



Colorado Housing and Finance Authority  
2023 Round Two  
State and Federal 4% Credit  
Letters of Intent

Bldg. Type	Pop Type	Name	Address	City	Total Units	LI Units	Federal 4% Credit Amount Requested	PAB Issuer	PAB Amount Requested	State Credit Amount Requested	Sponsor	Contact	Email	Phone
N/A/R	F	1001 Lincoln St	1001 Lincoln St	Denver	125	125	\$1,914,991	CHFA	\$23,000,000	\$1,100,000	KRF Ark Housing LLC dba Kentro Group	Christopher Viscardi	cv@kentrogroup.com	(970)214-2173
N	F	4995 Washington	4995 Washington Street	Denver	170	170	\$4,718,437	CHFA	\$50,000,000	\$1,100,000	Globeville Redevelopment Partners LLC	Javonni Butler	jbutler@evergreenreg.com	(262)894-6665
N	F	602 Galena	602 Galena Street	Frisco	48	48	\$960,000	CHFA	\$11,500,000	\$576,000	The NHP Foundation	Lauren Avioi	lavioi@nhpfoundation.org	(832)280-7554
N	F,PSH	901 Navajo Street	901 Navajo Street	Denver	187	187	\$4,100,000	CHFA	\$43,300,000	\$1,100,000	Mercy Housing Mountain Plains	Carolyn Reid	CReid@mercyhousing.org	(720)547-5536
N	F,M,SN	Albion Affordable Apartments	2280 S Albion St	Denver	220	220	\$4,050,000	CHFA	\$53,000,000	\$1,100,000	Delvest Development Corp.	Rebecca Stavros	rebecca@delvest.com	(720)708-4065
N	F	Atwood Commons	130 Third Ave	Longmont	72	72	\$1,314,000	CHFA	\$15,000,000	\$1,100,000	Brikwell	Tyler Elick	tyler.elick@brikwell.com	(303)668-7889
N	F	Beeler Park Flats	56th Avenue and Chester Wa	Denver	112	112	\$1,450,000	CHFA	\$21,500,000	\$1,100,000	Mile High Development	George Thorn	gthorn@milehighdevelopment.com	(303)808-4500
N	S	CCH Broomfield Senior	118th Avenue at Wadsworth Blvd	Broomfield	160	160	\$2,167,000	CHFA	\$31,000,000	\$1,100,000	Christian Church Homes	Sidney Stone	sstone@cchnc.org	(510)746-4120
N	PSH	Chrysalis Apartments	1777 Franklin Street	Denver	70	70	\$1,072,000	CHFA	\$16,900,000	\$1,100,000	Empower Program, Inc.	Julie Kiehl	dan@danielmorgan.com	(303)888-9531
N	F	Compass Pointe	2600 Oakshire Ln.	Pueblo	192	192	\$2,475,000	CHFA	\$26,000,000	\$1,100,000	Kittle Property Group	Brenda Haddad	bhaddad@kittleproperties.com	(417)529-8929
N/A/R	F	Denver Dry Goods	700 16th Street	Denver	106	106	\$2,300,000	CHFA	\$35,500,000	\$1,100,000	Perry Rose LLC	Chuck Perry	chuck@perry-rose.com	(303)808-9189
N	M,V	Devonshire Blvd	Rainbow Dr & Devonshire Blvd	Thornton	120	120	\$2,400,000	Maiker Housing Partners	\$11,960,000	\$1,000,000	LDG Development	Brian Dougherty	bdougherty@ldgadapvelopment.com	(970)214-5777
N	M	Dorcery Community Housing	Red Creek Springs and Kiviquest	Pueblo	72	72	\$960,000	CHFA	\$12,500,000	\$1,000,000	Posada of Pueblo, Inc	Kim Bowman	KBowman@psoadapueblo.org	(719)251-3849
N	F	Edge 3	3735 E 15th Street	Loveland	66	66	\$750,000	Loveland Housing Authority	\$14,000,000	\$1,100,000	Loveland Housing Authority	Jeff Feneis	JFeneis@lovelandhousing.org	(970)635-5925
N	H,PSH	Folsom PSH Day Services Center	1844 Folsom St	Boulder	48	48	\$1,300,000	CHFA	\$18,500,000	\$1,000,000	Element Properties	Catherine Bean	catherine@elementproperties.com	(804)307-5716
N	SN	Fox Street	4159 North Fox Street	Denver	270	270	\$4,005,000	CHFA	\$42,000,000	\$1,100,000	Rainier Development	Edson Gallaudet	edson@rainierdc.com	(206)452-9400
N, R	F	Gateway Village	414 Southridge Road	Fort Morgan	120	120	\$1,800,000	CHFA	\$22,000,000	\$1,000,000	Rocky Mountain Communities	Mark Marshall	mmarshall@rcommunities.org	(312)618-5732
N	F	Glenwood Gardens	51933 Highway 6	Glenwood Springs	131	131	\$2,445,000	CHFA	\$28,300,000	\$1,000,000	Cohsn-Esrey Development Group	Lisa Sorensen	lsorensen@cohenesrey.com	(303)400-8956
N	F	Grace Commons Annex	1603 Walnut St	Boulder	30	30	\$985,000	CHFA	\$10,630,000	\$800,000	Grace Commons Church	Doug Smith	smithd71@gmail.com	(720)530-4020
N	F	Grove in Bloom	North and West of East Mulberry St. & Greenfield	Fort Collins	264	264	\$5,567,231	CHFA	\$59,000,000	\$1,000,000	Pedcor Investments, LLC	Ryan Rodgers	rrodgers@pedcor.net	(317)705-7970
N	F	Harvest Hill	NW Corner of 118th Ave. & Wadsworth Blvd.	Broomfield	152	152	\$2,150,000	CHFA	\$31,000,000	\$1,100,000	Ulysses Development Group	Kevin Knapp	kevin.knapp@ulyssesdevelopment.com	(651)245-3949
N	F	Haven at Lakeside	1881 Airport Road	Colorado Springs	73	73	\$1,012,000	City of Colorado Springs	\$9,900,000	\$500,000	Dream Centers of Colorado Springs	Matthew Ayers	Matthew.ayers@dreamcenters.com	(719)685-6999



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N	F	Homes on Hover	1780 Hover St	Longmont	75	75	\$1,260,000	CHFA	\$17,500,000	\$675,000	Penrose LLC	Shannon Cox Baker	sbaker@penrose.com	(303)709-9147
N	F	Iliff Apartments	4175 East Iliff	Denver	120	120	\$1,922,780	CHFA	\$22,400,000	\$1,000,000	REDI Corporation	David Murphy	dgmurphy123@gmail.com	(303)618-6004
N	F	The Ives II	7525 W. 44th Ave.	Wheat Ridge	100	100	\$1,670,000	Foothills Regional Housing	\$24,000,000	\$1,100,000	Foothills Regional Housing	Amy Case	acase@foothillshr.org	(303)403-5442
N	F	JetWing Flats	2040 Jet Wing Drive	Colorado Springs	68	68	\$1,514,550	CHFA	\$12,955,545	\$980,000	Commonwealth Development	Ted Goltzman	tgoltzman@commonwealthco.net	(612)991-9931
N	F	King's Crossing	15660 E. 6th Ave.	Aurora	179	178	\$3,545,000	CHFA	\$37,800,000	\$1,100,000	Community Development Partners	Wendy Klein	wendy@communitydevpartners.com	(347)218-0242
N	F,PSH	Marshall Pointe Apartments	5190 Marshall St.	Arvada	260	260	\$5,640,822	CHFA	\$63,560,000	\$1,100,000	Lincoln Avenue Capital	Ben Taylor	btaylor@lincolnavcap.com	(608)347-6604
N	F,PSH	Menola Homes	1465-97 Knox Court	Denver	67	67	\$1,015,000	CHFA	\$15,400,000	\$1,000,000	Menola Homes LLC	Grace Burgwyn	grace@burgwynmgmt.com	(720)638-2485
N	F	Metro Caring Housing	1100 E. 18th Ave.	Denver	139	139	\$3,930,000	City of Denver	\$45,000,000	\$1,100,000	Metro Caring	Teva Sienicki	tsienicki@metrocar.org	(303)350-3611
N	F	Metro Center Affordable	Alameda Ave at Sable Blvd	Aurora	143	143	\$2,400,000	CHFA	\$29,500,000	\$1,100,000	BMC Investments	Matt Joblin	matt@bmcinv.com	(303)996-2324
N	F	North Broadway Apartments	102 Ping Lane	Eagle	135	135	\$2,200,000	CHFA	\$25,000,000	\$1,000,000	Elmington Capital	Christopher Spelke	chris.spelke@gmail.com	(303)518-9885
N	F	Prairie Run Apartments	1300 W Jefferson	Hayden	60	60	\$1,370,000	CHFA	\$14,800,000	\$1,100,000	Gorman & Company, LLC	Kimball Crangle	kcrangle@gormanusa.com	(303)887-2707
A/R	PSH	Renaissance at Civic Center Apartments	25 E 16th Ave	Denver	196	196	\$1,681,067	CHFA	\$22,500,000	\$1,100,000	Colorado Coalition for the Homeless	Jennifer Cloud	jcloud@coloradocoalition.org	(617)921-0360
N, A/R/S		Rendezvous	2366 Robins Way	Montrose	52	52	\$875,000	CHFA	\$9,500,000	\$1,090,000	Volunteers of America National Services	Doug Snyder	dsnyder@voa.org	(303)726-1055
N	F	Reserves at Winter Park	Highway 40 at Winter Park Dr	Winter Park	168	168	\$2,785,000	CHFA	\$29,500,000	\$1,100,000	Overland Property Group	Ryan Zent	rzent@overlandpg.com	(973)914-4572
N	F	Ridge at Broomfield	11798 Ridge Parkway	Broomfield	127	127	\$3,200,000	CHFA	\$35,000,000	\$1,100,000	Ridge at Broomfield, LLC	Jay Hanz	jay.hanz@devcous.com	(720)708-8079
N	PSH	Sanctuary on Potomac	2280 S. Xanadu Way	Aurora	43	43	\$780,784	Aurora Housing Authority	\$12,000,000	\$1,100,000	Aurora Housing Authority	Dayna Ashley Oehm	dashleyoehm@aurorahousing.org	(303)929-9591
N	F	Sheridan Station East (Phase II)	1080 N Ames Street	Denver	104	104	\$2,315,250	CHFA	\$24,500,000	\$1,100,000	Brimshore Development, LLC	Kathleen Bole	kbole@brimshore.com	(847)687-0848
N	F	Sheridan TOD Family Housing	5375 W 10th Ave	Denver	180	180	\$3,693,822	CHFA	\$41,500,000	\$1,100,000	Archway Investment Corporation	Hannah Berkowitz	hannahb@archwaycommunities.org	(720)432-4901
N	F	Summit at Granby	3 Pioneer Drive	Granby	60	59	\$1,251,180	CHFA	\$10,760,148	\$1,100,000	Summit Housing Group	Austin Richardson	austin@summithousinggroup.com	(406)802-4487
N	F	Victoria Village	225 Park Ave	Fraser	168	168	\$4,000,000	CHFA	\$43,000,000	\$1,100,000	Mountain Affordable Housing Development LLC	Matthew Ginzberg	mg@caledest.com	(212)810-7374
N	S	Village at Homewood Point - Phase II	903 E. Colorado Ave	Colorado Springs	83	83	\$1,537,401	CHFA	\$17,173,972	\$1,100,000	CS Pike Senior II LP	J. Marc Hendricks	marc@hendrickscommunities.com	(303)722-6088
					5,335	5,333	\$98,483,315		\$1,139,839,665	\$44,421,000				

N=New, R=Rehab, A/R=Acquisition/Rehab, F=Family, H=Homeless, M=Mixed, PSH=Permanent Supportive Housing, S=Senior, SN=Special Needs, V=Veterans