

Colorado LIHTC

2020 Round Two Award Descriptions

The following affordable housing developments are being awarded state and federal housing tax credits by CHFA.

8315 E. Colfax Family Affordable & Early Childhood Education (ECE), Denver

Developer: Mercy Housing Mountain Plains

This development will support families and include construction of an Early Childhood Education (ECE) center operated by Mile High Early Learning (MHEL). Residents with young children will receive a preference, if eligible, for enrollment at the ECE. The City of Denver is supporting the project by providing the land at no cost. This development is an equitable transit-oriented development and will provide NECO RTD passes to all households.

81 Units: 30 One-Bedroom; 30 Two-Bedroom; 19 Three-Bedroom; 2 Four-Bedroom
16 @ 30% AMI; 5 @ 40% AMI; 10 @ 50% AMI; 36 @ 60% AMI; 14 @ 70% AMI
4% Credit Awarded: \$746,078; State Credit Awarded: \$1,000,000

Allison Village, Arvada

Developer: Foothills Regional Housing (aka Jefferson County Housing Authority)

This development will be located near Olde Town Arvada and within 0.5 mile of a light rail station. The development will support families, as well as up to 30 youth aging out of foster care and nine formerly homeless veterans. Services will be provided by CASA, Red Rocks Community College, STRIDE Community Health Center, and the Veterans Administration. The development will be certified under the Zero Energy Ready Home certification program.

100 Units: 72 One-Bedroom; 28 Two-Bedroom
30 @ 30% AMI; 9 @ 40% AMI; 18 @ 50% AMI; 21 @ 60% AMI; 22 @ 70% AMI
4% Credit Awarded: \$1,190,252; State Credit Awarded: \$1,000,000

Anglers Four Hundred, Steamboat Springs

Developer: Overland Property Group and Yampa Valley Housing Authority

Anglers Four Hundred will support families in an area of Colorado that is experiencing an acute shortage of attainable housing. This development will use Average Income to support households with a wide range of income levels. The location of the development is pedestrian-friendly and will be within walking distance to a bus stop, biking trails, grocery, pharmacy, and other retail and commercial amenities. The development leverages a voter-passed mil levy to support affordable housing development, as well as support from the City of Steamboat Springs and Routt County. The development will be certified under the Zero Energy Ready Home certification program.

75 Units: 4 One-Bedroom; 33 Two-Bedroom; 38 Three-Bedroom
10 @ 30% AMI; 12 @ 40% AMI; 9 @ 50% AMI; 12 @ 60% AMI; 18 @ 70% AMI
4% Credit Awarded: \$811,737; State Credit Awarded: \$1,000,000

Clara Brown Commons, Denver

Developer: Mile High Ministries

Located in Denver's Cole neighborhood, this development will be part of the redevelopment of a city block to include 17 Habitat for Humanity townhomes and a community building with a childcare center. The development will include strong resident programming and services to support the sponsor's focus on helping vulnerable families transform their lives. The development leverages more than \$4 million in private philanthropic support and multiple years of neighborhood outreach.

61 Units: 14 One-Bedroom; 28 Two-Bedroom; 19 Three-Bedroom
2 @ 20% AMI; 16 @ 30% AMI; 16 @ 50% AMI; 16 @ 60% AMI; 10 @ 80% AMI
4% Credit Awarded: \$782,057; State Credit Awarded: \$978,455

Crossing Pointe South, Thornton

Developer: Maiker Housing Partners (aka Housing Authority of Adams County)

This development will support families and complete the Crossing Pointe multi-generational community. The development is walkable to a light rail station and adjacent to large open space with walking trails. Residents will have access to a community resource navigator who will collaborate with community partners to support resident needs. The City of Thornton is supporting the development with funding, fee waivers, and flexible development standards. The development will be certified under the Zero Energy Ready Home certification program.

142 Units: 51 One-Bedroom; 76 Two-Bedroom; 15 Three-Bedroom
17 @ 30% AMI; 17 @ 40% AMI; 43 @ 50% AMI; 8 @ 60% AMI; 57 @ 70% AMI
4% Credit Awarded: \$1,758,901; State Credit Awarded: \$558,36

Fitzsimons Veterans Independent Living, Aurora

Developer: Aurora Housing Authority

This development will support residents ages 55 and older with a focus on veterans, veteran spouses, and Gold Star Family members. Aurora Housing Authority will employ a service coordinator at the building to support residents. The development is located adjacent to a bus stop and within 0.5 mile of a light rail station. The development will help complete the Fitzsimons campus transformation with a continuum of housing options focusing on veterans.

59 Units: 49 One-Bedroom: 10 Two-Bedroom;
16 @ 30% AMI; 7 @ 40% AMI; 13 @ 50% AMI; 23 @ 60% AMI;
4% Credit Awarded: \$645,514; State Credit Awarded: \$850,001

Garden Apartments, Colorado Springs
Developer: Western Region Nonprofit Housing Corporation

This existing 40-year old property consists of four buildings and is subsidized with a HUD Housing Assistance Payment contract. Residents will benefit from comprehensive renovation of the buildings and units that will include air conditioning and accessibility improvements. Residents will be temporarily relocated onsite in vacant units during the phased renovations. The preservation of this development supports the City of Colorado Springs Housing Plan.

85 Units: 24 One-Bedroom; 28 Two Bedroom; 23 Three-Bedroom; 10 Four Bedroom
26 @ 30% AMI; 32 @ 40% AMI; 24 @ 50% AMI; 3 @ 60% AMI; One Employee
4% Credit Awarded: \$537,199; State Credit Awarded: \$659,000

Highland Trails, Littleton
Developer: Four Corners Development

This development will support residents aged 55 and older and will be the first LIHTC-supported development in this area of unincorporated Jefferson County near West Bowles Avenue. Amenities such as shopping, pharmacy, banking, and public transportation are available nearby. Income-eligible residents will be supported with 20 project-based vouchers from Foothills Regional Housing. The development will include interior and exterior community amenities with an emphasis on health and wellness. The development will be certified under the Zero Energy Ready Home certification program.

88 Units: 64 One-Bedroom; 24 Two-Bedroom
4 @ 20% AMI; 16 @ 30% AMI; 11 @ 40% AMI; 14 @ 50% AMI; 18 @ 60% AMI;
17 @ 70% AMI; 8 @ 80% AMI
4% Credit Awarded: \$904,054; State Credit Awarded: \$911,562

Montbello FreshLo Hub, Denver
Developer: Montbello Organizing Committee

The Hub will be a mixed-use development including a grocery store, nutrition education center, cultural arts wing with black box theater, and other office and retail spaces in addition to affordable residential housing. The development is located near two bus stops and will be a 'hub' for the Montbello neighborhood. The development is community inspired following multiple years of outreach and engagement, including support from the Kresge Foundation. New Market Tax Credits will support the commercial development in this dense urban redevelopment.

97 Units: 49 One-Bedroom; 33 Two-Bedroom; 15 Three Bedroom
7 @ 30% AMI; 17 @ 50% AMI; 55 @ 60% AMI; 18 @ 70% AMI
4% Credit Awarded: \$1,267,504; State Credit Awarded: \$1,000,000

Oak140, Fort Collins
Developer: Housing Catalyst

This development is a partnership between Housing Catalyst and the Fort Collins Downtown Development Authority and will be the first family development supported with LIHTC in downtown Fort Collins. The development will be mixed-use with ground-floor commercial spaces. The developer will provide eight project-based vouchers to support income-eligible residents. The area is highly walkable to nearby amenities, employment centers, grocery, and public transportation.

79 Units: 4 Studio; 58 One-Bedroom; 17 Two-Bedroom
7 @ 30% AMI; 6 @ 40% AMI; 29 @ 50% AMI; 29 @ 70% AMI; 8 @ 80% AMI
4% Credit Awarded: \$962,679; State Credit Awarded: \$740,000

Rhonda's Place, Denver
Developer: REDI Corporation

This development will serve formerly homeless households and offer supportive services through REDI Corporation, the Mental Health Center of Denver, and other service providers. Community space will be provided to accommodate management and supportive services with an emphasis on trauma-informed design. Colorado Division of Housing will provide 49 project-based vouchers to support residents experiencing extremely low income and the City and County of Denver will provide funding for supportive services.

50 Units: 50 One-Bedroom
49 @ 30% AMI; 1 Resident Manager Unit
4% Credit Awarded: \$566,313; State Credit Awarded: \$715,589

Village at Solid Rock, Colorado Springs
Developer: Commonwealth Development Corporation and Solid Rock CDC

This development will be located in southeast Colorado Springs. The development team is a partnership formed from the Interfaith Alliance's Congregational Land Campaign. The development will support families and is walkable to schools and public transit. Solid Rock CDC will engage with residents to support economic development, health outcomes, and housing stability.

77 Units: 15 One-Bedroom; 33 Two-Bedroom; 29 Three-Bedroom
8 @ 30% AMI; 4 @ 40% AMI; 27 @ 50% AMI; 27 @ 60% AMI; 11 @ 80% AMI
4% Credit Awarded: \$766,869; State Credit Awarded: \$973,245