



2017 lihtc round one awards

The following affordable housing developments were awarded federal and state LIHTC by CHFA.

Brandon Flats, Denver

Developer: Volunteers of America (VOA)

Brandon Flats will provide 104 homes for families, veterans, and formerly homeless households in the West Colfax/Sloans Lake neighborhood. The development will have 59 permanent supportive housing units that will be fully furnished and will be supported with project-based vouchers. VOA will partner with Mental Health Center of Denver, Colorado Coalition for the Homeless, and Bayaud Enterprises to provide services for the residents.

104 Units: 47 One-Bedroom; 45 Two-Bedroom; 11 Three-Bedroom
20 @ 30% AMI; 39 @ 40% AMI; 44 @ 60% AMI; One Employee Unit
Federal Credit Awarded: \$951,336
State Credit Awarded: \$1,000,000

EI Rancho Flats, Evergreen

Developer: Jefferson County Housing Authority

EI Rancho Flats will serve families in an area that has not been supported with LIHTC in the past and is experiencing an extreme shortage of affordable housing for many workers in the community. The development will be adjacent to the EI Rancho Activity Center and close to retail, schools, child care, and local employment opportunities.

54 Units: 14 One-Bedroom; 27 Two-Bedroom; 13 Three-Bedroom
54 @ 60% AMI
Federal Credit Awarded: \$594,043
State Credit Awarded: \$763,210

Fall River Apartments, Longmont

Developer: Longmont Housing Authority

Fall River will be the second phase of the very successful Spring Creek Apartments, which already has an extensive wait list. The development will serve seniors age 55 and older who earn 50 percent or less of the Area Median Income (AMI). Eighty percent of the units will serve seniors earning 40 percent or less of the AMI. The development will provide two communal

patios at each wing of the building on the fourth floor. The indoor and outdoor amenities are designed to promote activity and interaction.

60 units: 52 One-Bedroom; 8 Two-Bedroom
20 @ 30% AMI; 30 @ 40% AMI; 10 @ 50% AMI
Federal Credit Awarded: \$465,550
State Credit Awarded: \$720,665

Flats at Two Creeks, Lakewood

Developer: Archway Investment Corporation

The Flats at Two Creeks will serve families and formerly homeless veterans in the 40 West Arts District along West Colfax and will replace some formerly blighted and abandoned buildings in the area. The sponsor received an award of 20 project-based HUD-VASH (Veteran Affairs Supportive Housing) vouchers from the Colorado Division of Housing for the development, and will partner with a number of service providers to provide services including on-site group sessions.

78 Units: 70 One-Bedroom; 8 Two-Bedroom
16 @ 30% AMI; 21 @ 50% AMI; 40 @ 60% AMI
Federal Credit Awarded: \$858,014
State Credit Awarded: \$915,934

Indy Street Flats, Lakewood

Developer: Metro West Housing Solutions

Indy Street Flats will involve the conversion of a 67-year old Masonic Lodge into 18 apartments, the rehabilitation of the existing Belmont Manor property into eight two-bedroom apartments, and the construction of a new building with 89 apartments, providing a total of 115 apartments serving families. The development will be located across the street from Eiber Elementary school, close to shopping, a recreation center, and a park, and within a quarter mile from high-frequency bus transportation on Colfax and the Garrison light rail station.

115 Units: 14 Studios; 41 One-Bedroom; 46 Two-Bedroom; 14 Three-Bedroom
6 @ 30% AMI; 11 @ 40% AMI; 12 @ 50% AMI; 85 @ 60% AMI
Federal Credit Awarded: \$1,076,161
State Credit Awarded: \$1,000,000

Laradon Homes, Denver

Developer: Gorman and Company, Inc.

This development will be located across the street from the Laradon campus in Globeville. Laradon Homes will integrate supportive social services through a partnership with Laradon Hall Society for Exceptional Children and Adults (Laradon). Twenty two of the units will be set aside for disabled residents who earn less than \$10,000 per year.

91 Units; 50 One-Bedroom; 35 Two-Bedroom; 5 Three-Bedroom
11 @ 30% AMI; 11 @ 50% AMI; 68 At 60% AMI
Federal Credit Awarded: \$1,044,784
State Credit Awarded: \$720,000

Peoria Crossing, Aurora

Developer: Aurora Housing Authority

This development will serve families at an urban infill Transit Oriented Development site that is within a half mile of the Peoria-Smith “A” line station and the Fitzsimmons “R” line station. The location of the site will provide access to a number of large employment centers including Denver International Airport, Fitzsimmons Medical Campus, Stapleton, and the nearby warehouse district. The Aurora Housing Authority will provide 24 project-based vouchers for the development.

82 Units: 14 One-Bedroom; 48 Two-Bedroom; 20 Three-Bedroom
9 @ 30% AMI; 15 @ 40% AMI; 58 @ 60% AMI
Federal Credit Awarded: \$676,916
State Credit Awarded: \$975,000

Platte Valley Homes, Denver

Developer: Denver Housing Authority

Platte Valley Homes will preserve 68 permanently affordable units in the Curtis Park/Five Points neighborhoods. The sponsor, the Denver Housing Authority (DHA), will completely renovate the existing buildings, which were built in 1942 and will construct a new three-story elevator building, which will serve seniors. The site is adjacent to light rail stations and high-frequency bus stops.

68 Units: 34 One-Bedroom; 26 Two-Bedroom; 8 Three-Bedroom
31 @ 30% AMI; 5 @ 40% AMI; 27 @ 50% AMI; 5 @ 60% AMI
Federal Credit Awarded: \$802,000
State Credit Awarded: \$595,000

Sheridan Station, Denver

Developer: Koelbel and Company

This development will be located at the Sheridan light rail station on the West Line. Each of the households will be provided a free ECO pass for use of the RTD public transit system and the sponsor is working with RTD to provide free parking spaces at the adjacent parking garage. The sponsor is pursuing Section 811 project-based vouchers and plans to partner with Family Tree to provide supportive services for families who are supported by the vouchers.

133 Units: 92 One-Bedroom; 29 Two-Bedroom; 12 Three-Bedroom
11 @ 30% AMI; 122 @ 60% AMI
Federal Credit Awarded: \$1,315,031
State Credit Awarded: \$1,000,000

Tammen Hall Apartments, Denver

Developer: Solvera Developers LLC

This development will preserve and rehabilitate the historic Tammen Hall located on St. Joseph’s Hospital campus into apartments for seniors ages 62 and older. The building will provide a number of community spaces including an exterior courtyard, community room, theater, exercise room, business center, and a roof top terrace.

49 Units: 43 One-Bedroom; 6 Two-Bedroom
49 @ 60% AMI
Federal Credit Awarded: \$520,511
State Credit Awarded: \$391,667

Traditions at Colorado Springs, Colorado Springs

Developer: The Inland Group

This development will be located in northeast Colorado Springs and will serve seniors ages 55 and older. The development will include many attractive amenities including a resident lounge, internet café, , craft room, game room, fitness room and in-unit washers and dryers. The site is close to a high-frequency bus line, medical offices, and grocery stores.

180 Units: 8 Studios; 90 One-Bedroom; 82 Two-Bedroom

18 @ 50% AMI; 160 @ 60% AMI

Federal Credit Awarded: \$1,124,019

State Credit Awarded: \$442,188

Village on Shields, Fort Collins

Developer: Housing Catalyst

Village on Shields involves the preservation and substantial rehabilitation of three older LIHTC apartment communities in West Central Fort Collins. Extensive renovations include replacement of roofs and other exterior materials, repairs and improvements to sidewalks, parking lots, fencing, grading and irrigation systems, complete renovation of units including new appliances, cabinets, countertops, sinks, flooring, and improvement of HVAC systems. Additionally, 52 Rental Assistance Demonstration (RAD) project-based vouchers will be placed at the development.

285 Units: 59 One-Bedroom; 210 Two-bedroom; 16 Three-Bedroom

26 @ 50% AMI; 256 @ 60% AMI

Federal Credit Awarded: \$1,858,210

State Credit Awarded: \$1,000,000