



Colorado Housing and Finance Authority
Federal 4% Housing Tax Credit Awards

Cycle Year	Resident Type	Building Type	Property Name	Address	City	County	Zip Code	QCT	DDA	SADDA	Federal 4% Credit Amount Issued *	Noncompetitive Accelerated State Credit Amount Issued*	PAB Issuer **	Bond-Cap Amount ***	Total Units	LI Units	Sect. 8
2024	Family	Acquisition/Rehabilitation	Glennpark Village 2024	11230 Grant Dr	Northglenn	Adams	80233	Yes	No	No	\$355,372	\$0	CHFA	\$4,600,000	26	26	Yes
2024	Family	New Construction	Harvest Hill	11801 Wadsworth Blvd	Broomfield	Broomfield	80020	No	No	No	\$2,182,105	\$800,000	CHFA	\$31,461,443	152	152	No
2024	Family, Homeless	New Construction	Marshall Pointe Apartments	5190 Marshall Street	Arvada	Jefferson	80002	Yes	No	No	\$5,749,622	\$800,000	CHFA	\$62,260,000	260	260	No
2024	Older Adult	New Construction	Viña Senior Apartments	2150 E 49th Avenue	Denver	Denver	80126	Yes	No	No	\$1,840,510	\$800,000	CHFA	\$20,640,000	102	102	No
2024	Family	Acquisition/Rehabilitation	Weatherstone Apartments 2024	15594 E 12th Avenue	Aurora	Arapahoe	80011	Yes	No	No	\$2,959,274	\$0	CHFA	\$38,407,703	204	204	Yes
2023	Family	Acquisition/Rehabilitation	Belmar Groves Apartments 2023	259 S Teller St	Lakewood	Jefferson	80226	No	No	No	\$2,296,538	\$0	Metro West Housing Solutions	\$30,000,000	118	118	No
2023	Family	Acquisition/Rehabilitation	Hughes Station 2023	233 North Main Street	Brighton	Adams	80601	Yes	No	No	\$1,185,643	\$0	CHFA	\$14,500,000	120	120	No
2023	Family	New Construction	Overlook at Uplands	8775 Clay Street	Westminster	Adams	80031	Yes	No	No	\$3,899,895	\$0	CHFA	\$43,640,000	247	247	No
2023	Family	New Construction & Acquisition/Rehabilitation	Residences at Willow Park	14001 E. Colorado Drive	Aurora	Arapahoe	80012	Yes	No	No	\$1,511,893	\$0	CHFA	\$17,000,000	86	86	Yes
2023	Family	New Construction	Royal Pine Apartments	4150 Royal Pine Dr	Colorado Springs	El Paso	80920	No	No	Yes	\$3,331,272	\$0	City of Colorado Springs	\$39,575,000	232	232	No
2023	Older Adult	New Construction	Sophia	North East Corner of Maroon Cir and Meridian Blvd	Englewood	Douglas	80112	No	No	Yes	\$2,788,896	\$0	Douglas County Housing Partnership	\$28,900,000	158	158	No
2023	Older Adult	Acquisition/Rehabilitation	Village on Main 2023	600 Coffman	Longmont	Boulder	80501	No	No	No	\$862,650	\$0	Longmont Housing Authority	\$12,300,000	72	71	No
2022	Older Adult	New Construction	Acero at Metro Center	15025 E Center Avenue	Aurora	Arapahoe	80012	Yes	No	No	\$4,593,149	\$0	CHFA	\$51,600,000	222	222	No
2022	Family	New Construction	Artspace Colorado Springs	345 East Costilla St	Colorado Springs	El Paso	80903	Yes	No	No	\$1,281,899	\$0	El Paso County, Colorado	\$13,500,000	51	51	No
2022	Family	New Construction	Copper Rose	5924 Tutt Blvd	Colorado Springs	El Paso	80923	No	No	Yes	\$1,994,180	\$0	City of Colorado Springs	\$21,500,000	182	180	No
2022	Family	New Construction	Fitzsimons Gateway Apartments	Peoria at Colfax	Aurora	Arapahoe	80011	Yes	No	No	\$3,541,829	\$0	CHFA	\$39,100,000	210	210	No
2022	Family	New Construction	Junction 72	7001 Colorado Blvd	Commerce City	Adams	80022	Yes	No	No	\$1,556,624	\$0	The Housing Authorit of The City of Commerce City	\$17,502,020	93	93	No
2022	Older Adult	New Construction	Meadowmark	Meadows Filing 19, Lot 2 North Parcel D2A	Castle Rock	Douglas	80109	No	No	Yes	\$3,091,143	\$0	Douglas County Housing Partnership	\$34,465,000	200	200	No
2022	Family	Acquisition/Rehabilitation	Monument Ridge Townhomes 2022	2680 B 1/2 Road	Grand Junction	Mesa	81503	Yes	No	No	\$942,944	\$0	CHFA	\$10,562,673	166	165	Yes
2022	Family	Acquisition/Rehabilitation	Overlook at Thornton 2022	647 W. 91st Avenue	Thornton	Adams	80260	No	No	No	\$3,425,457	\$0	Adams County Housing Authority	\$43,500,000	160	160	No

As of 2/10/2025 Page 1 of 8

* subject to change

** if blank, Issuer not yet determined

*** if blank, Bond Cap \$ not yet determined

Not included are developments with 8609s issued. For those, see the 4% Housing Tax Credit Completed Developments Report.



Colorado Housing and Finance Authority
Federal 4% Housing Tax Credit Awards

Property Name	20% Units	30% Units	40% Units	50% Units	60% Units	70% Units	80% Units	Market Units	Studio Units	1 BR Units	2BR Units	3 BR Units	4 BR Units	5 BR Units	Sponsor Name	First Name	Last Name	Email	Applicant/Sponsor Phone
Glennpark Village 2024	0	0	3	17	6	0	0	0	0	0	20	6	0	0	Steele Properties IV LLC	Deb	Quinlan	dquinlan@steelellc.com	(303) 322-8888
Harvest Hill	0	8	0	11	101	32	0	0	0	48	68	36	0	0	Ulysses Development Group LLC	Kevin	Knapp	kevin.knapp@ulyssesdevelopment.com	(720) 797-9258
Marshall Pointe Apartments	0	13	0	0	208	39	0	0	0	149	84	27	0	0	Lincoln Avenue Communities	Ben	Taylor	btaylor@lincolnavcap.com	(608) 347-6604
Viña Senior Apartments	0	6	0	0	96	0	0	0	0	88	14	0	0	0	CV Colorado, LLC	Ivan	Anaya	ianaya@columbiaven.com	(303) 667-4693
Weatherstone Apartments 2024	0	0	0	0	204	0	0	0	0	18	168	18	0	0	Steele Weatherstone LLC	Deb	Quinlan	dquinlan@steelellc.com	(303) 322-8888
Belmar Groves Apartments 2023	0	0	0	0	118	0	0	0	0	36	70	12	0	0	Metro West Housing Solutions	Brendalee	Connors	brecon@mwhsolutions.org	(303) 987-7820
Hughes Station 2023	0	18	18	51	33	0	0	0	0	18	60	42	0	0	Brighton Housing Authority	Debra	Bristol	dbristol@brightonhousing.org	(303) 655-2166
Overlook at Uplands	0	0	13	40	129	65	0	0	0	77	130	40	0	0	St. Charles LIHTC Investors, LLC	Jordan	Zielinski	jzielinski@stcharlestown.com	(720) 598-1303
Residences at Willow Park	0	4	0	26	56	0	0	0	0	0	66	20	0	0	Aurora Housing Authority	Sarah	Vogl	svogl@aurorahousing.org	(720) 251-2075
Royal Pine Apartments	0	17	0	0	164	51	0	0	0	124	64	44	0	0	DBG Properties LLC	Eric	Grodahl	egrodahl@dbgpropertiesllc.com	(503) 860-3298
Sophia	0	0	0	0	158	0	0	0	0	117	41	0	0	0	The Sophia, LLC	Eric	Hecox	eric.hecox@sheaproperties.com	(303) 773-1700
Village on Main 2023	0	8	0	56	7	0	0	0	12	36	23	0	0	0	Longmont Housing Authority	Katie	Pung	katie.pung@longmontcolorado.gov	(303) 774-4790
Acero at Metro Center	0	6	6	10	160	40	0	0	0	106	116	0	0	0	Aurora Leased Housing Associates I, LLLP	Ron	Mehl	rmehl@Dominiuminc.com	(303) 586-2344
Artspace Colorado Springs	0	0	0	0	51	0	0	0	0	40	11	0	0	0	Artspace Projects, Inc.	Lucas	Koski	lucas.koski@artspace.org	(718) 316-7491
Copper Rose	0	0	0	0	180	0	0	0	0	54	79	31	16	0	Copper Rose Apartments, LLC	Keith	James	keithj@inlandconstruction.com	(509) 321-3218
Fitzsimons Gateway Apartments	0	30	0	41	73	66	0	0	0	171	39	0	0	0	BMC Investments	Matt	Joblon	tori.schultz@bmcinv.com	(720) 480-6651
Junction 72	0	5	0	0	88	0	0	0	0	8	27	34	24	0	Prospect	Scott	McFadden	smcfadden@prospectprop.com	(303) 484-8815
Meadowmark	0	10	0	0	167	23	0	0	0	130	70	0	0	0	Ulysses Development Group LLC	Ahmed	Abdelhameed	ahmed.abdelhameed@ulyssesdevelopment.com	(720) 615-4452
Monument Ridge Townhomes 2022	0	33	0	22	110	0	0	0	0	24	81	60	0	0	Treadstone Companies	Court	Allen	court@treadstonecos.com	(619) 794-2201
Overlook at Thornton 2022	0	0	0	0	160	0	0	0	0	60	75	25	0	0	Maiker Housing Partners	Andrew	Chapin	achapin@maikerhp.org	(303) 227-2742

As of 2/10/2025 Page 2 of 8

* subject to change

** if blank, Issuer not yet determined

*** if blank, Bond Cap \$ not yet determined

Not included are developments with 8609s issued. For those, see the 4% Housing Tax Credit Completed Developments Report.



Colorado Housing and Finance Authority
Federal 4% Housing Tax Credit Awards

Cycle Year	Resident Type	Building Type	Property Name	Address	City	County	Zip Code	QCT	DDA	SADDA	Federal 4% Credit Amount Issued *	Noncompetitive Accelerated State Credit Amount Issued*	PAB Issuer **	Bond-Cap Amount ***	Total Units	LI Units	Sept. 8
2022	Family	New Construction & Acquisition/ Rehabilitation	Residences at Durango	21382 US-160 W	Durango	La Plata	81303	No	Yes	No	\$1,322,959	\$0	CHFA	\$16,000,000	120	120	No
2022	Family	New Construction	Retreat at Brighton Ridge Apartment Homes	South and West of 120th and Potomac	Brighton	Adams	80640	No	No	Yes	\$4,758,924	\$0	CHFA	\$51,200,000	264	264	No
2022	Family	New Construction	Ruby Vista	1900 S Osage and 1901 S Navajo Streets	Denver	Denver	80223	Yes	No	No	\$1,833,028	\$0	CHFA	\$22,100,000	98	97	No
2022	Family	New Construction	Sable Station	15 Sable Boulevard	Aurora	Arapahoe	80011	Yes	No	No	\$2,197,931	\$0	0	\$24,895,000	154	154	No
2022	Family	New Construction	Spine Road Apartments	4775 Spine Rd	Boulder	Boulder	80301	No	No	No	\$973,572	\$0	CHFA	\$13,350,000	65	65	No
2022	Permanent Supportive Housing	New Construction	St. Francis Center West	221 N. Federal Blvd	Denver	Denver	80219	Yes	No	No	\$1,005,755	\$0	CHFA	\$10,500,000	60	59	Yes
2022	Family	New Construction & Acquisition/ Rehabilitation	Village on Impala	400 & 306 Impala Circle	Fort Collins	Larimer	80521	Yes	No	No	\$1,874,933	\$0	Housing Catalyst	\$21,400,000	86	86	No



Colorado Housing and Finance Authority
Federal 4% Housing Tax Credit Awards

Property Name	20% Units	30% Units	40% Units	50% Units	60% Units	70% Units	80% Units	Market Units	Studio Units	1 BR Units	2BR Units	3 BR Units	4 BR Units	5 BR Units	Sponsor Name	First Name	Last Name	Email	Applicant/Sponsor Phone
Residences at Durango	0	6	0	0	114	0	0	0	44	27	29	20	0	0	Durango TWG, LLLP	Ryan	Kelly	rkelly@twgdev.com	(317) 559-7009
Retreat at Brighton Ridge Apartment Homes	0	0	0	0	264	0	0	0	0	96	120	48	0	0	Pedcor Investments, A Limited Liability Company	Patrick	Stoffregen	pstoffregen@pedcor.net	(317) 564-5860
Ruby Vista	0	7	0	14	76	0	0	0	0	26	37	26	8	0	Gorman & Company, LLC	Kimball	Crangle	kcrangle@gormanusa.com	(303) 887-2707
Sable Station	0	12	0	0	106	36	0	0	0	78	68	8	0	0	DBG Properties LLC	Eric	Grodahl	egrodahl@dbgpropertiesllc.com	(503) 860-3298
Spine Road Apartments	0	4	0	0	61	0	0	0	2	36	9	18	0	0	Koelbel and Company	Luke	Cannon	lcannon@koelbelco.com	(303) 300-8776
St. Francis Center West	0	59	0	0	0	0	0	0	0	50	9	0	0	0	The St. Francis Center	Tom	Luehrs	tom@sfcdenver.org	(303) 297-1576
Village on Impala	0	7	15	11	0	53	0	0	0	29	35	22	0	0	Housing Catalyst	Nichole	Rex	nrrex@housingcatalyst.com	(970) 416-8091



Colorado Housing and Finance Authority
Federal 4% Housing Tax Credit Awards

Cycle Year	Resident Type	Building Type	Property Name	Address	City	County	Zip Code	QCT	DDA	SADDA	Federal 4% Credit Amount Issued *	Noncompetitive Accelerated State Credit Amount Issued*	PAB Issuer **	Bond-Cap Amount ***	Total Units	LI Units	Sect. 8
2021	Family	New Construction	1600 Newton	1600 Newton Street	Denver	Denver	80204	Yes	No	No	\$2,820,136	\$0	0	\$31,500,000	158	158	No
2021	Family	New Construction	Holly38	5909 E 38th Ave	Denver	Denver	80207	Yes	No	No	\$3,984,255	\$0	CHFA	\$44,750,000	253	253	No
2021	Mixed	New Construction	Interquest Ridge	10005 Federal Dr	Colorado Springs	El Paso	80908	No	No	Yes	\$3,544,005	\$0	CHFA	\$41,300,000	240	240	No
2021	Older Adult	New Construction	Karl's Farm Apartments	121st Avenue and Irma Dr TBD	Northglenn	Adams	80233	No	No	Yes	\$1,872,395	\$0	CHFA	\$20,820,000	164	164	No
2021	Family	New Construction	Krisana	1380 & 1385 S. Birch St.	Denver	Denver	80222	No	No	No	\$1,371,271	\$0	CHFA	\$20,500,000	150	150	No
2021	Family	Acquisition/ Rehabilitation	Madison Avenue Apartments 2021	1208 East 6th Street	Loveland	Larimer	80537	Yes	No	No	\$569,095	\$0	Loveland Housing Authority	\$6,500,000	59	58	Yes
2021	Family	New Construction	Northfield Commons	728 Mangold Lane	Fort Collins	Larimer	80524	Yes	No	No	\$1,365,496	\$0	DOLA, City of Fort Collins, Larimer County	\$14,237,109	84	84	No
2021	Family	New Construction	Northfield Flats	4523 Xenia Street	Denver	Denver	80238	No	No	Yes	\$1,744,376	\$0	City and County of Denver	\$18,300,000	129	129	No
2021	Family	New Construction	Panorama Heights	1609 Zebulon Drive	Colorado Springs	El Paso	80910	Yes	No	No	\$1,726,139	\$0	City of Colorado Springs	\$18,300,000	133	133	No
2021	Family	New Construction	Pascal Gardens	728 S Lipan Street	Denver	Denver	80223	Yes	No	No	\$2,674,054	\$0	CHFA	\$29,463,451	216	216	No
2021	Family	New Construction	Sol	1087 N Bryant Street	Denver	Denver	80204	Yes	No	No	\$2,975,223	\$0	Denver Housing Authority	\$34,800,000	130	130	No
2021	Family	Acquisition/ Rehabilitation	Tantra Lake Apartments	1000 W. Moorhead Cir.	Boulder	Boulder	80305	No	No	Yes	\$3,123,553	\$0	BHP	\$39,038,129	185	185	No
2021	Family	New Construction	Trails at Lehow	300 West Lehow Avenue	Englewood	Arapahoe	80110	Yes	No	No	\$1,212,466	\$0	CHFA	\$13,350,000	82	82	No
2021	Family	New Construction	Trolley Station Apartments	16631 E Colfax Ave.	Aurora	Adams	80011	Yes	No	No	\$3,056,383	\$0	CHFA	\$34,000,000	216	216	No



Colorado Housing and Finance Authority
Federal 4% Housing Tax Credit Awards

Property Name	20% Units	30% Units	40% Units	50% Units	60% Units	70% Units	80% Units	Market Units	Studio Units	1 BR Units	2BR Units	3 BR Units	4 BR Units	5 BR Units	Sponsor Name	First Name	Last Name	Email	Applicant/Sponsor Phone
1600 Newton	0	8	0	24	126	0	0	0	73	62	16	7	0	0	Zocalo Community Development, Inc.	David	Zucker	david@zocalodevelopment.com	(303) 320-8611
Holly38	0	38	0	25	60	121	9	0	0	84	104	36	29	0	38th & Holly LLC	Joe	DelZotto	jad@delwest.com	(720) 708-4065
Interquest Ridge	0	12	0	0	228	0	0	0	0	30	90	108	12	0	Lincoln Avenue Capital	Ben	Taylor	btaylor@lincolnavcap.com	(608) 347-6604
Karl's Farm Apartments	0	0	0	0	164	0	0	0	35	94	35	0	0	0	DBG Properties LLC	Eric	Grodahl	egrodahl@dbgpropertiesllc.com	(503) 860-3298
Krisana	0	0	0	0	150	0	0	0	31	69	50	0	0	0	Lexton McDermott	Arthur	McDermott	arthur@mcdermottproperties.com	(303) 773-1551
Madison Avenue Apartments 2021	0	0	0	10	48	0	0	0	0	12	35	11	0	0	Retirement Housing Foundation	Salvatore	Ingrao	kevin.gilchrist@rhf.org	(562) 257-5179
Northfield Commons	0	5	0	8	71	0	0	0	0	24	42	18	0	0	Mercy Housing Mountain Plains	Kuhl	Brown	Kuhl.Brown@mercyhousing.org	(303) 830-3470
Northfield Flats	0	30	0	34	29	26	10	0	0	42	83	4	0	0	Mile High Development	George	Thorn	gthorn@milehighdevelopment.com	(303) 808-4500
Panorama Heights	0	7	0	66	0	60	0	0	0	53	62	18	0	0	Cohen-Esrey Development Group LLC	Lisa	Sorensen	lsorensen@cohenesrey.com	(303) 400-8956
Pascal Gardens	0	0	5	40	126	45	0	0	0	45	108	63	0	0	St Charles LIHTC Investors, LLC	Jordan	Zielinski	housing@stcharlestown.com	(720) 598-1303
Sol	13	33	21	12	0	33	18	0	0	16	69	24	21	0	Housing Authority of the City and County of Denver	Ryan	Tobin	rtobin@denverhousing.org	(720) 932-3154
Tantra Lake Apartments	0	0	0	0	185	0	0	0	0	69	102	14	0	0	Boulder Housing Partners	Jessica	Kenney	kenneyj@boulderhousing.org	(720) 564-4628
Trails at Lehow	0	5	0	0	77	0	0	0	0	32	40	10	0	0	Cohen-Esrey Development Group LLC	Lisa	Sorensen	lsorensen@cohenesrey.com	(303) 400-8956
Trolley Station Apartments	0	30	48	0	0	138	0	0	0	36	108	72	0	0	Roers Companies	Andy	Bollig	andy@roerscompanies.com	



Colorado Housing and Finance Authority
Federal 4% Housing Tax Credit Awards

Cycle Year	Resident Type	Building Type	Property Name	Address	City	County	Zip Code	QCT	DDA	SADDA	Federal 4% Credit Amount Issued *	Noncompetitive Accelerated State Credit Amount Issued*	PAB Issuer **	Bond-Cap Amount ***	Total Units	LI Units	Sept. 8
2021	Family	New Construction	Wildhorse Ridge	Tower Rd and 58th	Denver	Denver	80249	No	No	Yes	\$1,889,829	\$0	CHFA	\$20,825,000	119	119	No
2020	Family	New Construction	Crossing Pointe South	4220 E. 104th Avenue, BUILDINGS 2 & 3	Thornton	Adams	80233	No	No	Yes	\$2,358,164	\$0	Maiker Housing Partners	\$23,250,000	142	142	No
2020	Family	New Construction	Draper Commons	405 Writers Way	Colorado Springs	El Paso	80903	Yes	No	No	\$1,006,421	\$0	City of Colorado Springs	\$11,725,000	95	95	No
2019	Permanent Supportive Housing	New Construction	Charity's House Apartments	3022 Welton Street	Denver	Denver	80205	Yes	No	No	\$699,319	\$0	0	\$7,100,000	36	36	Yes
2019	Mixed	New Construction	Charity's House Apartments	3022 Welton Street	Denver	Denver	80205	Yes	No	No	\$651,297	\$0	CHFA	\$6,500,000	36	36	Yes
2019	Family	New Construction	Landing	6200 Dahlia St	Commerce City	Adams	80022	Yes	No	No	\$2,323,761	\$0	CHFA	\$32,100,000	223	223	No
2019	Family	New Construction	Lyons Valley Townhomes	TBD Carter Drive	Lyons	Boulder	80540	No	No	No	\$438,073	\$0	CHFA	\$7,300,000	40	40	No



Colorado Housing and Finance Authority
Federal 4% Housing Tax Credit Awards

Property Name	20% Units	30% Units	40% Units	50% Units	60% Units	70% Units	80% Units	Market Units	Studio Units	1 BR Units	2BR Units	3 BR Units	4 BR Units	5 BR Units	Sponsor Name	First Name	Last Name	Email	Applicant/Sponsor Phone
Wildhorse Ridge	0	12	0	47	0	60	0	0	0	0	40	79	0	0	Envolve Communities	Ty	Tyson	ty.tyson@envolveLLc.com	(334) 322-9081
Crossing Pointe South	0	17	17	43	8	57	0	0	0	51	76	15	0	0	Maiker Housing Partners	Sarah	Vogl	svogl@maikerhp.org	(303) 227-2076
Draper Commons	0	5	0	0	90	0	0	0	3	72	20	0	0	0	BCR Management, Inc.	Toby	Gannett	thomasbgannett@gmail.com	(719) 659-2910
Charity's House Apartments	0	36	0	0	0	0	0	0	0	36	0	0	0	0	BlueLine Development, Inc	Gabby	Masucci	gabby@bluelinedevelopment.com	(908) 463-5868
Charity's House Apartments	0	36	0	0	0	0	0	0	0	36	0	0	0	0	Charity's House Development, LLC	Kelly	Gill	kelly@bluelinedevelopment.com	(406) 926-1401
Landing	0	7	3	2	211	0	0	0	13	84	90	36	0	0	Delwest Capital	Joe	DelZotto	jad@delwest.com	(720) 708-4065
Lyons Valley Townhomes	0	0	0	0	40	0	0	0	0	0	29	11	0	0	Summit Housing Group, Inc.	Paul	Capps	paul@summithousinggroup.com	(406) 322-3337