



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

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



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

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