



Colorado Housing and Finance Authority  
2022 Round 2  
State and 4% Federal Credit  
Letters of Intent

Bldg. Type*	Pop Type	Name	Address	City	Total Units	LI Units	Average Income	4% Federal Credit Amount Requested	Bond Issuer/Provider	Bond Amount	State Credit Amount	Sponsor	Contact	Email	Phone
N	F	2727 29th Street	2727 29th Street	Boulder	100	100	no	\$1,067,867	CHFA or Boulder Housing Partners	\$23,500,000	\$1,000,000	Boulder Housing Partners	Ian Swallow	swallowi@boulderhousing.org	(720)564-4619
N	S	Arcadia Terrace	6520-6550 E 64th Avenue	Commerce City	48	48	no	\$885,000	CHFA	\$10,100,000	\$830,000	CRP Affordable Housing	Stephen Youdeem	syoudeem@crpaffordable.com	(646)726-0774
N,AR	F	Bentley Commons	2730 Bentley Point	Colorado Springs	192	192	no	\$2,560,000	CHFA or City of Colorado Springs	\$30,000,000	\$1,000,000	GPR Properties III LLC	Lee Patke	lpatke@greccio.org	(719)419-5612
N	F	Clear Creek TOD	5901 Federal Blvd	Denver	60	60	no	\$967,000	CHFA	\$7,500,000	\$995,000	Clear Creek TOD, LLC	Hal Fairbanks	hal_fairbanks@yahoo.com	(504)415-5068
N	F	Compass Pointe Apartments	SW corner of Oakshire Lane & Beaumont Street	Pueblo	132	132	no	\$1,783,920	CHFA	\$18,000,000	\$1,000,000	Kittle Property Group	Brenda Haddad	bhaddad@kittleproperties.com	(417)529-8929
N	F	Dorcy Community Housing	Red Creek Springs and Kwiquest	Pueblo	76	76	no	\$958,400	CHFA	\$13,000,000	\$1,000,000	Posada of Pueblo Inc	William Simpson	wsimpson53@msn.com	(303)887-0986
N	F	Elevate at Aurora	1671 Altura Blvd	Aurora	131	131	yes	\$2,400,000	CHFA	\$26,200,000	\$1,000,000	Columbia Ventures, LLC	Ivan Anaya	ianaya@columbiaven.com	(303)667-4693
N	F	Family Tree Homes	5549 Marshall Street	Arvada	85	85	no	\$1,600,000	CHFA	\$19,000,000	\$1,000,000	FamilyTree, Inc.	Darcy McClure	darcy@bluelinedevelopment.com	(970)412-2400
N,R	F	Gateway Village	225 E. 16th Avenue	Fort Morgan	120	104	no	\$1,350,000	CHFA	\$24,200,000	\$1,000,000	Rocky Mountain Communities	Mark Marshall	mmarshall@rmcommunities.org	(312)618-5732
N	F	Harvest Hill Apartments	NW Corner of 118th Ave. & Wadsworth Blvd.	Broomfield	152	152	no	\$2,000,000	CHFA	\$29,000,000	\$1,000,000	Ulysses Development Group	Kevin Knapp	kevin.knapp@ulyssesdevelopment.com	(720)797-9258
N	F	Heartside Hill	6501 Brittany St.	Fort Collins	72	72	no	\$1,260,000	CHFA	\$17,100,000	\$895,000	CARE Housing	Steve Kuehneman	skuehneman@carehousing.org	(970)222-6649
N	F	King's Crossing	15660 E 6th Ave	Aurora	177	177	yes	\$3,160,000	CHFA	\$34,000,000	\$1,000,000	Community Development Partners	Kyle Paine	kyle@communitydevpartners.com	(949)467-1344
N	S	Legacy Senior Residences	5430 W 64th Ave.	Arvada	74	74	no	\$1,079,221	CHFA	\$15,800,000	\$1,000,000	Cornerstone Housing Group, LLC	Bobbi Jo Lucas	blucas@cstonellc.net	(402)341-0888
N	S	Loretto Heights Senior Housing	TBD - Loretto Heights Campus	Denver	139	139	no	\$2,222,982	CHFA	\$22,500,000	\$1,000,000	Urban Inc.	Chris Muhle	chrismuhle@yahoo.com	(303)638-9337
N	F	Marshall Pointe Apartments	5190 Marshall St	Arvada	270	270	no	\$5,100,000	CHFA	\$54,000,000	\$500,000	Lincoln Avenue Capital	Ben Taylor	btyalor@lincolnavcap.com	(608)347-6604
AR	F	Orchards	29th St. and Garfield Ave.	Loveland	50	50	yes	\$720,000	CHFA	\$10,000,000	\$900,000	Trust Company of America, Kyle R. Lundy	William Simpson	wsimpson53@msn.com	(303)887-0986
N	F	Residences at Glenwood Springs	51993 HWY 6 & 24	Glenwood Springs	115	70	no	\$1,000,000	CHFA	\$20,000,000	\$1,000,000	TWG Development, LLC	Ryan Kelly	rkelly@twgdev.com	(765)748-1818
N	H	Residences on Acoma	1501 S Acoma Street	Denver	129	129	no	\$1,750,000	CHFA	\$23,820,288	\$1,000,000	Second Chance Center, Inc	Gabby Masucci	gabby@bluelinedevelopment.com	(908)463-5868
N	S	RidgeGate Senior	S Havana Street at RidgeGate Parkway	Lone Tree	101	101	yes	\$1,670,000	CHFA	\$18,200,000	\$968,000	Koelbel and Company	Carl Koelbel	ckoelbel@koelbelco.com	(303)300-8785
N	F	Rifle Apartments	139 Railroad Avenue	Rifle	50	50	yes	\$1,120,687	CHFA	\$12,500,000	\$1,000,000	Evergreen Redevelopemnt	Javonni Butler	jbutler@Evergreenreg.com	(262)894-6665
N	F	Smith Ranch Apartments	105 Ruby Ranch Road	Silverthorne	65	65	no	\$1,310,000	CHFA	\$14,200,000	\$300,000	Gorman & Company, LLC	Kimball Crangle	kcrangle@gormanusa.com	(303)887-2707
N	F	Summit at Interlocken	505 Zang Street	Broomfield	100	99	no	\$1,831,546	CHFA	\$28,368,812	\$1,000,000	Summit Housing Group, Inc	Paul Capps	paul@summithousinggroup.com	(615)715-8040



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N	F	Irving at Mile High Vista	3222 W Colfax	Denver	102	102	yes	\$1,873,000	CHFA	\$19,508,000	\$1,000,000	Urban Land Conservancy	Sarah Harmon	sharmon@urbanlandc.org	(720)699-0322
N	F	Reserves at Eagle Point	E. Stephen Hogan Parkway at S. Picadilly Road	Aurora	192	192	yes	\$3,257,000	CHFA	\$35,500,000	\$1,000,000	Overland Property Group	Ryan Zent	rzent@overlandpg.com	(973)914-4572
N	S	Village at Homewood Point - Phase II	905 E Colorado Ave	Colorado Springs	83	83	no	\$1,310,000	CHFA	\$13,900,000	\$1,000,000	CS Pike S II L.P.	J. Marc Hendricks	marc@hendrickscommunities.com	(303)722-6088
N	F	Willoughby Corner Phase 1B Family Apartments	N. 120th Street and E. Emma Street	Lafayette	129	129	yes	\$2,800,000	CHFA/ Boulder County Housing Authority	\$30,500,000	\$1,000,000	Boulder County Housing A	Molly Chiang	mchiang@bouldercounty.org	(607)275-1786
N	F	Warren Village III at Alameda	1394 W. Alameda, 1373 W Nevada Pl.	Denver	89	89	no	\$2,230,626	CHFA	\$23,500,000	\$1,000,000	Warren Village Inc	Ethan Hemming	ehemming@warrenvillage.org	(303)320-5005
					<b>3,033</b>	<b>2,971</b>		<b>\$49,267,249</b>		<b>\$593,897,100</b>	<b>\$25,388,000</b>				
N=new, R=rehab, A/R=acq/rehab,F=Family,H=Homeless,S=Senior SN=special needs															