

2022 round one award descriptions

Developments receiving award reservations include:

Bluebird Longmont, Longmont

Developer: Element Properties

Bluebird Longmont will be a supportive housing development constructed on land subsidized by the City of Longmont and the Longmont Housing Authority. The development will serve individuals and families exiting homelessness through trauma-informed building design, furnished units, and no-cost wireless internet service. Supportive services will be provided by the Boulder Shelter for the Homeless, Mental Health Partners, and other service agencies. Project-based rental assistance will be provided by the Colorado Division of Housing and Longmont Housing Authority.

55 Units: 55 One-Bedrooms

55 @ 30% Area Median Income (AMI)

9% Credit Awarded: \$653,854

Brush Village II, Brush

Developer: Northpointe Development II Corporation

Brush Village II will be the first development in the Brush community supported with Housing Tax Credits in 28 years and leverages financial support from the City of Brush. Along with in-unit and onsite amenities, including an onsite manager, the development will improve the land located between the site and an existing affordable housing development, Brush Village, to create a park and community garden open to the broader community.

45 Units: 29 One-Bedrooms; 16 Two-Bedrooms

Five @ 30% AMI; 19 @ 50% AMI; 21 @ 60% AMI

9% Credit Awarded: \$1,292,500

Fruita Mews, Fruita

Developer: Indibuild LLC

Fruita Mews will be the first development supported with Housing Tax Credits without rental subsidy constructed in the City of Fruita. The development will reflect the surrounding neighborhood with a townhome design featuring covered front porches. Onsite resident services will be provided by Eureka!, Family Health West, and a master gardener. Residents will have access to a community building and onsite green space and trails.

50 Units: 10 One-Bedrooms; 30 Two-Bedrooms; 10 Three-Bedrooms

Four @ 30% AMI; 4 @ 40% AMI; 12 @ 50% AMI; 24 @ 60% AMI; Six market rate units
9% Credit Awarded: \$1,330,877

The Ives, Wheat Ridge
Developer: Foothills Regional Housing

The Ives will serve 25 individuals exiting homelessness and provide 24 affordable rental housing units serving individuals with incomes at or below 60 percent AMI. The developer, Foothills Regional Housing, also known as the Jefferson County Housing Authority, will provide 25 project-based vouchers to support rental assistance and will partner with the Jefferson Center for Mental Health to provide services and referrals for residents. The development will be built on Wadsworth Boulevard providing access to amenities and a high-frequency bus line.

50 Units: 50 One-Bedrooms
15 @ 30% AMI; 10 @ 50% AMI; 24 @ 60% AMI; one employee unit
9% Credit Awarded: \$1,210,000

Launchpad Apartments, Colorado Springs
Developer: Cohen-Esrey Development Group

Launchpad Apartments will be a supportive housing development for individuals aged 18 to 24 that are at-risk of or exiting homelessness. Young adult residents will be supported by 50 project-based vouchers from the Colorado Division of Housing. The lead service provider, The PLACE, will offer onsite wrap-around services along with Peak Vista Community Health Centers. The building will be designed with trauma-informed principles and is located close to amenities and bus transit.

50 Units: 47 One-Bedrooms; Three Two-Bedrooms
50 @ 30% AMI
9% Credit Awarded: \$1,198,000

The Osborn, Rocky Ford
Developer: Total Concept

The Osborn will be a supportive housing development serving individuals and families exiting homelessness in Baca, Bent, Crowley, Kiowa, Otero, and Prowers counties and will be the first of its kind in the region. Supportive services will be provided by Southeast Health Group—an umbrella organization made up of four entities – Southeast Mental Health Services, Partnership for Progress, Southeast Wellness Works, and Family Guidance Institute. The Colorado Division of Housing will provide 30 project-based vouchers to support rental assistance. All units will be furnished and the development will be constructed using trauma-informed design.

30 Units: 24 One-Bedrooms: Six Two-Bedrooms
Nine @ 30% AMI; 21 @ 60% AMI
9% Credit Awarded: \$930,000

Puwagaan Kaan, Cortez

Developer: The Piñon Project and Blueline Development

Puwagaan Kaan, which means Healing Home in Ute, will be a culturally responsive, supportive housing development serving families exiting homelessness. Supportive services will be provided by The Piñon Project, Ute Mountain Ute Tribe, and Axis Health Systems. The trauma-informed design of the building will feature secure entry, indoor and outdoor community spaces, and space for onsite provision of services. The Colorado Division of Housing will provide 42 project-based vouchers to support rental assistance.

42 Units: 14 One-Bedrooms; 14 Two-Bedrooms; 14 Three-Bedrooms
42 @ 30% AMI
9% Credit Awarded: \$1,233,450

Residences at Dry Cedar Creek, Montrose

Developer: RealAmerica Development LLC

This development will serve individuals and families in Montrose. It will be built near amenities, bus transportation, and the recreation center and will utilize factory-built and prefabricated components. The City of Montrose is supporting the development financially and the Montrose County Housing Authority is providing six project-based vouchers to support rental assistance and abating property taxes.

60 Units: 12 One-Bedrooms; 36 Two-Bedrooms; 12 Three-Bedrooms
Six @ 30% AMI; 21 @ 50% AMI; 27 @ 60% AMI; Six market-rate units
9% Credit Awarded: \$1,349,678

Silver Key Senior Apartments, Colorado Springs

Developer: Silver Key Senior Services

Silver Key Senior Apartments will be built on land owned by Silver Key Senior Services adjacent to their headquarter offices. Thirteen units will serve older-adult veterans exiting homelessness with Veteran's Assistance Supportive Housing (VASH) project-based vouchers from the Colorado Division of Housing. Supportive services and other resident services will be provided by the developer and the Veterans Administration.

50 Units: 48 One-Bedrooms; Two Two-Bedrooms

13 @ 30% AMI; 10 @ 40% AMI; 13 @ 50% AMI; 14 @ 60% AMI
9% Credit Awarded: \$1,312,545

SP Crossing, Commerce City

Developer: Nesbitt Development LLC and Brinshore Development

SP Crossing will serve individuals and families with a range of incomes from 30 to 80 percent of AMI. The development is supported by a land lease from Urban Land Conservancy (ULC) as part of the Commerce City Community Campus (C4) hub for wellness and social and health services. The site has access to the N-line light rail station. RTD NECO passes will be provided for residents. The development is a joint venture between an experienced affordable housing developer and a developer pursuing Housing Tax Credits for the first time.

60 Units: Two Studios; 29 One-Bedrooms; 26 Two-Bedrooms; Three Three-Bedrooms
Eight @ 30% AMI; 12 @ 40% AMI; 22 @ 50% AMI; Six @ 70% AMI; 12 @ 80% AMI
9% Credit Awarded: \$1,350,000

St. Stephen Apartments, Denver

Developer: MGL Partners

St. Stephen Apartments will serve older adults and be built in Denver's Central Park neighborhood in partnership with St. Stephen Missionary Baptist Church. Residents will have access to RTD NECO passes and the church will also provide transportation services. The infill site offers access to many amenities and additional parking will be shared with the church.

50 Units: 45 One-Bedrooms; Five Two-Bedrooms
Five @ 30% AMI; 12 @ 40% AMI; 18 @ 50% AMI; 15 @ 60% AMI
9% Credit Awarded: \$1,255,389

Willoughby Corner Phase IA Senior, Lafayette

Developer: Boulder County Housing Authority

Willoughby Corner Senior will be an energy efficient, all-electric, net zero development serving older adults in a master-planned affordable rental and ownership community developed by the Boulder County Housing Authority. The City of Lafayette partnered to support the development with a land donation and funding. The developer will create a preference for income-qualified residents displaced by the Marshall Fire in Boulder County.

63 Units: 50 One-Bedrooms; 13 Two-Bedroom
Seven @ 30% AMI; Seven @ 40% AMI; 24 @ 50% AMI, 25 @ 60% AMI

9% Credit Awarded: \$1,350,000

For more information about the Housing Credit program, please contact [Kathryn Grosscup](#), Manager, Housing Tax Credit at 303.297.7368.