of viable capital sources. Evans Terrace averages 55.4% AMI, with 25 units affordable at or below 50 percent AMI. The Project underwrites a minimum debt coverage ratio of 1.15, increasing to 1.29 over the 15-year compliance period, and includes six months of operating reserves.

MGL has deferred the maximum allowable portion of the developer fee repayable within 15 years, totaling 34.73 percent. All units at 60 percent and 70 percent AMI are conservatively underwritten at 55 percent AMI to support lease-up flexibility and preserve future rent growth. Operating expenses are based on performance data from multiple recently completed 50-unit senior communities developed by MGL, combined with Brothers Property Management portfolio benchmarks and cost assumptions provided by sustainability consultant Group 14.

Experience and track record of the development and management team: MGL is in excellent financial standing and has stabilized all LIHTC projects it has been awarded. In the past 25 years, MGL has developed over 15 LIHTC projects with MGL as the General Partner and 14 projects as a Development Consultant. In the past several years alone, MGL has completed 10 older adult projects totaling 950 units and has another 50 units under construction. MGL also provides reliable, proven affordable housing development and financing expertise primarily to housing authorities and non-profit organizations seeking real estate development and finance assistance. MGL Partners' co-founding partners, Greg Glade, Lisa Mullins and Mike Gerber and Development Director, Danielle Vachon Bell, have extensive experience in the development and financing of affordable multifamily rental housing.

The development team, which consists of all Colorado-based firms, have together designed, financed, and constructed 12 LIHTC and workforce housing projects, including Iliff Terrace which is currently over 50% complete and Nine Mile Station, the closest LIHTC comparable to the proposed Project. MGL has an excellent record of completing projects on time and on budget. We are working with a seasoned owner, operator and service provider, Brothers Redevelopment, to provide property management and a part-time resident service coordinator to the site. We additionally have a sterling compliance history that will be upheld on all future LIHTC projects.

Project Costs: This Project represents a crucial opportunity to provide affordable homes for seniors in an underserved area of Aurora. The purchase price, at \$46,000 per door, is considered market value for an established, transit-rich neighborhood of Aurora. Relative to other LIHTC projects, the land cost may be higher than average, but it is justified for the following reasons: 1. Its walkable and transit-rich location in a largely car-dependent suburb 2. The ability to leverage the previously approved Site Plan which significantly shortens the entitlement period by allowing MGL to only need to request an administrative minor modification rather than a full site plan approval 3. It is flat and vacant limiting costly site improvement costs 4. It is appropriately zoned for a 50-unit multifamily execution 5. MGL's ability to repurpose Iliff Terrace's approved building plans with only minor modifications for this site. Significantly reducing design costs and design time while delivering an efficient building. As a suburban infill site, it has immediate access to all utilities with no need for costly extensions. To offset the City of Aurora's high tap and impact fees, MGL is partnering with the Aurora Housing Authority as a Special Limited Partner to provide the Project with sales, use and property tax exemption as well as an estimated \$500,000 in City Fee waivers which significantly reduces construction and operating costs.

Site Suitability: This site is well situated to serve seniors in Aurora; it's located in an established, residential and mixed-use neighborhood with a mix of complementary uses and low traffic volume streets, making it a quiet, walkable environment for older adults. Its immediate surroundings are: Bright Minds Children's Academy, offering a stimulating environment and potential intergenerational benefits between the children and future senior residents, a church, an assisted living community, the Jewell

Veterans Affairs Health Clinic, the Social Security Administration and Development Pathways, a non-profit serving youth, adults and seniors with disabilities. Seniors who are eligible can access specialized health and wellness care within a short walking distance from the Project. The proximity to these senior services also provides a unique opportunity to market the units through signage and promotion. Brothers Redevelopment, the Project's property manager and resident service provider, is constructing a permanent supportive housing project one mile from Evans Terrace, providing an opportunity to share staff and services between projects.

The site has a Walkscore of 42 allowing independent, mobile older adults a few services within walking distance. Ambulatory residents can access Tierra Park, the Social Security Administration office, Developmental Pathways, several restaurants, churches, and a 7-11 on foot. The site is located within a Transit-Oriented Community and has a transit score of 44. Residents can access RTD bus #21 (0.1 miles from the Project) and the RTD Iliff Station light rail (0.56 miles from the Project). Residents can take the #21 bus south to Iliff Station (12 mins) or north to the Aurora Town Center (15 mins) to access the Target, CVS, movie theater, retail and restaurants. The site is generally flat with no floodplain or wetland issues. The site is zoned for multifamily and has all necessary infrastructure readily accessible for construction. The City of Aurora requires 53 parking spaces for 50 units, assuring there is ample parking for residents, staff and service providers. The Project maximizes the density of the site given the parking constraints without building structured parking, which would render the Project financially infeasible.

3. Justification for waiver of any underwriting criteria/Financial need for a CHFA Discretionary DDA Basis Boost:

The Project meets all underwriting criteria. The Project is not requesting a CHFA Discretionary DDA Basis Boost.

4. Market Study Issues: The market study recommended no changes to the Project.

5. Environmental Issues: The Phase I Environmental Review did not indicate any environmental concerns.

6. Higher Development Costs: MGL is seeking Federal funding dollars from the local municipality and county which trigger the Build America, Buy America Act elevating the construction budget through consulting costs and product premiums. MGL has engaged the most experienced consultant to navigate the BABA process and realize the highest possible cost savings. Interest rates are considered high relative to the last 10 years and are lowering investor yields and pushing down equity pricing as well as reducing the Project's borrowing capacity. MGL's strength as a Sponsor, and our strong relationships with lenders and equity investors will result in the best possible financial terms and highest equity pricing available relative to other 9% projects across the State. MGL will seek a SLP with the Aurora Housing Authority which will remove sales, use and property taxes from the Project, as well as provide up to \$500,000 of fee waivers from the City of Aurora that offset the City of Aurora's high tap and impact fees.

7. Community Outreach: MGL has met with local Councilwoman Stephanie Hancock who has expressed strong support for the Project. MGL has also met with immediate non-profit neighbor, Developmental Pathways, and they have given their full support of the Project and will provide services to any future disabled residents. Despite by-right zoning, MGL will work with the City of Aurora Community Planning Department to host a virtual community meeting to begin a conversation with the surrounding neighbors about the development and request their feedback. The city requires the development application to be submitted to coordinate the neighborhood meeting. If awarded tax credits in May, we anticipate submitting a Development Application in July and host a meeting in August.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents:

The Project promotes the overall idea of equity by creating safe, affordable, amenity-rich homes in a walkable, transit-rich neighborhood for low-income seniors. This area of Aurora has a lack of affordable housing options for seniors, and this project will directly address that need, allowing future residents to live in an area that may be closer to their job, their grandchildren, or their community – all of which will promote overall wellness and remove distance-related barriers. The Project additionally offers free parking and easy access to public transportation for seniors who are still working. Coupled with an affordable monthly rental payment, seniors may be able to save more of their monthly income providing pathways for economic mobility or simply stability. The Project's part-time Service Coordinator will connect residents to the specific supports that they need most to age in place, remain independent and improve their health and happiness. The site offers unique services located immediately behind the Project for eligible residents; The VA Jewell Health Center, social security office, and Developmental Pathways. Services coupled with affordable housing have proven to promote long term housing stability and reduce the risk of premature institutionalization, both of which promote economic mobility or stability.

9. Acquisition Rehab Project: Does not apply.

9% housing credit application narrative



Project Name: **The Fruita Mews Phase II**

Project Address: **1138 18½ Road, Fruita, CO 81521**

Executive Summary

IndiBuild is pleased to submit an application for Federal 9% and State Low Income Housing Tax Credits to the Colorado Housing and Finance Authority for the Fruita Mews Phase II, a new affordable rental townhome community serving families and older adults in the City of Fruita. The development will build on the success of Phase I, completed in October of 2024, and will bring an additional 40 much needed affordable townhomes to Fruita serving households earning 30%–80% of Area Median Income (AMI).



Figure 1: Phase II, the Fruita Mews

Phase II will be the second non-subsidized affordable housing property in Fruita, with Phase I being the first. According to Fruita's recently adopted Housing Needs Assessment (HNA), Fruita is experiencing acute housing pressure characterized by lack of diversity in housing stock, limited multifamily supply, rapidly rising rental rates and the prohibitive cost of homeownership. Fruita has historically been underserved with multifamily, with single family detached homes making up over 85% of existing residential housing stock. Rental housing supply in Fruita reportedly decreased from 1,700 units to 1,000 from 2018 to 2023. Workforce housing shortages have resulted in over 69% of Fruita workers commuting into Fruita from outside the city, with nearly 70% of low-income renters cost-burdened, increasing to 89.6% among very low- and extremely low-income households.

Phase II of the Mews is part of the Fruita Commons, a multi-phased development that will provide a continuum of housing to include affordable rental townhomes and for-sale affordable deed restricted homes. The Fruita Commons is funded through Proposition 123 Land Banking. This 14 acre to-be-developed campus is adjacent to Phase I of the Mews and the Monument Ridge Elementary School, reinforcing Fruita's vision for walkable, family-serving neighborhoods and providing safe access to schools. The Fruita Commons was created in partnership with the Fruita Housing Authority (FHA) and Housing Resources of Western Colorado (HRWC). With land purchased by FHA, the City and FHA are ensuring long-term control of land for the development of approximately 90 rental and for-sale affordable homes. Responding to the needs of the Fruita community, the next phases of the Fruita Commons will be developed by HRWC to provide affordable homeownership opportunities, creating a rare continuum of housing options. With the average home price in Fruita exceeding the Mesa County average by \$160,000, home prices are pushing out over 87% of potential first-time

homebuyers. In partnership with The City and the Fruita Housing Authority, IndiBuild and Housing Resources of Western Colorado are working to solve Fruita's attainable housing needs at nearly every rung of the housing ladder.

Phase II builds directly on the success of Phase I, which was completed on time and under budget, maintains a substantial waiting list, and has received statewide

recognition with an Eagle Award for design excellence, sustainability, and innovation in 2025. On-site amenities developed in Phase I—including a community house, playground, community gardens, trails, dog park, fire pit, nature play amphitheater, property level Wi-Fi, onsite management, and bicycle maintenance facilities—are shared resources that enhance livability without significant additional development cost.

Phase II's unit mix targets the Fruita's needs - as evidenced from the Phase I waitlist/demographics of traffic, the Fruita HNA, and our Phase II market study. Phase II will provide a unit mix of 1-, 2- and 3-bedroom townhomes that will address unmet demand. While Phase I was heavily weighted on rents set at 50% and 60% of AMI, Phase II's income averaged approach will supply 35% of units at or below 50% AMI; and 30% of the units at 70-80% AMI. We feel this approach is essential in meeting the existing demand from our waitlist and broadens the opportunity for those at income levels that are currently rent-burdened in the Fruita community and/or underserved at Phase I by falling outside of the incomes between 60-100% AMI.

Phase II will be 100% all-electric and will meet or exceed National Green Building Standard (NGBS) Silver Certification. Construction will meet 2024 I-Codes, 2021 IECC, and Colorado's Model Electric and Solar Ready Code for energy efficiency and long-term affordability. The project will utilize high-efficiency, all-electric HVAC systems featuring cold climate air-source heat pumps with split systems for both heating and direct expansion cooling in all residential units.

A Scandinavian modern farmhouse design features wood-frame construction with slab-on-grade foundations, non-combustible cementitious board and batten siding, and asphalt shingle roofing. Walk-up porch front townhome arranged along pedestrian-oriented treelined streets encourage community interactions. Each unit includes an individual front porch with privacy screening, interior stairs, and both front and rear entries, making residents feel like owners. Trails and generous waterwise landscape provide accessible pedestrian circulation connecting units to communal green spaces and shared amenities encouraging community connections, health and wellbeing.

The 14 one-bedroom townhomes and 1 ADA two-bedroom are organized into a small-scale, single-story older adult-friendly cluster surrounding a serenity garden and gazebo, providing quiet outdoor space for older adults while remaining fully integrated into the broader community. This design responds directly to the project's existing waitlist demographics and supports aging in place/intergenerational housing.

The project's anticipated financing structure includes Federal 9% and State Low Income Housing Tax Credit equity, a permanent CHFA Simple Loan, \$1.2 million from the Colorado Division of Housing funding, and a below-market ground lease made possible through a \$1.5-million-dollar Proposition 123 Land Banking Grant. Tax abatement is expected through an anticipated partnership with the Fruita Housing Authority.

Residents will have access to comprehensive wrap-around services provided through partnerships with local nonprofits; including homeownership education and financial training (Housing Resources of Western Colorado), on-site health and wellness support, benefits navigation, and housing stability services (Hilltop Community Resources), food security programs including senior food boxes and SNAP assistance (Food Bank of the Rockies), and cultural enrichment opportunities through museum programs and volunteer placements



Figure 2: Phase I, the Fruita Mews

(Museums of Western Colorado). These coordinated services are delivered at no cost to residents and support long-term stability, economic mobility, and community connections.

The Phase II will extend its Land Use Restrictive Agreement (LURA) to support affordable housing at this location for 40 Years. Site design allows the project to maximum density (8 DUs/Acre) through the Community Residential's Zone District's density bonuses provisions.

Despite Fruita's rural location, a transit stop within .7 miles provides regional transit access. Sidewalks from the property to the bus stop provide safe access. Paratransit offers a dial-a-ride service to qualifying residents access to regional employment and shopping. Grand Valley Transit, the regional transit agency, has plans to host classes at the property to identify and address barriers to transit and improve residents' knowledge of transit options.

The Fruita Mews Phase II is not a speculative application—it is the logical, scalable continuation of a successful workforce community with precedent and will address the urgent housing needs in Fruita.

1. QAP Priority Identification

Projects in Counties with Populations Under 175,000: Mesa County population: 151,950; of which Fruita's population: 13,912

2. Criteria for Approval (Section 2 of the QAP)

Fruita, a thriving Western Colorado community at the gateway to Colorado National Monument, is a world-class mountain biking destination with extensive trails. Guided by comprehensive planning priorities for balancing housing diversity, recreation access, and small-town character, Fruita faces sustained housing demand with low vacancy rates and the rapid increase in the cost of both rental and for-sale housing. Phase II aligns with City housing priorities and its recently adopted Housing Need Assessment, entering a market with proven absorption and long-term workforce housing needs. Phase I of The Fruita Mews demonstrates market acceptance, achieving maximum LIHTC rents with 97% average occupancy and a 66-household waiting list.

Best Places to Live (2024): Money Magazine recognized Fruita as one of the "Best Places to Live in the United States," citing its unique charm, high quality of life, and proximity to outdoor recreation.

Market Conditions:

Market Advantage - Phase II will provide rents with significant market advantage with proposed LIHTC rents 24%-72% below achievable market rents across all unit types. Underwritten rents are set at max tax credit rents with the exception of the 80% rents which have been underwritten at 70% AMI tax credit rents. Our market study demonstrates and reinforces that all tax credit max rents are achievable.

Vacancy – Occupancy within the comparables is 98.9%. Phase I has maintained 97% average occupancy since stabilization.

Capture Rate - The overall capture rate is reasonable at 13.6%. However, the market study reflects a strong expectation of in-migration as 69% of the Fruita workforce commutes into Fruita and 56% of Phase I's applicants are from outside the PMA.

Waitlists - Phase I has a waitlist of 66 applicants and the shared Grand Junction Housing Authority waitlist has 860 households.

Rent Growth/Affordability - Market rents in Fruita have increased approximately 62% since 2016, indicating strong rental market conditions. Nearly 70% of low-income renters are cost-burdened, increasing to 89.6% among very low- and extremely low-income households. Phase I achieves 100% max rents on all tax credit units. Rents on the 100% AMI units at Phase I are not set at max, however they are \$592-\$599 over the 60% rents. Phase II will address the strong demand at the 70-80% AMI and have rents affordable to moderate income households.

Absorption - Phase I absorbed 44 tax credit units in 3 months (17/month) and 4 months inclusive of the 100% units. The market study estimates units will be absorbed within two to three months at a pace of 13 to 20 units per month.

Proximity to Existing Tax Credit Developments: Phase II is adjacent to Phase I, the only non-subsidized tax credit property in the PMA. The proximity allows for shared amenities, operational efficiencies, and cost containment while responding to documented excess demand evidenced by Phase I's waitlist. It is 1.2 miles from the 23-unit Grand Mesa Apartments, built in 1984 through USDA and refinanced with LIHTC in 2007. The property maintains full occupancy.

Project Readiness: The property was rezoned by IndiBuild and HRWC in May 2025. Pre-application has been completed with composite/utility site plans and 50% schematic design reviewed by City staff and referral agencies (including the fire district). No red flags were raised. Subdivision and site plan approval will be conducted administratively and city staff is fully committed to expediting remaining entitlements. Schematic drawings have been designed to be in harmony with the visual character of Phase I, and the plans have been priced by a third-party cost estimator.

Financial Feasibility and Viability: Phase II financing includes federal 9% and state Low Income Housing Tax Credit equity anticipated to be provided by National Equity Fund (Phase I lender), a \$2.68M CHFA Simple Loan for permanent financing, \$1.2M in gap funding from the CO DOH, and a below-market ground lease from FHA subsidized by a \$1.5 million Proposition 123 Land Banking Grant. The value of this local contribution is expected to be in excess of \$530,000. Tax Abatement is anticipated via a partnership with FHA. Construction financing is expected from First Bank of Wyoming (Phase I lender). Additionally, the City of Fruita has indicated willingness to consider standard financial tools such as impact fee deferral or financing should they be needed to support project feasibility.

Development and Management Team Experience: IndiBuild, a 100% women-owned affordable housing firm, specializes in affordable housing development with the principals having developed 22 affordable housing developments, 15 tax credit properties with over 1,000 units. Its leadership team has decades of experience in affordable housing and advancing community-driven housing solutions, a proven track record of completing projects on time and on budget. Kephart, the project architecture firm, has designed and overseen over 400,000 units, including a dozen LIHTC communities in Colorado. Stryker Company will be the general contractor. Stryker has extensive experience on the western slope and has constructed 7 affordable projects, including three tax credit properties. Daniel G. Morgan & Associates brings over four decades of LIHTC experience, ensuring technical accuracy and regulatory compliance throughout the allocation and lease-up process. Syringa Property Management is the property manager on Phase I and will be the property manager for Phase II. Syringa currently manages 73 LIHTC properties in 10 states.

Project Costs: Costs are in line with the actual development costs from Phase I. IndiBuild is working diligently with our general contractor and architect to identify and incorporate appropriate cost-saving measures. Wall framing panelization is expected to accelerate installation timeline as well as provide cost savings to the overall project cost. A 3% installation labor savings is anticipated and included in the framing pricing of our estimate. As reported by our partners, the primary driver in construction cost includes the labor shortage on the western slope and increased material cost due to fluctuating markets.

Site Suitability: The site is ideal for multifamily development. It is a flat, undeveloped site within Fruita's growth boundary. The site is served by all existing public infrastructure. The design and building typology replicate Phase I, consisting of eight residential buildings with five units each. Three of the buildings are single-story (the older adult-friendly pod) with the five-remaining buildings consisting of two-story, two- and three-bedroom townhomes. Phase II benefits from its proximity to schools, parks, healthcare, retail, employment, childcare, and transit services. It's adjacent to an elementary school and within 1.5 miles of grocery stores, medical services,

employment centers, and regional transit. Adjacent geotechnical reports (phase I and the school's) and Phase I environmental indicate the site is highly developable.

3. Justification for waiver of any underwriting criteria or basis boost:

Fruita Mews Phase II is requesting a small (6.3%) CHFA discretionary basis boost. The boost is justified due to the higher costs associated with its rural location and townhome development. Additionally, Mesa County has lower incomes than the metro area and thus the project cannot support as much debt.

4. Market Study Issues

The market analyst identified no apparent weaknesses. The Fruita Mews Phase II is well positioned for strong market acceptance and rapid absorption. Development is expected to have a positive impact on the surrounding neighborhoods. The study projects that Fruita Mews Phase II will maintain a healthy wait list at stabilization.

5. Environmental Report Issues

A Phase I Environmental Study was performed on July 29, 2025, no environmental issues were identified or further actions recommended.

6. Cost Drivers and Cost Containment

The Fruita Mews Phase II will control operational costs through shared management and amenities with Phase I. Development costs will be contained with the addition of Gary Dominguez, who will provide construction oversight. Additionally, our GC is on the western slope and we will utilize a guaranteed maximum price (GMP) contract that incorporates detailed page flips, mockup reviews, and contractual penalty and liquidated damages provisions tied to performance milestones and delivery schedules.

7. Community Outreach and Local Support

The project benefits from strong City support, City/Housing Authority land investment, and an existing partnership with the Fruita Housing Authority. It also benefits from IndiBuild's long-standing relationships with City Staff and its partnerships with residents, local employers and nonprofits. The City and Housing Authority's support to Phase II is evidenced by a below market ground lease and an anticipated partnership for tax abatement. Additionally, the City has expressed a willingness to loan impact fees should the need arise. The success and acceptance of Phase I not only created acceptance in the community, but also a source of pride as illustrated through participation in Proposition 123 Land Banking, undertaking a Housing Needs Assessment and highlighting awareness in local media and in Fruita's 2025 State of the City address. The success of Phase I and its waitlist demonstrate community acceptance and demand. Fruita's Housing Action plan positions the Fruita Mews Phase II and the Fruita Commons as a concrete example of the City's future housing goals.

Service Providers:

1. [Hilltop Community Resources](#)
2. [Museum of Western Colorado](#)
3. [Foodbank of the Rockies](#)
4. [Housing Resources of Western Colorado](#)

Letters of Support:

1. [Resident testimonies](#)
2. [Chamber of Commerce](#)
3. [Current and former members of Fruita's Council, Boards and Commissions.](#)

8. Equity and Economic Mobility

Unfortunately, Fruita remains unobtainable to most. The Fruita Commons (inclusive of Phase II) has been envisioned from inception first and foremost as an inclusive community. The Commons will provide a safe healthy, and environmentally friendly community by providing a continuum of housing options affordable to the majority of households priced out or cost burdened at their income levels, creating safe affordable rental homes and a pathway to attainable home ownership in Fruita for those in need. In partnership with the Fruita Housing Authority and HRWC, Phase II provides a pathway to live without rent burden, to accumulate wealth and have access to tools and strategies to obtain homeownership.

Fruita's Vision: "It's an inclusive City with a small town feel – People love to live, work and play in Fruita because the City facilitates community and safe neighborhoods..." - Fruita in Motion 2020, the City's Comprehensive Plan.

9% housing credit application narrative



Project Name: GardenWalk of Cañon City

Project Address: 3232 Independence Road, Cañon City, CO 81212



Executive Summary:

We are proud to present GardenWalk of Cañon City, a visionary development by Belmont Development Company, LLC. This transformative project addresses the critical need for quality, affordable housing in the heart of Cañon City, Colorado. The community features 42 units, providing an even mix of 1 and 2-bedroom residences. It will utilize modern, sustainable construction methods and materials, ensuring energy efficiency and adherence to high-quality standards. GardenWalk of Cañon City is designed to cater to the diverse needs of the community, serving low-income households. Residents will enjoy a range of amenities, including communal spaces, landscaped areas, and recreational facilities. These features are designed to create a vibrant community where residents can connect, engage, and enjoy a high quality of life. Our development will be providing stable and affordable housing options to the residents, which is a major factor in improving economic mobility.

For the 2026 application, we have increased our commitment to energy efficiency and accessibility, committing to the NGBS Silver certification and doubling the number of accessible units. There are also several key financial enhancements to the deal improving the overall feasibility of the project. The Buyer successfully pre-applied and received pre-approval for DOH funding. In addition, the Buyer negotiated a significant reduction in the purchase price. The site's location within a Qualified Census Tract (QCT) further strengthens the project's financial viability.

The project caters to a diverse population, offering a thoughtful unit mix and income targeting. The income targeting is 9 units at 30% AMI, 5 units at 50% AMI, 5 units at 60% AMI, 14 units at 70% AMI, 9 units at 80% AMI. This mix of one and two bedrooms and income targeting was determined in an effort to target the bedroom sizes and income that are in higher demand in the PMA as determined by Novogradac. We are also focused on addressing inclusivity across income levels. Families, including those with young children, will be the targeted population.

The units will feature modern amenities such as patios/balconies, vinyl plank flooring, E-star rated ceiling fans, and in-unit washer dryers. Shared community amenities include a clubhouse, living/activity game room, fitness center, on-site management, a pavilion with a BBQ area, a bus shelter, bike storage, Amazon lockers in the community room, and a playground. We hope to foster a sense of belonging and well-being at GardenWalk. GardenWalk will use high-quality construction, including a durable foundation, framing, roofing, and an energy-efficient building skin. Circulation is designed for accessibility with stairs.

GardenWalk's strategic location at 3232 Independence Road within the City's Urban Renewal District maximizes density on a ~1.5-acre parcel. The site's proximity to US Highway 50, the primary commercial corridor, enhances connectivity to services and employment centers. In addition to convenient freeway access, our development is immediately near several essential services that our residents will be able to quickly access without needing a car such as various restaurants, banking, fitness center, and urgent care. Our site is also within walking distance of a number of non-profit and governmental organizations that offer supportive services that are beneficial and accessible to our tenants. To ensure our tenants are aware of these essential resources, we will promote through pamphlets, flyers, and posters, as well as by organizing meetings and arranging informational presentations to help tenants understand how to access these services. Additionally, the Fremont County Transit provides Demand-Response Transit services in Fremont County. This service picks up residents at home/work and takes them to their destination. The service is provided free of charge but accepts donations. We see this as a great service our residents would be able to utilize; as such, the development budget includes a \$20,000 contribution to the Fremont Transit Authority to help support these efforts. GardenWalk promotes economic mobility by facilitating easy access to employment opportunities such as governmental, retail, and commercial. Additionally, infrastructure improvements such as a new bike trail connecting to our site to the South as well as Justice Road, the main road leading up to the development, being repaved with new sidewalks will improve the walkability to our site.

GardenWalk aligns with Colorado's Renewable Energy goals and NGBS Silver building standards by constructing energy-efficient housing. The development will be 100% Electric, with EV ready parking, PV ready roof infrastructure, and will implement water-wise landscaping to wisely use the valuable and limited resource of water.

The financing structure includes equity generated from the sale of 9% LIHTC, state credits, construction to permanent loan from Cedar Rapids Bank and Trust, DOH funding, deferred developer fee, and a significant incentive package of waived, or reduced local tap, impact, permit fees by the City of Cañon City. These ensure financial feasibility while maximizing the number of rental units, aligning with CHFA's Guiding Principles.

GardenWalk of Cañon City embodies CHFA's Guiding Principles by providing affordable housing, promoting equity, and fostering economic mobility. The site's strategic location, inclusive amenities, commitment to energy efficiency, and collaboration with the community position it as an excellent

candidate for a Housing Tax Credit award. The project will be an integral part of Cañon City's commitment to meeting the diverse housing needs of its residents.

1. Priorities from the QAP:

GardenWalk of Cañon City will be in a Rural County, providing distribution of Housing Credits across the State. Fremont County population is less than 180,000, a CHFA priority. Additionally, Cañon City has not had a tax credit award since 2016.

2. Project Criteria for Approval:

Market Conditions:

The vacancy rate for the market study comparables is 4.2%. The market study states that the demand for our development is anticipated to be strong based on performance of comparables, existence of waiting lists, and lack of good quality rental housing. A recent Community Needs Survey for the Fremont County Community Block Service Grant states 79.9% of respondents say affordable housing is an obstacle to self-sufficiency. The same survey showed 77.7% of respondents say affordable or safe housing is an urgent need. Canon City's July 2024 Identifying Hidden Demand for Housing reports: "Each workday, 4,497 employees commute into Cañon City for work. This means that 65.4% of the City's workforce lives outside city limits. This represents a possible source for housing demand, in that a majority of the City's workforce resides outside the city. In reviewing Cañon City's rental market, this report found that Cañon City has a significant deficit in rental housing options, despite being near the state average for rental tenure. Most of the City's rental pool is derived from single family homes converted into apartments (duplexes or triplexes) or manufactured homes. It appears that both the converted homes and apartment complexes are aged units." City staff and leaders are very conscious of this condition, and the City has incentivized development of multifamily housing through resolutions for fee waivers, concessions for development standards, and an Urban Renewal District that is accommodating to multifamily use.

Proximity to Existing Tax Credit Developments:

The last tax credit award in Cañon City was a 2016 9% award for supportive housing. Their sponsor, Loaves and Fishes Ministries, is entrenched in serving the homeless community in Cañon City, and we are proud to have their letter of support. A 1997 4% tax credit award was made to Heatherwood Apartments just a few hundred feet away. The next closest award is 1.75 miles away at Celtic Townhomes and was a 2005 9% award for 14 units. We are fortunate to secure one of the last vacant lots in our area, which is one of the few parts of town that provides the location criteria to create a competitive application under the current QAP.

Project Readiness:

The site is zoned appropriately, evidenced by a zoning letter included within the application. Review of the final site plan is administrative and does not require any additional approvals of the City that would involve a public notice process. The City is currently able to meet their review timeline per their office policy of fifteen business days and we expect a quick revision process. The Phase I Environmental Assessment indicated no Recognized Environmental Conditions were discovered. Preliminary plans have been priced by a paid third-party cost estimator; the cost to build the development included in the application is appropriate based on current information and the review of Belmont Construction Company, the General Contractor, as well as our architect and energy consultant.

Overall Financial Feasibility and Viability:

For 2026, we received preliminary approval from DOH, contingent on a Tax Credit award. As presented, the project is financially feasible if awarded an allocation of 9% LIHTC and CO State Credits. In addition to the federal and state equity from Midwest Housing Equity Group, Belmont is assuming construction and permanent financing from Cedar Rapids Bank and Trust, and a deferred developer fee. The city will provide local tap, impact fee, permit fee waivers or discounts.

Experience and Track Record of the Development and Management Team:

Belmont Development Company, LLC, and its affiliated companies, collectively known as Belmont, bring together a seasoned team of professionals with a diverse background in Development, Construction, and Property Management. We have been actively contributing to the housing industry in Arkansas, Colorado, Kansas, Missouri, Oklahoma, and Texas for over three decades. Committed to providing affordable housing, Belmont's mission revolves around creating and enhancing such housing through exceptional service and care, ensuring profitable growth for owners and financial partners.

Responsible for securing funding, financing, and overseeing construction, Belmont has successfully developed over 50 communities encompassing more than 3,500 units. As an affiliate member of the National Council of State Housing Agencies, and other state coalitions, Belmont has been a steadfast supporter of the various housing and finance agencies.

Belmont Management Company Inc., formed in 2004, serves as the Management Agent for Belmont-owned properties and other multifamily housing entities, managing over 100 communities with over 5,000 units. Belmont Management ensures comprehensive property management services, covering marketing, leasing, maintenance, tax credit compliance, accounting, and financial services.

As General Contractor, Belmont Construction Company, LLC recently completed construction on a 4% bond project consisting of four properties, located in Estes Park, Brighton and Limon, Colorado. Park Ridge Apartments LLC was a \$12 million rehabilitation of 112 units. We have built ongoing relationships with several of the subcontractors on both Park Ridge Apartments and GardenWalk of Gunnison that will be used on the Cañon City project.

The key principals and personnel at Belmont are instrumental in its success. Ryan Hudspeth, the founder, leads Belmont's operations, focusing primarily on management. Derrick Hamilton, oversees construction operations, while Shawn Smith oversees development operations with primary focus being on securing financing and negotiating agreements. Paul Neissl manages day-to-day construction activities, and Johnny McClain serves as the most senior Construction Project Manager.

Project Costs:

The project's preliminary costs have been reviewed and verified by a third party, Cost Engineers, Inc., as well as the Belmont team. A number of strategic measures have been taken to contain costs and bring resources to the development as well. Wallace Architects L.L.C. has designed a site plan and buildings that are highly efficient from an environmental and construction standpoint.

Site Suitability:

The site is relatively flat and is near several services and employment opportunities. The area caters to higher commercial and residential density through zoning, developability, and infrastructure. The site will require minimal dirt work and Justice Center Road was recently re-paved with new sidewalks added.

3. Justification for Underwriting Criteria waivers or CHFA discretionary boost.

No waivers or discretionary boosts required.

4. Issues raised in the market study.

An issue raised by the market study is the low walkability score. As noted above, the City recently added sidewalks to area. There are several amenities close by such as service providers in the immediate site area. Additionally, the Fremont County Transit provides Demand-Response Transit services in Fremont County. This service picks up residents at home/work and takes them to their destination. See Walk Score slip sheet for more information, including new bike routes planned.

5. Issues raised in the Environmental Report

No issues were identified in the Phase I report. No Recognized Environmental Conditions were noted. No further action is recommended.

6. Unusual features driving costs upward Cost Containment

Other than the inflationary pressure and the more rural location of the site, there are no unusual costs noted at this time.

7. Outreach to the community, local opposition, and/or support for the project:

The development team has met with the city planner, the manager of economic development, and the city administrator to discuss the suitability of the site. The City has extended their resolution waiving permit and water tap fees and made a baseline commitment under Proposition 123. The seller, the Cañon City Area Fire Protection District, has agreed to favorable terms in the purchase agreement such as minimal hard earnest money, a significant reduction in the sales price that is much less than what has been included in our previous applications and potential fee reductions on installation of fire equipment. The team's outreach effort has been focused on local non-profits, businesses, and city and county government offices. This outreach resulted in eight letters of support for our application.

8. How the proposed development contributes to promoting equity as well as economic mobility for residents:

GardenWalk of Cañon City will provide residents with new, high quality, energy-efficient housing that is affordable and conveniently located to their employment. The project will offer a mix of income levels and household types, fostering integration. As noted above, residents and workers in Cañon City are having to source housing in other counties due to the lack of quality affordable housing within the city. With rent stability, GardenWalk of Cañon City will allow residents to maintain affordability and support their long-term success. Walkability to these sites also saves time and money related to transportation expenses. Additionally, we will serve a wide range of AMI levels, including over 20% of our units serving the 30% AMI category.

9. Acquisition and Rehabilitation is N/A.

9% housing credit application narrative



Project Name: The Grove at Pinewood

Project Address: 200 S. Ironton Street, Aurora CO 80012

Executive Summary: The Grove at Pinewood (“Project”) is a 49-unit affordable, family housing development located at 200 S. Ironton Street in Aurora, CO, serving residents earning 40%-60% of Area Median Income (“AMI”). The 49 units are comprised of 17 one-bedroom units, 16 two-bedroom units, and 16 three-bedroom units. Apartments feature solid surface countertops, dishwashers and garbage disposals, Energy Star-rated appliances, in-unit washers and dryers, luxury vinyl flooring, energy efficient light fixtures, and low-flow plumbing fixtures. Community amenities include a fitness center, community room, outdoor play features, bocce ball court, and grill stations. Finally, UDG is committed to serving the lowest income residents for the longest period possible. As such, The Grove at Pinewood will remain affordable for the 15-year compliance period plus an additional 25-years, therefore preserving affordable housing options for the next 40 years.

The Grove at Pinewood is the second of a two phased project designed to create a cross-generational community and strengthen Aurora’s social fabric by integrating a family community with an existing senior community. The property is located on a 1.57-acre vacant portion of the 4.57-acre parcel. The remaining 3.0 acre parcel is home to Pinewood Lodge, an existing 103-unit affordable senior community owned by UDG. Our design team evaluated how both communities will use and enjoy amenities and curated spaces for residents of both properties to enjoy. Moreover, UDG has engaged with Aging Dynamics, a Denver based consultant adept at creating opportunities for cross-generational engagements. The goal of creating a cross-generational community is consistent with the Aurora Places Plan, which calls for affordable housing for families and seniors in diverse neighborhoods.

Committed to Colorado’s Renewable Energy and Climate Action goals, the Grove at Pinewood will meet the Enterprise Green Communities as well as the Zero Energy Ready Homes programs. The project will incorporate all-electric energy sources, a photovoltaic system, and seven EV-ready parking spaces. Moreover, UDG will be utilizing the most innovative and cost-effective building practices including panelized wood framed construction which reduces waste, limits noise pollution for the neighboring senior community, allows for a shorter construction schedule, and creates a safer construction site. Lastly, outdoor landscaping is intended to conserve water by utilizing drought resistant plantings.

According to McKinsey and Company, the economic impact of building affordable housing results in waves. The first wave is the economic benefit to those directly involved in the development – the contractors, laborers, architects, and engineers. The second wave includes businesses that receive the benefit from those working on the project – material suppliers, restaurants, and gas stations that are supported by first wave benefactors. The final wave of

impact is felt by residents living in affordable housing units including more financial stability, greater employment opportunities, and access to childhood education. Specific to The Grove at Pinewood, opportunities for greater equity and economic mobility is provided through access to safe, affordable housing options and public transportation located less than 0.5 mile which provides access to employment centers.

In May of 2025, UDG received \$538,230 from State of Colorado's Proposition 123 to fund predevelopment expenditures. The capital required for The Grove at Pinewood includes Federal 9% Housing Tax Credit, the State Affordable Housing Tax Credit, and Transit Oriented Communities Credit, state heat pump rebates, income from operations, permanent and construction debt, and a 43% deferred developer fee. CHFA-administered tax credits are the only outstanding and funding source included in the Project's intended financing. Should the Project receive a successful award, The Grove can close within six months.

Location and Allowable Density: The project is centrally located along the western edge of Aurora, near the intersection of Alameda Avenue and Havana Street. The 4.57-acre parcel is zoned MU-C, Mixed-Use Corridor District, intended to promote sustainable infill, which carries no residential density maximum. Approximately 1.57 acres of the 4.57 acres will be subdivided through a Minor Subdivision Plat Approval with the City of Aurora. Pinewood Lodge and The Grove at Pinewood will implement shared management agreements for parking and outdoor amenities. The site is not located in a QCT, DDA, or SADDA.

Population and Bedroom Mix: The Grove at Pinewood aims to strengthen Aurora's social fabric, co-locating family with senior housing while offering opportunities for intentional intergenerational engagement. The Grove at Pinewood has been designed to support Aurora's workforce and families and will include a mix of 17 one-bedroom, 16 two-bedroom, and 16 three-bedroom homes. The Grove at Pinewood is immediately adjacent to the existing Pinewood Lodge which serves senior residents. UDG has evaluated the relationship between both communities while also engaging with the residents of Pinewood Lodge to influence the design, programing, and amenities of The Grove at Pinewood. Through this engagement, UDG has purposefully designed both communities to be one cohesive cross-generational community through programing and outdoor amenities. This is in line with the Aurora Places Plan, Aurora's Community Revitalization Plan, which calls for centrally located affordable housing options for families and seniors in diverse neighborhoods. Pinewood Lodge and The Grove at Pinewood will enter a shared management agreement which detailing and programming of both communities.

AMI Targeting: UDG analyzed how to best serve the lowest income and most vulnerable populations while maintaining underwriting standards. This balance was achieved through blended property average of 56.33% AMI including 36 units at 60% AMI, 8 units at 50% AMI, and 5 units at 40% AMI. Although families earning 60% of AMI will qualify, rents are intended to align with 55% AMI max rents. Finally, the Grove at Pinewood will remain affordable for the 15-year LIHTC compliance period as well as an additional 25 years, thereby preserving affordable housing options for a minimum of 40 years.

Unit and Project Amenities: Apartment finishes will include solid surface countertops, luxury vinyl-plank flooring, in-unit washers and dryers, energy efficient LED light fixtures, and EPA water sense low-flow plumbing fixtures. All appliances are Energy Star-rated including the stove, oven, vent hood, refrigerator, dishwasher, garbage disposal, and air-cooling system. Community amenities include a fitness center, community room, and leasing office. Outdoor amenities include play features, outdoor grill stations, and bocce ball courts. Three of the units (6.1%) will be Type A designated as accessible for mobility impaired individuals. One additional unit (2.0%) is designated as accessible for individuals with hearing or visual disabilities. Water and electricity bills are paid by the tenant; sewer and trash bills are paid by ownership.

Type of Construction: The Grove at Pinewood will utilize the most innovative and cost-effective construction practices including utilizing panelized wood framing. The type V construction, slab on grade building will include a double loaded corridor, two stairwells, elevator, and TPO flat roof. The four-story building includes high quality and durable materials and complies with the City of Aurora design guidelines. The property will be surface parked with 46 vehicle spaces, compliant with Aurora parking guidelines, and include seven EV-ready charging spaces and five ADA accessible spaces. On-site renewable energy will be generated by a rooftop solar PV system serving common areas and amenities.

Access to Public Transportation: The Grove at Pinewood is located near the intersection of Alameda Avenue and Havana Street in Aurora and within 0.5 miles of the 3, 3L, and 105 bus lines. Residents have easy access to public transportation, providing reliable access to community amenities, business, recreation, and employment centers while also qualifying for the 2026 Transit Oriented Community Credit. Proximity to transit options further supports economic mobility by providing individuals with the ability to commute to various job centers. The location in a well-established neighborhood ensures that residents can easily access essential services, cultural institutions, and recreational facilities. By improving connectivity and access to resources, The Grove at Pinewood empowers residents to pursue personal and professional growth, ultimately fostering a more equitable community.

Description of Energy Efficiencies: UDG is committed to achieving Colorado’s Renewable Energy and Climate Action goals. The Grove at Pinewood is designed to be consistent with Enterprise Green Communities, ENERGY STAR Multifamily New Construction, and the Department of Energy’s Efficient New Homes certification. The project has all-electric energy sources, a photovoltaic system to provide on-site energy for the common areas, and seven EV-ready charging spaces. The outdoor landscaping is intended to conserve water by utilizing drought resistant plantings.

Capital Sources: In May of 2025, UDG received \$538,230 from State of Colorado’s Proposition 123 Concessionary Debt Program to fund predevelopment expenditures. The permanent capital requirements for The Grove at Pinewood include Federal 9% Housing Tax Credits, the State Affordable Housing Tax Credit, and Transit Oriented Communities Credit, state heat pump rebates, income from operations, permanent and construction debt, and a 43% deferred developer fee. CHFA-administered tax credits are the only outstanding and funding source included in the Projects capital stack. Should the Project receive a successful award, the project can close within six months.

1. Priorities of the QAP: The Grove at Pinewood will not serve persons experiencing Homelessness or Special Populations. The Project site is in a metro county with a population greater than 180,000.

2. Criteria for Approval

- a. *Market conditions* – The Grove at Pinewood’s market study confirms the overwhelming demand for the project due to its rent advantage, product quality, and favorable location. Comparables in the market operate with low vacancies, and the proposed rents offer a significant discount to market rents. Additionally, although residents will qualify if earning 60% of AMI, max rents are underwritten at 55% of AMI to assure strong demand. A limited number of recently constructed LIHTC developments targeting families within the Primary Market Area (“PMA”) suggest an underserved population. The overall capture rate for the development is 12.0, ignoring in-migration.
- b. *Proximity to existing tax credit developments* – According to the Market Study, there are 20 unsubsidized and 12 subsidized LIHTC developments within the PMA. The nearest development is the Residences at First Avenue located 0.4 miles to the north of the subject property. Despite other LIHTC

developments in the PMA, the Market Study noted the subject will be able to maintain a waiting list upon stabilization following a quick absorption of 10 move-ins per month.

- c. *Project readiness* – CHFA-administered tax credits are the only outstanding and competitive sources included in the Project’s Capital Stack. UDG owns the property and has received zoning approval and entitlements from the City of Aurora. Should the project receive a successful tax credit award, a groundbreaking ceremony can be held by the end of 2026.
- d. *Overall financial feasibility and viability* – CHFA has already invested in the project with its Proposition 123 Concessionary Debt award in May of 2025. A subsequent award of 9% tax credits will secure the financial viability of The Grove at Pinewood. No other sources in the capital stack are competitive or outstanding. The debt and equity term sheets provided by Key Bank and Enterprise provide sound financial viability to allow The Grove at Pinewood to quickly move towards closing upon a successful award.
- e. *Experience and track record of the development and management team* – UDG has nearly 50 extremely experienced affordable housing professionals - successfully operating, developing, and managing almost 5,000 affordable housing units across the country - all committed to deliver an exceptional result for future residents of The Grove at Pinewood. Asset Living, with their robust compliance expertise and experience, will provide resident-focused property management services. General Contractor Brinkman Construction has a proven record of successful LIHTC projects. Please review UDG’s corporate resume for further information on the robust experience of our team members and other successful LIHTC completions.
- f. *Project costs* – Cost estimates have been provided by Brinkman Construction in collaboration with UDG’s Head of Construction. Brinkman comes with years of diverse general contracting experience across asset classes including numerous affordable housing developments, market rate apartments, senior communities, and student housing. UDG is confident in the accuracy of their cost estimate, and the UDG team is prepared to mitigate any unanticipated expenses.
- g. *Site suitability* – The Grove at Pinewood’s location is ideal for an affordable development. The property is zoned MU-C, carrying no residential density maximum, the proximity to RTD’s 3, 3L, and 105 bus lines provides reliable public transportation, and the central location in Aurora provides easy access to community amenities including grocery stores, schools and parks.

3. **Requested Waivers** – No waivers of CHFA’s underwriting standards are requested.

4. **Issues from Market Study** – The Market Study identified three main weaknesses which are mitigated by the strong demand for affordable housing in the Primary Market Area. First, although the blended capture rate is 12.0, the capture rate of the 60% AMI units is, “slightly elevated but not unreasonable”. The Market Study notes that the capture rate analysis “largely underestimates the demand for affordable housing in the PMA” as Demand Analysis does not account for in-migration. As noted, 87.3% of Aurora’s workforce live outside of the PMA, indicating a lack of affordable housing. Second, the Market Study identified slightly higher vacancy rates in affordable units compared to market rate properties but determined that the rise in vacancies is mostly the result of short-term conditions. Third, the unit sizes range from 14-16% below the comparable averages, but within the range of the comparable properties. The Market Study concludes that The Grove at Pinewood will offer the “highest quality LIHTC product in the area generally lacking affordable housing” and the “proposed rents are achievable and demonstrate a significant rent advantage over market rate comparables.”

5. **Issues from the Phase I** – The Phase I Environmental Site Assessment (“ESA”) revealed no evidence of Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, or Historical Recognized Environmental Conditions. The ESA did identify one Business Environmental Risk – the potential presence of radon. Partner recommended radon resistant construction measures be incorporated into the building design as well as radon testing following construction. A passive radon mitigation system is already planned for the Grove at Pinewood in anticipation of this site condition, and UDG will ensure testing for radon following construction completion to ensure no units have elevated levels of radon.
6. **Unusual features driving costs upward** –The Grove at Pinewood has been designed to provide the greatest cost efficiency per tax credit, while maintaining important project design elements. Higher construction costs that may be atypical in other projects arise from high energy efficiency and sustainability goals. For example, electric, Energy Star heat pumps are more expensive than traditional systems. This increase in cost is partially mitigated by our contractor utilizing state heat pump credits reflected in their budget. In addition, the City of Aurora has notoriously high water, sewer, and impact fees as a part of the permitting process. UDG has engaged the Aurora Housing Authority as a Special Limited Partnership to explore mitigating some of these costs.
7. **Community outreach** – In November 2024, UDG engaged with the Aurora Housing Authority (“AHA”) to propose a Special Limited Partnership (SLP) which would give UDG use of AHA’s waitlist and tax-exempt status. Further progress towards a SLP will commence following a tax credit award and any associated fees have already been capitalized in the Development Budget. The AHA has submitted letters of support along with this application and will be a strong partner and resource. In January 2025, UDG hosted the first public meeting for The Grove. Notice was provided to all residents of Pinewood Lodge and in the local publication, the Sentinel. At the in-person meeting, UDG shared an overview of the proposed project, timeline, process, etc., but the majority of the meeting was spent listening to public comments from neighbors. Residents of Pinewood Lodge shared their concerns and aspirations for the neighboring vacant site. This feedback informed The Grove at Pinewood’s design as well as highlighted residents’ concerns regarding construction and increased density. Most recently in December 2025, UDG held a second meeting with Pinewood Lodge residents to continue an open and transparent dialog. Finally, UDG is committed to hosting future community meetings with Pinewood Lodge residents during and after construction to help alleviate and address issues or concerns that arise during the project.
8. **Promoting Equity and Economic Mobility** – The proposed development has been designed to promote equity and economic mobility for residents. UDG is focused on enhancing housing stability and economic opportunities for our residents, and The Grove at Pinewood will further this goal. By increasing density in a location rich with amenities - such as public schools, cultural institutions, outdoor recreation, healthy food options, and medical services - residents will have access to a high quality of life. The property’s transit-oriented nature offers easy access to the state’s largest employment centers and educational institutions, supporting personal and professional growth. Additionally, The Grove at Pinewood will provide high-quality housing in an area generally lacking affordable options, with rents 10-59% lower than comparable properties. This makes quality housing more accessible and helps residents improve their economic situations, fostering a more equitable community.

9% housing credit application narrative



Project Name: Harbart House

Project Address: 1290 Colorado Boulevard Denver CO

Executive Summary

The proposed project involves the redevelopment of a vacant infill site into a new and vibrant housing community. Formerly the home of the Harbart House Apartments, demolished in 2023, this project will return housing to this site at a greater level of affordability and density.



The site is one half acre in size. At 50 planned units density will equate to 100 units an acre. The project is in a QCT. The site has excellent access to public transit, with stops along Colorado Boulevard ½ block from the site. Colorado (route #40) is a high frequency bus line with stops every 15 minutes during peak hours. Another east west stop is located across the street at 13th and 12th Avenues (route #10). Two blocks north is RTD's Colfax Bus Rapid transit line, now under construction and expected to open in

2027, concurrent to the opening of this proposed project. This project will provide enhanced service east to Fitzsimmons and west to Civic Center. Limited on-site parking will attract renters accustomed and comfortable with public transit. To further facilitate that outcome, all residents will be provided with RTD passes to encourage use of these mass transit opportunities.

This workforce family project will offers a very affordable unit mix, with 16% of units at 30% AMI, 20% of units at 40% AMI, 42% of units at 50% AMI, and 22% at 60% AMI. 84% of the units are one bedroom and 16% are two bedroom.

This five-story building will consist of a ground level concrete podium below four stories of wood framed housing. It will be an accessed controlled, interior loaded building with one elevator and two staircases. The exterior will be a mix of stucco, siding and masonry.

Building systems will include high efficiency in-unit packaged terminal heat pumps, a central condensing natural gas domestic hot water plant, gas-fired dedicated outdoor air system, PV-ready infrastructure, ENERGY STAR appliances, low flow plumbing fixtures, LED light fixtures and programmable thermostats for common area HVAC equipment. The project will comply with Enterprise Green Communities with the ENERGY STAR Multifamily New Construction Certification. The project will be constructed to CHFA Water-wise landscaping and non-functional turf criteria. The project will exceed CHFA EV-ready requirements with 15% EVSE installed, 5% EV-ready, and 40% EV-capable parking spots. The project will be constructed as electrification-ready.

Project financing will involve a local grant, debt and LIHTC equity.

We believe that this project's location will provide many easily accessible job opportunities for our residents. Access to public transit in all directions opens up opportunities in a wide variety of locations. But within walking distance to the site are numerous job opportunities. Rose Medical Center is 4 blocks away, National Jewish is one block north. Two blocks to the south is the CU Hospital redevelopment area. Restaurants, retail shops, and various service establishments are all along Colfax. The site's location provides a realistic opportunity for residents to access a variety of good employment opportunities without having to own a private automobile.

Section 2 QAP Priorities

The project does not directly address any of the priorities listed in Section 2 of the QAP.

Section 2 QAP Criteria for Approval

- Market conditions - The market conditions for this project are very strong. This project will offer a tremendous value proposition to its residents with rents significantly lower than comparable market rate properties in the neighborhood. Modest capture rate increases will result from the addition of this project to the PMA. Capture rates for units between 30% and 50% AMI fall well below CHFA's 25% threshold. Capture rates for units at 60% are at the 25% threshold. However, There are significantly more income qualified households at the 60% of AMI level than the 30%, 40% and 50% of AMI levels. Therefore, while the required penetration rate for the 60% units is at the high end of the threshold, the subject needs to capture a lower percentage of the total qualifying households. Vacancy in the PMA amongst LIHTC projects has historically been at or near 0%, though in recent months this has been increasing throughout the metro area. The limited supply of new product on our PMA, however, softens this increase compared to other submarkets. In addition to this, the strong job growth and general appeal of this area is driving the expected addition of 250 renters per year to this PMA through 2029. The market study recommended no changes to the proposed project.
- Proximity to existing tax credit developments – The PMA has 12 projects containing 1,147 units.
- Project readiness – This project is ready to proceed. The proposed project is a use by right. We have held a preliminary concept meeting with Community Planning and Development; no issues of concern regarding the planned development were noted. Submittal to the building department for permits would take place with an award of tax credits with construction beginning well before carryover deadline. (We'd point out here that the City's zoning letter notes that the project is in a Use Overlay District, which was put in place to allow the expansion of uses in existing Historic Structures. Because the 1290 Colorado project will be a new building, this overlay designation does not apply to this project.)
- Overall financial feasibility and viability – The proposed rents are very achievable in the market, particularly given its deeply affordable AMI mix. Support from the City, along with the State credit equity, reduce hard debt to levels supportable by these low rents. Our operating budget is based on several comparable projects. Our management agent's pricing power in the insurance market reduces this cost in comparison to the most alternative programs. The project contains several on-site common amenities appealing to renters, such as a furnished rooftop deck. Interior ground level meeting spaces, flex rooms, laundry and on-site management bring residents together in functional spaces. An exterior gathering space includes a shaded BBQ area, dog run and community garden. All of these amenities will help attract and retain residents.
- Experience and track record of the development and management team - Medici Development's three principals have been involved in the development, finance and

operations of affordable housing for over 25 years. We strive to develop quality projects with long term viability at a low cost. We have been involved in all aspects of the development process, including complete development, construction management, and financing consulting for the LIHTC program in Colorado. Our team of professionals has been involved in every element of project development and management. We focus on and specialize in public/private partnership projects such as this. We have consulted with other non-profits and housing authorities. We have built and overseen the construction of multiple projects throughout the State. In terms of property management, we plan to contract with Asset Living property to operate the project. Asset currently operates all of the projects in our portfolio and has an excellent track record of compliance and efficiency.

- Project costs - We have worked closely with the design and construction team to develop an efficient building design that can be constructed at as low a price as possible.
- Site suitability - A central location in Denver puts this site within easy walking distance of multiple transit stops, with more to be constructed by the time this project opens. Two hospitals are within 4 blocks of the site, providing easy access to medical care and the numerous jobs in the medical fields. The site is within ¼ mile of several neighborhood retail stores and restaurants, a movie theater, a fire station, a childcare center, and an urgent care center. Another quarter mile out is a park, grocery, and more retail. An elementary, middle and high school are all within one mile of the site. Just south of the site, at the CU Medical Center redevelopment area, over 1,000 units of market rate housing have been constructed since 2016, creating a vibrant mix of residents in the neighborhood.

Underwriting

Provide the following information as applicable:

- Justification for waiver of any underwriting criteria – N/A
- Justification of the financial need for a CHFA basis boost up to 30 percent of eligible basis – N/A We do not need additional credits for this project.

Market Conditions

The market study recommended no changes to the project..

Environmental Issues

There are no environmental concerns; the site is clean.

Project Costs

There are no unusual features to the site location or building design that are driving costs upwards. We have made every effort to value engineer the design to reduce costs while adding resident improving the quality of the exterior materials to enhance curb appeal and improve long term cost savings.

Examples of cost saving design elements include the provision of a common laundry room on the ground level, which saves on plumbing and appliance costs (in addition to longer term operational savings.) The average unit sizes are slightly smaller than other comparable projects, allowing greater density and

lower per unit construction costs. (Based on other Medici LIHTC projects with similarly strong locations that also have similar unit sizes, such as Walnut Street Lofts, we believe that this project will be very marketable.)

Economic Mobility

The location of this project provides immediate access to a number of job opportunities in a variety of fields. Two large hospitals are within walking distance of the site. These institutions offer hundreds of good employment opportunities in the health care industry. Also within walking distance of the site are any number of small businesses offering employment opportunities in food service, retail, and a variety of service oriented businesses (auto, personal care, etc.)

In addition to these immediately accessible jobs this location provides access to excellent public transit options which opens up opportunities throughout the city. The location has a higher walk, bike and transit score average than the City of Denver overall. Taken together, the site's location provides a realistic opportunity for residents to access a variety of good employment opportunities without having to own a private automobile, thereby creating an opportunity to save on both housing and transportation costs.

The project applied for 9% credits in the 2025 round and did not receive an award. Since that time one addition we've made to the proposed program is to add in a resident service coordinator. This is an extension of a similar program that Medici has started to offer throughout its portfolio. The coordinator's role will be focused on providing support for residents in economic distress. The support will come in the form of help connecting residents with area service agencies for help with daily necessities, job placement / training, emergency financial assistance, and any other support that may be needed to help stabilize the residents housing. Our goal is to do whatever possible to help resident succeed at this project, and to not unnecessarily lose their housing for preventable reasons. Attached as an exhibit to the narrative is an MOU with our service provider describing these services in more detail.

Local Support and Outreach: Atlantis Community Foundation previously operated the Harbart House Apartments on this site. Unfortunately, the building became functionally obsolete over time and as a result was no longer suitable as housing. In response to neighborhood concerns Atlantis proactively demolished and cleared the site to make way for the proposed redevelopment.

Over the course of the past year the City of Denver amended parking requirements for affordable projects, the effect of which was to reduce required parking. This project's density is made possible by these reduced parking requirements.

We have no opposition that we are aware of.

Exhibit – Services MOU

9% housing credit application narrative



Project Name: Hazelbrook HUB Apartments

Project Address: Northeast Corner of S. Sable Blvd. and Centerpoint Drive, Aurora, CO 80012

Executive Summary

RMDX Development, in collaboration with ParadigmONE and BeauxSimone Consulting (the “Sponsor(s)”) present ParadigmONE HUB Apartments (the “Project”), a four story, forty-eight-unit affordable housing development located near the intersection of East Alameda Avenue and South Sable Boulevard in Aurora, Colorado. The Project responds directly to identified housing needs by providing high-quality, income-restricted housing for individuals and families while advancing the priorities outlined in the Colorado Housing Finance Authority Qualified Allocation Plan (“QAP”).

Over the past decade, ParadigmONE has demonstrated a remarkable commitment to addressing housing instability and providing essential supportive services for individuals affected by substance use disorders and previous involvement with the criminal justice system. Their 40 Recovery Homes statewide have played a pivotal role in transforming thousands of lives and fostering long-term recovery and reintegration. Now, ParadigmONE is adding to their housing continuum with this proposed multifamily affordable housing development in Aurora. This will be the first of two phases with 48 units in phase I and an additional 100 units in a future phase II.

ParadigmONE has a strong team backing its efforts, including BeauxSimone Consulting and RMDX Development Group acting as their development consultants, Brothers Property Management, Shopworks Architecture and Calcon Constructors. The team brings a very high level of capacity and experience in developing and financing affordable housing projects, using low-income housing tax credits (9%, 4%, AHTC and Private Activity Bonds) as well as other sources of funding, including but not limited to: State and Federal Housing Trust Fund, HOME, CDBG, ARPA, Cares Act, FHLB AHP, local, state, federal and philanthropic gap funding.

ParadigmONE along with the services offered through Hazelbrook Recovery, will offer onsite, voluntary services to residents. These services include full client assessment, psychiatric and substance abuse counseling, case management, employment and job-related assistance, and access to a private medical

examination office. Referrals to specialty medical and dental care, legal aid and other community resources will be made. These services will be offered to any household who chooses to engage in services and will be paid for through the supportive services budget with sources coming from a variety of sources including reimbursements from Medicaid; a portion of the developer fee; the pro-rated 5% PSH boost which will be used in a Capitalized Services Reserve; and a percentage of cash flow. ParadigmONE and Hazelbrook Recovery currently deliver housing stability services at a meaningful scale and have a proven track record of providing high quality supportive services which they can financially sustain.

The design of the Hazelbrook HUB Apartments has been directly shaped by extensive input from the ParadigmONE program staff and community members with lived experience in recovery, as well as by a design team trained in trauma-informed and Dignified Design principles. Over the course of a month, Shopworks Architecture led interviews, focus groups, and on-site observations with 43 stakeholders—including leadership, clinicians, peer coaches, housing managers, care coordinators, and residents across multiple levels of acuity. Their insights guided both the programmatic layout and the environmental qualities of the building to ensure the space supports safety, community connection, and recovery.

The feedback received in these interviews was directly implemented into the design, which offers calm entry sequences; clear separation between high-acuity services and community amenities; and the need for discreet, dignified access to clinical functions. Community members also identified the importance of natural light, acoustical privacy, and flexible spaces that can support one-on-one care, group therapy, and community-building activities. These operational insights directly informed the placement of reception areas, the design of circulation paths, and the creation of multiple zones that allow residents to choose how and when they engage with others.

Finally, the design team applied a trauma-informed, dignified design model rooted in the principles of comfort, community, control, and safety. This approach shaped decisions around safety measures, materials, special hierarchy, the layering of community amenity spaces, nature-integrated outdoor environments, and the furnishing of apartments prioritizing basic needs, daylight, and personalization.

The Project will be new construction on what is currently a retail parking lot, transforming the site into a vibrant residential community in a multi-phased approach. The site is suitable for this type of development, as is demonstrated in the Zoning letter from the City of Aurora. The site is not in a QCT/DDA or SADD; it is located in census tract 811 in Arapahoe County, which has a poverty rate of 21.4%. Hazelbrook HUB Apartments supports broader community goals including excellent proximity to public transit (Aurora Metro Center Light rail Station is directly across the street) and other essential services, including those offered through the Aurora Municipal Center. It also aligns with the City of Aurora's Strategic Housing Goals and helps to address the deficit of 7,500 affordable housing units that are needed in the city.

The building will be of wood frame construction on concrete slabs with pitched roofs and siding consisting of brick and fiber cement. Amenities will include offices on the first floor for service providers and property manager; dog run, bike storage, community room, exercise room, picnic area, and courtyard space.

By locating affordable housing within a transit-supported corridor, the project reduces transportation cost burdens for low-income households and improves access to jobs and services throughout Aurora and the broader Denver metropolitan area. This transit access promotes equity and upward economic mobility by providing affordable housing near transit, jobs, education, government offices, healthcare providers and services, reducing housing and transportation cost burdens for residents.

The project site is immediately adjacent (within 100 ft) to Aurora Metro Center Station, providing residents with direct access to regional rail and bus service. Aurora Metro Center functions as a primary transit hub within the City of Aurora, connecting residents to employment centers, healthcare facilities, educational institutions, and essential services throughout Aurora and the greater Denver metropolitan area. The R Line is a 22-mile light rail line through Aurora that provides regional connections to the A and E lines. The A Line and R Line connect at Peoria Station in Aurora, which allows direct transfers between the airport and downtown (Union Station) in Denver. The R Line also serves Aurora, the Medical Center and the Denver Tech Center, allowing residents to get to primary points for travel, employment and healthcare opportunities.

Affordability & Unit Mix

Hazelbrook HUB will be a four-story, single elevator-served building with supplemental amenity space as well as on-site volunteer supportive services offered by ParadigmONE and Hazelbrook Recovery.

The Project will utilize traditional set-asides to serve households across a range of income levels while maintaining long-term affordability.

Unit Mix:

- 20 One-Bedroom Units
- 20 Two-Bedroom Units
- 8 Three-Bedroom Units

Affordability Structure:

- 12 Units at 30% AMI
- 13 Units at 50% AMI
- 23 Units at 60% AMI

Where applicable, rents will be set below maximum LIHTC limits to promote lease-up stability and resident affordability. Twenty-five percent of the units will be set aside for permanent supportive housing primarily for individuals transitioning from incarceration and sober living.

ParadigmONE has a purchase and sale agreement in place and has been in very close communication with the seller regarding an extended due diligence period. In addition to tax credit applications, the project has also concurrently applied for 12 Project-Based Vouchers (State Housing Vouchers) from the Colorado Division of Housing (CDOH) as part of its 2026 Request for Applications (RFA), submitted in February 2026. We will also be seeking CDOH gap funds along with Arapahoe County and City of Aurora HOME funds allowing us to leverage LIHTC. An LOI for Proposition 123 will be submitted to CHFA through its land banking program. If needed, the project will also apply for funds from the Federal Home Loan Bank's Affordable Housing Program.

Over the last four months, the team has been meeting with staff from the City of Aurora Housing and Community Services Division, Community Resources Department from Arapahoe County, Councilmember Medina from Ward IV and commissioners from Arapahoe County, all of whom are very supportive of this project. Staff from Arapahoe County Community Resources Department and Arapahoe County Commissioner Leslie Summey attended the public meeting held on January 27, 2026 to show their support. There has been no local opposition to the project. The team has had a pre-application meeting with the City of Aurora and has incorporated feedback into the site plan; we will continue to work with the City and the County on finalizing the site plan and applying for funds from each of these entities in the coming months as soon as they release their Request for Proposals.

Target Market and Community Impact

Hazelbrook HUB Apartments is the next addition ParadigmONE's housing and supportive services portfolio which will provide much needed affordable housing and onsite supportive services to those households in need. The target population will be both individuals and families who meet the income eligibility for these units. Some applicants may be current ParadigmONE clients and staff; other applicants may be people living in the area in need of workforce housing. A tenant selection plan has been developed for the 12 units in Phase I that will serve households earning less than 30% AMI. The rest of the units will be open to the public who meet the eligibility criteria and will be advertised through partners listed on our Affirmative Fair Housing Marketing Plan as well as on Brothers Property Management's and Hazelbrook's websites. This project addresses the goals of Section 2 of the CHFA QAP by being a relatively significant distance to the nearest LIHTC as well as serving people experiencing intermittent homelessness as well as struggles with addiction and reintegration following incarceration.

The Project addresses demonstrated demand for affordable housing and is expected to generate the following impacts:

- Housing Stability: Access to quality, long-term affordable housing
- Economic Mobility: Proximity to employment centers and transit
- Resident Well-Being: Supportive services and community amenities
- Neighborhood Vitality: Productive reuse of underutilized land or buildings

Through the market study completed by Kinetic Valuation Group, there were no issues raised. Additionally, in the Phase I Environmental Site Assessment done by Terracon, there were no RECS identified with the current site operations.

There stands to reason that the urban infill nature of this project will reasonably increase costs and complication surrounding the project's construction. In addition, this particular site is somewhat challenging from a design perspective as there are multiple easements that need to be kept accessible. This has resulted in a more creative design from the architectural team which will likely have an upward impact on the cost of construction.

Additionally, since this project has a portion of permanent supportive housing ("PSH") units, this will pose some additional financial burdens to the project in the effort to provide adequate supportive services.

9% housing credit application narrative

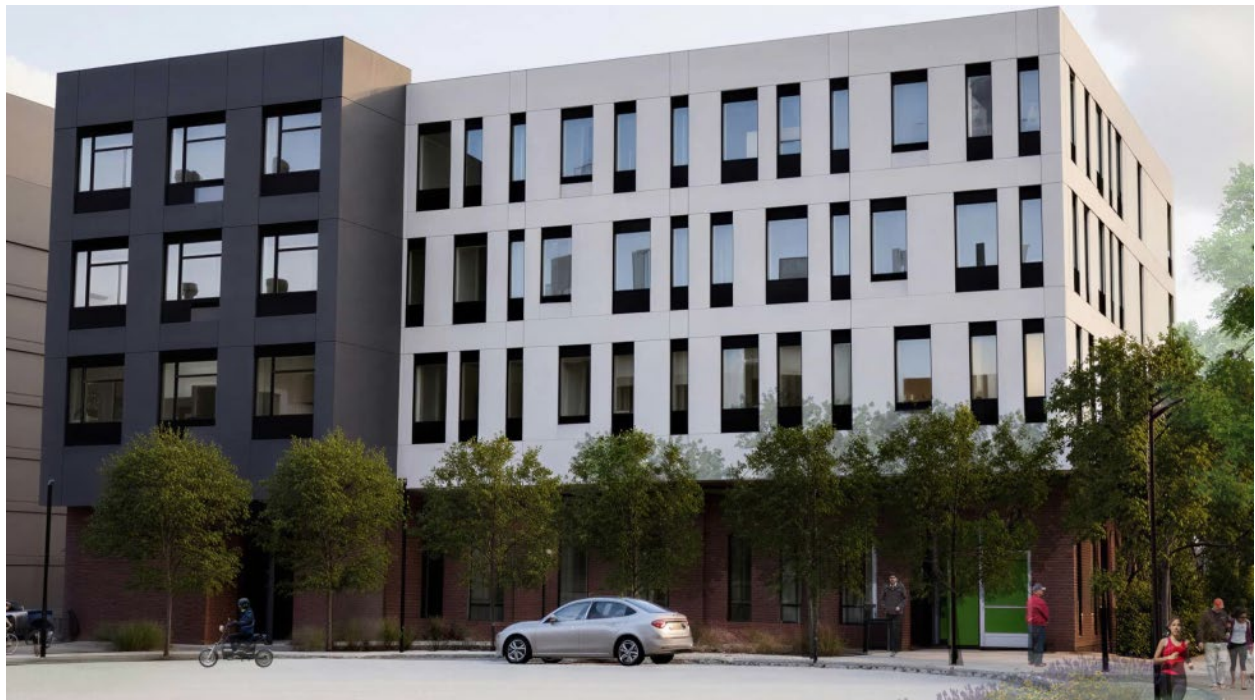


Project Name: Liberty House

Project Address: 1500 Hooker Street Denver CO

Executive Summary

The proposed project involves the redevelopment of a vacant infill site into a new and vibrant housing community. Formerly the home of the Liberty House Apartments, this project will return housing to this site at a greater level of affordability and density.



The site is one half acre in size. At 63 planned units density will equate to 125 units an acre. The site has excellent access to public transit, with stops along both Colfax and Federal Boulevard, adjacent to the site. Four blocks south is RTD's West light rail line. The project will not offer on-site parking, which we expect to attract renters accustomed and comfortable with public transit. To further facilitate that

outcome, all residents will be provided with RTD passes to encourage use of these mass transit opportunities.

This project will set aside 25% of its units for Section 811 voucher holders earning 30% of AMI and below. The balance of the units will be leased as traditional workforce family housing. 16% of units will be set aside at 30% AMI, 20% of units at 40% AMI, 42% of units at 50% AMI, and 22% at 60% AMI. 84% of the units are one bedroom and 16% are two bedroom.

This four-story building will be 100% wood framed, lowering construction costs. It will be an accessed controlled, interior loaded building with one elevator and two staircases. The exterior will be a mix of stucco, siding and masonry.

Building systems will include high efficiency in-unit packaged terminal heat pumps, a central condensing natural gas domestic hot water plant, gas-fired dedicated outdoor air system, PV-ready infrastructure, ENERGY STAR appliances, low flow plumbing fixtures, LED light fixtures and programmable thermostats for common area HVAC equipment. The project will comply with Enterprise Green Communities with the ENERGY STAR Multifamily New Construction Certification. The project will be constructed to CHFA Water-wise landscaping and non-functional turf criteria. The project will be constructed as electrification-ready.

Project financing will involve a local grant, debt, and LIHTC equity. Section 811 subsidies are being applied for from the Colorado Division of Housing.

We believe that the impact of our TOC location will significantly impact the economic mobility of our residents. The location of this project provides immediate access to a number of job opportunities in a variety of fields. The site sits across Interstate 25 from the Denver's Central Business District, with hundreds of jobs in any number of professional office settings, retail, food service, and hospitality. Within walking distance of the site are any number of small businesses offering employment opportunities in food service, retail, and a variety of service-oriented businesses (auto, personal care, etc.) The Auraria campus is located less than a mile to the east. In addition to these immediately accessible jobs this location provides access to excellent public transit options which opens up opportunities throughout the city. Residents will be able to access the light rail about 0.5 miles from the site. High frequency bus lines along Federal Boulevard and Colfax Avenue (both adjacent to the site) take riders both north / south and east / west. The site's location provides a realistic opportunity for residents to access a variety of good employment opportunities without having to own a private automobile, thereby creating an opportunity to save on both housing and transportation costs.

Section 2 QAP Priorities

The project will serve a special population - persons with a disability. This will be made possible through an allocation of Section 811 vouchers from the Colorado Division of Housing. The proposed program is more thoroughly described in materials posted in the scoring section of our submittal.

Section 2 QAP Criteria for Approval

- Market conditions - The market conditions for this project are strong. This project will offer a tremendous value proposition to its residents with rents significantly lower than comparable market rate properties in the neighborhood. Capture rates for units all fall near CHFA's 25% threshold. Vacancy in the PMA amongst LIHTC projects has historically been at or near 0%, though this has increased to 6% over the past year or so, consistent with similar increases throughout the metro area. Our market study noted that our PMA has had an above average amount of new apartment construction, both market rate and LIHTC. That said, over the past year our PMA has outperformed the overall market, with only slightly decreasing rents and slightly improved occupancy. We suspect this is because of the desirability of this location to renter households. The market study recommended no changes to the proposed project.
- Proximity to existing tax credit developments – The PMA has 30 existing LIHTC projects containing 2,062 LIHTC units.
- Project readiness – This project is ready to proceed. The proposed project is a use by right. We have held a preliminary concept meeting with Community Planning and Development; no issues of concern regarding the planned development were noted. Submittal to the building department for permits would take place with an award of tax credits with construction beginning well before carryover deadline.
- Overall financial feasibility and viability – The proposed rents are very achievable in the market, particularly given its deeply affordable AMI mix and discounted 60% AMI rents. Capital funding from the City, along with the State credit equity, reduce hard debt to levels supportable by these low rents. Section 811 subsidies from the Division of Housing allow us to set aside 25% of the project at 30% AMI while generating income needed for services. Our operating budget is based on several comparable projects and includes costs related to the provision of services and security for our special needs population. The project contains several on-site common amenities appealing to renters, such as a furnished rooftop deck. Interior ground level meeting spaces, flex rooms, laundry and on-site management bring residents together in functional spaces. An exterior gathering space includes a shaded BBQ area, dog run and community garden. All of these amenities will help attract and retain residents.
- Experience and track record of the development and management team - This will be the fourth LIHTC financed project developed in recent years by Atlantis Community Housing. To assist in the development of the project, Atlantis has hired Medici Consulting Group to act as a development consultant. Medici has a strong track record of successfully developing

affordable housing in Colorado through the LIHTC program. Atlantis is plans to hire Brother's Property Management to provide property management services. Brother's is an experienced owner and operator of similar projects in the metro area, and has experience working with special populations. Our architect, Shopworks, is a leading designer of trauma informed housing in Colorado. The lead service provider, Service Source (fka Bayaud Enterprises), has a long track record of successfully serving the homeless community.

- Project costs - We have worked closely with the design and construction team to develop an efficient building design that can be constructed at as low a price as possible.
- Site suitability - A central location in Denver puts this site within easy walking distance of multiple transit stops. In addition, as noted in the attached parking memorandum, there exists available street parking for the residents we expect to own cars. The site is within 1/2 mile of several neighborhood retail stores and restaurants, A Boy's and Girls Club, Denver's Human Service Center, Sloan's Lake Park, and Regional Greenways. Several elementary schools and a middle are all within one mile of the site. At the 32-acre St. Anthony's redevelopment area just west of the site (now called Sloan's), over 1,000 units of market rate housing have been constructed along with over 75,000 Sf of retail and 60,000 of office and medical, creating a vibrant mix of residents in the neighborhood.

Underwriting

Provide the following information as applicable:

- Justification for waiver of any underwriting criteria – N/A
- Justification of the financial need for a CHFA basis boost up to 30 percent of eligible basis – N/A We do not need additional credits for this project.

Market Conditions

The market study recommended no changes to the project.

Environmental Issues

There are no environmental concerns; the site is clean.

Project Costs

There are no unusual features to the site location or building design that are driving costs upwards. We have made every effort to value engineer the design to reduce costs while adding resident improving the quality of the exterior materials to enhance curb appeal and improve long term cost savings. A significant cost saving decision was to take advantage of Denver's new zero parking requirements. By doing so we avoided having to construct structured parking on this very tight site, which would have been cost prohibitive.

Economic Mobility

We believe that the impact of our TOC location will significantly impact the economic mobility of our residents. The location of this project provides immediate access to a number of job opportunities in a

variety of fields. The site sits across Interstate 25 from the Denver's Central Business District, with hundreds of jobs in any number of professional office settings, retail, food service, and hospitality. Within walking distance of the site are any number of small businesses offering employment opportunities in food service, retail, and a variety of service-oriented businesses (auto, personal care, etc.) The Auraria campus is located less than a mile to the east. In addition to these immediately accessible jobs this location provides access to excellent public transit options which opens up opportunities throughout the city. Residents will be able to access the light rail about 0.5 miles from the site. High frequency bus lines along Federal Boulevard and Colfax Avenue (both adjacent to the site) take riders both north / south and east / west. The site's location provides a realistic opportunity for residents to access a variety of good employment opportunities without having to own a private automobile, thereby creating an opportunity to save on both housing and transportation costs.

Local Support and Outreach: Atlantis Community Foundation previously operated the Liberty House Apartments on this site. Unfortunately, the building became functionally obsolete over time and as a result was no longer suitable as housing. In response to neighborhood concerns Atlantis has proactively developed plans for the proposed redevelopment. This includes selling the site to the Urban Land Conservancy (ULC) and leasing it back for this project. ULC purchased the site using Proposition 123 Land Banking funds. The sales proceeds have been used to retire debt and help fund the demolition of the project, allowing a cleared site to be delivered to the proposed project at no cost.

Over the course of the past year the City of Denver amended parking requirements for affordable projects, the effect of which was to reduce required parking. This project's density is made possible by these reduced parking requirements.

We have no opposition that we are aware of.

Exhibits:

1. Parking Memorandum
2. Section 811 Project Overview
3. Letters of Community Support

9% housing credit application narrative



Project Name: Living Tower Senior Living

Project Address: 18821 East 22nd Place, Aurora, CO, 80011

Living Tower Senior Living (the “Project”) is a proposed 50-unit affordable housing development for residents aged 55+ located in east Aurora. Designed to address the growing demand for older adult housing, the Project promotes health, equity, stability, and community for residents. Located within a Qualified Census Tract (QCT), the development will serve residents in 38 one-bedroom units and 12 two-bedroom units with incomes ranging from 30% to 60% of Area Median Income (AMI), with 10% of units reserved at 30% AMI, 10% at 40% AMI, 20% at 50% AMI, and 60% at 60% AMI.

Colorado’s senior population is rapidly increasing, with nearly 1.7 million residents expected to be 65 or older by 2035 with too many older adults living life alone. Living Tower Senior Living aims to combat the loneliness epidemic among this older population by creating a community that fosters connection and engagement. The Project balances active spaces like fitness areas, an arts and crafts room, and community event room with inviting outdoor spaces that include walking paths to promote physical activity along with serene spaces for relaxation. The variety of amenities ensures that residents can thrive in their golden years through meaningful opportunities for social, physical, and emotional well-being.

Living Tower Senior Living builds upon the long-standing presence and community impact of Living Tower Methodist Church, a respected and active community anchor in east Aurora. The Church has served the surrounding neighborhood for decades through food assistance, fellowship, and community programming, and continues to maintain a stable congregation and mission-driven operations. The Project reflects a strategic partnership that allows the Church to responsibly steward a portion of its underutilized land while continuing its core ministry and expanding its community-serving role.

Blue Ridge Cascade (“Blue Ridge”) leads the development vision and execution, bringing national experience in senior-focused affordable housing and long-term mission-aligned land stewardship. The partnership is strengthened by Mile High Ministries through its Abundant Ground initiative, which supports faith-based institutions in responsibly leveraging land assets to meet community housing needs. Together, these partners bring complementary expertise in development execution, community engagement, and mission-aligned ownership to deliver high-quality senior housing that enhances neighborhood stability and sense of community.

Throughout 2025, Blue Ridge has worked to address feedback from their last Round One application:

- **Transit and Resident Mobility:** In response to concerns regarding resident mobility and access to services, the Project now includes a dedicated on-site transportation vehicle that will be owned by the LIHTC partnership and integrated into the resident services program.
- **Site Layout and Continuity:** Additionally, there were concerns over the layout of the site and the amenity space being located on the opposite side of the property, with Living Tower Free Methodist Church in the middle. This roadblock to the resident amenity space has been removed as the Project has received a full site plan redesign, with the residential building, leasing office, and community amenity spaces now cohesively organized within a single, connected campus east of the church, eliminating the need for residents to cross vehicular areas or navigate disconnected parcels. To accommodate this change, as part of the redevelopment and subdivision of the Property, the Project will acquire the Church's existing parking area and construct a replacement parking lot for the Church on a portion of its retained property.
- **Building and Unit Layouts:** The building design has been materially enhanced to improve accessibility, comfort, and functionality for older adult residents.
 - **Conditioned Corridors:** the building has been redesigned to feature internal, double-loaded, fully conditioned corridors in lieu of exterior open-air breezeways, significantly improving resident comfort and safety.
 - **Connected leasing office and amenity space:** now fully integrated and physically connected to the residential building, allowing residents to access services and common areas without traveling outdoors, which is particularly important during winter weather conditions.
 - **2BR Unit layouts:** all two-bedroom units have been updated to include two bathrooms, better accommodating residents with mobility needs, caregivers, or shared living arrangements.

Living Tower Senior Living directly addresses CHFA's guiding principles including serving lowest income residents with 10% of units set aside for residents at 30% AMI and below and by serving older adults. Additionally, Living Tower Senior Living contributes to Colorado's 100% Renewable Energy goals by providing affordable housing in a QCT that is constructed to be PV ready with an all-electric design.

The elevator-served building will feature a slab foundation, wood framing, 30-year shingles, and a 100% masonry exterior composed of hardy board, brick, and stone. The project will be constructed to meet NGBS Bronze standards, emphasizing energy efficiency and sustainability including water-wise landscaping and all electric building systems. The location is zoned R-3, allowing for a density of up to 70 units and three stories, however, Blue Ridge's 50-unit project was intentionally situated in design and elevation to provide continued privacy to neighbors and a thoughtful size fit to an existing neighborhood, an essential piece to any infill project.

The site's proximity to public transportation further enhances its suitability for older adult housing and promotes economic mobility with the current closest stop a 0.3 mile walk from the site. There is a major shopping center 1.2 miles north of the site that includes a WalMart Super Center, Dollar Tree, Home Depot,

PetCo, dentists, coffee shops, Goodwill, several restaurants, and banking. Residents who work will benefit from proximity to employment centers with access to older adult-friendly employers, like Home Depot and Goodwill. The nearest City of Aurora recreation center with older adult programming is the Beck Recreation Center located 3.2 miles to the south, a 4-7 minute bus ride from the site. Terrace Park, a small greenspace, is located 0.3 miles south of the site. Star K Ranch, a wetland and secluded urban green space with walking trails, is two miles from the site.

Unit amenities include features such as walk-in closets, glass-top stoves, LED lighting, premium fixtures, and washer/dryer connections. Outdoor spaces are equally inviting, designed to connect residents to nature and to one another. Active amenities like pickleball courts, BBQ grills, shaded seating areas, and tranquility zones provide a variety of settings for both socialization and solitude. Fencing, shrubs, water features, and artistic landscaping create private, serene retreats for reflection and relaxation. Additionally, a greenhouse and community garden encourage residents to engage in gardening, promoting physical activity and a sense of purpose.

Monthly resident services will be provided through a formal partnership with Eaton Senior Communities, Inc., along with additional support from Living Tower Methodist Church and other nonprofit organizations. See Attachment A for further details. The Project will be financed with taxable construction and permanent debt, 9% Federal LIHTC and Colorado AHTC equity, a sponsor land carryback loan and supported by deferred developer fee.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

Living Tower is not serving Persons experiencing Homelessness or Special Populations and is not located in a non-metro county.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market Conditions: The market study states that the Project's attributes will enable it to compete effectively with its primary LIHTC competitors, and that the unit distribution is appropriate for its older adult target market, especially in a PMA where about 70% of renters aged 55+ are looking for one or two bedroom units. The study also states that the Project will cater to an underserved market of older adult renters (ages 55 to 62), due to the other age-restricted LIHTC properties in the PMA serving only 62+. All 100 of the other units in the PMA are for 62+. The Project's shared and unit amenities, condition, unit sizes, parking, and design are similar or superior to comparable properties.

The market analyst calculated a required penetration rate of 3.7% for the 30% AMI units, 5.3% for the 40% AMI units, 7.8% for the 50% AMI units, and 87.8% for the 60% AMI units, with an overall penetration rate of 29.7%. The Project would be the only building in the PMA providing 30% to 50% units. Additionally, the three comparable senior properties in the market study have an average vacancy rate of 2% and are between 19-24 years old. One of those properties has a waiting list of 120 households. The PMA's overall surveyed affordable housing vacancy rate was 3.5%. Several of the comparable properties have lengthy waitlists, others do not maintain a waitlist while maintaining low vacancy.

The market analyst believes the Project will be competitive despite its penetration rates exceeding CHFA's 25% threshold because: the penetration rates are lower when considering renters 55+ rather than 62+; the

number of LIHTC units available to renters aged 55-62 is limited, making the Project's 55+ restriction a market advantage; the vacancy rates at comparable properties remain low and many properties have waitlists; and the Project will be able to target Housing Choice Voucher (HCV) recipients, which broadens its target market. Despite the penetration rates, the market analyst concludes that the Project should absorb 15 units per month and reach a stabilized occupancy of at least 95% in just over three months, without concessions, due to the need for income restricted units in the PMA as the influx of qualified older adults continues.

Proximity to existing tax credit developments: There are 895 total existing LIHTC units in the PMA as of December 2025. Of those, 296 are age-restricted LIHTC units. The closest existing age-restricted tax credit development includes Aspen Meadows (100 units, 62+ at 60% AMI), Pinewood Lodge (103 units, 55+ at 40-60% AMI), and Fletcher Garden Apartments (93 units, 62+ at 60% AMI).

Project readiness: The project is well-positioned to proceed without delay, having secured zoning approval on January 13, 2025. The development team has completed a full site plan redesign addressing prior CHFA feedback. Architectural plans are at an advanced stage, and the development team intends to submit its first permit set within 90 days of award. The architect and general contractor have worked collaboratively since early design, allowing for accurate cost estimating, constructability review, and early value engineering. The Project's financing structure has been reviewed by third-party lenders and equity providers, and the combination of secured site control, completed zoning, refined design, and updated financial modeling demonstrates readiness to proceed immediately upon CHFA award. This proactive timeline ensures the project remains on track, reflecting the developer's commitment to efficient and timely execution.

Overall financial feasibility and viability: The \$22.4 million project has been reviewed by third-party lenders and equity providers and is deemed financially feasible. The development team has a proven track record of delivering high-quality affordable housing projects and feels confident in the cost projections and scope of work.

Blue Ridge has been working closely with the church's leadership to help support their long-term stability and make sure this project strengthens the congregation for years to come. The community engagement around the Project has also brought new energy and involvement to the congregation. Based on conversations with the Church's financial leadership team, Blue Ridge is confident that the additional funding from the land sale will help sustain the Church's long-term operations, fund needed building improvements, and provide capital that supports the churches long-term vitality and continued growth. The project site plan has been completely redesigned to keep Living Tower as a viable, thriving community separate from the future of the Church.

Experience and track record of the development and management team: Blue Ridge and Mile High Ministries represent a powerful partnership grounded in complementary expertise and a shared commitment to addressing the critical need for affordable housing. With nearly 40 years of experience, Blue Ridge has developed thousands of housing units across the country, specializing in affordable and older adult housing. Mile High Ministries, through their program Abundant Ground, brings a unique perspective by empowering faith-based organizations, such as Living Tower Methodist Church, to

repurpose underutilized land for community-focused housing initiatives. Together, these organizations combine technical knowledge, development expertise, and a mission-driven approach to create impactful, sustainable solutions, which are detailed further in Attachment B.

Blue Ridge assembled additional experienced professionals for their team, including tax credit financial consultant S.B. Clark Companies, green energy consultant Group 14, General Contractor Pavilion Construction, and tax credit attorney New Communities Law. The property manager for Living Tower Senior Living will be Ross–Involve, a nationally recognized property management platform specializing in affordable, tax credit, senior, and service-enriched housing, with a portfolio comprising thousands of units across multiple states, including more than 3,500 in the state of Colorado.

Project Costs: The Project has been designed as all electric and will include efficiencies that lead to lower ongoing utility costs.

Site Suitability: The site is well-suited for the proposed design, with no environmental issues identified. Its proximity to public transportation, major employment centers, and community amenities makes it ideal for older adult housing.

3. Justification for waiver of any underwriting criteria or CHFA Discretionary DDA basis boost: n/a

4. Address any issues raised by the market analyst in the market study:

The Market Study raised no issues and had no changes to recommend.

5. Address any issues raised in the environmental report(s)

No Recognized Environmental Conditions were identified.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment (refer to Section 2 of the QAP for additional information).

The Project will have two elevators, which does increase costs, but is essential for the design and population served. Aurora does have higher impact and tap fees than other jurisdictions, however, those costs are factored in without the Project being over cost basis and Blue Ridge will work to request reduced fees where allowable with the City of Aurora.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).

The development team has conducted an on-site community meeting to gather feedback from neighbors and the church congregation. Design suggestions from these meetings have been incorporated into the project plans. To date, the project has received nearly 20 letters of support from the Tower Triangle neighborhood, the Church and the City of Aurora, reflecting strong community backing (see Attachment C).

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents

The inclusion of supportive services fosters economic mobility by equipping residents with tools for health, financial literacy, and workforce engagement.

9% housing credit application narrative



Project Name: Metro Center Affordable Apartments

Project Address: Southeast Corner of East Alameda Pkwy and North Sable Blvd, Aurora, CO 80012

EXECUTIVE SUMMARY

BMC Investments is pleased to present for consideration Metro Center Affordable Apartments, a four-story, 58-unit affordable housing project proposed for the southeast corner of East Alameda Parkway and North Sable Boulevard in Aurora, Colorado, adjacent to the RTD Metro Center Station (the “Project”). The Project has pride of place at the most visible corner in the Metro Center mixed-use district and boasts unmatched access



to amenities, jobs and transit. Utilizing an average-income structure to accommodate households earning 30% and 40% of area median income (“AMI”), the Project features 58 units with a mix of one, two, and three-bedroom apartments for residents earning between 30% and 70% of AMI. The Project will serve low-income individuals and families of all age ranges.

Project units will range from 576 to 1,131 square feet and will feature Energy Star appliances, granite countertops, in-unit washers and dryers, microwave ovens and Whirlpool or equivalent appliances in every unit. Building residents will enjoy a large community room with a big screen television, kitchenette, and various seating arrangements to accommodate small or medium-sized events. The Project will feature a fully equipped fitness and exercise center. Just outside the building, residents will enjoy fully landscaped grounds and a children’s playground. Additionally, a park and pedestrian byway along the eastern property line connects walkers and cyclists directly to Metro Center Station to the south and to Civic Center Park and High Line Canal Trail to the north. With robust outdoor access mere steps away, the Project will improve residents’ access to the outdoors and healthy living.

To maximize the number of units while still providing adequate parking, the Project will be built using Type V construction, the most economical system for low-rise housing projects. The building skin will feature an attractive mix of masonry, shake siding, stucco, wood slat wall siding and metal panels. The building will have security cameras and access-controlled entries.

The Project abuts the RTD Metro Center Station, a major transportation hub in the eastern region of Metro Denver. According to AllTransit, households in this census block have access to 10 transit routes within a ½ mile and nearly 150,000 jobs accessible in a 30-minute trip, including regional employment centers like the Fitzsimons Medical Campus and Denver Tech Center. These factors and others earn the census block group a transit-performance score of 9.2 out of 10.0. To ensure that all residents may utilize transit, the Project has underwritten subsidized Neighborhood EcoPasses for all residents.

As an additional service, the Project will partner with a local non-profit, Philo's Kitchen, to provide subsidized, affordable and healthy meals to residents. Philo's Kitchen has a mission to turn surplus perishable food into delicious, ready to heat and eat meals for those who need them most. The Project will facilitate weekly deliveries from Philo's Kitchen and manage distribution to residents at a subsidized rate.

The Project has a meaningful commitment to sustainability. The building will be completely free from any natural gas usage and will be an all-electric building. The Project will utilize high-efficiency heat pump HVAC systems and electric resistance water heating. To offset energy costs for residents, the Project will partner with Cloudbreak Energy to subscribe to off-site community solar. Residents will realize approximately 60% savings on their electric bills thanks to this partnership. In addition, most of the project's off-site energy will be generated from renewable sources, contributing to the region's goals to transition away from fossil fuels. Finally, the Project will be designed to achieve National Green Building Standards Silver level certification.

The Project has been improved since its prior application in 2023. In particular:

- The Project has reduced its size to the current 58-unit program. This created a similarly sized parcel to the north of the site, which is currently under option to facilitate a second phase of affordable apartment development.
- The Project is now fully committed to all-electric design and operation.
- The Project has partnered with Cloudbreak Energy to offset residents' electrical costs and commit to renewable energy generation.
- The Project has partnered with Philo's Kitchen, to provide services to future residents by making healthy meals easily available and affordable.
- The Project's land basis has been reduced to a nominal \$10, greatly enhancing the cost-effectiveness of any awarded tax credit allocation.
- To address the overall softness of the rental market throughout Metro Denver, the Project's underwriting assumes that 70% AMI units will be leased at 60% AMI rent levels – protecting the Project's resilience in a competitive lease-up environment.
- The surrounding Metro Center master plan has continued to build out, now boasting a Sprouts grocery store within easy walking distance, as well as several market-rate apartment communities as well as a 55+ income-restricted apartment community.

The Metro Center Apartments will enhance the vitality and diversity of the neighborhood by adding income-restricted housing for families in an otherwise market-rate, master-planned community – a goal repeatedly expressed in City and station-area planning documents – for households earning between 30% and 70% of AMI.

1. Identify which, if any, of the priorities in Section 2 of the QAP apply: Not applicable.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

MARKET CONDITIONS – Market conditions for the Metro Center Affordable Apartments are strong. The market area offers a rich palette of shopping, jobs, recreation, parks and open space and one of the best locations in Metro Denver for transit connections. Prepared by JRES Intelica, the market study computes an overall capture rate for this PMA of 5.1% – even accounting for the 178-unit project currently under construction – an extremely strong indicator that the successful lease-up of units at projected rental rates is a reasonable assumption.

PROXIMITY TO EXISTING TAX CREDIT DEVELOPMENTS – There are five non-Section 8 or senior tax credit projects in the primary market area. Three of the five developments were built over 25 years ago.

1. Fitzsimons Junction – Built in 1974, 3.5 miles away
2. Alameda View – Built in 2020, 1 mile away
3. Terrace Park Apartments – Built in 1983, 1 mile away
4. Eagle Meadow Homes – Built in 2024, 1 mile away
5. Sable Station – Built in 2025, 0.7 miles away

While two projects have been recently added to the primary market area, the strong lease-up of both projects is a strong indicator that there remains unmet demand for affordable housing in this community.

PROJECT READINESS – Metro Center Affordable Apartments is ready to proceed upon receiving a tax credit allocation. The 2018 Aurora Places Comprehensive Plan acknowledges a deficiency in affordable rental properties, recognizes increasing cost burden of housing, and encourages more high-quality housing in a range of types and prices, including affordable housing, near transit stations and job centers. The Project would comply with local regulations and would achieve many goals expressed in recent plans for the district. The City of Aurora’s Unified Development Ordinance designates the site as MU-TOD Core, which allows multifamily apartments and requires at least three stories. Per the Aurora [Development Handbook](#), City review of the Project would span approximately 24 weeks, which is accounted for in the Project schedule.

OVERALL FINANCIAL FEASIBILITY AND VIABILITY – The Project is financially viable. On the cost side, the Project has a minimal land basis. Hard costs are below \$280,000 per unit. The Project has been conservatively underwritten, with reasonable equity pricing and interest rate assumptions. With regard to soft funding, the Project lies within an established urban renewal district and contributes towards many of the City of Aurora’s affordable housing production goals.

DEVELOPER EXPERIENCE AND TRACK RECORD – BMC, the applicant, has completed an impressive array of residential multifamily, office, hotel, and mixed-use projects over the course of its history. Most notably, BMC is nearing completion of the LIHTC-financed 210-unit Fitzsimons Gateway project in Aurora, which will be completed in April 2026.

To avoid pitfalls and ensure optimal outcomes, BMC leverages the expertise of its team as well as trusted consultants to create a detailed roadmap to delivery, complete with all aspects of development risk, before embarking upon a project. In this spirit, BMC has again partnered with Mile High Development (“MHD”) as a consultant for this Project. MHD has completed or is under construction on ten LIHTC developments

over the past 14 years in Metro Denver as developer, co-developer or applicant, producing nearly 1,000 units of LIHTC-financed affordable housing, including the Point Crossing, a 63-unit LIHTC project completed in 2022, located just a few miles to the West of this site at Nine Mile Station.

Cunningham will be the Project architect. Cunningham has a tremendous number of successful affordable housing projects in its portfolio, including Eagle Meadow Homes, Central Park III Affordable Apartments and Northfield Apartments, and has great expertise in designing in the City of Aurora.

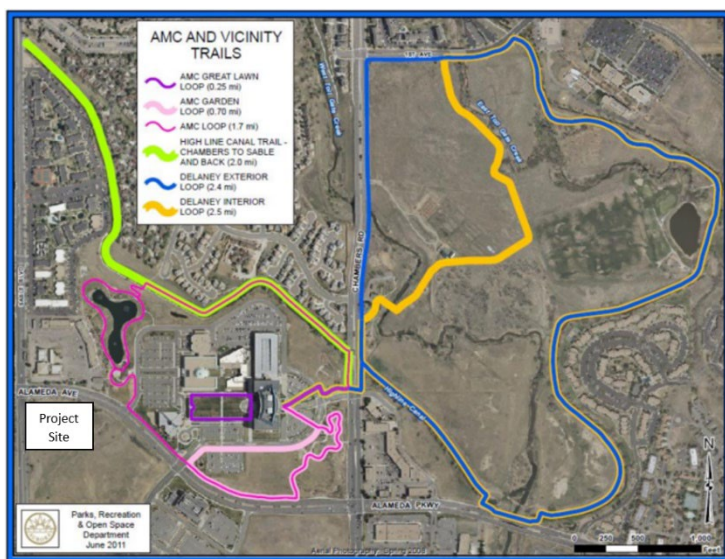
Deneuve Construction Services, an experienced affordable housing general contractor, is providing project estimating services for this application and will build the project under a guaranteed maximum price (GMP) contract. Deneuve is an experienced multifamily general contractor with many affordable housing projects to its credit.

PROJECT COSTS – BMC is extremely active in today's construction market, with seven active construction projects underway, and two projects actively being priced as part of pre-development. This deep understanding of the construction cost landscape has allowed us to build this project highly competitively, with hard costs less than \$280,000 per unit.

SITE SUITABILITY – The Project is located within the 60-acre Metro Center Master Plan. The mixed-use community is designed to promote an urban lifestyle with access to transit, retail, hospitality, office, recreational parks and plazas, and areas for walking and biking, including:

1. The Highline Canal and Tollgate Trail
2. City Center Park
3. Settlers Park
4. Delaney Farm
5. Designated on- and off-street bike routes
6. The Metro Center R Line Station and Bus Transfer Facility

The Project's lies adjacent to Metro Center Station, where the R Line and eight bus routes connect to regional employment destinations like Fitzsimons Medical Campus, Denver Tech Center and



Denver International Airport and to community amenities in East Aurora. The Metro Center Station Bike/Pedestrian Connector provides an additional link to the nearby Municipal Center Complex and the 71-mile Highline Canal Trail. Complementing the district's transit, bicycle, and pedestrian networks, the district lies within a short walk of more than three million square feet of healthcare services, professional services, department stores, big-box retailers, neighborhood-scale shopping, a variety of restaurants, and a grocery store (with another nearby grocery in pre-development). One-half mile to the west, Interstate 225 further connects the site to jobs and services along Interstates 25 and 70.

The Project's zoning district, Mixed-Use Transit-Oriented Development Core (MU-TOD Core) encourages high-density mixed-use development with minimum height and density requirements, maximum setback

requirements, and reduced parking requirements. BMC has confirmed the City of Aurora's support for the Project, which aligns with the City of Aurora Housing Strategy goals to bring income-restricted housing in an otherwise predominantly market-rate area. To satisfy City requirements and accentuate transit proximity, the 58-unit Project will provide 64 parking spaces and the developer will contract with RTD to provide subsidized Neighborhood EcoPasses to all units.

3. Describe any requests to waive underwriting: No waivers are requested.

4. Address any issues raised by the market analyst in the market study: Market data supports strong demand across all unit types, as evidenced by very low vacancies among peer group properties and a low capture rate of 5.1%. In addition, 70% AMI units have been underwritten at 60% AMI rents, to provide cushion considering the soft rental market throughout Metro Denver.

5. Address any issues raised in the environmental report: The Phase I Environmental Study review showed no RECs.

6. Identify if there are any unusual features that are driving costs upward: None. Indeed, the Project has been re-submitted with a significantly reduced land basis, further driving cost efficiency.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support): To date there has been no community opposition, and the Project has received tremendous local support. Please see the three support letters attached from the Aurora City Manager, Aurora Urban Renewal Authority and the Aurora Housing and Community Services Department.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents: Located adjacent to a major transit station and major employment center, many residents will be able to avoid the expense OF car ownership. With access to better employment opportunities, residents will have more financial capacity to support themselves and their families. The deep affordability provided at the Project enables residents to increase family savings and pursue higher education, both critical factors for promoting equity and economic mobility. In addition to safe, amenity-rich housing, the Project will provide free WiFi and free Neighborhood EcoPasses to all units to encourage mobility and a sustainable means of transportation.

9. Additional information for acquisition/rehab or rehab projects: Not applicable.

9% housing credit application narrative



Project Name: Montbello Townhomes Phase 1

Project Address: 14400 Andrews Drive, Denver, CO

EXECUTIVE SUMMARY

Phase 1 of the Montbello Townhomes project, developed by Delwest, is a proposed 39-unit affordable rental townhome community located at 14400 Andrews Drive in Denver's Montbello neighborhood. This development is designed to address a critical shortage of family-sized affordable housing in the area by offering exclusively four-bedroom units tailored for large families, including multi-generational households with elderly family members. A licensed daycare serving infants and toddlers ages 0–3 will address the severe shortage of licensed infant-toddler care in Montbello and support parents' ability to maintain stable employment.

The site is strategically located in a highly family-friendly area and is exceptionally well-positioned to serve low-income families. Its placement directly across from Montbello Central Park provides walkable access to outdoor recreation and community gathering spaces, while its immediate adjacency to Montbello High School and Maxwell Elementary School offers educational access. Children can walk safely to and from school, which is especially valuable for parents who work non-traditional hours and rely on proximity and predictability to support their family routines. In addition, the Montbello community has a strong network of existing resources and support services already built into the neighborhood fabric—many of which are just a short walk or quick bus ride away—providing families with convenient access to the programs and supports they need. Together, the location and program design create an environment that reduces the risk of involuntary displacement, supports long-term housing stability, family well-being, and upward mobility for low-income households.

The development site has a challenging ten-year history. A previous homebuilder purchased the site in May 2015, securing a land loan from the Impact Development Fund (IDF) in 2018. The builder defaulted, leading IDF to foreclose in March 2021. IDF held the land until Delwest acquired it in July 2022, utilizing a land acquisition loan from IDF, demonstrating a commitment by both parties to realize the long-term goal of bringing affordable housing to Montbello. IDF continues to hold this note and is willing to keep the note in the deal until the deal.

The majority of 2023 and 2024 was spent resolving a complex Xcel easement relocation challenge in which Xcel Energy would not vacate its existing easement without a new development plat being recorded, yet the City of Denver would not record the new plat until Xcel's easement was vacated. This conflict cost the project nearly two years of critical development time. This substantial delay created a material threat to the project's financial viability. More specifically, the site was situated in a Qualified Census Tract (QCT), a designation that provides a 30% basis boost essential for 4% LIHTC projects. However, the QCT status expires at the end of 2025. This loss of incentive renders the original 4% LIHTC structure financially infeasible. In response, Delwest has pivoted the project to

pursue a 9% LIHTC allocation. This competitive program generates more equity, enabling the project to target even deeper affordability, averaging 47% AMI across the 39 units in Phase 1.

A successful 9% LIHTC award would finally allow IDF to realize its long-time goal of facilitating the development of high-quality affordable housing in Montbello. Delwest is pleased to collaborate with the non-profit in the pursuit of this mutual, deeply needed community goal.

1. QAP Priorities

Montbello Townhomes is intentionally designed to serve low-income families, particularly large, multigenerational households that are often immigrants and are consistently underserved in Denver's affordable housing market. The exclusive four-bedroom unit mix directly responds to documented needs in Montbello, where large family households make up a significant share of the population and face involuntary displacement pressures.

The project is designed with specific family needs in mind. The site includes 8 units designed for residents with mobility limitations, including 2 ADA units and 6 Type C visitable units, ensuring that families with aging adults or members with disabilities can remain together. Small, fenced backyards provide a traditional residential environment by creating safe outdoor space for children to play and enabling households to keep family pets. On-site amenities include a fenced play structure, basketball court, picnic areas, and bike repair station.

Tailored Services: Although the development is not a dedicated PSH community, it incorporates 30% AMI units and will have strong service partnerships that support low-income families at high risk of housing instability. The combination of deeply affordable rents, on-site childcare, and adult-focused support programming creates a stabilizing environment. Delwest is currently having detailed conversations with Hope Communities about providing holistic services to families at Montbello Townhomes. While Hope Communities excels at helping newcomers navigate the legal, financial, and cultural aspects of their new environment, they also provide comprehensive services in job readiness, economic mobility, financial security, tenant education, health & wellness, and community building. More detailed information regarding tenant services can be found in the separate Community Services Facility document.

While Delwest intends to partner with an experienced service provider such as Hope Communities, it can also leverage strong community partnerships. Delwest's longstanding partnership with the Boys & Girls Clubs of Metro Denver enables youth residents to have access to tutoring, meals, enrichment programs, and summer activities. This partnership, combined with the on-site daycare center, creates a comprehensive support ecosystem that strengthens family stability and promotes upward mobility.

2. QAP Criteria for Approval

Market Conditions: Montbello has one of the highest concentrations of large households in Denver and a severe shortage of family-sized rental housing. The market study confirms strong demand for four-bedroom units and identifies a significant supply gap. Delwest's own portfolio of 1,017 units across Metro Denver reinforces this finding: vacancy rates for 3–4-bedroom units are just 2%, compared to 8% for smaller units. This persistent demand underscores the need for developments like Montbello Townhomes that offer spacious, family-appropriate housing at affordable price points.

Proximity to Existing LIHTC Developments: Montbello has relatively few LIHTC developments compared to other Denver neighborhoods, and even fewer that offer large units. The project does not contribute to oversaturation; instead, it fills a critical gap in the local housing inventory. Its unique unit mix ensures it complements rather than competes with existing affordable housing.

Project Readiness: The Plat was approved by the Denver City Council in the summer of 2025. The remaining two entitlement/permitting tasks will be run concurrently and include Site Development Plan (SDP) approval and permit approvals. Regarding permit approvals, the A&E team has 2 months remaining to finalize construction documents that incorporate recent updates to the daycare and service area. After submitting for permit, it could take approximately 4 months of review and response rounds with the city to obtain building permits. Regarding the final SDP, the submittal is expected to take 1 additional month of design and 2 months to obtain City approval. Again, this will be done concurrently with permitting. All that said, it will be 6 months at the earliest to put shovels in the ground, pending financing closing. The project will be shovel-ready before the financing closes, estimated for November 2026.

Overall Financial Feasibility and Viability: The project's diverse capital stack includes commitments from public, non-profit, and private sources. The 9% LIHTC structure is essential due to the loss of QCT status in 2026. Through a competitive process, Denver HOST has selected Montbello to receive a \$1,500,000 loan. Delwest has also committed to the project by providing a GP loan along with deferring a significant portion of the developer fee.

Experience and Track Record: Delwest is a seasoned developer and property manager with extensive experience delivering affordable housing across Metro Denver. They have a history of developing and managing townhomes and their track record includes successful partnerships with community organizations, strong property management performance, and a demonstrated commitment to long-term stewardship. The contractor, Palace Construction, has a long history of successful affordable developments. Delwest has also partnered with Daniel G. Morgan and Associates (DGMA) as their financial advisor. DGMA has been providing LIHTC consulting for almost 40 years and over 150 projects.

Project Costs: Project costs reflect the realities of building high-quality, energy-efficient housing in Denver. The inclusion of a daycare center, service room, ADA-accessible units, and robust sustainability features increases upfront costs but delivers long-term value for residents and the community. The project is designed as a fully all-electric community, aligning with Denver's long-term decarbonization strategy. By committing to an all-electric design, the development reduces long-term operating costs, improves indoor air quality, and directly supports Denver's climate-action goals for healthier, low-carbon residential communities.

Delwest received competitive bids from four qualified general contractors and is using the low bid from Palace Construction, which is a highly qualified affordable housing general contractor. Delwest compared these bids with Delwest townhomes currently under construction and concluded that the costs are reasonable and in line with market conditions. The ability to compare several competitive bids with current project contracts gives Delwest a high degree of confidence in the numbers.

Funding for the tenant improvement (TI) fit out of the daycare and flex space for adult holistic services and education is currently under consideration by the Colorado Health Foundation (CHF). These fit-out costs will continue to be included in the overall construction budget and are expected to be reimbursed through CHF funding, rather than being borne as a permanent project expense. CHF is also in discussions with a partner foundation regarding potential support for Montbello daycare operations, and Delwest intends to work with the daycare operator partners recommended by that foundation. The final design of the space will be determined in coordination with the selected daycare provider, based on their operational needs and applicable licensing requirements. Because a provider has not yet been finalized and design work has not commenced, a detailed cost estimate is not currently available. However, Delwest anticipates the TI fit-out cost will fall within the range of \$275-\$300 per square foot. Accordingly, a placeholder amount of \$500,000 has been included in the proforma budget, with a corresponding assumption of \$500,000 in CHF reimbursement.

- **HOST Gap Funding:** HOST has committed a \$1.5M 1% interest only cash flow loan.
- **Construction-to-Perm Loan:** The construction portion of the loan is underwritten at \$18 million for a 24-month term at 6.00% interest. The perm loan is underwritten at \$5.1 million with Vectra Bank, a 7.08% interest rate and a 40-year amortization.
- **Developer Contribution:** Delwest plans to contribute a Deferred Developer Fee of approximately \$1.021 million. Delwest will fill the remaining gap with a developer land loan of \$700,000. As an alternative to a developer land loan, Delwest could pursue low-interest gap financing from the CDOH.
- **The Colorado Health Foundation (CHF):** The Montbello Townhomes project is under consideration by CHF for the construction of spaces that can host service elements. These include the daycare, flex space for adult education, workshops and community gatherings, and shared office space for the Resident Services Coordinator. The current grant estimate for upfront capital improvements is \$500,000.

Site Suitability: The site's location is one of its greatest strengths. Positioned directly across from Montbello Central Park and immediately adjacent to both Montbello High School and Maxwell Elementary School, the project places families within a walkable, interconnected network of educational, recreational, and health-supportive amenities. Children can safely walk to school, participate in after-school programming, and access free medical, dental, and mental health services through the Denver Health school-based clinic, which is a critical resource for low-income families who often face barriers to consistent healthcare access.

Transit access further enhances economic mobility. Two RTD bus lines (Routes 42 and 45) are within a short 3–5-minute walk, connecting residents to the A and R light rail lines and major employment centers, including Downtown Denver, Denver International Airport, the Anschutz-Fitzsimmons Medical Campus, and the Denver Tech Center. Delwest will provide a 50% transit pass subsidy, and residents will also benefit from RTD's free Denver Connector micro transit service, which offers on-demand rides throughout Montbello and to nearby transit stations. These transportation options reduce the need for multiple cars per household, thereby lowering household costs.

4. Market Study Issues: The market study confirms strong demand for large, deeply affordable units and identifies no significant adverse conditions that would impede lease-up or long-term occupancy. The study identifies only a couple of minor considerations, none of which undermine feasibility.

Limited Walk/Transit/Bike Scores: The site is in a predominantly single-family neighborhood, resulting in lower mobility scores than Denver overall. While this is noted as a weakness, the study explicitly states this is mitigated by multiple factors, including two RTD bus routes within blocks, proximity to two light rail stations, and close access to schools, parks, a Denver Health clinic, and the Boys & Girls Club, which are the most relevant amenities to families and future residents. The analyst rated the project's location a 4 out of 5.

Limited Comparable 4-Bedroom Units: There are almost no 4-bedroom units in the PMA. More specifically, there are only 12 total units across all large multifamily properties, and none in Montbello. This makes rent comparison trickier, but it also signals extreme unmet demand. The lack of comps strengthens the argument that the project fills a critical gap.

5. Environmental Issues: Environmental assessments identified no significant hazards. Minor issues such as grading, drainage, soil preparation, and minimal trash/debris are typical of infill development and will be addressed through standard construction practices. No environmental conditions pose a risk to residents or affect the project's feasibility.

6. Cost Drivers and Cost Containment: While the project's all-electric design and enhanced sustainability features introduce higher upfront construction costs, these energy-efficient upgrades are expected to reduce long-term operating expenses and align with the development team's commitment to environmental stewardship and cost-effective property management.

Delwest is both an experienced General Contractor and a Construction Manager for 3rd-party general contractors. This diverse construction expertise will allow Delwest to carefully monitor and manage Montbello costs while overseeing the 3rd party general contractor. Further, early engagement with consistent sustainability consultants has minimized redesign costs and ensured that energy performance targets are achievable within budget.

7. Community Outreach and Support: Delwest views community engagement as an important part of the development process, and feedback from Montbello residents has shaped the project over several years. Delwest has maintained ongoing communication with former District 8 Councilman Christopher Herndon, District 8 Councilwoman Shontel Lewis, District 11 Councilwoman Stacie Gilmore, and Montbello 2020 RNO leadership, including Ms. Ann White.

In April 2023, Delwest presented early plans to the Montbello 2020 RNO, which included 30 for-sale units at 80% AMI and 30 rental units at 80–120% AMI. At a follow-up meeting in June 2024, community members requested deeper affordability. In response, Delwest revised the plan to a blended 60% AMI under the federal 4% LIHTC program and shifted the for-sale units to rental due to changing market conditions and higher interest rates.

In January 2025, Delwest met with Councilwoman Lewis to discuss the revised affordability levels. She emphasized the need for some deeply affordable 30% AMI units, which were subsequently incorporated. In February 2025, Delwest met with Councilwoman Gilmore, who encouraged the provision of supportive services for very low-income families, as well as amenities for children and teens. Shortly after, Delwest met with Ms. White, whose feedback focused on ADA accessibility and aging-in-place design. These conversations led to additional on-site amenities, including a play structure, basketball court, picnic areas, and bike facilities. Delwest provided further updates to Councilwoman Gilmore in March 2025 and presented the updated project to the Montbello 2020 RNO in April 2025.

8. Equity and Economic Mobility

Montbello Townhomes advances equity by delivering deeply affordable, family-sized homes in a neighborhood at risk of displacement. The project's location next to schools, transit, parks, and essential services reduces structural barriers that often limit opportunities for low-income families. On-site daycare supports parents' ability to maintain stable employment and helps children thrive academically and socially.

In addition, the project includes adult-focused caregiver support programming to strengthen family well-being and economic resilience, with funding under consideration by the Colorado Health Foundation and a service partnership under consideration with Hope Communities. Transportation subsidies and access to RTD's micro transit service further reduce household costs and expand access to job opportunities. Collectively, these features create a foundation for long-term stability and upward mobility for families who have historically faced limited housing options in Denver.

9% housing credit application narrative



Project Name: Mountain Vista Apartments

Project Address: 7840 West 87th Drive, Westminster, CO 80005

Mountain Vista Apartments is a unique opportunity for a proposed 52-unit new construction community, located on a vacant parcel adjacent to Nottingham Park. This site is an infill gem. Nestled in an established residential community, surrounded by mature trees while providing access to social services, transportation, recreation, and medical services, this location sets the stage for a family-oriented community. The site has an **approved** Official Development Plan from the City of Westminster and will only require administrative approvals for building permits. Our design is simple and efficient and, as a result, our costs are in line with the financing that we can provide. Our received pre-application award from DOH for gap funding, CHFA LOI for CMF, the rebates approved by Westminster City Council, along with our deferred developer fee, have 100% funded our proposed budget. If an award of tax credits is made, we are ready to proceed and rapidly deliver this housing to the community. On 1/7/26 we had our pre-application meeting with the City of Westminster, and we are ready for next steps. Our development aims to quickly deliver needed units to local 30%-50% AMI families. We have entered into a MOU with Family Tree to provide resident services. Family Tree is the vehicle to assist our future residents to achieve their future goals and provide the roadmap to move on to next steps in career, education, potential home ownership, and allow the opportunity to move forward and define equity and economic mobility.

Affordability	Letters of Support	Design/Cost Efficiency	Resident Services	Financing
49% average AMI served	Mayor Carmelia City Council support of City Fee Rebates in Executive Session	Efficient Design NGBS Gold All Electric	Onsite Part Time Resident Services by Family Tree	Pre-app Award from DOH for Gap Funding
75% of units two & three- bedrooms	Foothills Regional Housing (FRH) Authority	26 Type B Accessible Units	Walkable to Elementary, Jr & Sr High Schools	LOI from CHFA for CMF Funding
7.1% capture rate	Jefferson County Human Services/Housing, Economic, and Employment Services	Prefabricated stairs & stair cores	Nottingham Park on west border	LOI from Merchants Capital for Equity & Debt
Owner paid utilities	Pomona Jr/Sr High & Weber Elementary	Established parking to be repaved	Grocery & Transit nearby	Invite to apply for SLP partnership with FRH
Owner funded security deposits to be explored	Mountain Vista Condo HOA	Unit depths optimized for structural panelization. Minimized Kitchen and Bathroom layout variations to streamline installation	Old Town Arvada Light Rail 4.4 miles South	City of Westminster rebate of Building Permit, Park Fee & Use Tax

CHFA Guiding Principles:

In structuring this community, it was our priority to obtain the most affordable rents possible. Including 3 units at 30% AMI and the remaining units at 50% allowed the deepest affordability while also providing the financial income necessary to make the community feasible. The location is within ½ mile of bus transportation on 88th Avenue and Wadsworth. Our capture rate is 7.1% and we have identified funding sources to ensure feasibility. This community will be 100% electric and will contribute to the Renewable Energy goals. Overall, this community is consistent with a majority of CHFA's guiding principles.

Serving Families				
# of Units	Unit Type	% of Total	30% AMI	50% AMI
13	1 Bed/ 1 Bath	25%	1	12
24	2 Bed/ 2 Bath	46%	1	23
15	3 Bed/ 2 Bath	29%	1	14
52			3	49

Project Amenities: Interior amenities include on-site management by Ross-Envolve, community room, private meeting rooms, bike storage and maintenance area, quartz countertops, and stainless steel appliances. Exterior amenities include secured entrances,

balconies, adjacent to Nottingham Park, outdoor cross-fit course, BBQ/picnic space and a comfortable neighborhood environment nestled within other residential developments.

Construction Type: 2-story walk up with type V wood construction. VTAC mechanical and individual hot water heaters. The foundation system is based on a concrete shallow foundation system with an assumed average depth of 36" below grade. Roofing will be asphalt shingles with exterior mounted gutters and downspouts. Fiber Cement Siding for the building skin with stone veneer to match design standards of surrounding community. Tyvek building wrap with batt insulation on all exterior walls and roof. Sound batt insulation in demising walls and between 1st and second floor trusses. Foundation Insulation is also included in the cost estimate. The property will have operable vinyl windows and will be built to an NGBS Gold standard.

As an infill site, residents of Mountain Vista Apartments will benefit from a close proximity to transit and easy connectivity to Westminster, Denver, and much of the north Front Range. The closest bus stop is a short 4-minute walk away and provides connection to major retail destinations and downtown Denver. Within a 10-minute walk is Westminster Station which allows for rail connections to Union Station and connection to the Flatiron Flyer rapid bus transit.

Not only is Mountain Vista Apartments providing its residents with high quality housing in an ideal location, but Grand Peaks has also partnered with Family Tree to provide social services to residents. Financed through operations, Family Tree will be able to bring their suite of services to help the residents flourish. Whether it is their SafeCare program, Domestic Violence Service program, or homelessness services, Family Tree is committed to fostering resilience and success in everyone.

The project will be financed with taxable construction and permanent debt, along with CHFA CMF, 9% Federal LIHTC and Colorado AHTC equity. It will be supported by deferred developer fee, a cash flow loan from the State of Colorado DOH and fee rebates from the City of Westminster.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

Mountain Vista Apartments is not serving Persons experiencing Homelessness or Special Populations and is not located in a non-metro county.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market conditions:

The market study supports Mountain Vista Apartments as a future success, citing strong demand for 30% and 50% AMI units in the area and amenities that are similar or superior to competing comparable properties. The overall capture rate for the project is 7.1% with 3% for 30% AMI units and 9% for 50% AMI units. While there are 723 existing LIHTC units in the PMA, only 27% of those units are for 30% or 50% AMI households, with most of the available units in comparable properties being 60% AMI units. The market analyst also found that 50% AMI units have lower turnover and higher occupancy than 60% AMI units, further supporting the affordability mix chosen by Grand Peaks.

Absorption is estimated at 15 units per month, with a projected lease up time of 4 months. The vacancy rate in the stabilized surveyed properties is 7.4%, but as stated above, most of those units are at 60% AMI. Only one comparable is charging below max LIHTC rents and that property is over 40 years old, so the rents at Mountain Vista will be competitive with the surrounding area. Compared to surrounding market rents, Mountain Vista will provide about a 40% rent advantage.

Proximity to existing tax credit developments:

There are 723 existing LIHTC units in the project's PMA. Of those units, only 205 are for households between 30 and 50% AMI and over half of those units are in buildings more than 20 years old. There is one property 2 miles north, two properties 2 miles east and 2 properties 4 miles southeast. The remaining two properties are further afield, one north and one south.

Project Readiness:

Mountain Vista Apartments has already received an approved Official Development Plan. While Grand Peaks will make some revisions to that plan to improve the building plan, the timeline for building approval is accelerated. As long as the project stays within 10% of the initially approved plan, the project will go through administrative approval to get building permits, rather than a full site development process. A pre-application meeting with the City of Westminster was completed in early January 2026.

Overall financial feasibility and viability:

The \$24.3 million project has been reviewed by third-party lenders and equity providers and is deemed financially feasible. The development team has a proven track record of delivering high-quality affordable housing projects and feels confident in the cost projections and scope of work.

Experience and track record of the development and management team

Grand Peaks Housing Solutions is a new entity, formed by veterans in the affordable housing industry with an immense amount of experience. Don Simpson (Chairman) developed over 13,000 affordable homes in his time running Simpson Housing Solutions from 1986 – 2005. Lisa Sorensen (SVP) began

working with Don Simpson at Simpson Housing Solutions, and stayed with him for 5 years, from 1990-1995, before going on to work at the Denver Housing Authority for 7 years, followed by 5 more years with Cohen-Esrey Affordable Housing. Together, Don and Lisa have been consistently developing affordable housing in Colorado from the late 1980s through to Lisa's most recent project award for the Glenwood Gardens in CHFA's 2024 Round Two.

Ross Management, a division of Envolve Communities, brings nearly four decades of experience specializing in affordable, LIHTC, and mixed-income housing. Founded in 1986, Ross has managed LIHTC properties since the early years of the program and has extensive experience with Section 42. The firm has a proven track record of successful lease-ups, long-term compliance, and asset preservation, including completion of full 15-year LIHTC compliance periods with no material findings.

Project costs:

Construction cost estimates have been provided by I-Kota, an experienced multi-family general contractor. The project's development and operating budgets have been informed by a thorough estimate by I-Kota given their successful track record in constructing other LIHTC projects in the Denver metro area. Ross-Evolve with so many years of project management experience, will continue to advise the development team throughout the closing process on most any situation that may occur.

Site suitability:

Mountain Vista Apartments benefits from being tucked within an established neighborhood and being within walking distance to transportation, and schools. It is surrounded by rec centers, grocery stores, employment centers, golf courses, and swimming pools. Part of the reason that the unit mix in the project is so heavily weighted toward two- and three-bedroom units is because of the location of the site for households with children. Pomona Junior/Senior High School is almost in the Mountain Vista's backyard. A safe, quick walk across Nottingham Park will get students to school in minutes and only a few minutes further to the southwest is Weber Elementary School. It is an easy and safe distance for parents to walk their small children to school by only having to cross one major road.

3. Provide information for underwriting criteria waivers or a discretionary basis boost.

Neither underwriting criteria waivers nor a discretionary basis boost have been requested.

4. Address any issues raised by the market analyst in the market study.

The market analyst did not raise any issues in the market study.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.

No RECs were reported in the Phase I report.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment.

Mountain Vista Apartments is a true infill project, surrounded by residential areas. While infill project sites are often more expensive, the Mountain Vista land cost also includes the approved ODP. Grand Peaks has verified that the land value is appropriate through a study of comparable land sales in the area. Infill projects have limited extra space for construction and are oftentimes more costly for it. As shown on the concept plan, the project site already includes much of the future parking lot. I-Kota will utilize the pre-existing parking space to stage all construction. I-Kota will not need the HOA to provide any additional staging space. The construction team will respect the local community and keep construction contained and as minimally invasive as possible. Whether it is prefabricating stair assemblies, exploring additional panelization techniques or maximizing efficiency during the construction timeline, Grand Peaks is committed to providing a high-quality product while also utilizing I-Kota's wealth of construction experience to ensure that no stone is unturned in keeping the cost as low as possible.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).

The development team conducted early community outreach for the Mountain Vista Apartments project, including meetings with the principals of Weber Elementary School and Pomona Jr./Sr. High School, both of whom expressed support for the project and its benefit to local families. The team also met with the neighboring Mountain Vista Village Condominium Association, resulting in a constructive dialogue. The team also met with Foothills Regional Housing Authority (FRH) to review the proposed community with their team and receive feedback regarding an application for a SLP upon a LHTC award. This meeting went very well, and FRH referred the project to Jefferson County Community Development, who also liked the project and provided a letter of support (All letters of support are in Att. A). The City of Westminster Economic Development team has been especially supportive. Their team presented Mountain Vista to the City to request a rebate of fees which were approved, and the Mayor has provided a letter of support. All outreach efforts to date have been positive, and no local opposition has been received from neighboring stakeholders. Post-award, the development team will continue outreach and will schedule additional meetings with the neighboring HOA, and meet with some of the local businesses, recreation centers, churches, and other community support groups.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.

Mountain Vista Apartments promotes equity through its ideal location, surrounding itself with a wealth of opportunities for economic mobility. The project expands access to deeply affordable homes near Weber Elementary School, Pomona Jr./Sr. High School, Nottingham Park, public transit, and essential services. Proximity to the destinations that households frequent most often is vital to support housing stability and reduce displacement pressures for lower-income households. The project's location near employment centers and transit helps reduce transportation costs and connect residents to education, jobs, and community resources. The all-electric building design further supports long-term affordability by reducing utility costs and operating risk, strengthening residents' ability to achieve economic stability over time. These benefits are further accessible with the partnership from Family Tree. A contract for services and detailed description of Family Tree's expertise is included as Attachment B.

9% housing credit application narrative



Project Name: **North 90**

Project Address: **49076 County Road B, Center, Colorado 81125**

Executive Summary: North 90 is a public-private partnership between the Town of Center (Town) and Northwest Real Estate Capital Corp. (Northwest), as well as Center Housing Authority (CHA) who will participate in the ownership. It is a 30-unit multifamily housing community serving families in Center, built on land owned by the Town provided on a long-term ground lease for a de minimis amount. North 90 will serve households earning between 30% and 60% AMI with nine (9) 1-bedroom units, fifteen (15) 2-bedroom units, and six (6) 3-bedroom units. The demand for an affordable housing property in Center is significant as demonstrated by the 7.5% capture rate. Additionally, North 90 will be among the first buildings in a new development that will feature a mix of building types and affordability levels, allowing the residents in Center various housing options.

The design of North 90 has been completed with significant public input from a variety of sources, including previous iterations completed through CHFA's Small Scale Housing Technical Assistance (SHIP) program. It is a three-story elevator served building, increasing options for those needing mobility assistance. The Town and Northwest conducted two visual preference surveys (VPS), garnering public input on several architectural elements for North 90 including architectural styles, exterior materials, color palettes, and outdoor amenities. The architectural elevations for North 90 were created after the VPS showed significant support for stucco and stone with elements of natural wood. The gable roof allows the opportunity for solar panels to be added in the future. Units will have an open floor plan combining the living room and kitchens that feature ENERGY STAR certified refrigerator, stove/oven, dishwasher, garbage disposal, and microwave. North 90 will also include washers and dryers in each unit. The 2-bedroom and 3-bedroom unit sizes are slightly larger than typical for this market, providing more livable space for families to utilize; however, they are not significantly larger they would cause vacancies at other CHA properties. North 90 will also incorporate several green build features, including ENERGY STAR appliances, high-efficiency lighting controls with motion sensors in common areas, water conserving fixtures, photo-voltaic ready design, enhanced storm water management, xeriscaping and native plantings, efficient landscape irrigation with weather sensors, passive radon mitigation systems, and annual assessments for energy performance. There will also be four (4) spaces that will be electric vehicle ready. North 90 will be certified under Enterprise Green Communities by Group 14 Engineering.

As a community serving families, North 90 will have several project amenities suited for its residents. The community spaces are in the center of the building, near the elevator. The front entry will feature a welcoming entry that guides visitors and potential residents to the space. North 90 will feature a community lounge with a kitchenette, onsite leasing/management office, computer lab, fitness room, and an activity room. There will be a generous amount of outdoor space allowing for outdoor amenities like a playground/tot lot and community gardens. Having centralized community spaces will help enhance a sense of community for residents at North 90.

North 90 is ideally situated within Center. It is 6 blocks from Haskin Elementary, Skogland Middle School, and Center High School. North 90 is within 7 blocks of downtown Center that features City Hall, a post office, a grocery store, retail stores, restaurants, and art galleries. It also features the Center Park & Playground, which includes playgrounds, picnic areas, a large gazebo, and a splash pad. North 90 is also within an easy driving distance to Alamosa (29 miles southeast), allowing residents of North 90 additional opportunities for larger grocery stores, big box retail stores, and higher education opportunities.

Priorities from the QAP: Counties with populations of less than 180,000 – According to the 2024 American Community Survey, Saguache County has 6,670 residents. North 90 is not within a QCT, DDA, or SADDA.

Project Criteria for Approval:

- **Market Conditions:** There is a very strong demand for North 90 in the Primary Market Area (PMA), and the unit matrix of size and income levels will provide units that are of greatest need in the community. North 90 has a larger percentage of 1-bedroom units due to the household sizes in the PMA, with as many 30% and 40% AMI units as feasible. North 90 includes three (3) units in the 60% AMI tier to increase the number of potential residents, even though these units would be underwritten at 50% AMI to maintain competitiveness in the market. The projected capture rate for North 90 is 7.5% in the PMA.
- **Proximity to Existing Tax Credit Developments:** There are 4 LIHTC developments in Center, one (1) 9% project built in 1998 and three (3) 4% projects rehabilitated in 2018. Range View is a 32-unit LIHTC project in Saguache, 26 miles to the north, that is expected to be completed in the 3rd quarter of 2026. The Iron Horse, which received a LIHTC allocation in 2020, and Tierra Azul, which received LIHTC allocation in 2025, are in Alamosa which is 29 miles away, respectively. North 90 would be the first multifamily residential rental property built in Center in more than a decade, and the first new construction, 9% LIHTC property built in Center since 1998.
- **Project Readiness:** North 90 is ready to proceed upon an allocation of 9% tax credits and meet carryover in either late 2026 or early 2027, based on construction commencement of the infrastructure. Multifamily development is allowed on the project site, and the PUD process will approve the project site plan and building elevations designed through the VPS, which will be expedited through the Local Planning Capacity grant program administered by the Department of Local Affairs (DOLA) received by the Town. The Town also secured funding for the infrastructure through the More Housing Now (MHN) program administered by DOLA. North 90 fulfills the need to create more affordable housing through these programs in an area of Colorado that is in desperate need of new housing options. While it is possible to obtain building permits for North 90 in 2026, Center is located at 7,645 feet and the building season is limited in the latter part of the calendar year, which may delay the construction commencement for North 90. The engineering required for the infrastructure has commenced with a goal of having construction documents available for the 2026 building season.

- **Overall Financial Feasibility and Viability:** North 90 is financially feasible with an award of 9% and State Affordable Housing Tax Credits (AHTC). The proposed rural location along with the smaller unit counts and lower incomes within the PMA make the 4% tax credit option untenable. While there are limited local resources available, the Town was able to secure a \$2 million dollar grant through the MHN program and has committed to providing the \$400,000 matching grant needed to fully fund the infrastructure needed for North 90. With the proposed inclusion of CHA as a partner in North 90, the property taxes will be waived by Saguache County. In addition to the equity earned from the 9% tax credits and AHTC, North 90 will include approximately \$255,000 from the MHN grant and \$86,000 in local match to reimburse North 90 for the infrastructure improvements, as well as securing a \$400,000 deferred loan from the Rural Community Assistance Corporation and a General Partner Note of \$1.5 million. The capital stack also includes Deferred Developer Fee from Northwest. We continue to seek additional funding for North 90 through applications to various agencies and foundations, including the Colorado Health Foundation and Colorado's Division of Housing; however, we will not receive funding confirmation from these organizations until after the application deadline of February 1, 2026. Our consultants, RCH Jones and KDM Consultants, have run several iterations through their financial models and we have discussed the proposed financial stack with potential funding partners.
 - **Experience and Track Record of the Development and Management Team:** Northwest is a non-profit founded in 1999 to own, develop, and manage affordable properties to further the goal of providing affordable housing to everyone. Since then, Northwest has increased its management portfolio to 90 properties in 8 states and developed a total of 41 properties in 5 states, with another project under construction. Northwest has also been a co-developer on eight 8 projects. North 90 is a public-private partnership with the Town providing land on a long-term ground lease and CHA accepting a role as the Special Limited Partner in the ownership group. RCH Jones and KDM Consultant have also been hired as consultants and bring a wealth of knowledge in financial analysis and project management.
 - **Project Costs:** Northwest and DSI have worked closely to manage project costs recognizing there are multiple factors that make Center an expensive place to build, including the rural location, additional infrastructure requirements, climate conditions at 7,645 feet, and a design developed through public input. To help understand the current cost environment and mitigate costs, Northwest and DSI completed a thorough estimation using internal project costs as well as external data provided by third-party cost estimators and subcontractors. The estimated hard costs are also informed by Range View, a 32-unit LIHTC project currently under construction in Saguache, Colorado. Northwest, DSI, and Group 14 have communicated with the architect to understand the cost implications using the 100% SD set. Northwest has also had conversations with other Colorado contractors as part of its due diligence.
 - **Site Suitability:** The site for North 90 is well suited for a multifamily community. It is located seven blocks from downtown Saguache and offers access to jobs and services. Upon completion, North 90 will be within ½ mile of a grocery store, retail shops, restaurants, community shopping, art galleries, and public parks. It is also 6 blocks north of all three schools in Center, allowing all school-aged children an easy commute to and from classes. North 90 is also within a 35-minute drive to Alamosa, providing access to additional amenities including large grocery stores, big box retailers, and higher education institutions.
- Justification for Underwriting Criteria Waivers, Cost Basis, and/or CHFA Discretionary Boost:** North 90 will need a waiver of the Debt Service Coverage Ratio, a cost basis override, and requests the Discretionary

Basis Boost available to CHFA. North 90 uses a financial structure without hard debt, instead utilizing various funding options such as permanent debt using Capital Magnet Funds from Rural Community Assistance Corporation to fund a 55-year deferred loan paid using project cash flow. This is a vital tool as North 90 has a declining net operating income caused in part by the number of 30% AMI units, which is common for small, rural deals that do not have housing choice vouchers. In addition, the need to provide public infrastructure in the construction costs for North 90 coupled with its rural location increases material delivery and travel costs. For these reasons, North 90 will need a 1.75% Discretionary Basis Boost.

Issues Raised in the Market Study: The market study revealed a strong demand for North 90 in the PMA, even with recent projects that have added affordable housing units in the San Luis Valley, based on the low vacancy rates and presence of waiting lists at several properties. While the 1-bedroom units were smaller than the comparable units, the difference was insignificant and will not lead to problems with leasing and retention. The market study also recommended adding a 2-bedroom/2-bathroom floorplan to provide an advantage over other multifamily projects; however, this is not typical in the San Luis Valley. Additionally, North 90 has a low Walk Score, but that is typical in San Luis Valley as evidenced by the average Walk Score for Center. The market study noted a lack of public transportation with fixed routes, as Mountain Valley Transit switched to a door-to-door, on demand model in 2025.

Issues Raised in the Environmental Report and Mitigants: Please note that the Environmental Report was completed for the entirety of Phase I development, which is more than 38 acres in size. North 90 is approximately 0.967-acres within the larger parcel, as noted in the exhibit delineating both parcels. The report did not raise any issues regarding the site of North 90.

Unusual Features Driving Costs Upward and Cost Containment: The overall design and choice of materials for North 90 were completed through a Visual Preference Survey, with most of the selections fitting within the North 90's preliminary budget expectations; however, the infrastructure needs and rural location lead to higher project costs.

- **Infrastructure:** Several infrastructure items are included in the North 90 budget, as their completion will be required prior to the issuance of a Certificate of Occupancy. This includes public roadways, sidewalks, water lines, sewer lines, and landscaping buffers. Baring the responsibility of these improvements increased the overall project budget by approximately \$300,000 between the hard cost expenses and professional services, such as engineering and material testing. These costs were included in the project budget to ensure completion prior to the need for a Certificate of Occupancy; however, the costs will be reimbursed through the More Housing Now grant that was received by the Town. This grant, along with the twenty percent (20%) local match, will pay for the improvements once completed.
- **Rural Location:** Center is a rural town in the San Luis Valley with a limited number of contractors that can contribute to the construction of North 90, but the Town has requested Northwest and Diesslin Structures, Inc. (DSI), the general contractor, use as much local talent as feasible. As a result, DSI will have a competitive bidding process for subcontractors that will include a preference for companies that are located within the San Luis Valley, with a focus on Center and Saguache and Rio Grande counties. Similarly, materials will be sourced from suppliers within the same footprint. We estimate the preference for local subcontractors and suppliers will increase the hard costs by approximately three percent (3%). To help mitigate these costs, DSI will seek as many subcontractors with LIHTC experience as possible and locate a civil subcontractor with a public works license to complete both onsite and offsite construction.

Outreach to the Community, Local Opposition and/or Support for the Project: Several public meetings were held for North 90 prior to Northwest's involvement. Center was awarded the CHFA Small Scale Housing Technical Assistance program and conducted several public meetings regarding the development of the Town owned 88-acre parcel that includes the land for North 90. Since its selection as the developer of North 90, Northwest has co-hosted two "Visual Preference Surveys" with the Town to gather public input of several design aspects for North 90 as well as the 88-acre parcel. Because the planning has been ongoing for several years, any public opposition to the development has been mitigated through the public engagement and design process. Please see letters of support from the County and Mayor including with this application.

How the Proposed Development Contributes to Promoting Equity & Economic Mobility for Residents:

a. **Housing is Healthcare:** There are numerous studies showing positive health outcomes for individuals with stable housing. The Saguache County Community Health Assessment (CHA) performed in 2023 and the market study submitted with this application demonstrated an above average need for housing Center. Since that CHA was completed, there have been very few housing units added in Saguache County. Many households in Saguache County are unhoused or underhoused, including several with children. There are instances of families with children living in tents or storage sheds due to the inability to afford housing in our area. The CHA cited the fact that one in four adults worry about affording their rent and mortgage. The CHA also cited that housing issues are a major source of stress for households' mortgage and a contributor to suicide rates. Individuals without adequate housing are at higher risk of substance abuse, mental trauma, medical illness, employment challenges, incarceration, domestic violence, and child abuse. Without economic mobility through housing opportunities, individuals may be reluctant to leave a toxic relationship, living in a dangerous situation. The Market Study clearly demonstrates a need for affordable housing in Center. The lack of housing opportunities keeps local vacancy rates extremely low and precludes households from being economically mobile. New employment opportunities may not be viable if housing availability does not align with them, especially for those moving to Center. This is even more challenging for those with children, as such a transition would also need to align with the end of a child's school year. Providing housing for individuals from Center and elsewhere in the state and nation is a critical piece to the long-term growth of this community. The talents and knowledge of individuals who could establish roots in Center will not stay if there is a lack of housing opportunities.

b. **Northwest Stepping Stones and Bridge2Community:** Northwest utilizes Northwest Stepping Stones, its Resident Services Department, to create strong vibrant communities by connecting residents with resources that promote self-sufficiency, community engagement, housing stability, and economic mobility. Northwest Stepping Stones provides our property management teams with information, tools and training to engage with residents and community service providers in five outcome areas: Community Engagement, Education, Financial Empowerment, Health & Wellness, and Housing Stability. Northwest Stepping Stones offers a virtual resource and referral program called Bridge2Community (B2C), providing instant access to free and reduced-cost services and resources in local communities and online. Residents can use B2C to locate resources, apply for programs and benefits, and submit referrals directly to service providers. Staff can also use B2C to find local resources and submit referrals on behalf of residents.

Acquisition/Rehab: North 90 is a new construction project.

9% housing credit application narrative



Project Name: **Rox's Place**

Project Address: **1548 N. Ogden St. Denver CO 80218**

Executive Summary

Urban Peak's proposed project, Rox's Place, creates a clear "next step" for youth exiting Urban Peak's innovative Mothership campus. The Mothership campus bridges the gap between emergency shelter programming and long-term stable housing. Rox's Place will provide a natural next step for youth exiting The Mothership through ongoing relationship-based support services in a developmentally appropriate housing environment. Rox's place is designed specifically for youth whose brains are still developing and will build independent living skills, routines, and connections that lead to self-sufficiency.

At the heart of the proposal is an appropriate staff-to-youth ratio and a more intentional, structured continuation of services. By increasing individualized support services and a thoughtful service model, the project aims to keep youth from cycling into a fragmented system that is designed for chronically homeless adults. The project will provide youth the opportunity to grow up and strengthen their ability to meet their full potential and live self-determined and fulfilled lives. Through consistent guidance, individualized support services and access to resources that reduce barriers to health, well-being, housing stability, and opportunity youth will thrive at Rox's Place.

Rox's Place will provide long-term housing to 36 youth ages 18–24 who are experiencing homelessness. This vulnerable population informs both the project's design and service model—through accessible units, on-site care connections, and consistent case management that help youth stabilize and address specialized needs while remaining housed.

The project is centrally located in Denver and includes six ADA-accessible units, along with on-site program space and individualized support services. The building is highly walkable and transit-accessible, with 12 bus stops within ¼ mile, as well as 16 restaurants, two grocery stores, multiple employment hubs (medical, service and office sectors), and a nearby park. The studio layout is intentionally designed for youth who may have little to no prior independent living experience.

The project is intentionally designed to promote stability, safety, and dignity for youth transitioning to independent living. Trauma-informed design features such as controlled access points, clear sightlines, natural light, rounded corners, calming paint colors and materials create a safe, secure environment while avoiding an institutional feel. The scale of the building allows for consistent staff presence and relationship-based support, which is critical for youth with histories of housing instability.

One key feature of the project is an on-site medical clinic to connect youth to timely behavioral and medical health care and coordination. This integrated approach—stable housing paired with accessible health supports and ongoing expert staff engagement—will help youth stabilize and build independence. In addition to the clinic, case management space, shared community space with a communal kitchen, a food pantry and classroom will provide onsite space for all services, reducing the barriers to accessing critical services. The upper floors will be accessed through a new elevator, and the laundry facilities will be on the first floor, accessible to all tenants.

The project is targeting 35 units at **30% AMI** and 1 unit at **50% AMI**. Each unit will consist of standard amenities such as a stove, oven, hood vent, refrigerator, disposal, and air cooling and heating system. The units will be in three sizes to accommodate ADA and corner units.

1. Qualified Allocation Plan Priorities

Rox's Place will serve persons experiencing homelessness as defined in Section 5.B 5 of the QAP.

2. Criteria for Approval

- *Market Conditions:* Given the unique population served by Rox's Place, a comprehensive analysis of the Denver Market does not provide appropriate context for the demand that exists within the youth that Urban Peak serves. Rather, it should be noted that between 2017 and Q2 2025, Urban Peak provided services to 2,589 unique individuals. Annually, this translates to 304 unique individuals per year. When considering multi-year engagement, the number of individuals served annually could easily be double that number. This means Rox's Place will fill between 6% and 12% that exists within just the Urban Peak client database.
- *Proximity to Existing Tax Credit Developments:* The market study performed by KVG notes 20 existing LIHTC properties in the Primary Market Area that provide some level of supportive services for homeless households. However, it should be noted that none of these properties specifically serve homeless youth and therefore, none of the existing LIHTC properties in the PMA are truly competitive for the proposed redevelopment of Rox's Place, creating additional demand beyond the sub-10% capture rate noted in the Market Study.
- *Project Readiness:* Rox's Place is an existing building with no extraordinary entitlement requirements. The development team has been in consistent communication with the City of Denver Affordable Housing Review Team regarding the proposed redevelopment, including the addition of the proposed fourth floor, which is an approved density bonus under the current Zone District. The development team has engaged Shopworks Architecture, one of the leading architect firms in Dignified Design, to lead the intentional, community-oriented design that will be Rox's Place. Additionally, Deneuve Construction has been selected to serve as General Contractor, who has vast experience in delivering LIHTC projects on-time and on-budget. No issues have been identified or are anticipated in the completion of design and issuance of a building permit.
- *Overall Financial Feasibility:* Rox's Place is financially feasible if awarded 9% tax credits this year. The development team has worked closely with lender and investor partners to confirm the viability of operating subsidies at the development and Urban Peak is able to carry back the cost of acquisition to ensure overall project feasibility. In multiple conversations with key investment partners, the development team has confirmed the acceptance of both existing subsidies, 811 vouchers and shorter term HOST vouchers as accepted operating subsidies. Urban Peak has sufficient financial strength to act as guarantor and sole general partner on the transaction and a rich history of providing supportive services to the targeted population.
- *Experience and Track Record of the Development and Management Team:* Urban Peak is uniquely situated to create success in the redevelopment of Rox's Place. As the only non-profit organization in Denver that provides a full convergence of services for youth experiencing homelessness, Urban Peak

fully understands the barriers to housing stability in this special population and has access to resources to ensure the long-term stability and success of residents at Rox's Place. Urban Peak solicited and selected to partner with BlueLine Development (BLD). BlueLine Development, Inc. is a real estate development company dedicated to creating and sustaining affordable housing. BlueLine Development was founded in 2011 and has since secured funding and completed construction on 59 affordable developments throughout the West. BlueLine Development has further engaged RCH Jones Affordable Housing as consultant on the development, building off of a successful partnership that has led to the completion of four other LIHTC developments to date. As existing property manager, Urban Peak will ensure continuity of service for existing and future residents of Rox's Place.

- *Project Costs:* The costs submitted with this application reflect the current construction market in Denver while also accounting for projected inflationary impacts and the unique site and design elements associated with the redevelopment of the existing structure to appropriately serve Urban Peak clients. The development team and the GC, Deneuve, have been working in concert through weekly OAC meetings in order to coordinate and inform the costs. The development team has looked for opportunities to streamline processes and minimize costs at every opportunity and believe the costs, as reflected in the application, create the best possible outcome for future residents while staying conscientious of limited resources.
- *Site Suitability:* As noted in the Market Study performed by KVG, Rox's Place has a walk score of 96, with an average walk/transit/bike score of 85. This means the site is within walking or biking distance of all necessary daily life functions and amenities, which is ideal for a supportive housing setting.

3. Justification of Waivers:

Not Applicable

4. Issues Raised in the Market Study:

No specific issues were raised in the Market Study, which supports the proposed redevelopment by stating that "The renovation of the Subject, as proposed, will positively impact the neighborhood and the availability of affordable housing in Denver" (Market Study pg. 23).

5. Issues Raised in the Environmental Reports:

There are no known Environmental issues associated with the site, as evidenced by the Phase I ESA prepared by Corn and Associates. The Phase I ESA notes a historical dry cleaner that was 105 feet from the site, which does not rise to a Recognized Environmental Concern, but is noted as a Business Environmental Risk. This inclusion has been noted and no further action is necessary.

The Phase I ESA also notes that the building previously went through asbestos abatement. No further action is necessary with respect to this inclusion.

6. Unusual Features Driving Costs Upward:

Given the Comprehensive redevelopment of Rox's Place to a comprehensive supportive housing environment, there are several unique construction requirements that are driving cost within the development. However, the implementation of true Trauma Informed Design within the community would not be possible without these modifications. Please see the Cost Basis Override Letter included with this application for further detail on these necessary building modifications.

7. Description of Outreach to the Community:

On January 20, 2026 the development team held a virtual community meeting as required by the use of Colorado Affordable Housing Tax Credits. No community members were present. Additionally, Urban Peak has received strong support from the offices of Representative Diana Deggett as well as the office of Denver Mayor Mike Johnston. Letters of support have been included in this application.

8. How the Proposed Development Contributes to Promoting Equity & Economic Mobility for Residents.

Urban Peak's proposed development advances **equity and economic mobility** by pairing long-term, accessible permanent supportive housing with a youth-specific service model that removes common barriers to stability and opportunity for young people experiencing homelessness.

Promoting equity through access and inclusion. The program prioritizes youth ages 18–24 with physical, developmental, and other disabling conditions through youth specific intake assessments, placement in accessible units when needed, and individualized case management. Services for these youth are tailored to mobility and cognitive needs, with coordinated connections to specialized providers. By delivering support services on site—case management, independent living skills, mental health resources, and medication management—Urban Peak reduces structural barriers that disproportionately impact youth with disabilities, including transportation challenges, service fragmentation, and distrust of adult-oriented clinical settings.

Building economic mobility through stabilization and workforce pathways. Stable housing is the foundation, and the service model is designed to convert stability into upward mobility. Participation in services is easily accessible and highly encouraged by onsite staff, ensuring consistent engagement through regular case manager meetings, a housing stability plan, and life-skills groups. Youth build practical competencies—budgeting, communication, cooking, cleaning, and employment readiness—that directly support sustained tenancy and long-term self-sufficiency.

Urban Peak staff will work with youth to set goals and implement a plan that may include workforce development skills such as resume development, application assistance, job referrals, education and training linkages, and applied/interpersonal employment skill developments supporting both job attainment and retention. By pairing stable housing with consistent, developmentally appropriate education and employment services, the project will move youth from crisis to long-term economic independence.

Additionally, staff can provide non-clinical navigation, advocacy, and referrals for medical, behavioral health, and substance mis-use services, addressing treatment avoidance and helping youth access resources that improve stability and independent living skills.

Reducing inequities unique to youth homelessness. Most Denver-area homeless services are designed for single adults and families, leaving gaps for youth whose evolving brain development, trauma histories, and service avoidance require developmentally appropriate approaches. Urban Peak's model is intentionally youth-centered and therapeutic, recognizing the impact of interrupted education, limited work history, family trauma and unmet health needs. The project prioritizes meeting youth where they are, prioritizing youth voice, strengthening social-emotional skills, and building resilience and positive relationships.

These elements increase equity by ensuring youth with the least power and privilege can access disability-responsive support and maintain stable housing, while increasing economic mobility by building life skills, connecting youth to education and employment pathways, and reducing medical and behavioral health barriers that commonly derail progress.

Urban Peak has a consistent track record of helping youth in its affordable housing program achieve meaningful, lasting progress toward independence. In 2025: 100% of youth participating in Urban Peak's housing programs engaged with a case manager to develop individualized plans that address short and long-term goals for stability; 83% of youth exited UP housing to another safe and stable housing environment; 83% reported

positive, supportive adult, peer, and/or community connections; and 79% were working or looking for work at exit.

Urban Peak has also demonstrated impressive outcomes for youth in the recent re-imagining of its former shelter building (The Mothership). Data from the new campus (The Mothership) first year of operation shows that youth are reaching positive, permanent housing outcomes on average three times faster than the rate seen before The Mothership was operational. The Rox's Place project will build on Urban Peak's success and momentum in designing and operating trauma-informed physical spaces that play a critical role in breaking the cycle of homelessness.

9. Narrative on the Proposed Rehab Scope of Work and Relocation Plan:

- *Current Amenities and Plan to Meet Amenity Thresholds:* Upon redevelopment, Rox's Place will include all minimum amenities except for dishwashers, which is an allowed exclusion under projects with studios or one-bedroom units serving persons experiencing homelessness. Unit amenities will include stove, oven, vent hood, full-sized refrigerator, disposal and air conditioning. Additionally, the redevelopment of Rox's Place will include the installation of an elevator and laundry facilities.
- *10-Year Rule:* Rox's Place is not subject to the 10-year rule due to the last change in ownership occurring in 2013. Please see the legal opinion included with this application for confirmation.
- *Capital Expenditures over the Past Two Years:* No capital expenditures have been completed in the past two years.
- *Previous Related Party Relationships:* There have been no previous related party relationships related to Rox's Place. BlueLine Development and Urban Peak previously completed the development of Urban Peak's Mothership campus in 2024.
- *Past Local, State, or Federal Resources Invested in the Project:* Rox's Place has previously utilized City of Denver HOME Investment Partnerships funds and Federal Home Loan Bank funding. As part of the redevelopment, The City of Denver will re-align their existing restrictions upon syndication of the LIHTC structure and subordinate deed restrictions.
- *Obvious Design Flaws, Obsolescence Issues, Safety Issues & any Significant Events Leading to the Current Need for Rehabilitation:* As currently designed, Rox's Place does not provide adequate design to appropriately serve the intended population. One of the key components of Trauma Informed Design necessary for successful outcomes in a supportive housing environment is designated service delivery space for engagement between clients and case managers. There is no such space currently available at Rox's Place, which requires youth and case managers to either meet in residents' units or off-site. Neither strategy is an effective delivery model for services, which creates ongoing instability in the lives of residents. As proposed, all ground floor units will be relocated to the newly created fourth floor and the entire ground floor will be converted into community and service delivery space. The basement will also be redeveloped to include critical functions such as a bed bug room to ensure ongoing operational efficiencies at the building.

9% housing credit application narrative



Project Name: **Scott Street Apartments**

Project Address: **507 Scott Street, Salida, Colorado 81201**

Executive Summary

Northpointe Development II Corporation, Total Concept, and the City of Salida are excited to present an application for 9% Low-Income Housing Tax Credits ("LIHTC") for Scott Street Apartments (the "Project"). This new-construction multifamily development will deliver 40 age-restricted (55+) rental homes—comprised of 32 one-bedroom and 8 two-bedroom units—serving households between 30% and 80% of Area Median Income (AMI) in perpetuity (**Serving the Lowest Incomes for the Longest Duration**) along with a one-acre park. Scott Street Apartments will be the first senior tax credit development built in Chaffee County and the City of Salida.

The project is designed as a three-story, elevator-served building anchored by a covered porte-cochère that serves as both the main entry and a plaza-like transition between the building and the public park. The building utilizes slab-on-grade foundations and wood-frame construction with low-maintenance exterior materials that complement the surrounding landscape and neighborhood character. Units feature large, energy-efficient windows, Juliette balconies, in-unit washers and dryers, generous storage, carpeted bedrooms, and kitchens equipped with pantries, wood cabinetry, laminate countertops, garbage disposals, and ENERGY STAR® stainless steel appliances. The unit mix includes two-bedroom units (**Thoughtful Unit Mix Serving Diverse Senior Needs**) to meet documented local demand from seniors who require space for a spouse, caregiver, visiting family, or medical equipment - supporting long-term housing stability and reducing the likelihood of displacement as residents' needs evolve. First-floor units include patios. The project exceeds minimum accessibility requirements, incorporating additional mobility- and sensory-impaired units, oversized clearances, and design features that accommodate future adaptations.

Interior spaces are intentionally designed to promote health, engagement, and social connection, guided by Dignified Design and Universal Design principles. The ground floor includes a large, light-filled community room with kitchen and lounge areas; a fitness and mobility room supporting strength training and fall prevention; a library; piano area; reading nooks; and a multipurpose room for crafts, movies, along with educational and wellness programming; a resident workshop with space for hands-on activities such as woodworking, and space on the ground floor to store a Trishaw bike. Additional spaces include leasing and property management offices, maintenance facilities, and a flexible clinical room dedicated to drop-in services (see In-Kind Supportive Services attachment). The south-facing great room has ample natural light and flows directly into outdoor resident-exclusive amenities like sensory gardens, planting areas, cooking, and porch settings with river views. Clear sightlines, intuitive circulation, daylighting, and views are prioritized throughout the building to support wayfinding, comfort, and social interaction.

A defining feature of the project is the one-acre public park, designed as a shared community amenity with accessible walking paths, shaded seating areas, open lawns, public art, a sport court, and flexible gathering spaces that support recreation and intergenerational activity – all within the backdrop of the Collegiate Peaks and Arkansas River Valley. Native plantings and ample tree canopy create a park-like oasis, while passive stormwater swales and pervious areas reduce heat island effects and support long-term environmental resilience. The site plan encourages interaction among seniors and neighbors of all ages, helping reduce social isolation while fostering a sense of shared stewardship and belonging.

Scott Street Apartments is designed as a fully all-electric, highly energy-efficient community targeting National Green Building Standard (NGBS) Emerald certification, the highest level of performance (**Advancement of Colorado Sustainability Goals**). Sustainability features include a high-performance building envelope, energy-recovery HVAC systems, ENERGY STAR® appliances, enhanced insulation, low-flow plumbing fixtures, and water-wise landscaping. The project also includes a PV-ready roof, infrastructure for electric vehicle charging (free access for residents), and water-wise landscaping, supporting long-term durability, reduced operating costs, and minimized environmental impact.

1. Identify which, if any, of the priorities in Section 2 of the Qualified Allocation Plan (QAP) apply:

Scott Street Apartments serves a non-metro county under 180,000 people; the population of Chaffee County was 19,476 in the 2020 census.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market conditions: The proposed AMI and unit mix reflects market demand based on the results of the market study conducted in December 2025 along with the extensive community engagement process. Numerous market factors support the need for this development, including: The average vacancy rate among comparable properties is 0.00%; Several of the comparable properties have lengthy waiting lists; There are no other non-subsidized LIHTC properties restricted to seniors in the PMA; and strong aging population demographic trends, with the largest projected population growth of 30% in the 75 & over range, which indicates a growing need for senior-specific housing in the market.

Proximity to existing tax credit developments: Scott Street will be the first Senior LIHTC development in Chaffee County (**Equitable Geographic Distribution of Housing Tax Credits**). The County has not received a LIHTC award since 2020, and that award did not include any units serving households at 60% or 80% AMI—highlighting the importance of this investment in a historically underserved rural market. There are six comparable LIHTC properties within the PMA. Two of the comparable LIHTC properties are located within a five-mile radius and opened in 1999 and 2002. The remainder of the comparable LIHTC properties within the PMA are anywhere from 25 to 100 miles away from the subject site.

Project readiness: The project achieves the maximum allowable residential density within the R-3 zoning district while incorporating a one-acre public park. With an allocation of 9% LIHTC and Colorado Affordable Housing Tax Credits (AHTC), Scott Street will be Shovel Ready. The development team advanced beyond Schematic Design and received Final Site Plan approval on January 29, 2026 (**Full Entitlements**). The project team anticipates receiving the building permit and closing the financing in April 2027.

Overall financial feasibility and viability: The project is financially feasible if awarded an allocation of 9% LIHTC and State of Colorado Affordable Housing Tax Credits. In addition to the federal and state equity from US Bank, construction financing and permanent financing is being assumed from Collegiate Peaks

Bank, Impact Development Fund, Northpointe GP note, DOLA predevelopment funds, \$1 per year long term land lease by way of awarded Prop 123 land banking funds, and deferred developer fees. Northpointe, Total Concept, equity syndicators, lenders, and our tax credit consultants RCH Jones and KDM Consultants have run the current project assumptions through their tax credit financial models. This extensive up-front underwriting has shown that as proposed, there are minimal risk points. Under current assumptions, the project maintains an estimated debt coverage ratio above 1.15x through the initial compliance period using standard escalation and vacancy assumptions. Northpointe will provide the guarantees including paying off any balance of deferred developer fee at the end of compliance, which is not currently modeled. Northpointe Development and Total Concept have been in close communication with potential soft funding partners, who are interested in supporting the project post-LIHTC award. The proposed rents are achievable in the market based on third party reported achievable market rent discounts. The Operating Budget has been closely informed by Total Concept's management of Riverbend Residences in Salida along with their portfolio of properties throughout Southern Colorado. A Letter of Support from the Chaffee County Housing Authority has been received for a Special Limited Partnership.

Experience and track record of the development and management team: The partnership structure behind Scott Street Apartments intentionally aligns complementary expertise across development, operations, and coordination with community partners to ensure successful project execution (**Strong and Complementary Development Team**).

Northpointe Development II Corporation is a nationally recognized multifamily housing developer with a strong track record in affordable housing. Founded in 2011, Northpointe has received more than 45 Low-Income Housing Tax Credit (LIHTC) awards and developed over 2,200 housing units nationwide. The firm opened its Denver office in 2022 and is committed to a long-term presence in Colorado. Scott Street Apartments would represent Northpointe's second LIHTC allocation in the state, building on the team's legacy of problem-solving and effective project execution. Northpointe is particularly well positioned to serve Colorado's rural communities, taking on complex developments to deliver high-quality, durable affordable housing for residents most in need. Northpointe will serve as the lead developer and guarantor for Scott Street Apartments, working with established partners through the closing process. Total Concept will serve as co-developer and management agent for the Project, led by Executive Director Steven Cordova. Total Concept will collaborate with Northpointe throughout the development process and take the lead on coordinating the network of community partners engaged in the project. Steven recently completed his term on the CHFA board. Total Concept brings extensive affordable housing management experience, including existing communities in Chaffee County.

To help facilitate Scott Street Apartments, Northpointe has assembled a strong team of local experts, including Shopworks Architecture and Deneuve Construction. Shopworks is a national leader on Dignified Design and has completed extensive research around the design of age-restricted communities. Deneuve has been in operation for ~50 years and is recognized as one of Colorado's preeminent affordable housing builders, especially in rural mountain communities. Northpointe has also engaged Ryan Hibbard Jones (RCH Jones Consulting) and KDMC, LLC to provide strategic direction and financial advisory services to the project. Ryan Jones has 20+ years of experience in the affordable housing industry having managed the development of various affordable housing communities across the US, particularly in Colorado.

Project costs: Project costs have been extensively vetted with the design and construction teams and Deneuve is confident with the construction budget provided, in anticipation of an early 2027 start date. Contingencies have been budgeted to capture any unanticipated escalations.

Site suitability: Scott Street is envisioned as a dynamic, multi-generational asset for Salida and Chaffee County. The site is ideally located between Salida’s downtown amenities and the region’s natural assets, including trail networks and the Arkansas River Valley. The site is located in a portion of Salida that has seen substantial recent public and private investment, offering proximity to new neighborhood-serving amenities such as breakfast restaurants, coffee shops, and bakeries, and is directly adjacent to newly constructed single-family homes, townhomes, and multifamily residences. The City of Salida has demonstrated exceptional commitment to this location by acquiring the site using Proposition 123 Land Banking funds and advancing the project through rezoning approvals, fee waivers, land contributions, and infrastructure investments, materially reducing development barriers and positioning the project as shovel-ready and strongly supported at the local level. The site is also within a one-mile drive of the Upper Arkansas Area Agency on Aging’s new Salida location, where residents can access congregate meals, grief counseling, mental health support, and a variety of additional services specifically designed to support seniors aging in place. The site’s configuration allows for a low-density, elevator-served senior community that supports accessible design, aging in place, and high-quality outdoor and shared spaces, and the vacant parcel is free of Recognized Environmental Conditions, wetlands, or other physical constraints that could inhibit development. Together, these characteristics place the project within an active, connected neighborhood that supports daily needs, social connection, and long-term independence for older adults.

3. Justification for a CHFA waiver or Discretionary DDA basis boost of up to 30% of eligible basis

The site is not located in a QCT or DDA, therefore we are requesting a 3.24% CHFA discretionary basis boost and a cost basis override. As noted in items 6 below, there are several unusual and site-specific features that increase project costs. The requested basis boost would function as gap financing to ensure the project remains financially feasible while preserving these critical design and program elements.

4. Address any issues raised by the market analyst in the market study.

The market study analyst recommends no changes to the project as proposed. There is a note that Scott Street’s 2BD/1BA units offer fewer bathrooms than some comparables, however, most comparables similarly offer 2BD/1BA. It is also important to note that only 8 of the 40 units will be 2BD/1BA. Given the aging population demographics in the market and the extensive waitlists at several of the comps, we believe there will be sufficient demand to absorb the project.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.

A REC/VEC was identified in the Phase I based on a potential release from a site upgradient. To mitigate any potential concerns, the Phase I recommends implementing a Materials Management Plan and including a vapor barrier during site development. An MMP is included in the Application and the vapor barrier cost is included in the development budget.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment.

Several unusual features are driving project costs upward, including the inclusion of a one-acre park with extensive landscaping and a large playground structure, which exceeds typical open-space requirements. Additional upward cost pressures come from upgraded building systems such as the central air-sourced heat pump water heater, as well as site-specific challenges related to riverbed cobble, stormwater

infrastructure, and enhanced exterior siding. Scope elements such as Juliette balconies and multiple steel canopy structures also add cost but support accessibility, comfort, and resident quality of life. The following attributes support cost containment: Deeply discounted long-term ground lease from the City of Salida; The highly energy efficient building will be cost effective to operate long term; efficient PTAC HVAC systems; a thoughtfully scaled park design; on-site stormwater management; durable yet economical exterior and window selections; long-lasting interior finishes; and consolidated amenity spaces that reduce construction complexity, upfront costs, and long-term maintenance.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).

Since 2023, the City of Salida has demonstrated sustained leadership, playing a central role in bringing Scott Street from concept through implementation. Salida was the first municipality in Colorado to opt into Proposition 123, committing to deliver at least 32 affordable housing units—a benchmark that the project will exceed upon completion. To support this commitment, the City launched a Priority Process for affordable housing, secured a Local Planning Capacity Grant to fund a dedicated housing position, and acquired the project site using Proposition 123 Land Banking Funds, guiding the development through early planning and entitlement. The City provided additional support to the project by contributing Affordable Housing Fund dollars to acquire land for the one-acre public park, approving rezoning to allow multifamily residential use, waiving more than \$60,000 in development fees, and dedicating significant additional funding for off-site infrastructure improvements - representing a local investment around the site exceeding \$400,000 to date. The City of Salida selected Northpointe Development and Total Concept as their development partners through a competitive Request for Proposals. Together, these actions reflect a clear, long-term, and proactive commitment by the City of Salida to delivering affordable housing and ensuring older adults can remain rooted in the community as they age.

Once selected, the development team undertook an community engagement and collaborative design process (See Trauma-Informed Design Assessment slipsheet), resulting in a project that is deeply responsive to local needs/priorities. Community support is substantial, as evidenced by 20+ Letters of Support, reflecting alignment among service providers, healthcare partners, and community stakeholders. The City of Salida's letter of support confirms a financial commitment of over \$1,500,000. The project's partnerships ensure strong **access to transportation and essential services**. Mountain Valley Transit has committed to offering residents free, on-demand transportation Monday through Friday. This service improves access to daily needs and essential healthcare—including specialty services in Colorado Springs, Denver, Pueblo, and the Vail Valley—and is a critical component of the project's aging-in-place strategy.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.

Scott Street advances equity and economic mobility by expanding access to high-quality, community-integrated housing for seniors earning 30%–80% of Area Median Income in a community with limited options for older adults. Permanent affordability allows residents—many on fixed or limited incomes—to remain in Salida near established social, healthcare, and support networks, reducing displacement pressures. The inclusion of a one-acre publicly accessible park strengthens equity by creating a shared, intergenerational community asset. By lowering housing cost burden and improving access to transportation, neighborhood amenities, and coordinated services, Scott Street promotes long-term stability, independence, and dignity for seniors aging in place.

9% housing tax credit application narrative



Project Name: Silver Key Apartments at North Weber

Project Address: 2126 N Weber Street, Colorado Springs, CO 80907

Executive Summary: Silver Key Senior Services, Inc., an established nonprofit and the largest provider of senior services in El Paso County, serving over 10,000 older adults annually, proposes a new affordable senior housing community, Silver Key Apartments at North Weber (the “Project”). The Project will add 49 affordable senior units, expanding Silver Key’s existing portfolio of 137 units across two communities. The Project is designed as a long-term housing solution integrating affordable housing with coordinated supportive services to improve housing stability, promote aging in place and independence, and reduce premature institutionalization.

Silver Key will provide a part-time on-site service coordinator with a defined caseload and scheduled weekly presence to deliver structured service coordination and referrals that support housing stability and aging in place. The position will be funded through the Project’s operating budget and will connect residents to the full array of services offered by Silver Key. Some services will be delivered on-site, while others will be offered at Silver Key’s headquarters via shuttle or through community resources. The shuttle service will also transport residents to local errands and medical appointments, and a Connections Café will serve meals in the Project’s community room five days a week. Silver Key’s goal is to keep residents healthy, well, and housed independently. This housing-plus-services model promotes long-term housing stability, supports aging in place, and reduces the risk of premature institutionalization.

Located on 1.22 acres of vacant land in the Old North End neighborhood of Colorado Springs, the Project will serve residents age 62 and older earning between 30% and 60% of AMI, with an average AMI of 52.65%. The proposed density is allowable under the current OR Zone. The unit mix will consist of (47) 1-bedroom units and (2) two 2-bedroom units. The affordability mix will consist of five units at 30% AMI; 21 units at 50% AMI; 23 units at 60% AMI, with all 60% AMI units underwritten at 55% AMI. The site is not located in a QCT, DDA or SADDA. Silver Key has selected MGL Partners (MGL), as Turn-Key Developer following MGL’s successful delivery and stabilization of Silver Key Apartments at South Murray.

The single building is efficiently designed with stacked units and complement the historic Old North End neighborhood using stucco, brick and fiber-cement siding. The three-story building will be electric-ready, with gas-fired individual water heaters designed for future electrification and electric VTAC units for heating and cooling. Construction systems include a post-tensioned concrete foundation, wood framing and flat roof system with TPO roofing. The building will be served by two elevators and comply with the 2020 National Green Building Standard (NGBS) Silver level at a minimum. The landscape design will be drought resistant and require minimal water. A bus stop on the property provides immediate access to public transit. The Project will offer 33 surface parking spaces, including 11 accessible spaces, with 18 EV-ready spaces (including two EV-installed spaces), as well as 15 striped on-street parking spaces, for a total of 48 spaces. To encourage bicycle use along nearby Shook’s Run, the Project will include 18 on-site bike storage spaces.

Interior amenities will include a reception area, flexible community room with a warming kitchen, and seating for the Connections Café, sunroom, fitness room, on-site property management, maintenance and service provider offices, and trash chutes. Exterior amenities will include a covered porte-cochere, community garden with gazebo, third-floor outdoor terrace with views of Pikes Peak, and street-side patio with tables and chairs. Unit amenities will include low flow plumbing fixtures, window coverings, and laminate plank flooring throughout. Kitchens will feature pantry storage, wood cabinets, laminate countertops, stove/oven, garbage disposal and Energy-Star rated appliances, including refrigerator, dishwasher, microwave, and stacked washer/dryer. The Project will provide six mobility-accessible units and four sensory-accessible units, exceeding minimum accessibility requirements by 100%. The building will incorporate controlled access and security cameras and will be designed using Trauma-Informed Design principles and the AARP Home Fit Guide to support aging in place.

The total estimated Project cost is \$21,807,532 (\$445,051 per unit) and will be financed through a combination of \$13,749,675 in federal tax credit equity (\$0.81); \$500,000 of state tax credit equity (\$0.70); \$2,350,000 mortgage; a \$500,000 subordinate loan from El Paso County; \$1,862,000 of Division of Housing funding; \$250,000 of Silver Key Foundation funding, \$600,000 of City of Colorado

Springs HOME funds, \$40,000 from the Colorado Energy Office Charge Ahead program; and \$355,857 of deferred developer fee (12.82%), repaid in Year 15.

Key Reasons Silver Key Apartments at North Weber Advances CHFA's 9 Percent Allocation Objectives:

- **High Level of Local Support and Investment:** The City of Colorado Springs will provide \$600,000 in HOME funding, fee waivers, city sales and use tax rebate and a Rapid Response Certification, expediting the Project's entitlement process. El Paso County will provide \$500,000 in low-cost subordinate debt. The Project has received over 19 letters of support from local non-profits, government officials, and businesses. Through a robust community engagement process, Silver Key has also received support from local neighbors.
- **Infill Location in Central Colorado Springs:** Located within a historic neighborhood, the Project offers immediate access to public transit, existing roadways, alleys, and utility infrastructure, with a bus stop located on the property. Residents can access the #19 bus and reach the downtown Metro Transit Center in under 15 minutes. The site provides walkability access to healthcare, grocery, pharmacy, retail, restaurants, recreation, and Shook's Run, a large multimodal trail system. The site is less than two miles north of downtown Colorado Springs providing access to jobs, services, cultural amenities, and events. The infill location supports efficient use of public resources and existing infrastructure, consistent with CHFA's guiding principles.
- **Positive Neighborhood Impact:** This site has been vacant since 2011, attracting homeless encampments and becoming a neighborhood eyesore. The introduction of an appropriately scaled building architecturally that complements the historic character of the neighborhood will increase safety, add value to the surrounding area, and provide safe, affordable homes for seniors in a central neighborhood lacking new affordable multifamily options.
- **Serving Unmet Affordable Housing Needs in the Primary Market Area (PMA):** There are only 434 existing and planned affordable senior units in the PMA and 2,074 qualifying households at the Project's proposed AMI levels. The Project's total capture rate is 20.9%, a moderate increase from 14.8%. There is no market rate or LIHTC senior multifamily comparables within 1.37 miles of the site, and the closest LIHTC community is 2.77 miles away.
- **Deeply Discounted Land Basis:** The property was appraised at \$1,310,000 as of July 2025 and sold to Silver Key in September 2025 for \$350,000 due to the organization's 40-year commitment to long-term affordable housing solutions for older adults in the Pikes Peak region. Silver Key owns the land free and clear. The discounted land basis significantly enhances financial feasibility and maximizes the impact of tax credit equity.
- **Time Sensitivity:** The Purchase Agreement provides that if construction of affordable housing for low-income seniors does not commence within 36 months of closing (**September 5, 2028**), the seller may repurchase the property for 110% of the Purchase Price. This provision reflects the seller's desire to preserve their legacy in the neighborhood.
- **Premier Sponsor:** Silver Key is the leading senior service provider in Colorado Springs and El Paso County. celebrating 56 years of service. The organization employs 80 staff, is supported by more than 400 volunteers, and serves over 10,000 seniors annually through a comprehensive service array. Silver Key has extensive experience in administering federal, state, and local funds, including housing-related programs, and as a Medicaid provider has demonstrated capacity to deliver allowable supportive services in compliance with applicable guidelines.
- **Robust Service Package:** Services are organized around housing stability, health and wellness, and social connection. Residents will access services through on-site programming and transportation to Silver Key's headquarters. Services include health and wellness, behavioral health services, companionship, case management, transportation, nutrition services, resource navigation, food pantry access, Volunteer Impact Program, Friends Thrift Store, home safety modifications, benefits navigation, Connections Café, and advanced care planning. Silver Key has a long history of supporting individuals with acute resource needs, including budget assistance, emergency rental and utility assistance, and home modification services.
- **Focus on Aging in Place:** Aging in place promotes emotional well-being, mobility, and cognitive and physical health. Independent research evaluating Silver Key's service model demonstrates that coordinated supportive services are associated with reduced emergency service utilization and delayed entry into higher levels of care. The Project incorporates building features designed to support seniors in aging safely and independently and will exceed required accessibility standards. Supplemental information is attached.

For the past 56 years, Silver Key's mission has been to support a healthy quality of life for seniors, allowing them to age safely with dignity and independence. Silver Key believes that providing affordable quality senior housing is a critical component of its mission and has incorporated housing as a service pillar to expand community housing resources and options. To expand their housing offerings, Silver Key proposes to develop 49 units at Silver Key Apartments at North Weber as their second LIHTC development. Silver Key has gained significant housing experience through governance and staff leadership of Silver Key Apartments at North

Hancock since the 1980s and through financing, constructing, leasing, and operating its first 50-unit senior LIHTC community, Silver Key Apartments at South Murray. Additionally, Silver Key provides housing support services to senior clients through Housing Navigators, utilities and rent assistance, a home modification partnership, and transportation and meals throughout the region.

As the largest provider of senior services in El Paso County and the Meals on Wheels program for the region, Silver Key is acutely aware of the lack of affordable, independent living options for these populations in Colorado Springs and greater El Paso County. According to the 2025 Colorado Springs and El Paso County Regional Housing Needs Assessment, the city has a current shortfall of 27,000 housing units, including 11,775 rental units, with the greatest need in the low, very low, and extremely low AMI bands. Over the next 10 years, El Paso County is expected to grow by 16.6%, with a projected need for 60,034 additional units. The second fastest-growing population is adults age 65 and older. The report states that approximately two-thirds of senior renters spend more than 30% of their income on housing and are considered cost-burdened.

To address their shortfall of units and address the extreme need for more affordable housing options for seniors, the City of Colorado Springs proposes the following Housing Solutions in their 2024-2028 Strategic Plan: “Foster diverse development and enhance neighborhood character to support household and neighborhood vitality” and “Identify and secure funding for housing incentives, programs, and resources to support housing attainability.” The proposed Project uniquely meets each solution by developing affordable multifamily housing at an appropriate size and scale for a historic neighborhood fostering diverse development and supporting neighborhood vitality. Additionally, the Project leverages local, regional, statewide, and federal funding sources to create affordable housing options.

1. Identify which, if any, of the priorities in Section 2 of the QAP:

Aging is closely linked to increased disability; the American Psychological Association reports that 24% of adults aged 65-75, and 46% of adults aged 75 report having at least one disability. While the Project will not claim points for serving a Special Population, it is intentionally designed and programmed to allow seniors to remain independent as they experience mobility, intellectual, and physical changes over time. More information about how the Project will meet the needs of disabled seniors is in the supplemental information.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

Market conditions: Colorado Springs’s recent Housing Needs Assessment recognizes affordable senior housing as one of its highest needs. Within the Project’s PMA, there are 32.9% senior renter households with a population that has grown by 11% from 2020 to 2025 and is expected to grow by another 12% by 2030. There is an extremely low supply of comparable age-restricted LIHTC units in the PMA (only 515 units, but only 306 units that will compete with the proposed project) to satisfy the growing demand. Due to the Project’s superior location in a central, established neighborhood of the city, there are no market rate or LIHTC senior multifamily comparables within over a mile of the site, giving the Project a distinct advantage while leasing.

The Project’s rents will be 26–30% below market rents, offering strong value to residents. The market analyst notes the 60% AMI rents (underwritten at 55% AMI) would be achievable at maximum LIHTC rents. The Project will have all owner-paid utilities, which underestimates the rent differential between the Project and the surveyed market-rate rents. The Project would have to capture a total of 20.9% of the income- and size- qualified older adult (62+) renter households in the PMA to attain full occupancy, a marginal increase from the existing rate of 14.8%. Capture rates at each AMI band are as follows: 9% at 30% AMI; 23.1% at 50% AMI; 14.5% at 60% AMI. The market analyst anticipates that most of the demand will be generated from the PMA; as such, no in-migration percentage was utilized.

The Project is an ideal setting for senior housing and will be easy to market; it’s immediately surrounded by single family homes, moderately trafficked streets and retail, and located within two blocks of amenities such as healthcare, retail, grocery, pharmacy, restaurants and recreation. The building will also offer free parking and immediate access to public transit. While its unit sizes are similar or smaller than average, they have efficient layouts, and all have access to the thoughtfully designed indoor and outdoor community spaces. The Project is well positioned for lease-up due to its surrounding single-family neighborhoods: the average vacancy rate of the comparable LIHTC properties is 0.9% and Silver Key maintains a waitlist of over 410 applicants indicating significant pent-up demand. The market analyst estimates the Project’s units will be absorbed into the market within 2-3 months; Silver Key Apartments at South Murray was fully leased in 3 months.

The Project will compete with The Village at Homewood Point Phase II, an 83-unit senior LIHTC development under construction at 903 E. Colorado Avenue, 2.3 miles southeast of the Project and delivering in fall 2026. However, the 83 units will be leased well before the Project enters the market in 2028. According to CHFA’s 2026 9% LOIs, the only other LIHTC project proposed in the PMA

is The Commons II at 3765 Marion Drive, which would add 42 non-competitive LIHTC units for the homeless population. The Project will offer units from 30%-60% AMI and will not compete with units delivered for the homeless population.

Proximity to existing tax credit developments: There are only seven existing income-restricted/tax credit senior apartment properties in the PMA totaling 515 units. 100 of those units have a Section 8 contract and 13 have VASH vouchers. The market analyst comments that **the Project will only directly compete with 306 existing units**. The closest comparable is 1.37 miles from the site and is a market rate project while the **closest LIHTC comparable is 2.77 miles away**. Apart from Silver Key Apartments at South Murray, all comparable LIHTC developments were delivered more than 12 years ago. The average surveyed Class B senior LIHTC developments in the PMA were 0.9% vacant.

Project readiness: All major development milestones have been achieved or are complete. The site is zoned OR. The City Planning Commission unanimously approved the conditional use and development standard adjustment to allow the proposed density and site plan on January 14, 2026. The remaining entitlement process is administrative. Silver Key purchased the property in September 2025 and owns it free-and-clear. If awarded tax credits, the Project will be prepared to commence construction by April 2027. All utilities are provided to the site. The Project was accepted into the City's Rapid Response program, placing it on the top of the queue for all submissions throughout the entitlement process.

Overall financial feasibility and viability: Silver Key is in good standing with the IRS as a 501(c)3 and is financially stable. By proposing a small building and leveraging significant soft funding, Silver Key minimized its request for tax credit equity while continuing to serve very low-income seniors. The Project has conservatively underwritten all 60% AMI rents at 55% and has a starting Debt Coverage Ratio of 1.19 maintaining a 1.18-1.20 DCR over the 15-year compliance period. The Project is deferring the maximum amount of developer fee that can be paid back within 15 years. The underwriting assumptions reflect a conservative and risk-mitigated financial structure.

Experience and track record of the development and management team: Silver Key hired MGL Partners as their Turnkey Developer to complete the Tax Credit application process and, if funded, ultimately develop the Project. MGL is a seasoned and trusted affordable, workforce, and market-rate rental housing developer in the state of Colorado. MGL has entitled, developed and acquired over \$1 billion (cost basis) of multifamily rental buildings throughout Colorado and other select markets. Over the past ten years, MGL has successfully developed and renovated senior housing, both market-rate and affordable. MGL has completed ten recent senior projects, including Silver Key Apartments at South Murray, for a total of over 950 units and 50 senior units under construction. MGL is providing its expertise and support to Silver Key on its second new construction LIHTC development.

In addition to MGL, the development team consists of Way Architects, a local Colorado Springs design firm with significant LIHTC experience, B.C. Builders, a trusted LIHTC general contractor in the Colorado market, NES and JPS Engineering, a Colorado Springs-based civil engineering company with significant multifamily experience in the region. Given the success of leasing and managing their first LIHTC community, Silver Key has chosen Silva Management Partners to manage the building. SMP has a proven track record of timely marketing and leasing affordable housing units and working effectively with senior populations.

Project costs: According to CHFA, the average per-unit cost of developing an affordable housing unit in Colorado has risen to approximately \$497,900 in 2025. This project is significantly below that average at \$445,051 per unit. At 49 units, the Project is considered a small development, allowing tax credits to be distributed across more communities and prevents the concentration of affordable units in a few large projects. The Project leverages the tax credits further by taking advantage of CDOH's HDG funding, City of Colorado Springs HOME funds, Silver Key foundation funding, a low land basis and El Paso County funding. Additionally, the City of Colorado Springs offers fee rebates, expedited permitting, and sales and use tax refunds for affordable housing development.

Site suitability: The site is in central Colorado Springs with a Walkscore of 77 which is 41% higher than the Colorado Springs average. The site offers exceptional access to healthcare, a large shopping center anchored by a Safeway grocery store and pharmacy, restaurants, retail, a large public park, and a robust recreational trail system within walking distance of the site. The Transit Score is 31 with a bus stop located on the site providing tremendous access to the public transit system and downtown Colorado Springs. The site has an exceptional Bike Score of 95 where City of Colorado Springs' average is only 45. Silver Key's headquarters is located less than five and a half miles from the Project. Silver Key has historically supported resident transportation access in the Old North End and forecasts expanded access to the community and residents because of this Project. The site is vacant, flat and without any floodplain or wetland issues. All utilities are provided to the site. The Project maximizes the density of the site given the parking constraints without building structured parking, which would render the Project financially infeasible.

- 3. Describe any requests to waive underwriting criteria (if requesting).** The Project will not be requesting any waivers to underwriting criteria.

4. Address any issues raised by the market analyst in the market study. The market analyst did not raise any issues or note any weaknesses. They rate the project as a 5/5 in 7 out of 8 categories and a 4/5 only on unit sizes which are marginally smaller competitive units.

5. Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated. The environmental report did not have any findings.

6. Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment. The city has offered the Project \$600,000 of Federal HOME funding (the only source of Federal funding in the Project) which will trigger Build America, Buy America (BABA). The Project is holding a contingency of \$70,000 for a BABA consultant and \$316,380 for a materials premium. Silver Key is actively speaking with several state and local foundations and initiating a neighborhood supported capital campaign to raise local funding to replace the Federal funding and remove the added costs of BABA. Nationally, the combination of tariffs, supply chain instability, ongoing inflationary pressures, and labor constraints is significantly contributing to rising construction costs. At a local level, El Paso County rents and incomes are significantly lower than the other large Metropolitan Statistical Areas along the front range in Colorado the delta ranging from \$310 - \$372 on 1- and 2-bedroom 60% AMI rents. To offset these higher costs/lower rents, MGL is taking every measure to control design costs while still providing an efficient, high-quality development. MGL utilizes a site that is vacant without any environmental issues; a building design that is efficient with stacked unit types and small to average designed units for the population served; surface parking and above ground water detention; and an infill site with utilities immediately available.

7. Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support). Silver Key hosted a well-attended community meeting in December 2025. Most neighbors were generally appreciative of the additional information about the Project and Silver Key as an organization and generally felt their concerns were addressed. A small-group meeting was held to engage with Old North End Neighborhood Association (ONEN) representatives on December 16, 2025. Silver Key is committed to providing meaningful feedback to ONEN and the surrounding neighbors throughout the design, entitlement and construction process. Through the conditional use and development standard adjustment request to the City Planning Commission, the city received a handful of comments in support and opposition. The presentation at the Planning Commission largely assuaged any neighborhood concerns and the Project received unanimous support from the Planning Commission. The project has enthusiastic local financial support from the City of Colorado Springs and El Paso County.

8. Describe how the proposed development contributes to promoting equity as well as economic mobility for residents. Silver Key Apartments at North Weber will deliver 49 affordable homes to seniors in a centrally located, amenity, and transit rich neighborhood that currently has very few affordable home options for seniors. The housing will be accompanied by thoughtful community amenities and a robust array of services. These attributes promote equity by providing housing options for elderly people with lower incomes in a location and situation that will allow them to age in place and remain independent. The alternatives to aging in place are costly. According to research conducted by Paying for Senior Care, the average cost of assisted living in Colorado Springs is \$4,875 a month (or \$58,500 a year). The average cost of a skilled nursing facility is even higher at \$256 a day or \$93,440 a year. In addition to the economic benefits of living independently, the Project also promotes economic mobility for residents by supporting transit independence for residents who still need to maintain employment by providing free parking for residents who need a vehicle to access their employment and easy access to bus transit to jobs in downtown Colorado Springs and the surrounding area.

9. For acquisition/rehab or rehab projects: Not applicable. This is a new construction project.

9% housing credit application narrative



Project Name: Stables II Senior Housing

Project Address: 10850 East Exposition Avenue, Aurora, CO 80012

Groveswood Community Development (“GCD”, formerly Community Housing Development Association) is developing the former Aurora Horse Stables as a two-phase intergenerational affordable housing community. Phase I, currently under construction, consists of 85 family units. Stables II Senior Housing (the “Project”), the second phase, will be 52 units for seniors age 62+. The Project’s 2.221-acre site is located at 10850 E. Exposition Avenue, just east of S. Havana Street in Aurora, in census tract 801, a Qualified Census Tract (QCT). The Project will be comprised of 46 one-bedroom units and 6 two-bedroom units and will offer 6 units at 30% AMI, 26 units at 50% AMI, and 20 units at 60% AMI. Consistent with GCD’s mission, the 60% AMI units have a 5% discount to max LIHTC rents.

An award of credits in this round allows the construction team to seamlessly transition from Phase I into the Project. Phase I is on track to complete construction in April 2027 and the Project, if awarded, intends to close and start construction at that time. Advancing the Project immediately following Phase I, provides significant construction synergies, including finishing shared site infrastructure without rework, minimizing remobilization costs, and providing continuity of subcontractor labor and material procurement. This timing also reduces schedule risk and limits prolonged noise and disruption to Phase I residents and the surrounding community. Delivering the Project without delay is essential to realizing the vision of a cohesive, multi-generational campus that supports aging in place with dignity while allowing families to remain physically connected to family members living at the Phase I family development.

The site is in an underserved area of Aurora, desirable for modest-income households. It is within walking distance of Aurora’s 57-acre Exposition Park and Recreation Center, with adjacent access to the Highline Canal Trail system. The site’s proximity to S. Havana, one half block to the west, provides excellent access to public transportation, nearby grocery stores and other retail facilities, senior resources, and medical services. There is a bus stop located 0.3 miles away on Havana Street. The Light Rail R-Line, accessible three miles away at E. Alameda Ave. and I-225, provides additional public transportation to the metro Denver area. The Project is two miles from Aurora Center for Active Adults (see Exhibit #1) with relevant program and service offerings for future residents. GCD’s Sapling Grove Apartments, two miles to the south, includes a Community Resource Center that will offer health, education, and community building resources and programs for residents and the broader community, including Project residents. Services will be provided by various community service providers and GCD staff.

GCD will offer robust programs and services informed through community engagement, ongoing resident input, and demonstrated need. A report detailing GCD’s community engagement efforts pertinent to its nearby Sapling Grove Apartments Community Resource Center is included as Exhibit #2. This report is highly relevant to the Project as it encompasses prospective community resource providers as well as future residents for both projects which are fewer than two miles apart. Services and program staff will be supported through the Project’s operating budget and GCD fundraising.

The Aurora Horse Stables, a historic horse boarding and training facility, was established on the site in 1947. It remained under the ownership of the same family until GCD’s acquisition in August 2023. Prior to sale, the site’s prior owners received several competitive purchase offers from market rate developers. However, they chose GCD to purchase the site due to GCD’s proposed

use for affordable housing, and intent to preserve and nurture community and the healing attributes of nature that had historically existed there. Project design, including activity and gathering spaces, community gardens, walking trails, and indoor community spaces will intentionally pay tribute to the legacy of the historic use of the site. Exhibit #3 provides site photographs and a link to a video capturing the history of the site.

The vision of The Stables is to create an inclusive, intergenerational campus where individuals, families, and seniors – including those with disabilities and special needs – find a home that nurtures a sense of belonging, community, and access to the amenities and resources needed to achieve their best quality of life. The 4.79-acre (total site acreage of Phase I and the Project) urban infill site is in the Rangeview Neighborhood of Aurora. The site size, level topography, and distinctly rural feel provide a unique opportunity to create quality housing with resident amenities promoting active engagement with nature and outdoor spaces. The site was successfully rezoned from R1 agricultural to R4 high-density residential zoning in June 2024. The R-4 zoning allows for considerably more density than can be feasibly developed as affordable housing.

The Project will balance the highest achievable number of housing units while still providing an elevated quality of living through the provision of robust senior targeted outdoor amenities and indoor spaces conducive to community connection and effective resident service delivery. The Project is a 4-story building of V-A construction utilizing wood-framing and concrete grade beams with a level 1 post-tensioned concrete foundation. The building will feature two large, activated, and daylit exit stairs and two elevators, plus pockets of daylight designed to break up long corridors. The building will incorporate a mix of gabled roof trusses as well as sloping top chord roof trusses to place mechanical units on the roof while maintaining elevated design attributes. Natural materials and architectural nods to the site's history as a former horse stable are featured in the design. The proportions of material and gabled roof forms will mimic the original stable structure with lap siding and brick materials, rendering a warm and natural façade. Ground floor amenity is designed utilizing glulam framing to allow for openness, site lines, and easy navigation.

Trauma-Informed Design (TID) – now Dignified Design - will feature prominently throughout the Project. Prior to project design, a TID assessment was completed in 2024 and updated in 2025 to focus on senior needs. The TID assessment surveyed the broader community as well as current GCD residents, program partners, members of the disability community, property management, and GCD staff. Building and site design, materials, etc. will incorporate feedback collected through the TID process. The TID report is included as Exhibit #4.

Consistent with GCD's other developments, the Project will provide modern, energy-efficient, forward-looking living spaces, encouraging healthy lifestyle activities and community building. The Project will meet NGBS Silver sustainability criteria and be all-electric. Biophilic design will be incorporated into indoor spaces, utilizing natural elements like plants, sunlight, water, natural materials, and patterns, aiming to improve the well-being of residents. Units will have a full kitchen with Energy Star appliances and kitchen island or peninsula, side-by-side in-unit washer/dryer, step-in showers, ceiling fan, walk-in closet in larger units, coat closet, extra bathroom storage, window coverings, and cable and internet connections. The Project will include indoor and outdoor amenities such as a dedicated property manager and on-site property management team, a separate office and flex room for resident programs and services, an open mail and library area, fitness room, community room with entertainment kitchen, resident lounge with indoor-outdoor fireplace, game and craft room, library with computer stations, and a secure package room. Exterior common amenities will include a landscaped courtyard, outdoor dining area, community garden with raised planter beds and shed, shaded benches for nature viewing and repose, and a covered patio beneath a second-floor overhang, providing the perfect place to wait for rides picking up at the circle drive shared with Phase I. Senior Project amenities will be elegantly protected from use by Phase I family residents through natural landscaping barriers, close proximity to the Project, and fencing around the Phase I courtyard amenities. Shared walking trails winding around the entirety of the property and the pedestrian crossing at the circle drive will provide intentional and protected connection between the two communities. The Project will have security features such as access control, security lighting, and surveillance cameras.

GCD's wellness-based approach to resident services is grounded in an inclusive, holistic program model that supports independent choices to engage with resources that address systemic, economic, social, and racial barriers to maintaining health and desired quality of life. Resident programs are led by GCD's Healthy Lifestyle Director, a naturopathic doctor with expertise in supporting behavioral change to promote healthy lifestyle habits in the face of disparities. GCD utilizes ongoing resident-centered engagement - including resident surveys, community conversations, and focus groups - to identify the needs and wants of residents to guide program offerings. GCD currently partners with several service providers and nonprofit organizations to support programs and resident services at its existing properties. Programs and services at GCD's senior properties are thoughtfully curated to meet the specific needs and interests of the senior demographic. A detailed description of GCD's current

resident programs, nonprofit partnerships, Health Strategy, and most recent resident survey results are included as Exhibit #5. In addition, current service providers at Nine Mile Station have provided Letters of Support for the Project (Art Garage, AllHealth Network, and Think 360) which are included in Exhibit #6. GCD's approach to senior specific programming is included as Exhibit #7.

- 1. Project does/does not serve Homeless Persons, persons with special needs, low population non-metro counties.** A component of GCD's mission is to serve individuals with special needs, including intellectual and developmental disabilities, mental illness, and/or substance use disorders. However, the Project is not exclusively for any of these populations.
- 2. Describe how the project meets the criteria for approval in Section 2 of the QAP:**

Market conditions – The overall penetration rate for the Project is 24.2%. The penetration rate for the 30% AMI units is 3.6%, 50% AMI units is 12.4%, and 60% units is 44.4%. The market analyst states that there is strong demand for additional senior affordable properties in Aurora based on the occupancy of other projects in the Primary Market Area (PMA) and low penetration rate for the Project. The market analyst believes that the Project will be competitive due to its excellent location, strong set of common amenities and design, low rents compared to market properties in the PMA, unit sizes, and services. The market analyst agrees that the Project's proposed absorption rate of nine units per month for six months is attainable. Within the PMA, any discounts to max LIHTC rents are mission driven, supporting achievable rent assumptions.

Proximity to existing tax credit developments – The PMA has 20 existing older adult LIHTC properties for a combined 870 LIHTC units. Nine of the twenty properties have Project Based Vouchers for all of the units and are not considered competitive with the Project. The eleven remaining properties in the PMA are considered competitive with the Project and have a total of 852 units. Clyburn at Stapleton, opened in 2003, is 5.7 miles from the Project. Kentucky Circle Village, rehabilitated and placed-in-service in 2018, is located 5.1 miles from the Project. Liberty View, opened in 2023, is 4.2 miles from the Project. Lynwood Senior Apartments, opened in 2023, is located 5.4 miles from the Project. Nine Mile Station Senior Apartments, opened in 2020, is 3.8 miles from the Project. Pinewood Lodge, opened in 2004, is 1 mile from the Project. Residences at Hoffman, opened in October 2020, is 4.3 miles from the Project. Sable Ridge Residences, opened in 2003, is located 7.9 miles from the Project. St. Stephen Apartments, opened in August 2025, is located 7.9 miles from the Project. Village at Hampden Town, opened in 2005, is 4.4 miles from the Project. Village at Westerly Creek/Phase 3, opened in 2018, is 0.4 miles from the Project. The Addie at Metro Center is under construction and expected to open in 2026; it is 3.5 miles from the Project.

Project readiness - GCD purchased the land in August 2023. The site required rezoning from R1 agricultural to R4 high-density residential, which is consistent with the zoning of adjacent properties. The rezoning was approved by City Council on June 10, 2024. The site plan was approved in August 2025. The building permit for the Phase I Family project was issued in October 2025, and construction commenced December 2025. Two ground leases defining the land area for each of the two phases were executed between Exposition Avenue Ventures LLC (landowner) and Stables Family Housing LLC, and Exposition Avenue Ventures LLC and Stables Senior Housing LLC in November 2025. All utilities are currently provided to the site with connections ready for easy tie-in by the Project. The Project's construction is anticipated to begin in April 2027, aligning with the completion of Phase I and allowing efficient transition to the second phase.

Overall financial feasibility and viability - The underwriting assumptions are reasonable and informed by the Stables Family construction market, updated construction pricing from the General Contractor, as well as current indicative terms from investors and funders. The Project is financially feasible due to strong local support from the City of Aurora and Arapahoe County. Support from the City of Aurora includes \$500,000 in CDBG for the original site acquisition and an anticipated \$800,000 in HOME funding. Arapahoe County provided \$2.0 million in ARPA funds for site acquisition in 2023. \$600,000 in County HOME funding is anticipated for the Project. Impact Development Fund (IDF) funding includes \$537,530 of a \$1.6 million AHIF grant (CO Division of Housing funds). The Project received a \$1.5 million pre-conditional award from the Colorado Division of Housing.

Experience and track record of the development and management team - Founded in 1995 by three human services agencies, GCD is a mission-driven affordable housing owner and developer in South Metro Denver. In its 30+ year operating history, GCD has impacted more than two+ million total lives by daily providing quality service-supported rental housing affordable to low-income households, including residents with special needs. GCD has created a rental housing portfolio of 363 units across ten existing properties in Aurora, Englewood, and Littleton and is currently under construction on the 85-unit Stables (Phase I).

GCD's portfolio has maintained near-100% occupancy for the past 8+ years, including those years impacted by COVID-19. All existing units in GCD's portfolio are income-restricted for residents. As a part of its mission, GCD makes available units for residents with special needs, including intellectual and developmental disabilities, mental illness, and/or substance use disorder. Many receive support services from GCD's human service partners – Continuum of Colorado, The Recovery Foundation, and AllHealth Network.

GCD has completed three LIHTC-funded new construction projects - Willow Street Residences (2000 construction; refinance/renovation 2017), Nine Mile Station Senior Living (2020), and Sapling Grove Apartments (2025), all located in Aurora. GCD acquired and renovated seven properties in Littleton, Englewood, and Aurora from 2005 to 2018, four utilizing 9% LIHTC, two utilizing NSP grants, and one fully grant funded. See GCD's resume in the Development Team Resumes section of the application.

GCD has assembled a strong, experienced development team for the Project. S.B. Clark Companies is serving as the financial consultant. MGL Partners is providing Project Management/Owner's Rep services. Shopworks Architecture and Calcon Constructors - both highly experienced and successful with affordable housing projects – have been engaged for the design, development, and construction of the Project. Silva Management Partners, a leader in Metro Denver affordable multifamily housing management, will provide property management services. Silva Management Partners has effectively and efficiently managed all ten of GCD's properties since 2015. GCD's legal counsel, Alex Gano, Esq., together with the affordable housing team at New Communities Law and auditors Haynie & Company round out the team.

Project costs - GCD has worked closely with Shopworks Architecture, Calcon Constructors, S.B Clark, and MGL Partners to develop the Project budget. Development costs are also informed by the Phase I family project, which is currently under construction, and updated market pricing. The operating budget was developed utilizing current budget numbers from GCD's comparable properties with additional input from Silva Management Partners. The Project's budget anticipates Build America, Buy America Act (BABA) compliance. The development team brings a proven track record in navigating BABA regulations, specializing in developing robust compliance strategies, vetting alternative domestic suppliers, and optimizing material sourcing to align with strict project budgets. The team gained extensive experience with BABA compliance in conjunction with Phase I and plans to again contract the Oklahoma Manufacturing Alliance as BABA consultant for the Project. Davis-Bacon requirements will not be triggered by City, County, and State funding.

The Project will benefit from extensive utility, infrastructure, street, and site work completed for the Phase I family project located on the south portion of the site. The approximate cost savings total \$306,625, including selective site clearing, prep, and reconditioning, detention pond construction and certification, main utility and drainage infrastructure, main drive asphalt and concrete, site perimeter landscaping, and privacy fencing. In addition, back-to-back phasing eliminates redundant mobilization and reduces contractor general conditions and site setup costs while mitigating exposure to material cost escalation, supply-chain uncertainties, and labor availability risks in a constrained market. Executing project phases concurrently and leveraging standardized design details will further drive cost containment. This approach allows the Project to capitalize on subcontractor continuity, soliciting competitive proposals from Phase I partners who already possess a deep understanding of the Project's technical requirements.

Site suitability - Properties nearby the site include multifamily rental housing to the south and north, a private ownership condominium community to the west, and single-family homes further east and north of E. Exposition Avenue. The site is well-served by various amenities, services, and public transit. Services and amenities within a mile of the Project include: Exposition Park and Westerly Creek Trail system (adjacent); Expo Community Center (0.2 miles); Soso's Deli (0.3 miles); Exxon gas and convenience store (0.4 miles); US Post Office (0.5 miles); Sprouts Farmers Market grocery store (0.6 miles); Market Square shopping center (0.6 miles); AFC Urgent Care (0.7 miles); King Soopers grocery and pharmacy (0.8 miles); and Target (0.9 miles). Nearby senior services include Aurora Center for Active Adults (2.0 miles), Senior Planet (3.2 miles), and The Area Agency on Aging at the Denver Regional Council of Governments. Other nearby services and amenities include Aurora Fire Rescue Station (1.5 miles); Medical Center of Aurora (2.3 miles); Community College of Aurora-Lowry (2.5 miles); Eloise May Library (2.5 miles); Town Center at Aurora (2.7 miles); Montclair Recreation Center (3.2 miles); Aurora Police Department and Municipal Center (3.2 miles); and the University of Denver (7.0 miles).

The Project is within easy walking distance (0.3 miles – 7 minutes walking) to bus stops that are served by route 105. Route 105 is the arterial bus that runs north/south along Havana with terminals at the Southmoor Commuter Rail Station to the south (rail lines E and H) and the Central Park Commuter Rail Station to the north (rail line A). Route 105 is served by buses every 15 minutes

during the week and every 30 minutes on the weekend. Residents will have access to local amenities along Havana including retail districts, grocery stores and services. The site is approximately 4.5 miles (12 minutes by car; 40 minutes by bus) from the multi-facility campus that includes the Rocky Mountain Regional VA Medical Center, the University of Colorado Anschutz Medical Campus, Children's Hospital Colorado, and UC Health Hospital. The University of Colorado's Anschutz Medical Campus is one of the most specialized and highly regarded medical and hospital services in the Front Range.

3. **Provide the following justification for waiver of any underwriting criteria or justification of the financial need for a CHFA Discretionary DDA basis boost of up to 30 percent of eligible basis – N/A**
4. **Address any issues raised by the market analyst in the market study.** – The market analyst sees no weaknesses for the Project. The market analyst does note that while the Project is not immediately walkable to key amenities, public transit is nearby, and key amenities (grocery, services, restaurants) are within one mile of the site. The market analyst provided recommendations to GCD during the Project's preliminary planning and design period, many of which were incorporated in the Project.
5. **Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be or have been mitigated.** No RECs were identified in the Phase I Environmental assessment.
6. **Identify if there are any unusual features that are driving costs upward, as well as if there are any opportunities to realize cost containment (refer to Section 2 of the QAP for additional information).** The Project will benefit from significant cost savings thanks to back-to-back sequencing of Phase I and the Project construction (as discussed above). The Development Team reduced Project hard costs by \$364,346 by leveraging strategic decisions on structural systems, exterior finishes, and efficient MEP narratives. These reductions were achieved while simultaneously maximizing the overall project budget to include upgraded windows, two elevators, high efficiency vertical heat pumps, elevated amenities, and durable finish selections. Phase I had additional upfront site work costs, which will not apply to this phase. BABA requirements are adding approximately \$395,000 in additional project costs.
7. **Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).** There has been strong local support from elected officials, businesses, community organizations, Cherry Creek Schools, neighborhood associations, and individuals, and no local opposition to the Project. GCD discussed its vision for the Project and solicited feedback from more than 20 neighborhood, nonprofit, business, faith-based, and government organizations. All organizations and individuals contacted affirmed the overwhelming need for quality affordable housing in Aurora combined with community-defined services for residents. Letters of support received for the Project are included as Exhibit #6. The Project anticipates local financial support in the form of City of Aurora gap financing, Arapahoe County gap financing, and a special limited partnership with the Aurora Housing Authority.

Prior to site rezoning obtained in 2024, GCD presented the Project at Ward 3 City Council Member Ruben Medina's Townhall Meeting. The Project was also discussed with At-Large Council Member Alison Coombs. Both Council Members strongly support the Project development. A community meeting was held in 2024 as part of the rezoning process. Both the Planning Commission and a nearby neighborhood association expressed strong support for the rezoning and creation of additional affordable housing units for families and seniors.

8. **Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.** GCD's goal is to provide quality affordable housing and resident programs that create infrastructure for modest-income households and communities to actualize personal and collective power and potential. The Project will promote equity and economic mobility for residents through resident-informed programs that support Healthy Lifestyle choices and combat impediments to equity and favorable quality of life. Programs focus on emergency assistance resources for rent, food, utilities, and transportation; equitable access to education and public and private health and wellness resources; and tools for health and nutrition, language justice and interpretation, and financial education and literacy. Indoor and outdoor community spaces will be intentionally designed to incorporate community engagement priorities of safety and robust onsite health and wellness programming respectful of the anticipated cultural diversity of future residents and staff.

Please see a local news segment on the groundbreaking of Stables I:

<https://www.9news.com/video/news/local/next/next-with-kyle-clark/aurora-breaks-ground-on-affordable-housing-community/73-c87a3f10-5f1a-4cf3-b036-74e4c7cac5d1>

9% housing credit application narrative



Project Name: Ute Mountain Homes I

Project Address: East Rodeo Drive and future Road C, Towaoc, CO 81334

Executive Summary: The Ute Mountain Ute Tribe (“Tribe”) is proud to submit its first Low-Income Housing Tax Credit (“LIHTC”) application for its Ute Mountain Homes I project (the “Project”), a 15-unit multifamily development in Towaoc, Colorado on the Ute Mountain Ute Reservation. The Project aligns with CHFA’s Guiding Principles by (1) providing a distribution of credits across the state including in Tribal areas, (2) providing opportunities to qualified, underrepresented, Indigenous developers, and (3) providing housing near transportation – even in very rural communities. The Project will be the first Tribal LIHTC development in Colorado, addressing the historic underrepresentation of Indigenous peoples in the program. The Project targets some of Colorado’s lowest-income populations, Indigenous households with incomes at or below 40% AMI, for an extended-use period of 40 years.

The Project consists of five (5) two bedroom units and 10 three bedroom units in 5 single family homes and 5 duplex buildings. The units will be an expansion of an existing neighborhood on an 11-acre site. The Tribe has no zoning nor density limitations. The foundations are crawlspace with concrete foundation walls and wood floor framing. The structural framing will be wood, and standing seam metal for roofs. The building skin will be cementitious siding products or engineered wood siding products. The Project will be Electric-Ready, follow the National Green Building Standard (NGBS) Green Certification Method, and provide post-construction Energy Use reporting. Additionally, four units will be for Special Populations, designed to the required standards and paired with culturally responsive, supportive services. The Tribe’s Transit Service has a transit corridor within a 0.39 mile walk from the center of the Project site. Although the Reservation was removed from QCT designation in 2026, this does not reflect the ongoing need for affordable housing on Tribal lands, as Census data often underestimates household counts¹.

The Project will be funded through 9% Federal LIHTC equity proceeds, State Affordable Housing Tax Credit equity proceeds, and a cash-flow only, construction-to-permanent loan from the Ute Mountain Ute Tribe for a total development cost of \$10,426,647. The Tribe’s cash-flow financing commitment results in no required debt service payments. No property taxes will be assessed. This favorable financing structure allows the Project to target families less than 40% AMI and charge extremely affordable rents.

¹ Schneider, M., & Lee, M. (2023, September 8). Tribal nations face less accurate, more limited 2020 census data because of privacy methods. *Associated Press News*. Retrieved from <https://apnews.com/article/native-americans-census-differential-privacy-tribes-f4fc2869a39a57485220cf2a0ebce18d>

1. Priorities in Section 2 of the Qualified Allocation Plan (QAP):

The Ute Mountain Homes I project will meet two out of the three priorities outlined in Section 2 of the QAP:

- The Project has committed at least 25% of the project units to service households who qualify as Special Populations as defined in Section 5.B.5. See Tab 10.h for additional information.
- The Project is in a non-metro county (Montezuma County) with a population of fewer than 180,000 meeting the requirements outlined in Section 5.B.3.b. The Census Bureau's most recent estimated population (2024) for the county was 26,841.

2. Demonstration of Compliance with Section 2 QAP Approval Criteria

Market conditions – The market study completed by Bowen National Research (Tab 19) confirms strong demand for the Project, which will be the first and only LIHTC development on the Ute Mountain Ute Reservation (the "PMA"). All rental housing within the PMA is managed by the Ute Mountain Ute Tribe. The market study determined the Project will be marketable and will not have any adverse impact on the existing 100% occupancy rates among the existing rental properties. The market study confirms the Project's proposed rents will be achievable in the PMA. The market study reports a simple capture rate of 17.2% with a penetration rate of >100%. However, it is critical that CHFA consider the unique Tribal context, where all low-rent units are fully occupied and the Tribe maintains a waiting list indicating pent-up demand.

As stated in the market study (p. I-3), "it should be reiterated that demographic growth on most reservations is limited due to the lack of housing development... This results in multigenerational and overcrowded housing conditions on most tribal reservations, including the Ute Mountain Ute Reservation. This is evident by the fact that... the share of overcrowded renter-occupied housing units on the reservation is much higher than that reported for Montezuma County as a whole. These overcrowded households would likely immediately result in the creation of new household formations on the reservation in the event new housing was developed. Thus, it is our opinion that the preceding simple capture rate [17.2%] analysis is conservative and likely understated."

Proximity to existing tax credit developments – The Ute Mountain Homes I project will be the first and only LIHTC project on the Ute Mountain Ute Reservation. The closest LIHTC project (Calkins Commons) is nearly 16 miles from the Project site and is not on the Reservation. The existing multifamily housing units in the market area maintain a 100% occupancy rate and are managed by the Tribe. Due to the waiting list demand, the development of these 15 units will not have a negative impact on the existing affordable housing units.

Project readiness – The Project has demonstrated adequate readiness through an Agreement to Lease for site control (Tab 18), a Commitment Letter for the Tribe's soft, cash-flow-only loan and a tax credit syndicator Letter of Intent for financial feasibility (Tab 5), and a Ute Mountain Ute Tribal Council authorizing resolution for appropriate zoning and local government support (Tab 17). The Project will meet all Carryover requirements within 13 months of Application Reservation and will be placed in service within 24 months after the calendar year of the Carryover.

Overall financial feasibility and viability – The Project will utilize only two funding sources: 1) the equity proceeds generated by the sale of both Federal and State tax credits, and 2) the Tribe's soft, cash-flow-only loan. All financing has been committed. A Letter of Intent and Commitment Letter are provided in

Tab 5. The LIHTC program is single handedly the largest leveraging tool in the nation available to affordable housing developers such as Tribal Nations. The Tribe uses its limited housing development resources to construct a few homes per year and to maintain its 287 affordable housing units in its portfolio. However, the Tribe can use the leveraging capability of LIHTCs to construct 15 new units to address a pressing demand for affordable housing within its community. The project's financing structure is also a significant advantage to the project when compared to traditional LIHTC-financed project. The cash flow only structure means there will be no hard debt on the project and no resulting debt service, allowing the Tribe to serve some of the lowest income families across the state. If debt payments were required, or if conventional lending were utilized, then the project would not be feasible as the Tribe would not be able to collect enough rent from tenants and the partnership would not be able to operate the project.

The Project scope was determined in collaboration with the Tribal Council, the Tribe's Housing Department, the housing advisory board, and other Tribal departments to ensure the scope most adequately addresses the housing needs of the Tribe. Tribal council members, staff, and housing board are primarily comprised of Indigenous peoples, and most are members of the community in which they serve. The Project is not speculative; the Tribe knows and already serves the households who will qualify to live in these units via the waiting list. While a 15-unit development is smaller than typical CHFA projects, it reflects unique Tribal needs and capacity. A 40+ unit apartment development in rural Towaoc would be oversized, difficult to market, and beyond the Tribe's financial resources. Rural construction costs and CHFA's limited credit availability further constrain project size, making 15-units the most financially feasible development for the Tribe.

Experience and track record of the development and management team – Tribal LIHTC developments are unique. The Ute Mountain Ute Tribe will serve as the applicant, developer, property manager, service provider, and the sole General Partner of the Project's owner, Ute Mountain LLLP #1. The Tribe has extensive experience developing and managing affordable housing projects and maintains a portfolio of 287 affordable housing units spanning Colorado, Utah, and New Mexico. The Tribe is familiar with strict financing structures, required timelines, and complex compliance from utilizing funding programs such as the Native American Housing Assistance and Self-Determination Act ("NAHASDA") program, the Title VI Loan Guarantee program, and the Federal Home Loan Bank's Affordable Housing Program. The Tribe has also worked with CFHA and the Colorado Health Foundation on financing opportunities in the past. In addition to the Tribe's housing development experience, the Tribe has partnered with several highly experienced consultants and third-party providers with significant experience in Tribal LIHTC deals across the country to ensure the Project's success. A full summary of the development team is included in Tab 11. No party of the development team has repeated performance or noncompliance issues in Colorado or any other state.

Project costs – The Project costs were estimated by Pavilion Construction, a large general contractor with over 16 years of experience with affordable housing in the western states. While a 15-unit development is smaller than typical CHFA projects, the federal credits per unit are only \$63,096 and the state credits per unit are only \$33,333 (\$96,429 combined) which are in line with previously awarded projects of a larger scale and size. The costs have been closely reviewed by Travois Architecture PC ("TARCH") who has recent, relevant experience with Tribal developments in the southwest as well as Weeminuche Construction Authority ("WCA") who regularly works with subcontractors on the Reservation. The operating budgets and utility projections have been created by the Tribe who actively manages affordable housing on the Reservation.

Site suitability – The Project is located on the undeveloped portion of an existing neighborhood on the Ute Mountain Ute Reservation. Unlike other LIHTC developers that may pick and choose sites based on proximity to amenities, the Ute Mountain Indian Tribe will develop housing on its reservation where its Tribal members reside. Despite its rural location, many essential community services are located within approximately 4 miles of the site including employment centers, a gas station/convenience store, elementary school, Tribal clinic, Reservation safety services, a post office and a daycare. More extensive services such as discount shopping, grocery, a full-service hospital, bank, and restaurants are available in Cortez which is 15 miles northeast of the site and is easily accessible via U.S. Highway 491. Although most community services are located approximately 13 to 17 miles from the site, Tribal members are accustomed to traveling these distances. Further, there are various Tribally administered services located within the Reservation that will benefit the site's marketability. Since there are no zoning or density restrictions, the Project has maximized the site density appropriate for single family homes and duplexes which has been reviewed and approved by the governing jurisdiction, the Tribe. The Reservation has a significant base of substandard rental housing units (overcrowded and lacking complete plumbing facilities). The Project features single-family homes and duplexes with floor plans designed to best serve the large, multi-generational Tribal families on the waitlist. This density allows residential development to prioritize the appropriate type and size of homes for the families served as well as a resource-efficient development of the land, conserving energy and supporting demand for transit, and neighborhood and community cohesion.

Justification for waiver of any underwriting criteria – The Project is not requesting any waivers.

CHFA Discretionary Basis Boost – We respectfully request that CHFA award the state designated basis boost to ensure the financial feasibility of the Project. The CHFA Basis Boost for the Project is necessary given the rural nature of the Project site and associated cost increases. The Project is limited to utilizing CHFA's Method #3 (lowest of the three methods) to calculate our 9% tax credit request resulting in only \$670,352 of federal credits. However, the basis boost would provide an additional \$276,095 in 9% tax credits which is necessary to fill a funding gap of \$1,932,665. See Tab 5 for additional explanation.

Market Study Issues – There are no recommended changes or issues identified in the Market Study.

Environmental Issues – The Phase I Environmental report discovered no Recognized Environmental Conditions (RECs) and recommended no further investigation.

Unusual Features That Impact Cost – As CHFA is aware, construction and utility services in rural locations are often more expensive than their urban counterparts. Construction in rural, Tribal areas also face additional challenges such as limited resources and systemic biases against Tribal peoples and their land. The Project costs have been estimated by Pavilion Construction and reviewed by TARCH and WCA, who have ensured that the budget reflects typical rural, Tribal costs which accounts for the cost per unit variance shown in the DOH Assessment tab of the application workbook. While the Project is not requesting any resources from CDOH, detailed explanations are provided in Tab 1. Some of the challenges influencing higher costs in these areas includes the longer distances to transport materials and labor, a smaller pool of labor and subcontractors willing to travel, uncertainties of working on trust land, and uninterest to work with Davis Bacon wage rates. The closest major city, Albuquerque, is out of state and nearly 275 miles away. The variance identified in the workbook primarily reflects these rural, Tribal construction costs. Additionally, any development on the Ute Mountain Ute Reservation is subject

to Tribal Employment Rights Office (“TERO”) taxes. The Tribe’s TERO policy require a 4% fee of the total construction budget, adding roughly \$300,000 to our overall cost.

There are a few areas where the Project mitigates higher costs. The three-bedroom unit type is shared between the duplex and single-family home which promotes efficient construction as the crews only have to construct two-unit types while providing a variety of layouts. The two- and three-bedroom unit types share a kitchen and bathroom layout, which simplifies the casework and plumbing, reducing manufacturing and installation costs. Lastly, the designs feature efficient building forms on 2' and 4' modules saving materials, minimizing exterior corners and transitions, and reducing construction material waste. The Project has no land cost because of the long-term, low cost lease, no burdensome and expensive zoning processes, no impact or tap fees, and no extensive or expensive parking requirements. The Tribe also limits its developer fees and other intermediary soft costs extensively. The vast majority of the Project’s costs (75%) are hard costs.

Community Outreach – The Project has been presented for outreach and support in many ways. The Tribe has held multiple housing specific retreats and pre-development for the Project was discussed in earnest at the most recent retreat in the summer of 2025. The Project team has presented the scope, scoring commitments, preliminary architectural designs, and budget to the Tribal Council and its housing advisory board several times to garner feedback and input. Additionally, a Public Hearing was held for the Project to give community members an opportunity to learn about the Project and give feedback. There has been no local opposition to the project. In fact, the Project team has only received positive feedback including community member’s expressed needs for large, multi-generational homes. The Ute Mountain Ute Tribal Council has approved the Project through a project-specific authorizing resolution and has committed to provide a cash-flow only, construction to permanent loan in the amount of \$1,851,515 to leverage housing tax credits for the total development cost of \$10,426,647. This level of Tribal and community engagement demonstrates strong local support, consistent with CHFA expectations for stakeholder input.

Promotion of Equity & Economic Mobility – As the first Tribal LIHTC project in Colorado, the Project promotes equity through Indigenous self-determination, targeting households at or below 40% AMI for an extended 40-year period. Furthermore, many elements of the Project were included to provide future tenants opportunities for economic mobility. The Project site is serviced via the Ute Mountain Ute Transit Service with a transit corridor within a 0.39 mile walk from the center of the Project site. The transit schedule includes stops to many job centers throughout the Reservation where many of the future tenants may be employed. Many supportive services will be available to tenants free of charge like behavioral health, recidivism reduction, and food distribution programs. Green features such as energy efficient doors and windows and programmable thermostats of the units will save tenants extra utility costs. Additionally, under NAHASDA, the tenants will never pay more than 30% of their income on rent. By targeting households less than 40% AMI, providing supportive services, energy-efficient units, and transit access, the Project promotes both equity and economic mobility consistent with CHFA priorities.

Acquisition/Rehab – This question is not applicable.

9% housing credit application narrative



Project Name: **Vista Pointe Homes**

Project Address: **6900 and 7000 119th Ave, Broomfield CO 80020**

Executive Summary:

Vista Pointe Homes (“Vista Pointe”) is the second partnership between Broomfield Housing Alliance (“BHA”) and BlueLine Development, Inc. (“BLD”). Vista Pointe is an affordable, accessible, family-focused community offering apartment homes for individuals and families. Vista Pointe will be the next step in the housing continuum for BHA, as supported by Broomfield’s Housing Needs Assessment.

BHA and BLD first partnered on the Grove at Cottonwood (“The Grove”), an affordable, neuro-inclusive community that was awarded LIHTCs in 2024. While the intended target population is different, BHA and BLD have learned a lot from the initial programmatic conversations on The Grove, including the deep need for community and support for every population, at every AMI level. In January 2026, BHA and BLD met with a large group of local community partners to discuss what programming could look like to support the residents at Vista Pointe. These partners included The Refuge, FISH, Friends of Broomfield, a Precious Child, the City and County Health & Human Services, and the Broomfield Library. The conversation remained focused on the future residents of Vista Pointe, acknowledging that in addition to the disproportionate housing cost burden placed on this population, there can also be a deep sense of loneliness and isolation in parenthood, and an affordable home is only the first step. BHA and BLD are committed to continuing these conversations and are excited by the potential of so much community collaboration.

Vista Pointe will be 1 building with 55 units, offering 28 one-bedroom, 17 two-bedroom, and 10 three-bedroom unit apartments. Vista Pointe will serve an income range of 40% to 70% AMI, with an average income of 60% AMI. Unit amenities will include Energy-Star appliances, air conditioning (PTACs), and in-unit washer and dryer. Vista Pointe's design puts an emphasis on indoor and outdoor spaces to fulfill a variety of communal wants and needs. The amenity space includes an atrium that offers large windows and natural light throughout the first and second floor community areas. The first floor will offer a variety of seating options, a sunken play area for children, and a warming kitchen that can be used for classes or resident events. This space will also include two large multi-purpose rooms, with adaptability for small or large group activities, classroom settings, or in-house clinics. The second-floor community space has been designed with soft seating, places to work, and bookshelves and is intended to be a

quiet and cozy space for residents to enjoy, separate from the activated spaces on the first floor. Both floors will offer large, south-facing windows that look out into the courtyard. The exterior courtyard will be fenced and secure, offering an outdoor barbeque, play area, a sport court, a dog run, and covered and uncovered seating throughout.

Vista Pointe employs Dignified Design practices throughout the building, including continuous sightlines, accessible circulation, and natural lighting. BHA and BLD partnered with Shopworks Architecture on the design because of their commitment to and expertise in designing spaces that ensure safe and healthy environments for all residents.

Vista Pointe will utilize traditional residential construction materials and methods and will be wood framed with surface parking. Deneuve Construction, the general contractor, will use factory-fabricated wall panels, roof trusses, and floor trusses for the entire project. The design will incorporate universal design principles, ensuring accessibility, and the building will have two stairwells and one elevator. Vista Pointe is committed to certifying NGBS Silver, with PV-ready infrastructure for future solar panel installation, ENERGY STAR appliances, low flow plumbing fixtures, LED light fixtures and programmable thermostats for common area HVAC equipment, and electrification-ready design. Vista Pointe will offer 55 parking spaces, maintaining a 1:1 ratio for residents, including 3 EVSE-installed spaces, 9 EV-ready spaces, 6-EV capable spaces, and 17 EV-capable light spaces. The building is approximately 693 feet (0.13 miles) from the nearest bus stop, which offers service every 30 minutes during peak hours and every 60 minutes during off-peak hours.

In addition to LIHTC and Colorado State Tax Credits, Vista Pointe will be supported by permanent financing, a seller loan on the land, General Partner loan funds, Capital Magnet Funds, and deferred developer fee.

Priorities from the QAP:

We are not electing any of the priorities under Section 2 of the QAP.

Project Criteria for Approval:

Market Conditions:

Vista Pointe is in a submarket (Map on Market Study, Pg. 33) of the Denver Metro Area that has had vacancies below 6% since Q4 of 2020 (Market Study, Pg. 47). Metro-wide vacancy has stabilized to the 5% to 6% range or lower since Q2 of 2021. Apartment Appraisers notes that despite higher vacancy, the Millennial and Gen Z demographic groups, with large numbers of new households at prime renter age, as well as the increasing median age of renters, are contributing to strong absorption (Market Study, Pg. 47). Broomfield's Housing Needs Assessment ("HNA") further points to this, confirming that the city has seen a large increase in young professionals, with the population ages 25-44 having increased by 38% between 2011 and 2021 (HNA, Page 7). The assessment further confirms that the population between ages 0-17 has grown the least since 2011, indicating that there are more single or unmarried professionals moving to the community who are establishing their careers before starting a family, and indicates a future demand for housing units that can accommodate new families (HNA, Page 7). Additionally, the market study's Demand Analysis supports the development of Vista Pointe, confirming that the market area has a sizable population of renter households within the targeted income levels

(Market Study, Page 81). Vista Pointe anticipates a quick lease up and long-term stabilization based on the overall capture rate of 12.8%, long waitlists, and low vacancy rates in the PMA.

Proximity to Existing Tax Credit Developments:

There are six tax credit communities within the PMA of Vista Pointe. The two closest comparable projects are Academy Place (0.2 miles N) and Crosswinds at Arista (1.0 mile W). While Academy Place's absorption rates were not listed in the market study, Crosswinds at Arista showed the highest absorption rate amongst affordable multi-family properties in the PMA (that started leasing in 2023 or 2024), with 30 units per month on a 159-unit apartment complex (Market Study, Page 72). The remaining tax credit communities include Northwest (3.5 miles NW), Eaton Street (3.8 miles S), Copper Stone (4.3 miles N), and Ralston Gardens (7.7 miles S). While Ralston Gardens and Academy Place's vacancy rates are not disclosed in the market study, the market study does show that the remaining four tax credit communities have 19 vacant affordable units out of 582 total units, or a combined 3.3% vacancy rate (Market Study, Page 70). The average vacancy for all LIHTC units in the Denver metropolitan area was 5.91% during Q3 of 2025 (Market Study, Page 83), indicating that the PMA's overall vacancy rate is lower, and can absorb 55 additional units.

Project Readiness:

The site was purchased by BHA in 2024, who will sell it to the partnership entity at closing. The site is zoned Planned Unit Development ("PUD") and a third amendment to the PUD plan was approved in 2024 to permit income-aligned multi-family residential. The project successfully made it through the Concept Review and Land Use Review Commission Hearing with unanimous approval. The Site Development Plan and Plat are final and approved by the City and County of Broomfield. The Vista Pointe team has engaged Shopworks Architecture, one of the leading architect firms in Dignified Design, to lead the intentional, community-oriented design that will be Vista Pointe. Additionally, Deneuve Construction has been selected to serve as General Contractor, offering vast experience in delivering LIHTC projects on-time and on-budget. The current level of design is the Schematic Design set, which has also been priced by Deneuve and reflected in the application.

Overall Financial Feasibility and Viability:

Vista Pointe will be financially feasible if awarded 9% LIHTCs and State Affordable Housing Tax Credits. BHA has committed to providing a Seller Loan for any equity in the land remaining after existing obligations are repaid. BHA has also committed a General Partner Loan in the amount of \$768,000. Other sources are assumed to be provided through permanent financing, Impact Development Fund, and deferred developer fee. Additionally, the City and County of Broomfield City Council approved a partial waiver of local fees on January 27, 2025. BLD and BHA intend to submit an application to the Colorado Division of Housing for the next competitive funding round in August 2026 and will continue to seek additional soft funding sources that would replace the General Partner loan.

Experience & Track Record of the Development and Management Team:

As Co-Developer/Co-Owner, BHA is the independent housing authority serving the City and County of Broomfield. Rebranded as the Broomfield Housing Alliance in January 2022, BHA partners to create abundant, attainable, inclusive, and sustainable housing that gives all residents of Broomfield an opportunity to thrive. BHA solicited and selected to partner with BlueLine Development, a real estate

development company dedicated to creating and sustaining affordable housing. BLD was founded in 2011 and has since secured funding and completed construction on 52 affordable developments throughout the West. The property manager, BlueLine Property Management Company (“BLPMC”), was founded in November 2018 by the principals of BLD in an effort to fully serve underserved populations. The Project’s architect, Shopworks Architecture, and general contractor, Deneuve also have decades of Colorado affordable housing experience.

Project Costs:

The costs submitted with this application reflect the current construction market in Broomfield, while also accounting for projected inflationary impacts. The development team has been working closely with Shopworks and Deneuve on weekly OAC meetings to coordinate and inform costs, streamline processes, and minimize costs and value engineer as much as possible.

Site Suitability:

The location of Vista Pointe is a massive strength for the project, because of its proximity to potential partners. Vista Pointe will be neighboring with A Precious Child and Blue Federal Credit Union, and the vacant lot west of Vista Pointe has been purchased by FRIENDS of Broomfield for future development. The market study also scored Vista Pointe’s Walk Score as a 77 out of 100, marking this site as very walkable. Additionally, there is an RTD bus stop 1 block east of the site, near the southwest corner of 119th Avenue and Main Street. The U.S. 36/Broomfield Park-n-Ride facility is approximately 1.7 miles southwest of the subject site, which provides regional service and access to neighboring cities and employment centers. The Park n’ Ride can be accessed by pedestrians via a pedestrian bridge over the turnpike south of 116th Avenue. There are several schools nearby, including Birth Elementary School, Broomfield Heights Middle School, and Broomfield High School. This neighborhood is also close to a plethora of outdoor recreational amenities. Broomfield Industrial Park Sports Complex is 0.7 miles from the site, offering ball fields, basketball courts, an inline skate rink, miniature Rockies Field, and other open spaces. The Field Open Space area is 1 mile north of the subject, offering hiking and bike trails throughout the nature preserve. The closest major grocery store is King Soopers, 1.5 miles east, and the closest regional mall is Flatiron Crossing Mall, located 3.7 miles northwest. The Vista Pointe site is 1.5 miles east of UCHHealth Broomfield Hospital.

Justification for Underwriting Criteria Waivers, Cost Basis, and/or CHFA Discretionary Boost:

Vista Pointe has not requested any criteria waivers, a cost basis override, or a discretionary boost.

Issues Raised in the Market Study:

The Market Study notes that market rents have declined and are currently lower than the CHFA maximum allowable rents for the 60% (2-bedrooms) and 70% AMI levels (Market Study, Pg. 10) In response to this finding, BLD lowered the necessary 60% and 70% AMI rents to 10% below market rent. The unit AMI mix did not change and is supported by the Market Study capture rates. Apartment Appraisers does address this in the Market Study, noting that the market rent declines in the last 2 years are primarily driven by national economic conditions, and the current economic conditions impacting the Denver metro market are expected to be temporary (Pg. 10).

The Market Study also highlighted a 33.4% capture rate for the 60% AMI level. With how income set asides are structured within the LIHTC program and the newness of the Average Income model, the capture rate for the 60% AMI band is often highest, with the 70% AMI band being lower, since the inclusion of it is newer. While the capture rate for 60% AMI households is higher than other AMI levels, there are still a significant number of income qualified renter households remaining (1,337 at 60% AMI) per the Market Study (Pg. 81).

Issues Raised in the Environmental Report and Mitigants:

The environmental assessment has identified no evidence of RECs, VECs, CRECs, or HRECs in connection with the Subject Property.

Unusual Features Driving Costs Upward and Cost Containment:

Inflationary cost increases have heavily impacted the material and labor markets over the last several years. Additionally, because Vista Pointe is supported at a maximum of 55 units, costs such as general conditions, sitework, foundations, and MEP services are amortized over a smaller number of units, which results in a higher dollar/unit cost, compared to larger buildings. Additionally, Broomfield's water and sewer tap fees are exceptionally high at \$1.7M, and a utility fee reduction is not allowed under the current Municipal Code.

Outreach to the Community, Local Opposition and/or Support for the Project:

Vista Pointe met Broomfield's required public engagement process, including a neighborhood meeting, Concept Review, and Land Use Review Commission Public Hearing ("LURC"). LURC unanimously approved the Site Development Plan and Final Plat on December 8, 2025. The Commissioners also expressed positive feedback and strong support for the proposal. The project was eligible for call up by City Council to consider the application at a public hearing, but it was not called up, and the approval is now final. In addition to public meetings, the project process has been posted on the BHA website and Broomfield Voice. The only concern brought up was the consideration of sufficient parking for the project. Vista Pointe is not subject to a parking minimum but responded to this feedback by providing a 1:1 parking ratio. Through continued community conversations, BHA has received positive feedback.

How the Proposed Development Contributes to Promoting Equity and Economic Mobility for Residents:

Vista Pointe will offer 55 new affordable homes to Broomfield, with an emphasis on support and community for families with children and single parents. This project aims to be more community-driven than traditional multi-family housing projects, creating more growth and togetherness opportunities for a population that can often feel isolated.

9% housing credit application narrative



Project Name: Waldown

Project Address: 3707 Walnut Street, Denver, CO 80205

Executive Summary

Steele Properties and Elevation Development Group are pleased to partner for a proposed residential development, **Waldown**, located in the River North (RiNo) district of Denver's Five Points neighborhood. This 49-unit affordable property will support individuals and families with access to clean transportation options and on-site amenities intended to promote upward mobility. Changes from the 2025 application are noted in [blue](#) and include an increased unit count, an income-averaging approach to serve a broader range of affordability levels, expanded on-site amenities for children, more robust construction planning and cost detail, and inclusion of a seller carryback note to bridge remaining funding needs.

- **Location:** 3707 Walnut Street is zoned C-MX-12 (allowing up to 12 stories) and is not located in a QCT/DDA/SADDA.
- **Construction:** The project consists of a single building constructed slab-on-grade, with type III wood framing over a type I concrete podium, and a flat TPO membrane roof. The exterior will feature multi-dimensional metal siding. The building will include two staircases and one centrally located passenger elevator.
- **Energy Efficiencies:** PV-ready, all-electric design that includes high-efficiency cold-climate heat pumps. The project will target energy performance of at least 20% better than 2021 IECC requirements and will achieve National Green Building Standard (NGBS) Gold certification.
- **Individuals and Families with AMI as shown in table:**
- **Amenities:** access to clean transportation options including RTD passes for all residents, bike storage and a bike library, and an on-site carshare vehicle with subsidized fares. Additional amenities include a fitness center, [co-working space](#), [playground](#), [recreation room](#), in-unit washer & dryer, and owner-paid utilities including Wi-Fi in all units.
- **Access to transit and job centers:** 500 feet from 38th-Blake light rail station, providing connections to Union Station and the A-line, and 0.1 miles from 38th-Walnut bus stop, with seven additional bus stops within 0.5 miles. The surrounding area includes restaurants, small businesses, healthcare services, a recreation center, and other essential amenities.
- **Supportive Services:** In partnership with Friends of DHA, a comprehensive range of supportive services will be provided both on-site and virtually. Programs may include economic self-sufficiency, health/wellness, youth development, and community building. Coordinators will work one-on-one with residents to connect them to employment, education, and essential resources [in a dedicated private office space](#).
- **Economic mobility:** amenity-rich location, robust access to public and clean transportation, and provision of wi-fi in units will support online education and work-from-home opportunities. All residents will be eligible to apply for the Community Housing Concepts college scholarship program.
- **Type of financing:** 9% LIHTC, AHTC, TOC Credit, CCD HOST, [Seller Carryback Note](#)

Type	% AMI	No.
1 Bedroom	30%	10
1 Bedroom	60%	8
1 Bedroom	80%	2
2 Bedroom	30%	4
2 Bedroom	60%	11
2 Bedroom	80%	4
3 Bedroom	30%	2
3 Bedroom	60%	3
3 Bedroom	80%	5
TOTAL:		49

1. Priorities from the QAP: Although the application does not meet a specific QAP priority category, Waldown advances several of CHFA's guiding principles. These include setting aside 30% of units for households earning at or below 30% AMI and providing affordable housing within a half-mile walk of public transportation.

2. Criteria for Approval:

- **Market conditions:** Comparable properties demonstrate strong absorption rates, and the market area is experiencing supply-constrained conditions resulting in pent-up demand for affordable housing. Denver continues to face a severe shortage of affordable housing units and market demand is expected to remain strong.
- **Proximity to existing tax credit developments:** The market study identifies 1,436 existing LIHTC units in the market area, including nearby Walnut Lofts. This concentration has not negatively affected demand due to the significant unmet need for affordable housing in Denver. Included with this application are [two letters of support from neighborhood associations in the area](#).
- **Project readiness:** The site is a Use by Right under C-MX-12 zoning. At the recommendation of City staff, [Waldown is pursuing a Right-of-Way Vacation](#), which improves a hazardous traffic condition and allows for the increased unit count and amenity space included in the application. The steps involved are outlined in the entitlements narrative and letter from the project engineer, and supported by local neighbors. Denver's Affordable Housing Review Team (AHRT) has reviewed Concept and the project will utilize the City's Prop 123 fast track process for expeditious permitting post-award. The fast-track process will overlap with the vacation procedure and is anticipated to conclude within approximately 10-12 months. Elevation Development Group has extensive experience navigating Denver's entitlement and permitting processes.
- **Financial feasibility and viability:** The project is financially feasible and viable with an award of 9% tax credits and State tax credits as reflected in the underwriting. Letters of Intent from experienced financing partners are included, along with letters of support from Denver HOST and Denver Housing Authority. Terms for the [seller carryback note](#) is also included in the application. Following a tax credit award, Denver HOST and the Denver Housing Authority will seek approval from their respective governing bodies.
- **Experience and track record:** Steele Properties current portfolio includes over 90 tax credit properties and 9,000 apartment units across 26 states including 11 developments within Colorado. With over 60 years of collective experience in affordable housing, Steele's leadership has a distinguished reputation for providing excellent affordable housing options nationwide.

Elevation Development Group is an experienced Developer of ground-up residential, office, and retail projects in Denver. With an eye for design and efficiency, Elevation brings an expertise in constructing successful new developments in compliance with the City of Denver's initiatives.

Monroe Group began as an affordable housing management company over 30 years ago. Today, the company manages over 9,000 affordable units in 25 states across the country services families, seniors, and persons with disabilities Monroe Group believes that by supporting and strengthening the communities in which our residents live, they are also improving their quality of life.

- **Project Costs:** The development and operating budgets have been vetted against prior Steele Properties and Elevation Development Group projects. The construction budget was estimated by an experienced General Contractor with guidance from the Architect. Financing and project costs have been reviewed and discussed with the proposed Lender and Syndicator. Consideration has been taken for fluctuating inflation and interest rates in the current market environment.
- **Site suitability:** “location, location, location”, as the saying goes and Waldown delivers with prime real estate in Denver’s popular and growing River North (RiNo) district. Access to public transportation, easy highway access, and walkability cannot be beat in this location. The property is near to restaurants, job centers, child care and schools, shopping, grocery, and healthcare. Please refer to Location Maps included in the application for other nearby amenities. The site is ready for redevelopment.

3. Application Justifications:

- Justification for waiver of any underwriting criteria: Not applicable
- CHFA Discretionary DDA basis boost: Not applicable

4. Market Study Issues:

The Market Study concludes “the existing development is considered excellent in terms of marketability, unit mix and proposed rents. No changes are recommended.” While the capture rate of 26.3% is slightly elevated, strong absorption rates and waiting lists indicate supply constrained conditions and pent-up demand for affordable housing such as the subject. As such, the slightly elevated capture rate is considered good. Even still, Waldown has conservatively underwritten to a 10% discount on the 80% AMI set-aside units. The study notes a weakness of an elevated crime rate for the city; however high occupancy and limited affordable supply indicate no expected negative impact. Security cameras and controlled access are included in the project scope.

5. Environmental Report Issues:

The Environmental Report references a prior study in which notes three sites in close proximity to the proposed location of Waldown with Recognized Environmental Conditions. Additional Phase II testing was performed and Arsenic was detected at concentrations slightly above the residential screening level, however the report concluded that the concentrations appeared unrelated to historical activities on site, and do not require further action. This was further supported by a No Action Determination approval from the Colorado Department of Public Health and Environment.

6. Unusual features that are driving costs:

The unique drivers of cost for this project are related to the relatively small size of the site, which requires that the building have a higher floor count (6 stories) to accommodate the desired number of units. This results in added cost to build additional floors. Being a 6-story building also requires the use of non-combustible wood and a fire protection system that come at additional cost compared to a building of 5 stories or fewer. These challenges were anticipated during the early stages of design and have been included in the contractor’s estimate. Additional cost-mitigation

efforts include the elimination of below-grade structures in the design to minimize excavation-related costs and the use of cost-effective materials and building systems.

7. Describe the outreach to the community:

The Sponsors held a public meeting on January 22, 2026; no members of the public attended. The team also conducted outreach to neighborhood groups, receiving two letters of support for the project. The project has been discussed with Denver Housing Authority and Denver HOST, both of which have also provided Letters of Support. The site's zoning and surrounding development context support the proposed use, which will strengthen the neighborhood and add economic diversity.

8. Promotion of equity and economic mobility for residents:

Waldown will promote equity by expanding access to high-quality housing in an area that has experienced significant economic growth but offers limited affordable options. As redevelopment and rising costs have increasingly displaced lower-income households from centrally located neighborhoods, Waldown will ensure that individuals and families with lower incomes can remain connected to opportunity-rich areas of the city. Locating affordable housing in this transit-oriented, amenity-rich neighborhood advances equitable outcomes by allowing residents to benefit from the same access to employment, services, and infrastructure as higher-income households.

The project's location directly supports economic mobility by providing exceptional access to employment centers and essential services. Waldown is situated within walking distance of light rail and high-frequency bus routes that connect residents to downtown Denver, Union Station, educational institutions, and Denver International Airport. This level of transit access significantly reduces transportation barriers and commute times, which are often major obstacles to job retention and advancement for lower-income households. By minimizing the need for personal vehicle ownership, residents can redirect limited financial resources toward savings, education, childcare, and other necessities that support long-term stability.

In addition to its transit-oriented location, Waldown incorporates comprehensive clean transportation amenities that further promote mobility and independence. All residents will receive RTD passes at no cost, ensuring consistent and reliable access to public transportation. Through a partnership with Colorado CarShare, residents will also have access to an on-site electric carshare vehicle with subsidized fares. Carshare access enables residents to reach destinations not easily accessible by transit without the financial burden of owning a personal vehicle. Research indicates that a single carshare vehicle can replace up to 13 privately owned vehicles, reducing household expenses while supporting environmental sustainability. Secure bike storage and a bike library will further expand transportation options, enabling residents to complete daily errands and commutes affordably and efficiently.

Economic mobility will also be supported through digital equity. Waldown will provide Wi-Fi to all units at no cost, eliminating a critical barrier for residents seeking employment, education, and

services. Reliable internet access will enable residents to pursue work-from-home opportunities, participate in online job training and certification programs, complete schoolwork for K–12 students, and enroll in higher education or vocational training. Digital access will also allow residents to engage in telehealth services, financial management tools, and community resources, further supporting overall well-being and self-sufficiency.

On-site amenities and supportive services will complement the project’s location and infrastructure by addressing residents’ holistic needs. Waldown will include family-oriented amenities such as a playground and recreation room, supporting child development and providing safe spaces for youth. A fitness center will promote physical health and wellness for adults, reducing barriers to healthy lifestyles. Through its partnership with Friends of DHA, Waldown will offer a comprehensive range of supportive services designed to foster long-term economic stability. These services will include financial coaching, workforce development, job readiness training, health and wellness programming, youth development, and community-building activities. Service coordinators will work directly with residents to provide individualized support, helping them navigate systems, access healthcare, connect to employment opportunities, and pursue educational goals.

By combining high-quality affordable housing, strong transit access, digital connectivity, and tailored supportive services, Waldown will create a stable platform from which residents can improve their economic outcomes, build assets, and participate fully in Denver’s growing economy.

9% housing credit application narrative



Project Name: WILDFLOWER FLATS

Project Address: 1501 2ND STREET, FORT LUPTON, CO 80621

McDermott Properties is pleased to present the first senior LIHTC development in the city of Fort Lupton, Wildflower Flats. Wildflower Flats is a 60-unit rental development serving seniors 55 and older with incomes up to 30-60% AMI (the "Project"). The Project includes some notable changes since last year's application:

- **Operational Efficiency:** The building was redesigned in order to add three units which improves the Project's operational efficiency and serves more residents. In addition, four parking spaces were added to the Project to maintain/exceed last year's parking ratio.
- **Resident Choice:** The Project redesign included the addition of two studio units for more living options for residents.
- **Deeper Affordability:** The Project was updated to serve more very low income older adults. More than 75% of the Project's units now serve older adults with incomes up to 30-50% AMI. The shift from 60% AMI units to 50% AMI units is supported by the market study. There are 45% more income-eligible seniors at the 50% AMI level than the 60% AMI level in the PMA.
- **Energy Efficiency:** Green building features were added to achieve the National Green Building Standard Silver certification.

Executive Summary

- **Project Location:** east of Rollie Avenue and north of State Highway 52/1st Street in the Vincent Village master planned community
- **Project Density:** 34.8 units per acre
- **AMI targeting:** 7 units at 30%, 6 units at 40%, 34 units at 50%, and 13 units at 60%
- **Two studio units, 42 one-bedroom units, and 16 two-bedroom units**
- **Surface parking** (56 total spaces including 6 accessible, 2 EV Charging Stations and 6 EV ready)
- **Unit Amenities** include stainless steel appliances, quartz countertops, walk-in closets, and Juliet balconies
- **Project Amenities** include dedicated Areas for Services, Fitness Center, Community Room, and a BBQ Area with outdoor seating
- **Walking distance to:** Fort Lupton Recreation Center which offers senior-specific services and activities, Safeway grocery store, Urgent Care Facility, Pharmacy, Convenience Store, Coffee Shop, Dentist, Church, Bank and more
- **Construction details:**
 - Wood frame construction, 3 stories on PT slab, 2 Hydraulic elevators, TPO 60 mil roof

- Building exterior: brick, stucco, cementitious siding
 - Circulation: double loaded halls accessible by elevators and stairs
 - Wood interior stairwells and stairs
- Energy Efficiency: National Green Building Standards (NGBS) Silver, Energy Star appliances, and Electrification-Ready
- Supportive Services:
 - Wildflower Flats has entered into an agreement with Eaton Senior Communities to provide supportive services to residents. (Attachment A)
 - Available to all senior residents, the Eaton Health and Wellness program focuses on eight areas to help seniors “age well” focusing on mental, physical and spiritual health. The program encompasses:
 - Physical fitness and therapy
 - Nutritional programs
 - Intellectual stimulation
 - Environmental connectivity
 - Social involvement
 - Emotional support
 - Spiritual connection
 - Community involvement
 - The community services areas of the building have been designed to facilitate the Eaton supportive services program. A special Wellness room is designed and dedicated to the program.
 - Resident service coordination costs are included in the project’s operating budget.
- Financing:
 - Taxable construction loan in the approximate amount of \$16.4 million
 - Permanent financing in the approximate amount of \$3.5 million
 - Approximately \$14 million in 9% LIHTC equity and \$2.4 million in AHTC equity
 - Deferred developer fee in the approximate amount of \$443,000
 - Property tax exemption through a special limited partnership with the Fort Lupton Housing Authority

1. Identify which, if any, of the priorities in Section 2 of the QAP apply:

None of the priorities from this section apply.

2. Describe how the project meets the criteria for approval in Section 2 of the QAP:

A. Market conditions:

- A survey of the comparable properties in the PMA was completed in November 2025 and included the following properties:
 - Libretto Apartments
 - Brighton Village Senior Apartments
 - Crossing Pointe North
 - Karl’s Farm Apartments
 - Fall River Apartments
- All surveyed affordable senior communities show strong occupancy levels; one at 100%, two at over 98%, and two at 95%. In addition, four of the five surveyed properties maintain a waitlist.
- The market analyst concludes that the project will reach 95% occupancy in only four months (15 units per month).

B. Proximity to existing tax credit developments:

Wildflower Flats will be the first senior LIHTC project in the city of Fort Lupton.

The PMA includes areas of Weld County and Adams County. Because of the limited number of senior LIHTC properties within the PMA, only two of the five comparable LIHTC properties included in the market study are located within the PMA (Brighton Village Senior and Libretto Apartments, both in Adams County). Of the three comparable surveyed properties located outside of the PMA, two are located in Adams County (Crossing Pointe North and Karl's Farm Apartments) and one is located in Boulder County (Fall River Apartments).

C. Project Readiness:

- Proper zoning in place. Rezoning not needed.
- McDermott has had three concept plan review meetings with the City of Fort Lupton, the most recent being November 2025. Because of the strength of and need for Wildflower Flats, McDermott is submitting the Site Plan for approval immediately, prior to CHFA notification of tax credit approval.
- The development team anticipates project closing and construction start in December 2026.
- Wildflower Flats is ready to go!

D. Overall financial feasibility and viability:

- Wildflower Flats meets the goal of using the least number of tax credits to provide feasibility. At \$1.78 million in annual credit, the Project is requesting only \$29,667 per unit in annual 9% LIHTC and less than the maximum annual 9% LIHTC. Based on the CHFA LOI summary, Wildflower Flats is the most tax credit efficient new construction project for older adults in this application round.
- Proforma meets or exceeds CHFA underwriting requirements.
- Sponsor financial strength enhances guarantees.
- Wildflower Flats has received a tremendous response from investors and banks willing to partner for this project.

E. Experience and track record of the development and management team:

Development Team: McDermott Properties ("McDermott") has developed over 3,500 affordable, and market rate, multifamily units. This includes six newly constructed affordable senior communities. McDermott leverages relationships with best-in industry architects, engineers, investors and lenders to meet the social, environmental and financial objectives of each development. McDermott has also been a leader in developing private-public partnerships. To this end, it has partnered with ten housing authorities across the Front Range.

Property Management: ComCap Management ("ComCap"), an affiliate of the sponsor, will manage Wildflower Flats. ComCap currently manages five affordable senior communities and has a total management portfolio of approximately 2,500 affordable senior and family apartments. The ComCap Management team consists of more than 80 individuals located at its headquarters in Centennial, Colorado and properties across the greater Denver metro area, Colorado Springs and Fort Collins.

ComCap excels at leasing up new properties and meeting compliance requirements. Its senior management team has been involved in Colorado multi-family development, construction and management since the 1980s and led a team of professionals that have a broad range of experience in the multifamily management business. ComCap's leadership team has built strong, long-term relationships with government officials, low-income placement and housing organizations, community leaders and others in the state who are likewise committed to providing high quality, affordable housing to families across the state of Colorado.

F. Project Costs:

- The Project's construction costs were estimated by Brinkman Construction, an experienced Front Range general contractor, and the construction costs have been confirmed by McDermott. Brinkman Construction is in a unique position with regards to budgeting the Wildflower Flats project. Brinkman built the Lynwood Senior Apartments in Denver for McDermott Properties in 2022/2023, which is virtually the same building with the same design team. Brinkman has also been actively pricing and contracting apartment style and Senior Living projects throughout 2024 and 2025. Brinkman has approached budgeting Wildflower from the historical perspective of comparing costs to Lynwood, as well as comparing divisional budgets to recent pricing outcomes on similar projects.
- McDermott's in-house construction expertise facilitates optimal construction pricing.
- Given the smaller project size, 60 units, the project costs are reasonable in the current market. Wildflower Flats' use of efficient design results in reduced development costs and helps to offset higher water costs in Weld County.

G. Site Suitability:

- The City of Fort Lupton supports the creation of affordable housing that serves a diversity of income and age levels as evidenced by the letter from the Fort Lupton Planning & Building Department included with the Community Housing Needs Assessment application item.
- Part of the Vincent Village Master Planned community. Vincent Village includes a 72-unit family LIHTC project that was completed in October of 2023, and was 100% occupied by December of 2023. In addition, Vincent Village includes other public and privately held businesses. Those businesses include a pharmacy, dentist, coffee shop, 7-Eleven, AutoZone, and a car wash. There are two access points into Vincent Village off Highway 52 (aka 1st Street) and South Rollie Ave.
- Prime location in southeast Fort Lupton: A Safeway-anchored shopping center is located just south of the Project, while smaller boutique shops are located just northwest. The Safeway-anchored shopping center includes restaurants, an insurance agent, and a nail salon. Across 1st Street to the south of the Project is the Intermountain Health Fort Lupton Clinic, a medical clinic offering family medicine, primary care, and walk-in care. In addition, a second medical clinic, the Salud Family Health Center, is located less than 1/4 mile west of the project. This facility provides medical, dental, behavioral health, and pharmacy services. Located within 1.25 miles of the Project are various city parks including Railroad Park South, Community Center Park, and Pearson Park. In addition, the Coyote Creek Golf Course is located directly east of the Project, while the Fort Lupton Recreation Center is located less than 1/2 mile from the Project.
- The nearby Fort Lupton Recreation Center offers a variety of senior-specific activities and services.
 - Activities such as card games, puzzles, and coffee club
 - Supportive services including nutrition counseling, blood pressure checks, hearing clinics and foot care clinics
 - Educational classes/programs such as art classes and visits from the local library
 - Special events including a summer BBQ, bake sale, and Valentine's Day dessert event
 - Weekly meals
 - Day trips throughout the year to museums, theatre, shopping, and more
- Via Mobility Services (a nonprofit organization) provides a free ride share service for residents age 60+ in Fort Lupton.

3. Provide the following information as applicable:

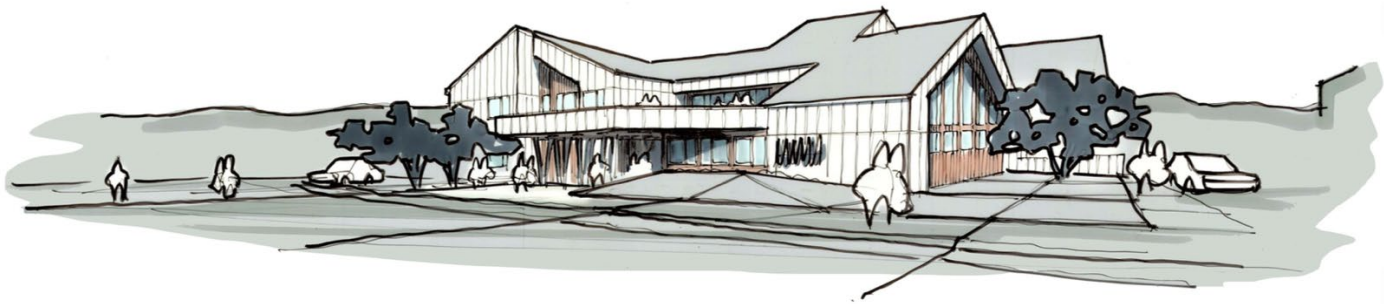
- Justification for waiver of any underwriting criteria - No waiver requested.
 - Justification of the financial need for a CHFA Discretionary DDA basis boost of up to 30 percent of eligible basis - Wildflower Flats needs a CHFA Discretionary DDA boost to be financially feasible due to several aspects of the Project. The majority of the units in the Project are set aside for older adults with the greatest housing needs—older adults at 30-50% AMI. In addition, the Project's location in Fort Lupton allows for lower rents than other parts of the Northern Front Range and Denver metro area due to lower area median income levels in Weld County. The Project's lower rental income potential due to its deep affordability and lower Weld County incomes results in less permanent debt capacity. McDermott has maximized all other funding sources including sizing the first mortgage debt to a 1.15 DCR and requires a CHFA basis boost in order for the Project to be financially feasible. (Attachment B)
4. **Address any issues raised by the market analyst in the market study submitted with your application:**
No issues were raised by the market analyst.
 5. **Address any issues raised in the environmental report(s) submitted with your application and describe how these issues will be mitigated:** There were no environmental issues raised in the ESA Phase 1 report.
 6. **Identify if there are any unusual features that are driving costs upward as well as if there are any opportunities to realize cost containment:**
 - There are no unusual building features that are driving costs up.
 - Because Brinkman Construction has built this building two times before for McDermott Properties (Oakridge and Lynwood), this experience results in a better coordinated and less expensive project.
 - Cost containment will be achieved through collaboration with the general contractor and rigorous value engineering of completed construction drawings.
 - Land costs are reasonable to market conditions in Fort Lupton.
 7. **Describe the outreach to the community that you have done and describe local opposition and/or support for the project (including financial support).**
McDermott Properties held a virtual public hearing on January 15th, 2026, and there was no neighborhood or public opposition at that hearing. Some members of the Fort Lupton community have voiced concerns that Wildflower Flats will be a tax-exempt community. McDermott has met and discussed with these individuals, in detail, the tremendous need for affordable housing in Fort Lupton, and the benefits that a community recognizes from affordable communities. Letters of support from the community are included in the application including support letters from the mayor of Fort Lupton and the Fort Lupton Housing Authority. Local financial support is provided via property tax exemption through a special limited partnership with the Fort Lupton Housing Authority. (Attachment C)
 8. **Describe how the proposed development contributes to promoting equity as well as economic mobility for residents.**
Wildflower Flats will promote equity by creating affordable housing opportunities for very-low income older adults including 47 units for households earning less than 30-50% AMI. The Project's 60 affordable apartments for older adults will be a critical addition for a community that lacks this resource currently. The project will allow low-income seniors to more easily access needed services and in some cases, to live closer to family members.

9% housing credit application narrative



Project Name: Willoughby Corner Phase 2A: IDD Housing

Project Address: 678 Willoughby Drive Lafayette CO 80026



Executive Summary

Boulder County Housing Authority (BCHA) is pleased to present Willoughby Corner Phase 2A (WC 2A), a residential housing development specifically designed to meet the needs of Individuals with Intellectual and Developmental Disabilities (IDD). This project reflects BCHA's deep and ongoing commitment to expanding high-quality, affordable housing opportunities for neurodivergent individuals in Boulder County—housing that is not only accessible, but intentionally designed to support autonomy, stability, and long-term well-being.

For neurodivergent individuals, access to affordable housing is foundational to independence, personal growth, and community connection. Equally important, it provides families with peace of mind, knowing their loved ones have a safe, supportive place to live—both now and into the future. WC 2A responds directly to this need by creating housing that honors individuality, promotes self-determination, and fosters a sense of belonging.

WC 2A represents a critical component of the Willoughby Corner Planned Unit Development (PUD) neighborhood. The project consists of a 32-unit residential building, with all major financing secured except for the tax credits requested through this application. Awarding these credits at this time is essential to moving the project forward and deploying already-committed funds to serve individuals and families who urgently need housing options tailored to neurodivergent needs.

The requested tax credits will leverage \$4.367 million in committed local grant funding (detailed below), ensuring the timely delivery of one of the region's few housing developments intentionally oriented toward neurodivergent residents. Willoughby Corner Phase 2A will provide stable, dignified homes for individuals who currently lack safe and appropriate housing—strengthening not only individual lives, but the broader Boulder County community.

Location and Allowable Density: Willoughby Corner Phase 2A is a 1.27-acre parcel, centrally located in the Willoughby Corner master planned neighborhood. Located in a Qualified Census Tract (QCT) and zoned as a PUD, WC 2A conforms to the PUD and is considered use-by-right at 25 units/acre. WC 2A enhances the existing vision of the Willoughby Corner master plan, as a broad-spectrum housing community that will ultimately include 400 homes, ranging from affordable rentals serving diverse populations, to below-market rate permanently affordable for-sale homes. The first phase of Willoughby Corner is fully-leased and placed-in-service (November 2025) including 63 affordable rental apartments for older adults, and 129 rental apartments for individuals and families. The Willoughby Corner neighborhood also includes shared infrastructure and community amenities including walking paths/greenspace, a playground, basketball/pickleball court, community garden and a community center with commercial kitchen, classroom, and gathering spaces, as well as with an onsite RTD bus stop, allowing for inclusivity and connectivity throughout the community and greater region.

Population and Bedroom Mix: There is an urgent, documented need for neuroinclusive housing options in Colorado: over 21,000 Coloradans with IDD currently live with senior family caregivers and are at risk of losing their home and primary support when their parents pass or can no longer support them. The 2018 Boulder County Needs Assessment for People with IDD indicated the need for safe, affordable and accessible housing was the top issue identified across all stakeholder groups and information gathering efforts. Recent statewide research found overwhelming interest in intentional, community-based housing: 93% of surveyed stakeholders indicated they may or would like to live in an intentional community, citing accessible design, neuro-affirming culture, and built-in social connections as primary drivers of demand.

WC 2A was initially conceived as a three-story, 48-unit housing community with 75% one-bedroom units, BCHA worked closely with Boulder's Intellectual and Developmental Disabilities Advisory Council (IDDAC) as well as public engagement sessions lead by Neuro-Inclusive Housing Solutions. Through these stakeholder sessions and direct feedback, the development team learned a larger proportion of two-bedroom units were desired to accommodate caregivers and roommates, as loss of one's caregiver represents a potential loss of health and safety. Guidance was also given to reduce the height and unit count, to make Willoughby Corner feel more like a home and less institutional. As a response, WC 2A was refined to a two-story, 32-unit community offering a mix of 16 one- and 16 two-bedroom apartments. Research has shown the majority of neuro-divergent persons experience sensory overload, anxiety, and isolation in traditional housing; to address this, the project provides a cognitively accessible environment with predictable and structured social amenities onsite, designed to help residents build social capital and independence through sensory-sensitive architecture and built-in social connections. Ultimately, this phase integrates a vulnerable Special Population into a vibrant, intentional community that prioritizes long-term stability and neuro-affirming support.

AMI Targeting: In collaboration with Boulder County IDDAC, Neuro-Inclusive Housing Solutions, and KVG our market analyst, BCHA has refined the AMI unit mix to ensure deep affordability and development viability. As a result, Willoughby Corner Phase 2A will serve an average of 48.1% AMI with six units serving 30% AMI, six units serving 40% AMI, eight units serving 50% AMI and twelve units serving 60% AMI; distributed equally between one- and two- bedroom units.

Unit and Project Amenities: BCHA convened Neuro-Inclusive stakeholder sessions to gain deeper understanding of how to thoughtfully integrate the needs of this population into the project's design. Insights from this session are reflected throughout both the residential units and common areas. Key design features that serve as an extension of residents' home include a centrally located and visually connected courtyard, with a clearly designated walking path differentiated in color and texture, along with seating areas, benches, swings/hammocks, and tactile wayfinding elements. In addition, outdoor amenities foster social connection through a covered community gathering space and outdoor kitchen. Indoors, the project will offer a range of community-focused and sensory-supportive spaces, including a shared community teaching kitchen to encourage personal development and connection, a library that includes audiobooks, sensory rooms on each floor, and a creative arts/crafts space. These elements, along with several other thoughtfully considered details, were directly informed by feedback gathered during the stakeholder design sessions.

Each of Willoughby Corner Phase 2A's units will have central heat & air conditioning, blinds, luxury vinyl plank flooring, high-speed internet hookups, refrigerator, stove/oven, dishwasher, disposal, microwave, stainless steel appliances, granite countertops and in-unit washer & dryer. The common area amenities will include on-site management, PASA reception desk and services room, sensory rooms, teaching kitchen, dining room, stage, fitness room, library, computer lab, business center, video game room, movie theater, and private central courtyard, outdoor kitchen and social area with electric fireplace. Its security features will include electronic access entries, security cameras, courtesy patrol, and a front door call box.

Type of Construction: Willoughby Corner Phase 2A is a two-story "U" shaped single building with surface parking, EV chargers, and EV-ready parking. WC 2A will be constructed with wood framing (type V-A) over an on-grade spread-footing foundation and will feature a pitched gable asphalt shingle roof with a 129kW PV solar array. The public access front door is on the West side facing Willoughby Drive, with a resident pick-up/drop-off area adjacent to the community room and leasing/management office. The building's conditioned interior corridors will be serviced by a central elevator, ensuring all units are fully ADA Type-B convertible. To enhance the resident experience, the elevator lobby and corridor ends will feature natural light from windows that incorporate trauma-informed design principles. The exterior facade will utilize a variety of fiber cement panels, vertical siding, and lap siding to create a safe, comfortable, home-inspired experience for residents.

Access to Public Transportation: Willoughby Corner features an on-site RTD stop with frequent service, allowing residents with IDD to reach jobs and groceries on a single bus without the stress of navigating transfers or crossing busy streets. This high-frequency

connection, paired with a dedicated building pick-up/drop-off zone, ensures that residents can travel reliably and independently. By removing transportation barriers and safety risks, WC 2A provides reliable solutions for independent living, directly aligning with CHFA's commitment to community integration for Special Populations.

Energy Efficiencies: In alignment with Phase 1, Willoughby Corner Phase 2A provides a high quality and sustainable living experience for IDD residents by combining NGBS Silver and DOE Efficient New Homes (ENH) certifications to guarantee superior indoor air quality and thermal comfort. As part of this certification the project will also achieve ENERGY STAR Multifamily New Construction and EPA Indoor airPLUS certifications. This all-electric development utilizes a high-efficiency geothermal well field and a 129.36 kW rooftop PV array to achieve energy performance 15% better than 2018 IECC standards, ensuring long-term environmental sustainability. To maximize resident stability, BCHA manages all utilities (except personal internet) and maintains resilient, water-wise community landscaping with native, drought-tolerant vegetation.

Capital Sources: The capital stack for Willoughby Corner Phase 2A includes Federal 9% LIHTC, State AHTC, State TOC Credit, and deferred developer fee. Given the strong local support totaling over \$4.3M (\$136k+/unit) in grant funding committed, permanent debt can be sized with a strong debt service coverage ratio, ensuring long term operational viability. Should the project receive a successful award, the project can close within seven to nine months.

Serving Special Populations: In Boulder County, an individual with IDD engages with 26 unique service providers on average. Given this understanding, Boulder County Housing Department (BCHD) will serve as a connector for residents and their providers. BCHD delivers voluntary, person-centered services designed to promote housing stability, health, and community engagement for adults with IDD. Services provided by BCHD at Willoughby Corner Phase 2A include tenancy support, health and wellness linkages, employment and life skills coaching, and crisis planning, coordinated with existing Home and Community Based Service (HCBS) waivers and case management agencies to avoid duplication.

Core services are provided by on-site BCHD staff, while IDD-specific support is delivered through a PASA. As a best practice, this property is consumer-controlled, where residents have the freedom to choose their preferred long-term support service provider and delivery model. The built-in supportive amenities will be available to all residents, whether or not they receive Medicaid-funded services, and will fill the gap for those who are ineligible and at highest risk of homelessness without access to supportive housing options.

Boulder County leverages its IDD Mill Levy to fund specialized initiatives, including housing navigators dedicated to individuals with IDD, ensuring seamless access to housing resources and individualized planning. The IDD Advisory Council plays a critical role in shaping service delivery and policy alignment, reinforcing community voice and best practices. Financing for these services is primarily through Boulder County's Affordable and Attainable Housing Tax, which allocates \$231,106 annually for staffing and training, plus \$2,300 for program costs such as language access and events. This funding is committed for the first five years of the project. Additional PASA services are provided in-kind, ensuring a sustainable, integrated service model aligned with CHFA QAP principles, including serving special populations, enhancing housing stability, and promoting inclusive, service-enriched communities.

1. Priorities of the QAP: Willoughby Corner Phase 2A will serve Special Populations as defined in Section 5.B.5 of the QAP, providing 100% of units serving persons with a disability (as defined by the Americans with Disabilities Act).

2. Criteria for Approval:

2.1 Market Conditions: The Lafayette rental market exhibits strong demand for affordable housing, characterized by a low stabilized vacancy rate of 3.7% among surveyed comparable properties. With approximately 41.2% of the Primary Market Area (PMA) being renter-occupied and a growing overall population, there is a significant and increasing need for specialized IDD units. Proposed rents for the Subject offer a distinct tenant advantage, currently positioned between 14.8% and 17.9% below adjusted average market rates.

2.2 Proximity to existing tax credit developments: There are several established LIHTC properties within the PMA, including the adjacent Willoughby Corner Phase 1, which successfully achieved 100% occupancy within its first year. Other nearby developments such as Eagle Place and Kestrel Apartments maintain low vacancies and significant waiting lists, underscoring a deep pool of pent-up demand for affordable units in the region. Despite these existing projects, the specific focus on individuals with intellectual disabilities addresses a unique and largely unmet niche in the local housing continuum.

2.3 Project readiness: Willoughby Corner Phase 2A demonstrates a high degree of project readiness, as the property is already governed by an officially recorded PUD Amendment that explicitly approves the site for multifamily use at the proposed density. The site is a legal conforming use with all necessary utilities already provided and established site-wide infrastructure, including stormwater detention, in place from Phase 1. The City of Lafayette has verified the project's compliance with approved high-density residential and parking standards. The project team will continue to navigate the Site Plan and Architectural Review (SPAR) process with Lafayette, allowing the project to break ground in 2026.

2.4 Overall financial feasibility and viability:

Willoughby Corner Phase 2A has meaningful local support from Boulder County and has already been awarded a \$2M grant from the Boulder County IDDAC, \$1.184M in 2025 Boulder County AAHT funds, and \$750k in Boulder County Worthy Cause funds, and is utilizing \$433k of the \$1.5M 2026 Boulder County AAHT funds for Phase 2A, with the remainder earmarked for Phase 3's 77 affordable for-sale homes. Given the local support the remaining capital stack is complete with tax credit equity, debt, and deferred developer fee.

Ongoing operations for WC 2A benefit from the existing onsite property management and operations of Phase 1's 192 units. This allows for operational efficiencies in payroll, maintenance, administration, marketing, and contract services. The remaining operational expense assumptions of utilities, insurance, turn cost, etc. have been informed by the Phase 1 historical data. Permanent debt has been sized conservatively, to ensure operational viability for the 15-year compliance period and beyond.

2.5 Experience and track record of the development and management team:

BCHA has a strong and well-established track record of delivering high-quality, affordable housing that responds thoughtfully to the diverse needs of communities across Boulder County. BCHA serves a uniquely large and varied geographic area, encompassing urban centers, suburban municipalities, rural towns, and mountain communities, each with distinct market conditions, infrastructure constraints, regulatory environments, and community priorities. This breadth of service has required a flexible, highly skilled development and management team capable of tailoring solutions to very different local contexts.

Across its portfolio, BCHA consistently brings projects from concept through completion through effective public-private partnerships, disciplined financial stewardship, and a deep understanding of local and regional housing priorities. BCHA's experienced management team brings decades of combined expertise in housing development, asset management, operations, and resident services, ensuring long-term stability, regulatory compliance, and high-quality property performance. The Authority's leadership is widely recognized for professionalism, integrity, and a commitment to creating inclusive, resilient communities where residents across Boulder County—regardless of geography—can thrive.

2.6 Project costs: The total cost of Willoughby Corner Phase 2A equates to \$654,458 per dwelling unit ("DU") and \$569 per total square foot ("TSF"). This represents a premium to the 2025 CHFA Affordable Housing Development Costs Dashboard for elevated 9%+state developments totaling \$500,496/DU and \$525/TSF for the following reasons:

- 1) IDD Resident experience enhancements (elevator, enhanced amenity spaces, and FF&E) equating to \$19,500/DU and \$17/TSF.
- 2) Enhanced sustainability systems (PV Array, Geothermal Wells, Energy Recovery Ventilator (ERV), in unit Heat Pumps, and EV Chargers) equating to \$50,119/DU and \$44/TSF.
- 3) Phase 1 Infrastructure Reimbursement and Lafayette Raw Water Contribution equating to \$58,500/DU and \$51/TSF.

By equilibrating for the enhanced resident experience, sustainability and location costs, the adjusted cost of WC 2A would be \$526,339/DU and \$457/TSF representing a 5% premium per dwelling unit and 13% discount per total square foot compared to the CHFA average.

Additionally, the amount of local support of \$4.367M from Boulder County equating to \$136,469/DU and \$119/TSF, the local support committed more than offsets the project cost premiums in delivering quality, intentional IDD housing to the Boulder County community, ensuring a balance of resident quality of life, sustainability and development viability.

2.7 Site suitability: Willoughby Corner Phase 2A is optimally situated for development as it represents a legal conforming use under the R4/PUD zoning designation, aligning with the approved multifamily land use for Planning Area D. Site suitability is further enhanced by the existing master-planned infrastructure from Phase 1, which includes established water and sanitary sewer mains as well as a centralized extended detention basin that provides necessary flood control and water quality treatment. Furthermore, the project is development-ready with all utilities provided to the site and a layout that leverages existing infrastructure.

3. Requested Waivers: No waivers of CHFA's underwriting standards are requested.

4. Issues from the Market Study: The market study concluded that the Subject's unit mix, sizes, and proposed rents are highly appropriate for the local market, resulting in a perfect ranking for overall marketability. While the site has a Walk Score of 14 indicating car-dependence for most errands, this is mitigated by a high-frequency bus stop located within the Willoughby Corner community, located less than 400 feet from Willoughby Corner Phase 2A's front door. Demand for special needs units remains exceptionally strong, with a calculated capture rate of just 0.1% indicating that the 32 proposed units will be absorbed rapidly.

5.Environmental Reports: No issues. No conditions indicating potential RECs, CRECs, or HRECs were observed (Smith Environmental, 11/20/2025)

6. Features Driving Costs Upward: As outlined above in Project Costs, creating inclusive and sustainable IDD housing in Boulder County drives costs upward. Through stakeholder engagement with IDDAC and public engagement sessions hosted by Neuro-Inclusive Housing solutions with self-advocates, family caregivers and service providers, the development understood the need for resident and community features to best accommodate the needs of Willoughby Corner Phase 2A's residents and stakeholders. This feedback included the need to right-size the community to 32 units, such that resident experience was safe, predictable, comfortable and did not feel like an institution, which resulted in distributing fixed costs (amenity spaces, elevator, etc.) over a smaller number of units. Sustainability is central to BCHA's mission, and in utilizing sustainable technologies such as geothermal wells / heat pumps, a 129kW PV solar array, and EV charging stations, the upfront investment in these technologies drives cost upward, although it creates long term environmental and financial sustainability. Additionally, the cost of land, infrastructure, water and community amenities in Lafayette and Boulder County, represents a premium to other locations, which is exemplified by the significant unmet need for affordable housing in Lafayette and Boulder County and the strong demand for projects like WC 2A.

7. Community Outreach and Support: Building on the momentum and success of Phase 1, Willoughby Corner Phase 2A has secured broad community endorsement with virtually no public opposition. Willoughby Corner has continued the process of public engagement at a neighborhood, community, leadership and specialist level, since early 2017. Through this ongoing dialogue BCHA has worked closely with the City of Lafayette and Boulder County to create a planned community that offers a broad spectrum of affordable housing (for-rent, for-sale, older adult, IDD, etc.) in creating a thoughtfully programmed and designed community. Zoned as a PUD, the Willoughby Corner neighborhood plan is responsive to adjacencies, connectivity, and the specific needs of the Lafayette community. The support and benefit of Lafayette is exemplified by 50% reduction in raw water cost (\$5.3M), and impact fee reductions.

In addition, BCHA worked closely with Desiree Kameka Galloway of Neuro-Inclusive Housing Solutions and her team, including a public engagement session which gathered 40 individuals including self-advocates, family caregivers and service providers who walked the property and provided direct feedback to initial designs. Additionally, the Boulder County IDD Advisory Council provided robust input and \$2M of financial support for the development. Based on direct feedback of these sessions and recent research conducted by NIHS on what Coloradans with IDD want for future neuro-inclusive intentional communities. These sessions directly informed the unique offering of building amenities (interior and exterior), unit floorplans and features, as well as onsite services and programming.

8. Promoting Equity and Economic Mobility: Willoughby Corner Phase 2A advances CHFA's commitment to equity by providing a solution to the systemic displacement of the IDD population, replacing restrictive "next empty bed" placements with a foundation of stability and self-determination. By integrating 32 dedicated units into a high-opportunity neighborhood, this project emphasizes inclusion and ensures that residents with disabilities have the same access to community assets and independent living. This development transforms affordable housing into a platform for economic mobility, empowering residents to pivot from housing insecurity toward personal growth, integrated employment, and long-term independence within Boulder County.

Please see the attached support letters from: 1. Boulder County Commissioners; 2. Boulder County Intellectual and Developmental Disabilities (IDD) Advisory Council; 3. Inclusive Housing Coalition; 4. Blue Spruce Community; 5. Parker Personal Care Homes