



Colorado Housing and Finance Authority  
2024 Round Two  
Federal 4% and State Credit  
Letters of Intent

Bldg. Type*	Pop Type	Name	Address	City	Total Units	LI Units	Federal 4% Credit Amount Requested	PAB Issuer	PAB Amount Requested	State Credit Amount Requested*	Sponsor	Contact	Email	Phone
N	F	1001 Lincoln St	1001 Lincoln St	Denver	127	127	\$2,060,000	CHFA	\$24,750,000	\$1,800,000	Kentro Group and Lexton McDermott	Christopher Viscardi	cv@kentrogroup.com	(970)214-2173
N	F	101 Main	101 W. Main St	Frisco	52	52	\$1,440,000	CHFA	\$18,750,000	\$1,440,000	The NHP Foundation	Lauren Avioli	lavioli@nhpfoundation.org	(832)280-7554
N	F,PSH	1139 Delaware Street	1139 Delaware St	Denver	132	132	\$2,145,688	CHFA	\$29,170,000	\$1,800,000	Sherman Associates Development LLC	Brian Bulatovic	bbulatovic@sherman-associates.com	(303)482-7207
N	F	1530 W 13th	1530 W 13th St	Denver	190	190	\$4,050,000	CHFA	\$45,000,000	\$1,800,000	Quivas Street Partners LLLP	Javonni Butler	jbutler@evergreenreg.com	(262)894-6665
N	F	34th Street	3125 34th St	Boulder	44	44	\$880,000	CHFA	\$13,800,000	\$1,100,000	Boulder Housing Partners	Jessica Kenney	kenneyj@boulderhousing.org	(720)564-4628
A/R	F	4340 S Monaco	4340 S Monaco St	Denver	143	143	\$2,405,000	City of Denver	\$26,600,000	\$1,800,000	Shea Properties	Eric Hecox	eric.hecox@sheaproperties.com	(303)773-1700
N	F	5000 Tower Apartments	5000 Tower Rd	Denver	146	146	\$3,000,000	CHFA	\$31,000,000	\$1,800,000	Eley Holdings, LLC	Marc Welk	marc@theprimecompany.com	(785)706-4016
N	F	A Line Flats	4050 N. Colorado Blvd	Denver	300	300	\$5,470,739	CHFA	\$47,087,960	\$1,700,000	Elmington Affordable LLC	Chris Spelke	cspelke@elmingtoncapital.com	(303)518-9885
N	PSH	Arapahoe PSH	1900 S. Chambers Rd	Aurora	60	60	\$1,150,000	CHFA	\$17,000,000	\$1,500,000	Brothers Redevelopment, Inc.	Jeff Martinez	jeff@brothersredevelopment.org	(303)685-4222
N	M,V	Archway W 10th Family Housing	5375 W 10th Ave	Denver	150	150	\$3,338,370	CHFA	\$38,040,000	\$1,800,000	Archway Investment Corporation	Hannah Berkowitz	hannahb@archwaycommunities.org	(720)432-4901
N	F,M	Atwood Commons	130 3rd Ave	Longmont	72	72	\$1,420,000	CHFA	\$14,500,000	\$1,800,000	Brikwell	Tyler Elick	tyler.elick@brikwell.com	(303)668-7889
N	F	Cedar Gardens	6990 W. Cedar Ave	Lakewood	104	104	\$2,220,000	CHFA	\$25,250,000	\$1,800,000	Metro West Housing Solutions	Brendalee Connors	brecon@mwhs.org	(303)987-7820
N	F	Compass Pointe	2600 Oakshire Ln	Pueblo	192	192	\$3,450,000	CHFA	\$35,000,000	\$1,800,000	Kittle Property Group	Brenda Haddad	bhaddad@kittleproperties.com	(417)529-8929
N	F	Emerson Flats	SE of Colorado Blvd & Firestone Blvd	Firestone	180	180	\$4,389,277	CHFA	\$42,238,749	\$439,021	Dominium	Tanner Nygren	tanner.nygren@dominiuminc.com	(623)269-4986
N	F	Geode Flats	614 Raptor Rd	Fruita	120	120	\$1,500,000	CHFA	\$20,500,000	\$1,800,000	TWG Development, LLC	Megan Adams	madams@twgdev.com	(619)889-3085
N	F	Gibson	901 N. Grant St	Denver	147	147	\$2,807,844	CHFA	\$30,000,000	\$1,800,000	Gorman & Company, LLC	Kimball Crangle	kcrangle@gormanusa.com	(303)887-2707
N	F	Glenwood Gardens	51993 Highway 6 & 24	Glenwood Springs	131	131	\$2,700,000	CHFA	\$36,000,000	\$1,800,000	Cohen-Esrey	Lisa Sorensen	lsorensen@cohenesrey.com	(303)400-8956
N	OA	Grant Street	800 Grant St	Denver	100	99	\$1,800,000	CHFA	\$26,000,000	\$1,800,000	Chelsea Investment Corporation	Jamil Wade	jwade@chelseainvestco.com	(619)488-7158
N	F	Grove in Bloom	North and West of E. Mulberry St & Greenfield Ct	Fort Collins	264	264	\$4,510,200	CHFA	\$59,000,000	\$1,800,000	Pedcor Investments	Ryan Rodgers	rrodgers@pedcor.net	(317)705-7970
N	F	Haven at Lakeside	1881 Airport Rd	Colorado Springs	73	73	\$1,350,000	El Paso County	\$14,750,000	\$1,800,000	Dream Centers of Colorado Springs	Matthew Ayers	matthew.ayers@dreamcenters.com	(719)204-2027
N	F	High Point Apartments	6850 Argonne St	Denver	100	100	\$1,920,000	CHFA	\$22,000,000	\$1,800,000	MGL Partners	Danielle Vachon Bell	Dvachon@mglpartners.com	(248)321-1404
N	F	Hope 4 HumaniT Apartments	5695 N. Elmira Ct	Denver	80	80	\$1,450,000	CHFA	\$18,500,000	\$1,800,000	Hope 4 HumaniT	Danielle Vachon Bell	Dvachon@mglpartners.com	(248)321-1404
N	F	Ives II	7525 W. 44th Ave	Wheat Ridge	97	97	\$1,690,000	Foothills Regional Housing	\$25,000,000	\$1,800,000	Foothills Regional Housing	Amy Case-Miranda	acase@foothillsrh.org	(303)403-5442



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N	F	Jet Wing Flats	2030 Jet Wing Dr	Colorado Springs	68	68	\$1,263,590	CHFA	\$13,767,298	\$1,400,000	Commonwealth Development Corporation	Ted Goltzman	t.goltzman@commonwealthco.net	(612)991-9931
N	OA	Kite Route Crossing	0 Canary Ln	Superior	48	48	\$950,000	CHFA	\$13,250,000	\$1,800,000	Pennrose LLC	Shannon Cox Baker	sbaker@pennrose.com	(720)307-8151
N	F	Liberty House Apartments	1500 Hooker St	Denver	72	72	\$1,200,000	CHFA	\$14,000,000	\$1,800,000	Medici Development LLC	Josh Russell	josh@mcgdenver.com	(303)915-7841
N	SP	Link & Pin	4159 Fox St	Denver	270	270	\$4,005,000	CHFA	\$41,000,000	\$1,800,000	Rainier Development & Construction, Inc	Edson Gallaudet	edson@rainierdc.com	(206)452-9400
N	F,SP	Maiker Uplands	2880 W 88th Ave	Westminster	70	70	\$1,729,000	Maiker Housing Partners	\$18,700,000	\$1,800,000	Maiker Housing Partners	Chuck Christian	cchristian@maikerhp.org	(314)971-8373
N	H,PSH	Park Avenue Apartments	3500 - 3600 Park Ave West	Denver	60	60	\$1,227,212	CHFA	\$16,000,000	\$1,800,000	Colorado Coalition for the Homeless	Max Lubarsky	mlubarsky@coloradocoalition.org	(608)695-2509
N	F	Peña Station Affordable Reserves at Green Valley Ranch Phase II	6150 N Salida St Salida St at Green Valley Ranch Blvd	Denver	129 144	129 144	\$2,525,000 \$2,600,000	CHFA	\$26,600,000 \$29,000,000	\$1,800,000 \$1,800,000	Sares Regis Group Overland Property Group	Ted Featherstone Ryan Zent	efeatherstone@sares-regis.com rzent@overlandpg.com	(720)507-3720 (973)914-4572
N	F	Sheridan Station East - Phase II	1080 Ames St	Denver	104	104	\$2,334,200	CHFA	\$24,500,000	\$1,800,000	Brinshore Development, LLC	Todd Lieberman	todd@brinshore.com	(224)532-8911
N	F	Stables	10850 E. Exposition Ave	Aurora	84	84	\$1,785,462	CHFA	\$20,150,000	\$1,800,000	Groveswood Community Development	Julie Hoebel	julie@groveswoodcd.org	(303)520-5622
N	F	Stanley 98	E. 25th Ave and Joliet St	Aurora	75	75	\$1,600,000	Aurora Housing Authority	\$20,000,000	\$1,800,000	Aurora Housing Authority	Martin Petrov	mpetrov@aurorahousing.org	(303)588-7911
N	F,V	Summit at Granby	3, 7,15,23 Pioneer Dr and 16 & 12 Morris Dr	Granby	80	79	\$1,616,688	CHFA	\$14,000,000	\$1,545,060	Summit Housing Group, Inc.	Sam Long	sam@summithousinggroup.com	(406)544-9670
A/R	OA	Tiara Apartments	12000 E. 16th Ave	Aurora	50	50	\$713,034	CHFA	\$8,660,000	\$891,292	KCG Development, LLC	Paul Moore	pmoore@kcgcompanies.com	(310)699-0394
A/R	F	University Lofts	910 16th St Mall	Denver	100	100	\$1,978,000	CHFA	\$27,000,000	\$1,800,000	University Building Lofts LLC	George Thorn	gthorn@milehighdevelopment.com	(303)808-4500
N	F	Victoria Village	617 Park Pl	Fraser	35	35	\$816,000	Town of Fraser	\$9,000,000	\$1,800,000	Mountain Affordable Housing Development	Matthew Ginzberg	mg@calested.com	(212)810-7374
N	F	Village on Eastbrook	3221 Eastbrook Dr	Fort Collins	73	73	\$1,150,000	CHFA	\$16,000,000	\$1,800,000	Housing Catalyst	Kristin Krasnove Fritz	kfritz@housingcatalyst.com	(970)416-2910
N	F	W 64th Apartments	3680 W 64th Ave	Arvada	192	192	\$3,900,000	CHFA	\$45,900,000	\$1,800,000	Devco, LLC	Jay Hanz	jay.hanz@devcous.com	(720)708-8079
N	M,V	Walker Commons	5001 Morrison Rd	Denver	90	90	\$1,900,000	CHFA	\$21,500,000	\$1,800,000	Volker Development, Inc.	Lauren Schevets	l.shevets@volker.co	(720)308-8253
<b>TOTALS:</b>					<b>4,748</b>	<b>4,746</b>	<b>\$90,440,304</b>		<b>\$1,038,964,007</b>	<b>\$69,415,373</b>				

A/R=Acquistion/Rehab, F=Family, H=Homeless, M=Mixed, N=New, OA=Older Adult/Senior, PSH=Permanent Supportive Housing, SP=Special Populations, V=Veterans