



**Colorado Housing and Finance Authority  
Low Income Housing Tax Credit Program**

**Letters of Intent  
2011 - Round 1  
February 1, 2011**

| Type           | Name                     | Address                                  | City             | Total Units | LI Units | Prelim Request | Applicant  | Phone        | Email2   |
|----------------|--------------------------|--|------------------|-------------|----------|----------------|--|--------------|--|
| Acq/Rehab      | 1840 Grant St.           | 1840 Grant Street                        | Denver           | 43          | 43       | \$980,552      | St. Charles Town Co. (Kurt Franz)                            | 303-595-8710 | <a href="mailto:kurt@stcharlestown.com">kurt@stcharlestown.com</a>                               |
| New Const      | Aria Apts.               | 52nd and Decatur                         | Denver           | 72          | 71       | \$1,146,000    | Perry Rose (Chuck Perry)                                     | 303-446-0600 | <a href="mailto:chuck@perry-rose.com">chuck@perry-rose.com</a>                                   |
| New Const      | Avondale Apts.           | 1401 Irving St.                          | Denver           | 114         | 70       | \$1,250,000    | Del Norte (Diane Vollmer)                                    | 303-477-4774 | <a href="mailto:dvollmer@delnortendc.org">dvollmer@delnortendc.org</a>                           |
| New Const      | Belmont - Poncha Springs | Chaffee Cnty Rd. 128 & Halley's Ave.     | Poncha Springs   | 40          | 40       | \$625,000      | Belmont Development Co. (Shawn Smith)                        | 405-401-5742 | <a href="mailto:ssmith@belmontmgt.net">ssmith@belmontmgt.net</a>                                 |
| New Const      | Caribou Apts. Phase II   | 4110 Verbena Way                         | Ft. Collins      | 90          | 90       | \$1,250,000    | Hendricks Communities (Marc Hendricks)                       | 303-722-6088 | <a href="mailto:marc@hendrickscommunities.com">marc@hendrickscommunities.com</a>                 |
| New Const      | Century City Apts.       | NE Corner of Tennessee Dr. & Sable Blvd. | Aurora           | 88          | 88       | \$1,250,000    | Century Communities (Brad Tymer)                             |              | <a href="mailto:bradr@centurycommunities.com">bradr@centurycommunities.com</a>                   |
| New Const      | Evans Family Lofts       | 2134 S. Delaware St.                     | Denver           | 50          | 50       | \$1,036,000    | Medici Communities (Troy Gladwell)                           | 303-623-3995 | <a href="mailto:tgladwell@medicicommunities.com">tgladwell@medicicommunities.com</a>             |
| New Const      | Glenwood Meadows         | Wulfsohn Rd. and East Meadows Dr.        | Glenwood Springs | 60          | 60       | \$1,250,000    | Fee Developer Community Housing Concepts (Steele Properties) | 303-226-9125 | <a href="mailto:rlafollette@monroegroupltd.com">rlafollette@monroegroupltd.com</a>               |
| New Const      | Glenwood Springs         | 51359 Hwy 6 & 24                         | Glenwood Springs | 64          | 64       | \$1,250,000    | Archdiocesan Housing (Josh Russell)                          | 303-830-0215 | <a href="mailto:jrussell@archdiocesanhousing.org">jrussell@archdiocesanhousing.org</a>           |
| New Const/Sr.  | High Mar                 | 4990 Moorhead Ave.                       | Boulder          | 59          | 59       | \$1,000,000    | Boulder Housing Partners (Shannon Cox Baker)                 | 720-564-4641 | <a href="mailto:cox-bakers@boulderhousingpartners.org">cox-bakers@boulderhousingpartners.org</a> |
| New Const      | Lamar Station            | 6150 W. 13th Ave.                        | Lakewood         | 103         | 72       | \$1,250,000    | Metro West Housing Solutions (Bill Lunsford)                 | 303-987-7581 | <a href="mailto:billun@mwhsolutions.org">billun@mwhsolutions.org</a>                             |
| New Const. Sr. | Legacy Senior Residences | Linden and Pine St.                      | Ft. Collins      | 72          | 72       | \$1,198,450    | Legacy-Fort Collins Partners, LP (Bobbi Jo Lucas)            | 402-341-0888 | <a href="mailto:blucas@fgri.net">blucas@fgri.net</a>   |
| New Const/Sr.  | Libretto Apts.           | 575 S. 8th Ave.                          | Brighton         | 28          | 28       | \$475,000      | Fee Developer Hendricks Communities (Marc Hendricks)         | 303-722-6088 | <a href="mailto:marc@hendrickscommunities.com">marc@hendrickscommunities.com</a>                 |
| New Const/Sr.  | Mirasol II               | Finch St. & Inca Dove Cir.               | Loveland         | 60          | 60       | \$1,173,000    | Housing Auth. Of the City of Loveland                        | 970-635-5917 | <a href="mailto:sbett@lovelandhsg.org">sbett@lovelandhsg.org</a>                                 |



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| New Const     | Nebo Villas                                | 13th Ave. & Peoria St. | Aurora         | 50           | 50           | \$1,202,350         | MGL Partners (Greg Glade)   | 303-892-6600 | <a href="mailto:gglade@mglpartners.com">gglade@mglpartners.com</a>                     |
| New Const     | Olathe Village                             | North River Road       | Olathe         | 32           | 32           | \$435,662           | Garrison Companies (Garrison Hassenflu)                                 | 816-474-4857 | <a href="mailto:ghassenflu@garrisoncompanies.com">ghassenflu@garrisoncompanies.com</a> |
| New Const     | Park Hill Apts.                            | 4000 Colorado Blvd.    | Denver         | 63           | 63           | \$1,250,000         | Park Hill Community Apts. LLLC (Dan Morgan, Joe Delzotto, Ken Hoagland) | 303-837-9001 | <a href="mailto:dan@danielmorgan.com">dan@danielmorgan.com</a>                         |
| New Const     | Peyton Village                             | 6700 Rd. & Cirque Wy.  | Montrose       | 48           | 48           | \$791,040           | Garrison Companies (Garrison Hassenflu)                                 | 816-474-4857 | <a href="mailto:ghassenflu@garrisoncompanies.com">ghassenflu@garrisoncompanies.com</a> |
| New Const     | Pradera Villas                             | Pradera Villas         | Pueblo         | 50           | 50           | \$790,000           | Housing Auth. Of the City of Pueblo (TCG Pueblo - Peter Behringer)      | 301-563-5560 | <a href="mailto:behringer@tcgdevelopment.com">behringer@tcgdevelopment.com</a>         |
| New Const/Sr. | Shoshone Senior Residences                 | 4585 N. Shoshone St.   | Denver         | 34           | 34           | \$583,000           | BN Chaffee 2 (Henry Burgwyn)  | 303-534-5740 | <a href="mailto:henry@burgwyn.com">henry@burgwyn.com</a>                               |
| Acq/Rehab     | Sierra Vista Apts.                         | 8851 E. Florida Ave.   | Denver         | 209          | 209          | \$1,250,000         | Steele Properties (Ron LaFollette)                                      | 303-226-9125 | <a href="mailto:rlafollette@monroegroupltd.com">rlafollette@monroegroupltd.com</a>     |
| New Const     | Summit Housing                             | Brookwillow Loop       | Grand Junction | 72           | 71           | \$1,200,000         | Summit Housing Group, Inc. (Harlan Wells)                               | 406-541-0999 | <a href="mailto:harlan@smgmt.net">harlan@smgmt.net</a>                                 |
| Acq/Rehab/Sr. | Sunset Towers                              | 1925 Larimer Street    | Denver         | 100          | 100          | \$1,000,000         | Volunteers of America (David Lennon)                                    | 703-341-5095 | <a href="mailto:dlennon@naht.org">dlennon@naht.org</a>                                 |
| New Const/Sr. | Town Center Senior Residences @ WheatRidge | Upham St. & 44th Ave.  | Wheat Ridge    | 88           | 88           | \$995,000           | Wazee Partners (Chris Downs)  | 720-420-1565 | <a href="mailto:Chris@cdownslaw.com">Chris@cdownslaw.com</a>                           |
| New Const/Sr. | Union Place                                | 137 W. Wilox Ln.       | Fort Collins   | 67           | 67           | \$1,250,000         | Merten Inc. (Donna Merten)  | 720-304-0011 | <a href="mailto:dmerten@merteninc.com">dmerten@merteninc.com</a>                       |
| New Const/Sr. | University Station                         | 1901 Buchtel Blvd.     | Denver         | 60           | 60           | \$1,200,000         | Koelbel and Co. (Walter Koelbel, Jr.)                                   | 303-300-8800 | <a href="mailto:wakkoelbel@aol.com">wakkoelbel@aol.com</a>                             |
| 26            |  |                        | <b>Total</b>   | <b>1,816</b> | <b>1,739</b> | <b>\$27,081,054</b> |   |              |  |