



Round 1 State LIHTC Awards

Alameda View Apartments, Aurora

Developer: Gardner Capital

Alameda View Apartments will be a family development located along the Highline Canal recreation trail and adjacent to DeLaney Farms in Aurora. It will be within walking distance of the Aurora Town Center Shopping Mall, City Center Market Place, a public library, and many other amenities. The owners will partner with DeLaney Farms to provide agricultural demonstrations, healthy eating classes, and children's gardening classes at the project site.

116 Units: 20 One-Bedroom; 60 Two-Bedroom; 36 Three-Bedroom

6 @ 30% AMI; 6 @ 50% AMI; 104 @ 60% AMI

State Credit Award: \$771,750

4% Federal Credit Award: \$1,147,889

Arroyo Village, Denver

Developer: Dolores Project and Rocky Mountain Communities

Arroyo Village will be co-developed by two nonprofit organizations, Dolores Project and Rocky Mountain Communities. It will provide 35 units of permanent supportive housing for extremely low-income and chronically homeless individuals and 95 units for workforce families and individuals. The project will be located adjacent to the Knox Station on the West Light Rail Line.

130 Units: 60 One-Bedroom; 58 Two-Bedroom; 12 Three-Bedroom

35 @ 30% AMI; 95 @ 50% AMI

State Credit Award: \$1,043,455

4% Federal Credit Award: \$1,181,541

Fifty Eight Hundred, Lakewood

Developer: Metro West Housing Solutions

Completion of this development will include transforming a blighted eight-story building in Lakewood into 54 new affordable multifamily rental homes for individuals and families. An additional 98 units will be constructed adjacent to the transformed building. Fifty Eight Hundred will include a courtyard area connecting the two buildings with community gardens and play areas. A variety of amenities are located near the project

including a charter high school, elementary school, a sports facilities complex, and Belmar Shopping Center.

152 Units: 7 Studios; 46 One-Bedroom; 78 Two-Bedroom; 21 Three-Bedroom
8 @ 30% AMI; 16 @ 40% AMI; 16 @ 50% AMI; 112 @ 60% AMI
State Credit Award: \$800,000
4% Federal Credit Award: \$1,287,726

Lowry Family Housing, Denver

Developer: Volunteers of America and Denver Housing Authority

Lowry Family, to be co-developed by Volunteers of America and Denver Housing Authority, will serve formerly homeless households and extremely low income individuals and families. It will be located in the Boulevard One neighborhood, which is the last new neighborhood to be developed at Lowry and will be integrated into the Lowry community consisting of both single family homes and market-rate apartments. Schools, parks, public transportation and retail will all be within walking distance of the project.

72 Units: 44 One-Bedroom; 20 Two-Bedroom; 8 Three-Bedroom
25 @ 30% AMI; 46 @ 50% AMI; One Employee Unit
State Credit Award: \$800,000
4% Federal Credit Award: \$543,193

The Vistas at Panorama Pointe, Westminster

Developer: M.E.M. Westminster Property LLP

The Vistas at Panorama Pointe will be the final phase of a senior campus in Westminster that includes for-sale homes, assisted living, affordable and market rate rental homes. The project will be attached to the Westminster Senior Center and will offer a variety of services and amenities including health and wellness classes, ice cream socials and potlucks, community gardens and walking paths. The campus has received strong support from the City of Westminster and Adams County.

69 Units: 45 One-Bedroom; 24 Two-Bedroom
2 @ 30% AMI; 2 @ 40% AMI; 65 @ 60% AMI
State Credit Award: \$480,000
4% Federal Credit Award: \$401,909

Village at Westerly Creek 3, Aurora

Developer: Aurora Housing Authority

Village at Westerly Creek 3 will be the final build-out of the award-winning Village at Westerly Creek 1 and 2, the largest public housing redevelopment in the country completed without HOPE VI funds. The project will be divided into two components: the east side of the site will include 24 senior units and the north side will

consist of 50 family units. Seniors will be able to enjoy the large community space developed in the first phase of Westerly Creek, which will host a variety of services and activities; while the families will enjoy play areas with covered shelters and a picnic area. The site is located in the Cherry Creek school district.

74 Units: 24 One-bedroom; 24 Two-Bedroom; 22 Three-Bedroom; 4 Four-Bedroom
8 @ 30% AMI; 66 @ 60% AMI
State Credit Award: \$700,000
4% Federal Credit Award: \$886,487

Windmill Ranch Apartments, Brighton

Developer: Brighton Housing Authority and MJT Properties, Inc.

Windmill Ranch will be the result of a public/private partnership between Brighton Housing Authority and MJP Properties, a private developer. It will serve families and will be close to shopping, medical services and schools. Brighton Housing Authority has established two very successful programs that will assist the residents: Career and College Launch and Biz Launch which are designed to help post-secondary youth obtain college or technical training and preparation for careers.

96 Units: 36 One-Bedroom; 30 Two-Bedroom; 30 Three-Bedroom
15 @ 30% AMI; 12 @ 40% AMI; 32 @ 50% AMI; 37 @ 60% AMI
State Credit Award: \$404,795
4% Federal Credit Award: \$554,635

Disaster Recovery State LIHTC and CDBG-DR awards

Palo Park Community, Boulder

Developer: Boulder Housing Partners

Palo Park Community will be located along the Fourmile Canyon Creek and will be close to footpaths, biking, and hiking trails. It will offer a community center, playgrounds and community gardens. Flatirons Habitat for Humanity will support the construction of nine condominiums adjacent to the project.

35 Units: 13 One-Bedroom; 14 Two-Bedroom; 8 Three-Bedroom
5 @ 30% AMI; 8 @ 40% AMI; 12 @ 50% AMI; 10 @ 60% AMI
State Credit Awarded: \$589,591
4% Federal Credit Awarded: \$379,697
CDBG-DR Award: \$1,120,055

Peakview Trails, Greeley

Developer: Four Corners Development, LLC

Peakview will serve seniors age 62 and older and is being designed to encourage an active lifestyle for the residents with walking paths, raised garden beds, a computer lab, fireplace, and large community patio. It will be located in a well-maintained neighborhood and is close to shopping, medical, and other community services.

96 Units: 64 One-Bedroom; 32 Two-Bedroom

20 @ 30% AMI; 14 @ 50% AMI; 61 @ 60% AMI; One Employee Unit

State Credit Award: \$987,140

4% Federal Credit Award: \$635,718

CDBG-DR Award: \$3,500,000

SPARK_west, Boulder

Developer: Element Properties

SPARK_west will be located in Boulder Junction which is Boulder's new transit village and will be a permanent affordable housing component to this developing vibrant urban living community. The developer will provide free RTD public transportation "eco-passes" to the residents.

45 Units: 26 Two-Bedroom; 19 Three-Bedroom

36 @ 50% AMI; 9 @ 60% AMI

State Credit Award: \$678,982

4% Federal Credit Award: \$582,403

CDBG-DR Award: \$50,000

Suites Supportive Housing Community, Longmont

Developer: Longmont Housing Authority

This existing project currently serves high risk, special needs populations in a building that was formerly an extended stay hotel. The existing units will be upgraded to include full kitchens and 11 additional units will be constructed from the existing building. An array of services will be provided to the residents including full-time on-site service providers.

81 Units: 11 Studios; 68 One-Bedroom; 2 Two-Bedroom

13 @ 30% AMI; 68 @ 50% AMI

State Credit Award: \$579,601

4% Federal Credit Award: \$373,620

CDBG-DR Award: \$200,000

Village on Horsetooth, Fort Collins

Developer: Fort Collins Housing Authority

Village at Horsetooth is being developed in accordance with the affordable housing land bank policy of the City of Fort Collins to help meet the overwhelming need for affordable housing in the City. The project will include a large community green with walking paths, a large playground, and community gardens. Other common amenities will include a community club house with programming space for resident services, a fitness room, and a kitchen.

96 Units: 6 One-Bedroom; 66 Two-Bedroom; 22 Three-Bedroom; 2 Four-Bedroom

43 @ 30% AMI; 52 @ 60% AMI; One Employee Unit

State Credit Award: \$1,123,427

4% Federal Credit Award: \$741,330

CDBG-DR Award: \$2,000,000