

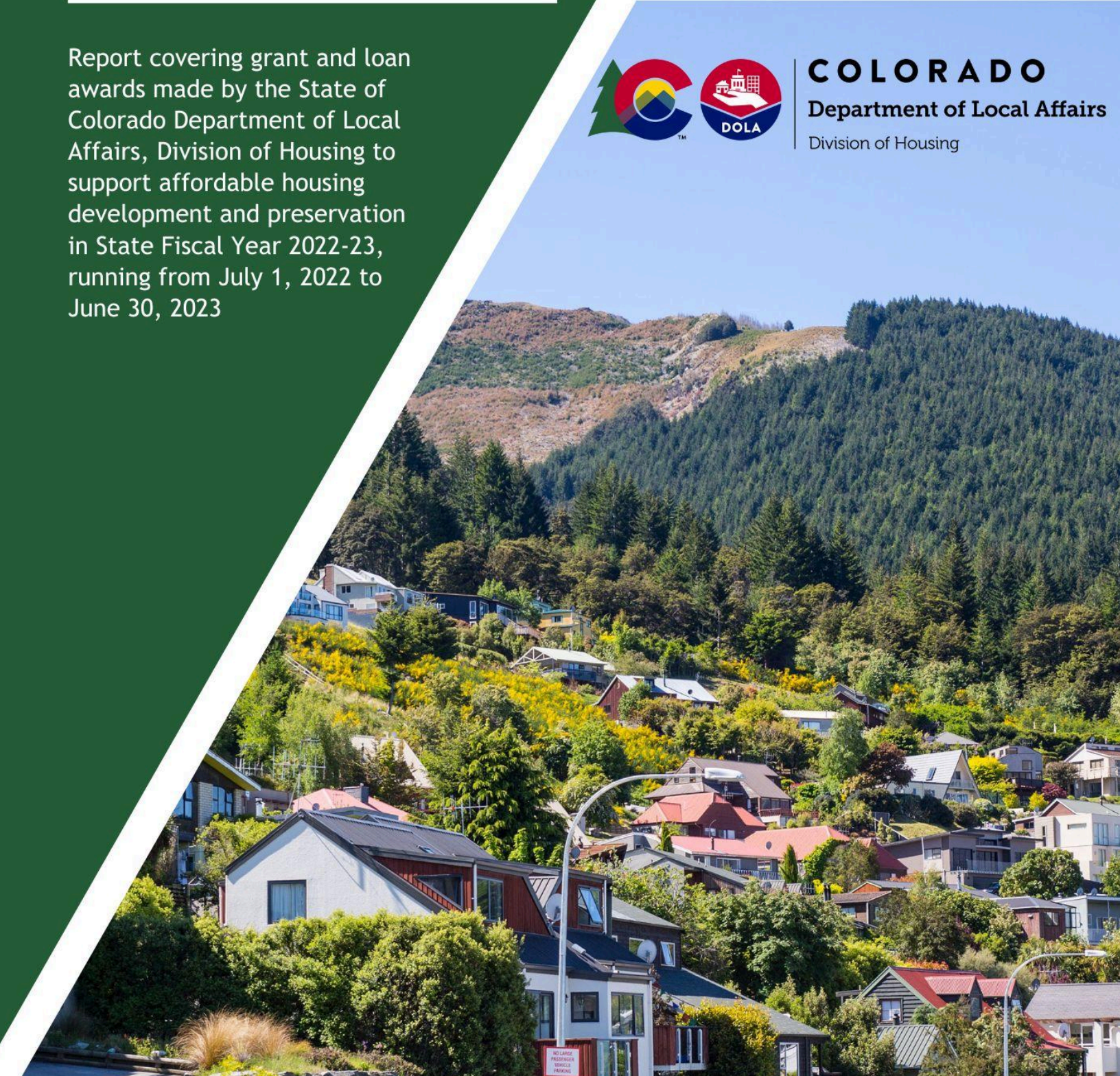
# ANNUAL PUBLIC REPORT ON FUNDING OF AFFORDABLE HOUSING PRESERVATION AND PRODUCTION

# 2022 2023

Report covering grant and loan awards made by the State of Colorado Department of Local Affairs, Division of Housing to support affordable housing development and preservation in State Fiscal Year 2022-23, running from July 1, 2022 to June 30, 2023



**COLORADO**  
Department of Local Affairs  
Division of Housing





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# Acronym List

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The table below contains acronyms and abbreviations that are used throughout the report.

Term	Definition
AMI	Area Median Income
CDBG	Community Development Block Grant
CDBG-DR	Community Development Block Grant - Disaster Recovery
CHFA	Colorado Housing and Finance Authority
CHIF	Colorado Housing Investment Fund
DOH	Division of Housing;
DOLA	Department of Local Affairs
DPA	Down Payment Assistance
ESG	Emergency Solutions Grant
HDG	Housing Development Grant
HOME	HOME Investment Partnerships Program
HSP	Homeless Solutions Program
HTF	Housing Trust Fund
HUD	U.S. Department of Housing and Urban Development



LIHTC	Low Income Housing Tax Credit
OEDIT	Office of Economic Development and International Trade
PBV	Project Based Voucher
PHA	Public Housing Authority
PSH/SH	Permanent Supportive Housing/Supportive Housing
ROC	Resident-owned Communities
RLF	Revolving Loan Fund
SFOO	Single Family Owner Occupied Rehabilitation Program
SRO	Single Room Occupancy Unit
TAHG	Transformational Affordable Housing Grant
TBV	Tenant Based Voucher
THR	Transformational Homelessness Response
URA	Uniform Relocation Act



# Definitions

The table below contains definitions of technical terms that are used throughout the report.

Term	Definition
Affordable Housing	A housing development and/or unit that limits the rent or prices to below market rates, and restricts use of those units to households at certain income levels, in return for public and/ or private subsidy.
Area Median Income	A measure defined by the HUD that, generally, is used to determine affordable housing eligibility for households based on their county of residence and size (number of persons within the household) compared to the median income for a household of that size within a county.
Low Income Housing Tax Credit	Tax credits allocated to investors that contribute equity to affordable housing development and preservation projects by the Colorado Housing and Finance Authority. Investors may credit against their state or federal income taxes, depending on the type of credit allocated to the investor.
Public Housing	A specific type of affordable housing first created by the U.S. Congress through the enactment of the U.S. Housing Act of 1937. Public housing provides deeply affordable rental units for the lowest income Coloradans through annual capital and operating subsidies from HUD, and are operated by public housing authorities. Numerous federal laws limit the extent to which public housing units can be developed and constructed, as such they constitute a minority of Colorado’s affordable housing stock.
Public Housing Authority	Quasi-governmental organizations that own and operate affordable housing, often administering



	voucher and public housing programs on behalf of HUD.
Private Activity Bonds	Bonds issued by or on behalf of a local or state government for the purpose of providing special financing benefits for qualified projects, often affordable housing developments. Interest earned on the bonds by investors is exempt from federal income taxes.
Re-syndication	Additional capital financing can be provided to existing affordable housing developments through re-syndication, or the allocation of new tax credits. This new infusion of equity, along with additional capital funds from the Division of Housing and other funders, has the effect of preserving the below market rates of the development and can often rehabilitate the existing units as well.
Resident-owned Community	A Resident-owned Community is a housing development where residents collectively own and manage the community, often utilizing a cooperative or condominium model, providing them with a greater say in decision-making. This model empowers residents and serves as an alternative to traditional landlord-controlled housing communities.
Single Family Owner Occupied Home Rehabilitation Program	A service offered by community based non-profit organizations that assists homeowners in repairing or updating the structure of their home or systems and components within it. Funds cover administrative, labor, and materials costs and can assist with everything from emergency repair to rehabilitation and modification to improve the health and safety of residents.



<p>Supportive Housing</p>	<p>A housing unit, development or program that combines non-time-limited and low-barrier affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities.</p>
<p>Transitional Housing</p>	<p>A development that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living. The housing is short-term, typically less than 24 months. In addition to providing safe housing for those in need, other services are available to help participants become self-sufficient.</p>
<p>Voucher</p>	<p>Funding provided to a landlord, on behalf of a tenant, that covers a portion of their rent and utilities. Can take the form of a Tenant Based Voucher (TBV) which is attached to a household that may be used at the unit of their choice, or, conversely, a Project Based Voucher (PBV) which is attached to an individual unit.</p>



# Introduction

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## Mission

The Division of Housing (DOH) partners with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe and secure homes.

Working with the State Housing Board, DOH supports projects ranging from homelessness prevention to homeownership. Our work includes:

- Increasing and preserving Colorado's inventory of affordable housing
- Managing rental assistance vouchers
- Creating and supporting collaborative approaches to end homelessness
- Regulating Mobile Home Parks and the construction and installation of factory-built structures

Increasing the availability of safe, affordable housing in Colorado is DOH's top priority. DOH assists developers, housing authorities, non-profit agencies, and local governments in creating affordable housing through gap funding for acquisition, rehabilitation and new construction. These grants and loans are competitive and funding is based on timing, availability and department priorities.





## Statutory Basis of Report

Governor Jared Polis enacted HB21-1028 into law on June 30, 2021, which created the Annual Public Report on Funding of Affordable Housing.

Preservation and Production (codified at 24-32-705.5 of Colorado Revised Statutes, or C.R.S.). This law requires the Department of Local Affairs (DOLA) to prepare a report in 2021, and each year thereafter, which is to be presented to its Joint Committees of Reference in the General Assembly at State Measurement for Accountable, Responsive, and Transparent Government Act (or SMART Act) hearings (generally held in January of each year) and published online. The scope of this report includes many, but not all, housing programs overseen by the Division of Housing within DOLA and particularly focuses on programs that fund the new construction, rehabilitation, or acquisition of rental or for-sale affordable housing, temporary or emergency housing such as shelters or transitional housing, and down payment assistance programs. More information on the statutory basis of this report may be found at C.R.S. 24-32-705.5.



## Director's Letter

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Dear Stakeholders,

As we reflect on the progress made in the past year, the Division of Housing is honored to present the Annual Report for State Fiscal Year 2022-23 (SFY23), spanning from July 1, 2022, to June 30, 2023.



This period has been marked by significant strides in affordable housing development, homeowner rehabilitation, and down payment assistance, resulting in the creation or preservation of 7,394 affordable housing opportunities, which also includes 40 assisted living units and 40 shelter beds.

The challenges faced by Coloradans in the aftermath of the COVID-19 pandemic and escalating housing costs persist, but we find solace in the turning of the page towards a future where affordable, safe, and secure homes are within reach for all. Our success is deeply rooted in historic investments in affordable housing, coupled with the unwavering commitment of our diverse partners - from non-profit organizations and housing authorities to developers, financial institutions, localities, and beyond.

In our commitment to operational excellence, the Division of Housing has worked through the backlog of grant and loan contracts it saw grow during the pandemic. DOH and its partners closed nearly \$100 million of backlogged projects from July 1st through December 31st, 2023 for more than 2,000 housing units. This is in addition to DOH's ongoing work. We are dedicated to further enhancing the efficiency of our contracting process in the upcoming months to ensure the lasting impact of our collective work.

In a groundbreaking year, Colorado witnessed key shifts in affordable housing initiatives. The American Rescue Plan Act of 2022 played a pivotal role by enabling \$400 million for transformative affordable housing programs. These initiatives, meticulously recommended by



the Transformational Affordable Housing Task Force and approved by the state legislature in 2022, were effectively implemented with demand for their funding far exceeding available amounts.

Additionally, November 2022 saw the approval of Proposition 123 by voters, injecting substantial funding into six pivotal programs, two of which are managed by the Division of Housing. To access this funding, local and tribal governments committed to 3-year housing development goals, and the Division of Housing has already secured 202 commitments. These decisive changes underscore the commitment to advancing affordable housing solutions by the State and localities, marking a significant chapter in our ongoing mission.

Lastly, in the wake of the 2023 November election, Governor Polis convened a special legislative session resulting in the allocation of \$30 million in emergency rental assistance (ERA), slated for distribution by June 30, 2024.

Alongside our progress and successes, it is important to recognize that despite the achievements of the past year, challenges persist in housing affordability. Many individuals still struggle to secure quality housing, develop new housing, or find shelter. We eagerly anticipate the new ideas, policies and programs that will enable the Division of Housing to continue addressing these pressing issues.

As we navigate the complexities of the present and look toward the future, the Division of Housing remains steadfast in its commitment to serving the people of Colorado. We extend our gratitude to all applicants and communities for their invaluable partnership, making our collective efforts and accomplishments possible.

Sincerely,

Alison George



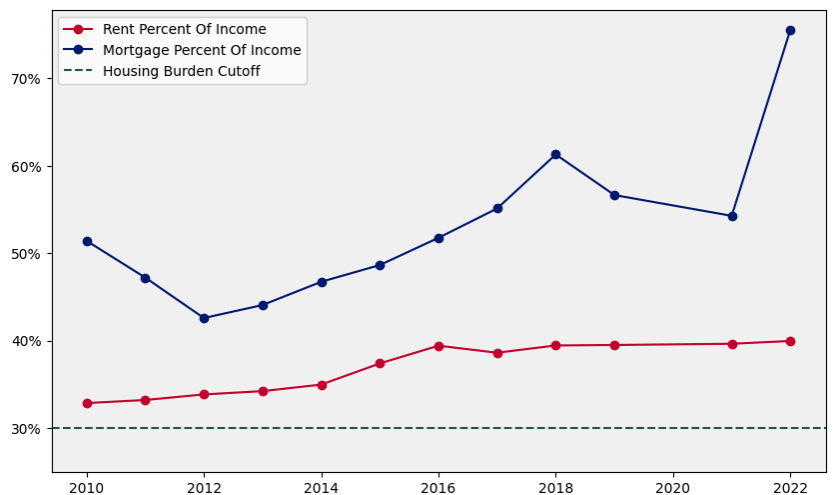
# Housing Needs

Ensuring access to affordable housing is a fundamental requirement for the well-being of all Coloradans, fostering safe and healthy living conditions while promoting financial security and economic opportunities. While strides have been made to address challenges related to affordable housing, as detailed in this report, considerable work remains as housing affordability continues to elude many. Over the past decade, the median cost of rent in Colorado has surged by 70%, from \$939 to \$1,594<sup>1</sup>, and the median home loan amount has seen a 57% increase, climbing from \$207,000 to \$325,000<sup>2</sup>. This rise in housing costs has profound implications for Coloradans, with an estimated 365,000 households dedicating more than half of their income to housing expenses, resulting in severe housing cost burdens<sup>3</sup>. These financial constraints make it exceedingly challenging for residents to meet other essential needs, such as healthcare, transportation, and education.

The journey for Coloradans to afford housing has been marked by fluctuations in recent years. Housing payment challenges peaked at 15-20% in 2020, decreased to 4-8% by April 2021, and further improved to 2-3% by May 2022, with occasional upticks to 5%<sup>4</sup>.

As housing costs have risen, so have incomes, albeit not enough to bridge the widening gap. Over the past decade, median household income in Colorado has increased by 49%, trailing behind the increases in both rent and home loan amounts<sup>5</sup>. Over the last decade, both renters and homeowners in Colorado have experienced a notable increase in the share of income allocated to housing expenses. Figure 1, presented below, depicts this trend by showing the percentage of income that would go towards housing if the average Coloradan purchased a house

Hypothetical Housing Share Of Income by Year for New Renter/Homebuyer



Income and Housing Cost Data: United States Census Bureau. American Community Survey 1-year estimates: 2010-2022.  
 Mortgage Rate Data: Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States, Federal Reserve Bank of St. Louis  
 Data Note: Share of Income calculated using Median Rent, Median Home Value converted to Annual Mortgage, and Median Income for all Coloradans in given year.

<sup>1</sup> “Selected Housing Characteristics” 2013, 2022 American Community Survey 5-Year Estimates, United States Census Bureau  
<sup>2</sup> “Loan Amount” 2013, 2022 Home Mortgage Disclosure Act Data, Consumer Financial Protection Bureau  
<sup>3</sup> “Selected monthly owner/renter costs as a percentage of household income during the past 12 months” 2022 American Community Survey 1-Year Estimates, United States Census Bureau  
<sup>4</sup> “Housing Insecurity (Missed Payment and Low Confidence)” 2020-2023 Week 1-Week 63 Household Pulse Survey, United States Census Bureau  
<sup>5</sup> “Income in the Past 12 Months (in 2022 Inflation-Adjusted Dollars)” 2013, 2022 American Community Survey 5-Year Estimates, United States Census Bureau

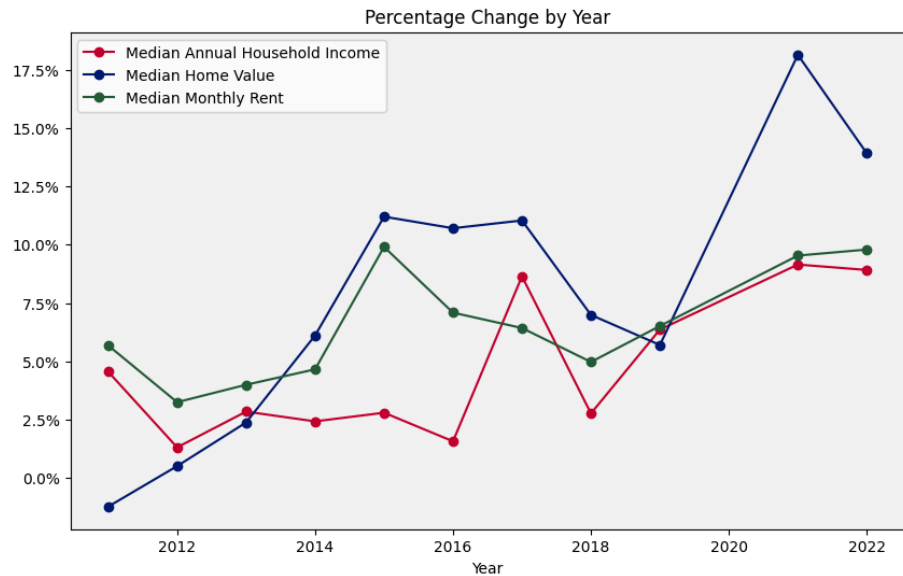


or started renting in each year using the median household income, median rent, median home value and average mortgage rate converted to a mortgage payment. What we find is a Coloradan household making the median income has essentially been priced out of buying most homes and will see renting as a much more attractive option. 2022 in particular saw a massive jump in the cost to buy a new home due to large increases in home value and interest rates.

Unfortunately, this trend is exacerbating. Looking at Figure 2 below we see the increase in household incomes has rarely kept up with the rise in home values or rental costs, with the years impacted by COVID-19 serving as an anomaly. Just about every year since 2013 has seen a greater growth in housing costs than income, broadening the gap and making housing increasingly more unaffordable.

Increasing housing supply is a common strategy to alleviate high housing costs. While the past 6 years has seen double the amount of housing units created than the previous 6 years, it still falls short. The most recent two years, 2021 and 2022, witnessed the highest production of housing units in this period, signaling progress<sup>6</sup>. However, this increased production has not kept pace with the state's growth, reflected in a 21% increase in jobs over the past decade<sup>7</sup> compared to a 15% increase in housing units during the same period. The resulting imbalance, where demand outpaces supply, contributes to the ongoing rise in housing costs. Certain areas, such as rural resort communities, face additional challenges as outside investors and second-home buyers diminish the housing supply, particularly in regions where availability is already limited.

The impact of high housing costs is pervasive, affecting urban and suburban areas with heightened job growth, resort areas with multimillion-dollar home prices and constrained rental inventory, and rural areas grappling with challenges in attracting developers. Notably, our most vulnerable citizens—individuals with disabilities, seniors, students, low-wage workers, and others—bear a disproportionate burden of high housing costs, facing severe housing cost challenges and formidable financial circumstances.



Income and Housing Cost Data: United States Census Bureau. American Community Survey 1-year estimates: 2010-2022.

<sup>6</sup> "Housing Units" 2013, 2022 American Community Survey 1-Year Estimates, United States Census Bureau

<sup>7</sup> "(Unadj) Employment Level Nonveterans and Veterans, 18 years and over, Colorado" 2013, 2022 Labor Force Statistics from the Current Population Survey, United States Bureau of Labor Statistics



# Housing Programs

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DOH awards generally make up roughly 13% of the total capital stack of affordable housing development projects.

This means that every \$1 of state and federal funds awarded by DOH is leveraged by about \$7.69 in other funds. Most of these leveraged funds take the form of private debt and equity from investors such as local, regional, or national financial institutions; often in the form of equity contributed in return for federal or state Low Income Housing Tax Credits.

Philanthropic foundations often contribute grants and loans as well, as do cities and counties with their own local or federal funds.

DOH uses a variety of funding streams to make affordable housing programs and projects possible. The information in the pages that follow describes the distinguishing characteristics of these programs

## Community Development Block Grant

The Community Development Block Grant (CDBG) Program, born from the U.S. Congress's Housing and Community Development Act of 1974, remains a vital force in fortifying communities across Colorado. In its unwavering commitment to community development, the State allocates 1/3 of its CDBG funds to housing activities, encompassing down payment assistance, single-family owner-occupied home rehabilitation, and housing development and preservation. The remaining 2/3 fuels economic development, public facilities, and infrastructure initiatives. There are 23 jurisdictions in Colorado that receive their own allocations of CDBG funds directly from HUD including the cities of: Arvada, Aurora, Boulder, Broomfield, Castle Rock, Colorado Springs, Commerce City, Denver, Fort Collins, Grand Junction, Greeley, Lakewood, Longmont, Loveland, Pueblo, Thornton, and Westminster; the counties of Adams, Arapahoe, Douglas, El Paso, Jefferson, and Weld also receive their own allocations. These localities received about \$27 million, or 74% of all CDBG funds allocated in Colorado in 2023.

Operated by the Department of Local Affairs and overseen by the Division of Local Government (DLG), the CDBG program empowers non-entitlement municipalities and counties. Its focus extends to critical projects like sewer systems, community centers, and health clinics, all designed to benefit residents, particularly those with lower incomes, and rejuvenate areas in need. Local governments, counties, and nonprofits are encouraged to explore grant opportunities to actively contribute to the improvement of their communities.



## HOME Investment Partnership Program

The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rental or homeownership or providing direct rental assistance to low-income people. HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

There are 10 other jurisdictions in Colorado that receive their own allocations of HOME funds directly from HUD including the cities of: Aurora, Boulder, Colorado Springs, Denver, Fort Collins, Greeley and Pueblo in addition to the counties of Adams, Arapahoe, and Jefferson. These localities received about \$12.4 million, or 64% of all HOME funds allocated in Colorado in 2023.

## Housing Trust Fund

The Housing Trust Fund (HTF) provides grants to states to produce and preserve affordable housing for extremely low and very low-income households. HTF was created by the U.S. Congress through the enactment of the Housing and Economic Recovery Act of 2008, HUD allocates HTF funds to states by formula annually. A State must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. HTF funds may be used for the production or preservation of affordable housing through acquisition, new construction, reconstruction, and/or rehabilitation. All HTF-assisted units are required to have a minimum affordability period of 30 years.

## Proposition 123

In November 2022, Colorado voters passed Proposition 123, a ballot measure authorizing the state to retain money from existing state tax revenue to support affordable housing investment. Funds captured from the second half of the last fiscal year became available in early July 2023 to be deployed for the current fiscal year, and are split 60/40 between the Office of Economic Development and International Trade (OEDIT) and the Department of Local Affairs (DOLA), respectively. OEDIT manages the Affordable Housing Financing Fund, in partnership with Colorado Housing and Finance Authority (CHFA), which serves as Contract Administrator. More details about their fund activities are available at [coloradoaffordablehousingfinancingfund.com](https://coloradoaffordablehousingfinancingfund.com). DOH manages the Affordable Housing Support Fund.



## Affordable Housing Support Fund

Eligible entities such as non-profits, community land trusts, private entities, and local or tribal governments can apply for grants or loans from the \$64 million in funding DOLA received for deployment in Fiscal Year 2023-2024. To qualify, any development projects or programs must be located in areas committed to increasing their affordable housing stock. The fund is divided into three programmatic areas: Affordable Homeownership, Serving Persons Experiencing Homelessness, and Local Planning Capacity Development. The first two programs are administered by DOH and the third by the Division of Local Government.

### Homeownership Programs - \$32M for FY 23-24

- Acquisition/New Construction/Rehabilitation: Awarded 4 projects \$6.5M for 146 units
- Owner Repair: Underwriting applications for 3 entities to administer \$6.5M in single family owner occupied funds
- Down Payment Assistance: Underwriting applications for 7 entities requesting \$43M

### Homelessness Programs - \$28.8M for FY 23-24

- Development of Supportive Housing: Awarded 3 projects \$12.175M for 218 units
- Street Outreach: Awarded 17 applicants \$1.02M
- Rapid Rehousing: Awarded 25 applicants \$1.14M
- Homeless Prevention: Awarded 20 applicants \$1.31M
- Emergency Shelter: Awarded 56 applicants \$4.53M
- Supportive Services: Notice of Funding Availability released 11/22/23 for \$2.5M

Stay informed through the DOLA website for updates and resources, and participate in shaping future policies related to affordable housing commitments at [engagedola.org/prop-123](https://engagedola.org/prop-123).

## Housing Development Grant

The Housing Development Grant (HDG) program, initiated by the General Assembly and administered by the Division of Housing (DOH), continues to play a pivotal role in addressing Colorado's housing challenges. Originally funded by a mix of General Funds, Cash Funds, and Reappropriated Funds, recent legislative changes, such as House Bill 19-1245 and House Bill 19-1322, have strengthened the program's financial sustainability and impact.

The program, since its inception, has evolved to meet the dynamic needs of our communities. Notably, House Bill 19-1245 increased the vendor fee, channeling additional revenue to the HDG, while House Bill 19-1322 enacted the transfer of funds from the unclaimed property trust fund. These changes display ongoing efforts to fortify the HDG, ensuring a robust mechanism to address diverse housing needs.

The HDG remains a pivotal program in enhancing affordable housing by providing funds for new construction, property acquisition, rehabilitation, foreclosure prevention, and acquiring housing and economic data to help advise the State Housing Board. With increased funding





and strategic adjustments, the HDG stands as a powerful tool for positive change in Colorado's housing landscape, contributing to the overall well-being and prosperity of our communities.

## **Transformational Affordable Housing**

In 2022, a set of affordable housing initiatives was enacted, made possible by the one-time funding allocated through the American Rescue Plan Act of 2021. From these funds disbursed to the State of Colorado in 2021, \$400 million was designated for housing-related purposes. This led to the formation of the Transformational Affordable Housing Task Force to provide recommendations on the optimal allocation of these funds. Many of these recommendations received legislative approval in 2022. Implementation of these programs was well underway in 2023, and the Division has no recommendations regarding their future administration as required by sections 24-32-729(5), 24-32-731(10), and 24-32-732(6), C.R.S., at this time until all awards are made next year across the transformational programs:

### **Transformational Affordable Housing, Homeownership, and Workforce Housing Grant**

Introducing the Transformational Affordable Housing, Homeownership, and Workforce Housing Grant Program, managed by the Division of Housing and established through House Bills 22-1304 and 22-1377. The program aims to support eligible applicants in developing, creating, or preserving affordable housing opportunities in their communities. Eligible uses include housing infrastructure development, gap financing, new homeownership projects, down payment assistance, preservation efforts, energy improvements, and land banking. Local governments and nonprofit community partners are eligible applicants. The program prioritizes applications fostering inclusivity, diversity, equity, and accessibility, seeking transformative projects that will significantly impact the affordable housing landscape within communities.

### **Transformational Homelessness Response**

The Transformational Homelessness Response Program is also run by the Division of Housing and was enacted through both House Bills 22-1304 and 22-1377. The program aims to create a future where homelessness is rare and brief when it occurs, and no one gets left behind. Achieving this is done by advancing and implementing proven solutions and program models that reduce homelessness in a holistic and sustainable way by targeting many of the key underlying factors necessary for people to thrive: advance equity, improve overall well-being, connect to benefits and stable housing, and increase employable skills and experiences that allow individuals to meet their needs, pursue their goals, and achieve self-sufficiency. In addition to reducing homelessness, this NOFA aims to reduce public utilization costs, revitalize public spaces, and increase workforce opportunities.



Eligible applicants again include local governments and community partners like nonprofit organizations. The program also outlines a number of eligible models and activities including street outreach, emergency shelter, transitional housing, bridge housing, eviction prevention, rapid re-housing, permanent supportive housing, and even systems improvement activities like data collection.

### **Loan Program Resident-owned Communities**

Enacted during the 2022 Regular Session, Senate Bill 22-160 introduced the Loan Program Resident-owned Communities. Aimed at preserving mobile home communities, this program established a revolving loan and grant system to empower mobile home owners in organizing and purchasing their mobile home parks. Under the jurisdiction of the Division of Housing within the Department of Local Affairs, this visionary program prioritizes community-driven solutions.

The Division has been tasked with selecting qualified administrators through an open and competitive process, ranging from two to three, to oversee the loan program. These administrators will employ funds from the program to provide loans to mobile home owners aspiring to acquire their parks. Simultaneously, the Division will institute a grant program, directing funds to nonprofit organizations offering technical assistance to eligible homeowners involved in community purchase endeavors. Another grant facet supports initiatives ensuring the long-term affordability of resident-owned parks, focusing on stabilizing lot rents and curbing rent increases.

At the core of this endeavor is the creation of the Mobile Home Park Resident Empowerment Loan and Grant Program Fund which will be kickstarted with \$35 million. This financial injection ensures the continuous appropriation of funds to the Department for the implementation of the loan and grant program. Notably, a portion of the allocation is earmarked for the Office of the Governor for information technology services and the Department of Law for legal support, reinforcing the collaborative effort to make this program a catalyst for sustainable, resident-owned mobile home communities in Colorado.

### **Transformational Affordable Housing Revolving Loan Fund**

The Transformational Affordable Housing Revolving Loan Fund (THLF), currently open for applications through the Colorado Department of Local Affairs and its Division of Housing, represents a critical initiative to address the state's housing crisis. With funding provided by SB22-159, the THLF offers low-interest, flexible, and below-market financing to developers and affordable housing providers. This financial support aims to facilitate the creation or preservation of housing accessible to a broad spectrum, ranging from extremely low income to middle income individuals and families throughout Colorado.

The THLF, established as a revolving loan program, emphasizes a diverse range of eligible projects. These include developing housing-related infrastructure, providing



gap financing for housing development, increasing the supply of new affordable housing units, maintaining existing affordable housing through preservation and restoration efforts, financing energy improvements, and promoting permanent or long-term affordable homeownership opportunities. The program's priorities focus on projects that address local community needs, provide housing in underserved areas, align with state economic development goals, and ensure the long-term affordability of housing developments. With a commitment to generating returns on loans for future allocations, the THLF strives to create a sustainable and evergreen source of funding to significantly impact Colorado's affordable housing landscape. The program encourages eligible recipients, including local governments, for-profit developers, and community partners to actively participate in shaping the future of affordable housing in the state.



## Reporting Methods

Included in this report are all projects and programs that were recommended, or not recommended, funding by Division of Housing staff in 2022-23 (SFY23), spanning from July 1, 2022, to June 30, 2023. Applications for funding that were submitted during this fiscal year, but did not receive an award or denial because they were still being processed by staff, will be published in the annual report next year.

In some cases awardees return to ask for more funding after the initial award has been approved. As to not display these situations as a new application entirely and duplicate reporting requirements, these have been marked as a “supplemental”. A similar complication can occur when clients receive funds from a DOH-subsidized Community Development Financial Institution (CDFI), but in the past have also received an award from a DOH loan fund for the same project. Again to not duplicate reporting requirements these have also been marked as “supplemental”.

These supplemental cases include data on the additional amount of funding awarded, but not the housing units because these were already reported in previous years. Applicants that were awarded funds for an original application and a supplemental funding request have their total funding amount reported if both occurred in the same fiscal year.

## Terms

Below are definitions of each label used in the columns of the following sections.

Region	Geographical area in which the data is grouped by.
Funding Awarded	Total money that was approved to be given.
Total Affordable Units Created	Number of low-cost housing units built. These units are designed to meet the needs of individuals or families with lower incomes.
Projected Loans Created	Estimated number of loans.
Project Activity	What type of action the funds are to be used for (e.g., new construction, rehabilitation, down payment assistance).
Project Type	The category or classification of a housing project, indicating its purpose or nature (e.g., rental, homeownership, supportive housing, shelter).
Funding Source	The state legislature bill or fund the money given originated from.
Awardee Action	The award recipient’s decision on DOH’s offer. (e.g., accepted, withdrawn, none).



Requested Amount	The amount of funding initially sought for by the applicant.
Awarded Amount	The actual amount of funding granted or awarded.
Total Cost	The overall expense associated with the applicants project, including all anticipated costs from planning to completion.
Awards Made	The total number of awards granted.
Applicant	The organization who submitted the application.
Project Name	Title of the project as provided by the applicant.
Housing Opportunity Type	The unit of measurement for “Housing Opportunities” that will be created or preserved through the award (e.g., Total Units, Projected Loans).
Housing Opportunities	The number of units identified in “Housing Opportunity Type” to be created by the project; housing opportunities will be zero for supplementals.



# Financial Summary

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This page contains financial information on the funding used by DOH to support the production and preservation of affordable and emergency housing. Data is only provided on awards, allocations, and appropriations for the most recent fiscal year, and only includes transactions concerning the programs described in the previous pages. Funds allocated, appropriated, or transferred to DOH are not necessarily awarded to grantees and borrowers in the same year that the funds are made available to DOH.

## **DOH housing development and preservation revenues and expenditures, State Fiscal Year 2022-23:**

\$417,277,732 appropriated, allocated, or transferred to DOH
\$336,456,854 awarded by DOH to grantees & borrowers
\$4,302,525 expended for administrative costs

This is because many funding sources are made continuously available to DOH, which allows projects and programs to be paired with the funds most suitable for each application in question, regardless of the year that funds were originally made available to DOH.

Because DOH has historically accepted applications on a monthly basis (as opposed to semi-annually) and, generally, applications are only submitted following in-depth technical assistance. This has the effect of maximizing the impact of funds on individual projects and broader communities.

An administrative staff of 25 full-time equivalents (FTE) are responsible for this housing development and preservation work, 12 term limited FTE specifically to support time limited transformational programs, and 12 vacant positions.



# Funding Overview

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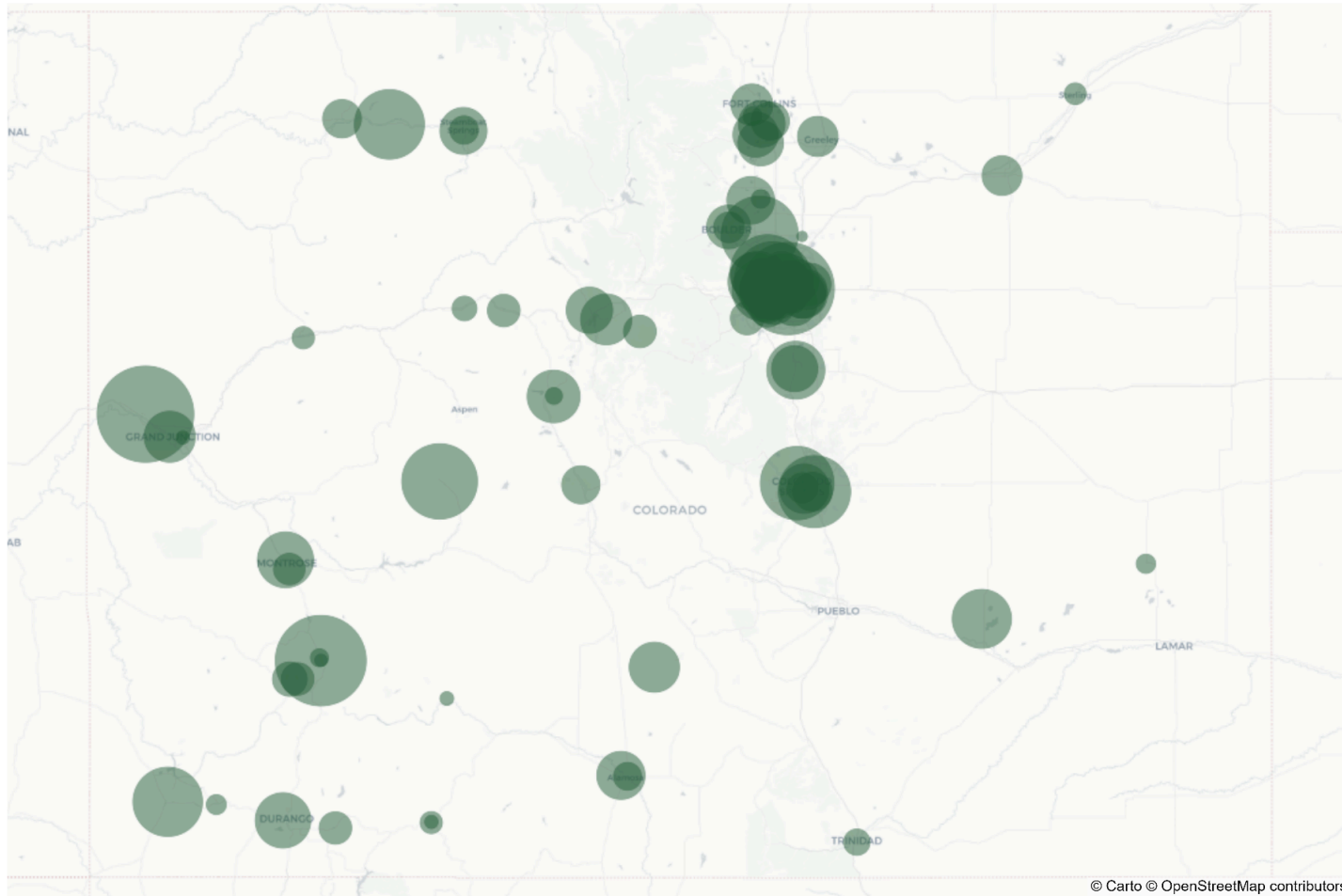
**Figure 1: Funds Awarded and Affordable Units Created by Region**

Project Region	Funding Awarded	Units or Loans Projected
Urban	\$182,460,647	4,504
Rural Resort	\$50,626,257	816
Other	\$45,233,211	1,279
Rural	\$39,376,739	461
Statewide	\$18,760,000	334

Caption: Grants and loans for programs, such as down payment assistance, often take place in multiple locations – sometimes spanning across regions. In these cases, awards are categorized as “Statewide” if the program serves all counties, and “Other” if it serves multiple regions.



**Figure 2: Development Project Awards by Location (State-wide)**

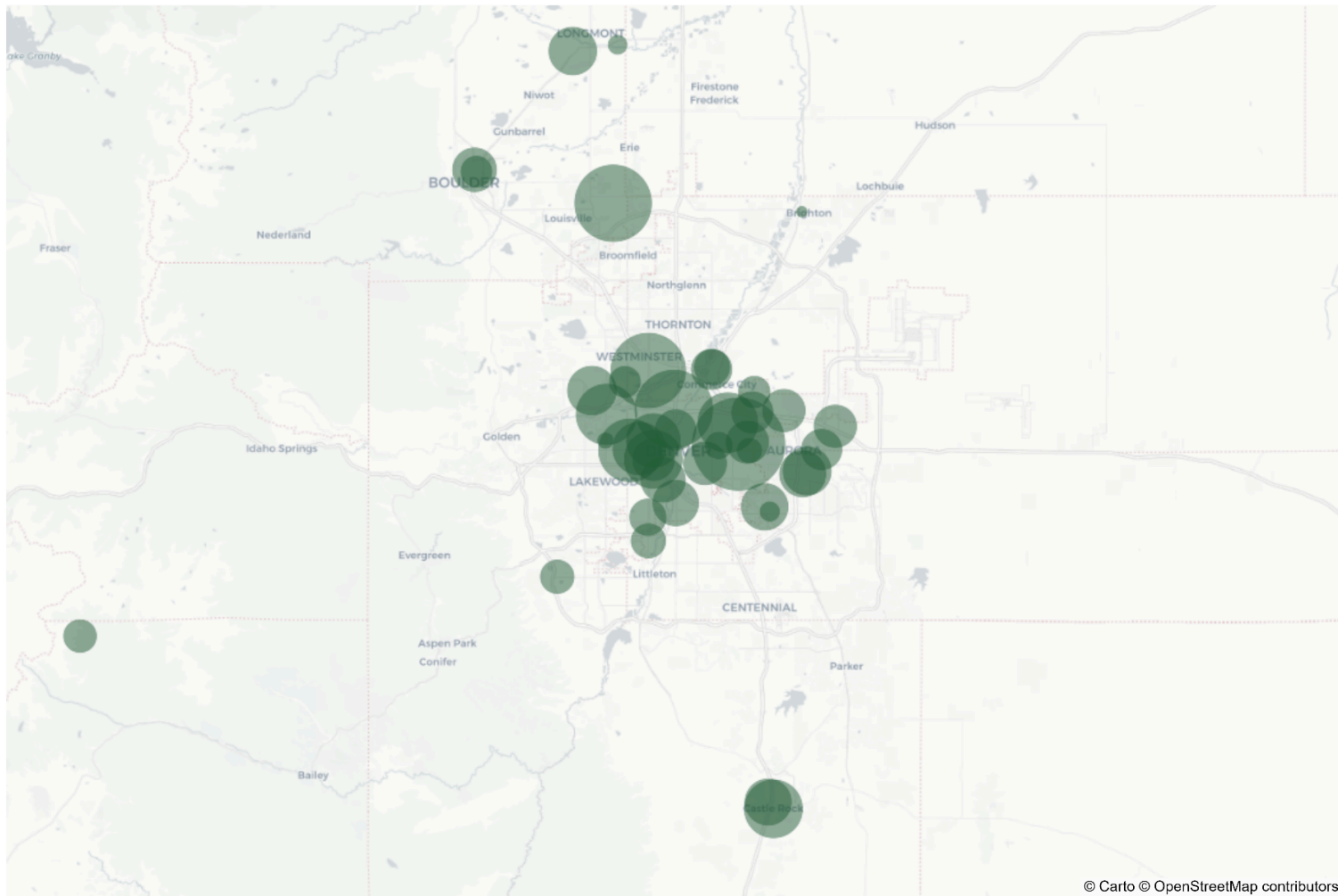


Data Notes: Bubble size weighted by funding awarded





**Figure 3: Development Project Awards by Location (Denver Metro)**



Data Notes: Bubble size weighted by funding awarded



## Figure 4: Funds Awarded and Affordable Units Created by Project Activity

Project Activity	Funding Awarded	Units or Loans Projected
New Construction	\$245,690,762	5,127
Acquisition and Capital Improvements of Mobile Home Parks	\$32,750,000	827
Acquisition + Rehabilitation	\$25,324,669	643
Rehabilitation	\$16,255,683	253
Acquisition (land)	\$10,192,000	223
Pre-Development	\$3,000,000	175
Down Payment Assistance	\$1,893,740	86
Other	\$1,350,000	60

Caption: Grants and loans for some projects cannot always be confined to a single activity, such as when multiple pre-development or construction activities are occurring under a single project, in these cases, the projects are categorized as “Other”.



## Figure 5: Funds Awarded and Affordable Units Created by Project Type

Housing Type	Funding Awarded	Units or Loans Projected
Rental	\$187,312,309	4,234
Supportive Housing	\$42,713,670	782
Mobile Home Parks	\$32,750,000	827
Rental and Homeownership	\$28,949,709	860
Homeownership	\$25,846,740	418
Transitional Housing/Group Home	\$8,192,266	160
Other	\$5,590,000	33
Shelter	\$3,757,160	40
Assisted Living	\$1,345,000	40

Caption: Some projects and programs provide housings of multiple types, such as a new construction project with both rental and for sale units, or a grant for the purpose of predevelopment that does not have a fully planned development - in which case they are categorized as 'Other'.



## Figure 6: Funds Awarded and Affordable Units Created by Project Type Funding Source

Funding Source	Funding Awarded	Units or Loans Projected
HDG	\$148,189,267	3,154
HB22-1304	\$75,969,898	1,797
SB22-160	\$28,750,000	827
HB21-1329	\$22,668,000	235
HB22-1377	\$21,708,266	217
Housing Trust Fund	\$14,550,000	451
SB21-242	\$11,729,669	398
HOME	\$8,135,354	186
CDBG,HDG	\$2,875,000	47
CDBG	\$1,881,400	82



## Figure 7: Award Summary

Awardee Action	Requested Amount	Awarded Amount	Total Project Cost	Awards Made
Accepted	\$403,579,589	\$336,456,854	\$2,601,191,285	99
Withdrawn	\$2,800,000	\$0	\$26,070,481	2



# Funding Detail

**Figure 8: Funds Awarded By Project and Program**

Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
<b>Applications for Affordable Housing Development and Preservation Grant and Loan Funding</b>										
2700 Wewatta GP LLC	2700 Wewatta	Housing Trust Fund	Denver	New Construction	Rental	Award	56	\$3,100,000	\$3,100,000	\$29,014,405
72 Colorado, LLC	SP Crossing Apartments	HB21-1329	Adams	New Construction	Rental	Award	60	\$4,200,000	\$4,200,000	\$29,383,902
Archdiocesan Housing, Inc.	All Saints Apartments	HDG	Denver	New Construction	Rental	Award	63	\$2,452,000	\$2,800,000	\$21,288,537
Archuleta County Housing Authority	Casa de Los Arcos	HDG	Archuleta	Rehabilitation	Rental	Award	16	\$981,257	\$981,257	\$1,806,806
Archway Investment Corporation	Montview Manor	HDG	Denver	Acquisition + Rehabilitation	Rental	Award	88	\$3,350,000	\$3,350,000	\$13,677,869



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
Artspace Projects, Inc	Artspace Colorado Springs	HDG	El Paso	New Construction	Rental	No Funding	0	\$0	\$1,750,000	\$26,119,596
Bootes Holdings, LLC	Timberview Apartments	HDG	Las Animas	New Construction	Rental	Award	24	\$1,350,000	\$1,350,000	\$5,701,545
Boulder County Housing Authority	Willoughby Corner Phase 1A Senior Apartments	HDG	Boulder	New Construction	Rental	Award	63	\$5,166,000	\$5,166,000	\$31,330,438
Brighton Housing Authority	RAD Phase II	HDG	Adams County	Rehabilitation	Rental	Award	13	\$260,000	\$650,000	\$17,686,635
CARE Housing, Inc.	Heartside Hill Apartments	HOME	Larimer	New Construction	Rental	Award	72	\$3,950,000	\$5,668,128	\$37,065,713
CASA of the Seventh Judicial District, Inc. dba Youth & Family Advocacy Services	The Village on San Juan	HB22-1377	Montrose	New Construction	Other	Award	33	\$5,590,000	\$6,289,848	\$10,572,249
Catholic Charities of Central Colorado, Inc.	Hunt Family Housing	HB22-1377	El Paso	Rehabilitation	Transitional Housing/Group Home	Award	24	\$4,412,266	\$4,662,266	\$6,802,266
Chaffee Housing Trust	Railyard	HDG	Lake County	New Construction	Rental	Award	12	\$600,000	\$600,000	\$4,846,000



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
City of Alamosa	Tierra Azul	HB22-1304	Alamosa	New Construction	Rental	Award	138	\$4,200,000	\$6,216,170	\$8,542,621
City of Durango	Mortgage Assistance in Southwest Colorado	CDBG		Down Payment Assistance	Homeownership	Award	82	\$1,881,400	\$1,881,400	\$137,268,300
Colorado Mountain College	CMC/ECHDA Attainable Housing	HB22-1304	Eagle	New Construction	Rental	Award	36	\$2,000,000	\$10,000,000	\$16,771,691
Columbia Ventures, LLC	Elevate at Aurora	HDG	Adams	New Construction	Rental	Award	137	\$4,700,000	\$5,000,000	\$60,662,475
Community Housing Development Association Inc.	Jewell Apartments	HDG	Arapahoe	New Construction	Rental	Award	81	\$3,961,317	\$3,961,317	\$34,189,048
Cornerstone Housing Group, LLC	Legacy Senior Residences	HDG	Jefferson	New Construction	Rental	Award	72	\$1,800,000	\$1,800,000	\$31,063,301
Craig Housing Authority	8th Street Redevelopment Project	HB22-1304	Moffat	New Construction	Rental	Award	20	\$2,750,000	\$5,000,000	\$12,249,552
Crestone Peak Community Housing	Crestone Peak Community Housing	HB22-1304	Saguache	New Construction	Rental	Award	20	\$4,533,029	\$4,533,029	\$6,044,039
Crius Holdings, LLC	East Village Apartments	HDG	Alamosa	New Construction	Rental	Award	32	\$1,500,000	\$1,500,000	\$5,700,000





Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
DBG Properties LLC	15 Sable Apartments	HDG	Arapahoe	New Construction	Rental	Award	154	\$3,850,000	\$3,850,000	\$49,897,732
Douglas County Housing Partnership	Douglas County Home Ownership Program	HOME		Down Payment Assistance	Homeownership	Award	4	\$12,340	\$12,340	\$81,915
Douglas County Housing Partnership	Wellspring Housing	HB22-1304	Douglas County	Acquisition + Rehabilitation	Supportive Housing	Award	84	\$4,000,000	\$4,000,000	\$11,242,069
Durango TWG, LLLP	Residences at Durango	HB21-1329	La Plata	Rehabilitation	Rental	Award	120	\$5,500,000	\$7,500,000	\$35,020,882
East Denver Colfax Partnership d/ba The Fax Partnership	Westerner and Sand & Sage Motels	SB21-242	Denver	Acquisition + Rehabilitation	Rental	Award	76	\$1,150,000	\$1,150,000	\$5,185,855
Element Properties	Bluebird Boulder	HOME	Boulder	New Construction	Supportive Housing	Award	40	\$1,800,000	\$1,800,000	\$20,341,210
Elevation Community Land Trust	ECLT Rural Communities	HDG	Statewide	Acquisition + Rehabilitation	Rental	Award	67	\$2,010,000	\$5,000,000	\$24,365,000
Elevation Community Land Trust	Kechter Townhomes	HDG	Larimer	New Construction	Homeownership	Award	54	\$2,700,000	\$2,700,000	\$22,358,660
Elevation Community Land Trust	Westside MHP	HB21-1329	La Plata	Acquisition and Capital Improvements	Mobile Home Parks	Award	0	\$4,000,000	\$4,000,000	\$4,045,000



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
				of Mobile Home Parks						
Foothills Regional Housing	The Ives	Housing Trust Fund	Jefferson	New Construction	Rental	Award	50	\$3,250,000	\$3,250,000	\$22,690,848
Fort Collins Habitat for Humanity	Harmony Cottages	HB22-1304	Larimer	New Construction	Homeownership	Award	24	\$720,000	\$1,800,000	\$7,512,000
Grand Valley Catholic Outreach	Mother Teresa Place	HB22-1377	Mesa	New Construction	Supportive Housing	Award	40	\$4,706,000	\$5,000,000	\$13,603,130
Greeley Area Habitat for Humanity, Inc	Greeley Area Habitat for Humanity, Inc - Hope Springs Planned Unit Development	HB22-1304	Weld	Pre-Development	Homeownership	Award	175	\$3,000,000	\$7,000,000	\$15,073,824
Gunnison County	Gunnison County Whetstone Affordable Workforce Housing Development	HB22-1304	Gunnison	New Construction	Rental and Homeownership	Award	231	\$10,000,000	\$10,000,000	\$18,403,606
Habitat for Humanity of Mesa County	Hoffman Phase III	HB22-1304	Mesa County	New Construction	Homeownership	Award	8	\$400,000	\$400,000	\$2,193,477
Habitat for Humanity of the Roaring Fork Valley	Wapiti Commons Affordable Housing Community by	HB22-1304	Garfield	New Construction	Rental	Award	20	\$1,000,000	\$1,541,690	\$9,245,134



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
	Habitat for Humanity RFV									
Habitat for Humanity of the St. Vrain Valley	Sugarmill Affordable Housing Development	HB22-1304	Boulder	New Construction	Rental	Award	12	\$720,000	\$950,000	\$4,877,820
Habitat for Humanity Vail Valley	3rd Street in Eagle	HB22-1304	Eagle	New Construction	Rental	Award	16	\$1,200,000	\$1,600,000	\$9,658,074
Habitat for Humanity of Metro Denver, Inc.	Mountain View Community Homes (MVCH)	HB22-1304	Arapahoe	New Construction	Homeownership	Award	20	\$750,000	\$1,000,000	\$9,702,216
Ho Enterprises , LLC	Oh Pagosa LLC	HDG	Archuleta	New Construction	Rental	Award	8	\$400,000	\$400,000	\$4,164,290
Home Trust of Ouray County	Ouray 6-plex	HDG	Ouray	Acquisition + Rehabilitation	Rental	Award	6	\$350,000	\$350,000	\$1,305,750
Home Trust of Ouray County	River Walk Affordable Housing	HB21-1329	Ouray	Acquisition (land)	Rental	Award	10	\$675,000	\$675,000	\$675,000
Housing Authority of the City and County of Denver	Flo Senior	HB22-1304	Denver	New Construction	Rental	Award	212	\$6,000,000	\$10,000,000	\$103,502,271
Housing Authority of the City and	Joli	HDG	Denver	New Construction	Rental	Award	80	\$3,200,000	\$3,200,000	\$53,623,555



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
County of Denver										
Housing Authority of the City and County of Denver	SOL	HDG	Denver	New Construction	Rental	Award	132	\$5,157,239	\$5,280,000	\$75,292,727
Housing Authority of the City of Boulder d/b/a Boulder Housing Partners	Rally Apartments	HDG	Boulder County	New Construction	Rental	Award	100	\$3,500,000	\$4,500,000	\$58,817,001
Housing Catalyst	Village on Impala	HDG	Larimer County	New Construction	Rental	Award	86	\$3,175,000	\$3,500,000	\$42,167,970
Impact Development Fund	Mobile Home Park Acquisition Fund	SB22-160		Acquisition and Capital Improvements of Mobile Home Parks	Mobile Home Parks	Award	267	\$11,750,000	\$15,000,000	\$12,000,000
IndiBuild LLC	The Fruita Mews	HB21-1329 ,HDG	Mesa	Acquisition (land)	Homeownership	Award	0	\$5,368,000	\$6,750,000	\$ 22,639,226
LDG Multifamily, LLC	Gateway Village	HB21-1329	Lake	New Construction	Rental	No Funding	0	\$0	\$5,000,000	\$5,000,000
Loveland Housing Authority	Crossroads Affordable	HB22-1304	Larimer	Acquisition (land)	Rental and Homeownership	Award	209	\$3,729,000	\$6,226,908	\$30,697,133



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
	Housing Development									
Mancos Common Press	Mancos Commons	HB22-1304	Montezuma	New Construction	Rental	Award	3	\$815,000	\$815,000	\$1,576,500
Medici Development LLC	Bonsai Apartments	HDG	Arapahoe	New Construction	Rental	Award	149	\$2,200,000	\$2,200,000	\$46,796,353
MGL Partners	Uinta Senior Apartments	HDG	Denver	New Construction	Rental	Award	50	\$3,250,000	\$3,500,000	\$23,321,208
Mineral County	Rancho Creede Acquisition	HDG	Mineral	Acquisition (land)	Rental	Award	4	\$420,000	\$320,000	\$733,000
Montbello Organizing Committee	Montbello FreshLo Hub	HDG	Denver	New Construction	Rental	Award	97	\$3,300,000	\$3,300,000	\$48,925,413
NDHC Affordable Communities, Inc.	Central Park IV Condominiums	HOME	Denver	New Construction	Rental	Award	70	\$1,873,014	\$1,873,014	\$23,431,743
NORTHFIELD FLATS LLC	Northfield Flats	Housing Trust Fund	Denver	New Construction	Rental	Award	129	\$3,100,000	\$3,225,000	\$40,495,196
Northpointe Development II Corporation	Brush Village II	HB21-1329	Morgan	New Construction	Rental	Award	45	\$2,925,000	\$2,925,000	\$15,832,546
Paradox Community Trust	Waterview Homes	HDG	Ouray	New Construction	Homeownership	Award	21	\$9,015,000	\$9,015,000	\$11,821,371



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
Prospect LLC	7001 Colorado Blvd	HDG	Adams	New Construction	Rental	Award	92	\$3,000,000	\$4,500,000	\$37,149,960
Residences at Dry Cedar Creek, LP	Residences at Dry Cedar Creek	HDG	Montrose	New Construction	Rental	Award	60	\$1,890,000	\$1,890,000	\$19,808,507
ROC USA Capital	ROC USA	SB22-160		Acquisition and Capital Improvements of Mobile Home Parks	Mobile Home Parks	Award	560	\$12,000,000	\$15,000,000	\$12,000,000
Roers Companies	Trolley Station	Housing Trust Fund	Adams	New Construction	Rental	Award	216	\$3,000,000	\$3,000,000	\$79,722,468
Senior Housing Options	Park Hill Assisted Living	HDG	Denver	Rehabilitation	Assisted Living	Award	40	\$1,345,000	\$1,345,000	\$3,575,206
Silver Key Senior Services	Silver Key Apartments at South Murray	HDG	El Paso	New Construction	Rental	Award	50	\$4,591,142	\$4,591,142	\$19,600,287
Smith Ranch Apartments, LLC	Smith Ranch Apartments	HDG	Summit	New Construction	Rental	Award	65	\$3,900,000	\$4,225,000	\$29,254,231
Southeast Colorado Enterprise Development, Inc.	Ordway East Duplex Project	HB22-1304	Crowley	New Construction	Rental and Homeownership	Award	28	\$6,220,709	\$6,220,709	\$8,948,409
Telluride Housing Authority	Voo Doo Affordable Housing Project	HB22-1304	San Miguel	New Construction	Rental	Award	27	\$2,000,000	\$2,000,000	\$24,158,235



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
The Colorado Coalition for the Homeless	Coalition Care TBD	SB21-242	Denver	Acquisition + Rehabilitation	Supportive Housing	Award	322	\$10,579,669	\$10,750,000	\$27,300,000
The Piñon Project	Puwagaan Kaan	HDG	Montezuma	New Construction	Supportive Housing	Award	42	\$4,248,001	\$4,248,001	\$18,421,518
The PLACE	The Launchpad	HDG VF	El Paso	New Construction	Supportive Housing	Award	50	\$4,750,000	\$4,750,000	\$20,170,569
The St. Francis Center	St. Francis Center West	HDG	Denver	New Construction	Supportive Housing	Award	60	\$4,900,000	\$4,900,000	\$24,247,333
Thistle Communities (Thistle ROC)	Thistle ROC	SB22-160		Acquisition and Capital Improvements of Mobile Home Parks	Mobile Home Parks	Award	0	\$5,000,000	\$5,000,000	\$10,000,000
Thompson School District	The Matthews House/ Northern Colorado Youth Shelter	HB22-1304	Larimer	Rehabilitation	Shelter	Award	40	\$3,757,160	\$3,757,160	\$5,717,160
Town of Bayfield	Cinnamon Heights Deed Restricted Housing Infrastructure Project	HB22-1304	La Plata	New Construction	Homeownership	Award	30	\$2,000,000	\$2,656,158	\$7,085,052
Town of Buena Vista	Town of Buena Vista - Carbonate Street Phase I	HB22-1304, SB22-159	Chaffee	Other	Rental	Award	60	\$4,200,000	\$6,350,000	\$17,375,370



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
Town of Hayden	Prairie Run Workforce Apartments	HB22-1304	Routt	New Construction	Rental	Award	129	\$8,600,000	\$8,600,000	\$68,152,001
Town of Mountain Village Housing Authority (MVHA)	Phase IV: Village Court Apartments	HB22-1304	San Miguel	New Construction	Rental	Award	21	\$2,225,000	\$4,000,000	\$11,634,668
Urban Peak	The Mothership	HDG	Denver	New Construction	Transitional Housing/Group Home	Award	136	\$3,780,000	\$3,780,000	\$32,789,161
Volunteers of America Colorado Branch	Theodora Family Hotel	HB22-1377	Denver	New Construction	Rental	Award	120	\$7,000,000	\$9,292,892	\$28,119,325
Warren Village Inc.	Warren Village III at Alameda	HDG	Denver	New Construction	Supportive Housing	Award	89	\$3,605,000	\$4,005,000	\$50,732,870
Wintergreen Ridge, LLC	Wintergreen Ridge	CDBG,HDG	Summit	New Construction	Rental	Award	47	\$2,875,000	\$2,875,000	\$23,269,590
Yampa Valley Housing Authority (YVHA)	Mid Valley Apartments and Condominiums	HB22-1304	Routt	New Construction	Rental and Homeownership	Award	234	\$4,000,000	\$15,000,000	\$39,714,779
Zinnia LLLP	Zinnia	HDG	Boulder	New Construction	Supportive Housing	Award	55	\$4,125,000	\$4,125,000	\$20,525,148
Zocalo Community	Sloan's Lake Affordable Housing	HDG	Denver	New Construction	Rental and Homeownership	Award	158	\$5,000,000	\$6,320,000	\$61,142,544





Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
Development, Inc.										
<b>Applications and Supplemental Funding Requests for Affordable Housing Development and Preservation Grant and Loan Funding</b>										
Ralston Gardens LLC	Ralston Gardens	HDG	Jefferson	New Construction	Rental	Award	102	\$4,300,000	\$5,550,000	\$36,452,575
Delwest Development Corp	38th & Holly Apartments	HDG	Denver	New Construction	Rental	Award	253	\$6,350,000	\$6,350,000	\$92,669,661
Aurora Housing Corporation DBA Community Housing Partners	Eagle Meadow Homes	HDG	Arapahoe	New Construction	Rental	Award	93	\$4,185,000	\$4,185,000	\$35,071,151
Castle View Owner LLC	Castle View Apartments	HDG	Douglas County	New Construction	Rental	Award	200	\$6,000,000	\$7,000,000	\$66,697,620
<b>Supplemental Funding Requests for Affordable Housing Development and Preservation Grant and Loan Funding</b>										
Archway Investment Corporation	2275 Wadsworth	HOME	Jefferson County	New Construction	Rental	Award	0	\$500,000	\$500,000	\$23,787,481
Chrisman Development, Inc.	Park Ridge Apartments - Limon	HDG	Lincoln	Acquisition + Rehabilitation	Rental	Award	0	\$1,385,000	\$1,635,000	\$16,750,822



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
Cohen-Esrey Development Group	Panorama Heights	HDG	El Paso	New Construction	Rental	Award	0	\$2,800,000	\$2,800,000	\$44,261,608
Four Corners Development	Deer Run Apartments	HDG	Logan	New Construction	Rental	Award	0	\$950,000	\$950,000	\$16,802,109
Four Corners Development	Highland Trails	Housing Trust Fund	Jefferson	New Construction	Rental	Award	0	\$2,100,000	\$1,915,000	\$30,614,283
Yampa Valley Housing Authority	Anglers Four Hundred	HDG	Routt	New Construction	Rental	Award	0	\$1,555,000	\$3,312,849	\$30,288,690
Housing Authority of the City of Aurora	Gateway	HDG	Adams	New Construction	Rental	Award	0	\$4,000,000	\$4,000,000	\$36,726,761
Southeast Colorado Economic Development	Cactus Corner	HDG	Kiowa	New Construction	Rental	Award	0	\$382,311	\$382,311	\$1,167,631
Archway Investment Corporation	Park Hill Campus Family Housing (formerly Johnson & Wales Family Housing)	HDG	Denver	Acquisition + Rehabilitation	Rental	Award	0	\$2,500,000	\$2,500,000	\$66,941,631
<b>Withdrawn Funding Requests for Affordable Housing Development and Preservation Grant and Loan Funding</b>										



Applicant	Project or Program Name	Funding Sources	County	Activity	Housing Type	Staff Recommendation	Units	Award Amount	Requested Funding	Total Cost
Flatirons Habitat for Humanity	Discovery	HB22-1304	Broomfield	New Construction	Rental and Homeownership	Award	0	\$0	\$1,200,000	\$1,300,000
Urban Land Conservancy	Tramway Cole-Train	HDG	Denver	New Construction	Homeownership	Award	0	\$0	\$1,600,000	\$24,770,481

Caption: Units for awards to Mortgage Assistance in Southwest Colorado and Douglas County Home Ownership Program are projected loans, instead of units like the rest of the awards in this chart. Awards for supplemental funding requests have zero units listed, because these units were reported in previous fiscal years. The project Fruita Mews received funding for predevelopment in the previous fiscal year, and development this year - therefore its number of units is reported as zero as to not double count. The award to Urban Land Conservancy for Park Hill Campus Family Housing (formerly Johnson & Wales Family Housing) has zero units, as to not double count units for the same site credited to the applicant Archway Investment Corporation.



**Figure 9: Development and Preservation Award Descriptions**

Project Name	Request Type	Summarized Award Description
Mortgage Assistance in Southwest Colorado	Application	Homesfund was awarded a 3-year, \$1,881,400 contract to provide mortgage assistance loans to low- and moderate-income households in Archuleta, Dolores, Montezuma, La Plata, and San Juan Counties. The Mortgage Assistance Program helps bridge the gap between low workforce wages and high home prices in Southwest Colorado by funding subordinated mortgage loans. Over the next three years, Homesfund expects to complete a total of 171 loans.
Cactus Corner	Application	Southeast Colorado Enterprise Development (SECED) received supplemental funding to construct Kiowa Creek Estates, three duplexes in Eads, Colorado. The project utilized modular construction to contain costs and consists of four 2-bedroom units and two 3-bedroom units, with one 3-bedroom unit fully accessible. All units include modern amenities such as EnergyStar appliances, energy-efficient windows and lighting, and washer/dryer hookups.
Douglas County Home Ownership Program	Application	The Douglas County Housing Partnership (DCHP) received funding for administrative costs to operate its Home Ownership Program. The funds were used to cover the cost of providing Down Payment Assistance (DPA) for 25 loans over 3 years funded through its HOME Revolving Loan Fund (RLF). This DPA was issued as either an amortizing loan or a shared equity investment. Through this program, DCHP provided low-income households the opportunity to purchase their first home in Douglas County.
Montbello FreshLo Hub	Application	The Montbello Organizing Committee (MOC) was awarded \$2,500,000 to construct the Montbello FreshLo (FreshLo), a mixed-use project addressing housing, food, and cultural heritage needs in Denver's Montbello neighborhood. FreshLo will offer 97 affordable apartments, a grocery store, nutrition education center, retail spaces, non-profit offices, and a cultural arts wing. The project faced challenges due to increased construction costs since 2020, leading to the removal of underground parking to meet the revised closing deadline in 2023.
Northfield Flats	Application	Mile High Development and Brinshore Development were awarded \$3,100,000 to develop Northfield Flats, a new construction affordable workforce housing project in Central Park. The 129-unit project includes one, two, and three-bedroom units serving families at various



Project Name	Request Type	Summarized Award Description
		income levels. Northfield Flats is a four-story wood-framed building with brick, fiber cement siding, vinyl windows, and storefronts. Amenities include a community room, fitness center, and outdoor patio space. The project is located adjacent to the Shops at Northfield and offers free RTD Neighborhood EcoPasses to each unit.
ROC USA	Application	ROC USA, Capital (ROC), a CDFI, received a \$15 million allocation from the Mobile Home Park Acquisition Fund to provide low-cost loans to finance resident acquisition of mobile home parks in Colorado. ROC USA Capital, the wholly-owned CDFI lending subsidiary, finances low-income resident corporations to buy and improve MHPs and promote wealth-building among lower-income homeowners. Since 2008, ROC has delivered over \$300 million to 110 resident-owned manufactured home communities in 19 states, preserving affordable homeownership for more than 9,352 lower-income families and seniors.
Mobile Home Park Acquisition Fund	Application	The Impact Development Fund (IDF) received a \$15 million capital award from the Mobile Home Park Acquisition Fund to expand its Manufactured Home Community Finance (MHCF) program in Colorado. The program provides low-cost, flexible loans to eligible non-profit organizations or resident homeowner organizations to purchase and improve manufactured home communities. IDF financed all or a portion of seven manufactured home park acquisitions totaling \$14.8 million, with an additional six parks in the pipeline. The CDFI target market is the entire state of Colorado, with a focus on hard-to-serve federally distressed and rural census tracts. IDF does not currently provide direct-to-consumer financing or refinancing, but may participate with historical partners to improve affordability or cash-out equity for rehabilitation and infrastructure improvements.
East Village Apartments	Application	Crius Holdings, LLC was awarded \$1,500,000 to construct East Village Apartments, a new development in Alamosa. The project involved building a 1-story, 6-building, 32-unit multifamily complex on ~2.1 acres of medium-density residential-zoned land. The apartments aimed to provide affordable housing for the "missing middle" or workforce income range of individuals and families in the San Luis Valley. The project addressed the evident need for housing in the 80%-120% ranges in the area, as reflected in various housing needs assessments and an economic development assessment.
The Ives	Application	Jefferson County Housing Authority was awarded a \$3,250,000 grant to develop The Ives, a 50-unit apartment community in Wheat Ridge, Colorado. The site will provide one-bedroom units affordable to households earning up to 60% of the Area Median Income, with 25 units prioritized for Jefferson Center for Mental Health clients exiting homelessness. The project



Project Name	Request Type	Summarized Award Description
		will consist of a four-story wood-framed building with energy-efficient features and common amenities, including space for JCMH services. The shovel-ready site is zoned for multifamily use and has administrative approval for site plan and plat approval.
Central Park IV Condominiums	Application	Northeast Denver Housing Center, Inc. (NDHC) was awarded a grant of \$1,873,014 for the development of Central Park IV Condominiums (CP IV). The project included the construction of 70 for-sale, deed-restricted condominiums targeting homebuyers at or below 80% of the Area Median Income (AMI) in the north section of the Central Park neighborhood. The construction was partially financed by a construction loan provided by FirstBank and paid down with proceeds from homebuyers' purchases.
Silver Key Apartments at South Murray	Application	Silver Key Apartments at South Murray was a proposed 50-unit senior LIHTC project in Colorado Springs for residents aged 62 and older who income-qualified between 30% and 60% AMI. The project aimed to provide affordable housing and access to various senior services offered by Silver Key Senior Services, located adjacent to the project site. The building featured a single three-story structure with elevators, common areas, and a second-floor amenity deck. The project was zoned for multifamily housing and included 59 parking spaces. Silver Key planned to provide meals to residents through the Connections Café in the project's community room.
Bluebird Boulder	Application	The Bluebird Boulder project, developed by Element Properties, was awarded funding to construct a three-story Permanent Supportive Housing (PSH) building in Boulder, Colorado. The project aims to address the needs of individuals experiencing homelessness by providing 40 affordable housing units, including eight studios and 32 one-bedroom apartments. Each unit will be fully furnished and equipped with essential appliances and Wi-Fi access. The building will incorporate trauma-informed design principles and offer common area resident living space, security measures, and resident services coordinated by the Boulder Shelter for the Homeless. The highly energy-efficient building will feature a wood frame construction, concrete foundation, and a mix of barn wood and metal paneling on the exterior. Amenities include on-site laundry, management, a sensory garden, community room, picnic area, and EcoPasses for public transportation.
2700 Wewatta	Application	TGTHR and Rivet Development were awarded a \$3,000,000 grant to construct 2700 Wewatta, a supportive housing project in Denver, Colorado. The project consisted of 56 units for transition-age youth (18-24) at risk of or experiencing homelessness. Half of the units served households at or below 30% AMI, and the other half served households at or



Project Name	Request Type	Summarized Award Description
		below 50% AMI. Residents had access to various amenities, including a lounge area, onsite laundry, multipurpose rooms, secure bike storage, outdoor gathering spaces, and a basketball court. The property was staffed with a full-time property manager and provided 24/7 case management services. An onsite social enterprise/commercial space offered job training and employment opportunities to residents. The project met two of Blueprint Denver's key goals: promoting equitable and accessible housing options and stabilizing residents at risk of voluntary displacement.
Brush Village II	Application	A new construction multifamily development in Brush, Colorado was awarded a grant to build 45 apartments for low-income households. The development will be the first tax credit development in the area in nearly 30 years and will provide affordable rentals to households at 30%, 50%, and 60% of the area median income. The units will range in size from 615 to 916 square feet and will include various amenities such as in-unit washer/dryers, air conditioning, high-speed internet hook-ups, and energy-efficient appliances. The site will also feature walking trails, an exercise loop, a sports court, a courtyard, a playground, and a community garden.
Village on Impala	Application	Housing Catalyst was awarded \$3,500,000 for The Impala Project, which provided 86 affordable housing units for households at 30%-70% AMI. The project included the construction of 62 new units and the rehabilitation of 24 existing units. Eighteen units received project-based rental assistance. The new construction was built to Enterprise Green Community criteria and included high-efficiency appliances and building weatherization.
Railyard	Application	The Chaffee Housing Trust (CHT) was awarded a \$600,000 HDG grant to construct 12 affordable condominium homes in Leadville, Colorado. The homes are part of a modular homeownership development called The Railyard, which will include a total of 69 residential units and 8 commercial spaces. The CHT partnered with IndiDwell to install the modular units in Spring 2023. The development will follow a community land trust model, and homebuyers will receive housing counseling and mortgage application assistance. The Railyard is located near various amenities, including grocery stores, hardware stores, schools, and a hospital.
Gateway Village	Application	The Leadville Development Group (LDG) was awarded \$5,000,000 in OTK funding to acquire vacant land for Gateway Village, a master-planned, mixed-income housing development in Leadville, Colorado. The project will consist of 378 rental units and 22 for-sale units, with



Project Name	Request Type	Summarized Award Description
		246 of the rental units targeting households at 120% AMI or less. A market study conducted in August 2022 found that occupancy rates in Lake County are expected to remain high, with an average of 98.1% from 2023-2026. The proposed development is located less than five minutes from Leadville and various amenities, with public transportation available on Highway 91 north to Summit County.
Anglers Four Hundred	Supplemental	The staff approved \$1,555,000 in additional funding to the original award of \$645,000 for a total combined award of \$2,200,000, or \$29,333 per unit, in the form of a Housing Development Grant cash flow loan.
River Walk Affordable Housing	Application	The Home Trust of Ouray County was awarded a grant of \$675,000 to acquire land for the construction of 12 rental units in Ouray, Colorado. The proposed unit mix is four one-bedroom and one bath units, and eight two-bedroom and two bath units. Six units are proposed at 60% AMI and 6 units are proposed at 80% AMI. The property is located in Ouray's High Density Residential zone (R-2) on Oak Street on the north end of town.
Residences at Dry Cedar Creek	Application	Residences at Dry Cedar Creek, LP, and RealAmerica Development, LLC, were awarded \$1,890,000.00 in HDG funds to construct Residences at Dry Cedar Creek, a 60-unit, mixed-income rental development in Montrose, Colorado. The development will consist of two, three-story buildings and a community building. Apartments will feature in-unit washers and dryers, central air conditioning, exterior storage, patios/balconies, luxury vinyl plank flooring, and walk-in closets. Community amenities will include an onsite fitness center, pet washing station, business/meeting room, patio with grills and seating, dog park, and playground. The development site is unique in that there is a dry creek running through the middle of the site, allowing for approximately four acres of outdoor space and trails.
The Fruita Mews	Application	The Colorado Housing and Finance Authority (CHFA) awarded IndiBuild LLC a \$4,000,000 HDG loan and a \$1,368,700 direct loan to construct Fruita Mews, a 50-unit affordable townhome project in Fruita, Colorado. The project will provide affordable housing to families earning between 30-100% AMI and will include a common house, nature play/amphitheater, play structure, community gardens, and bike storage. Fruita Mews is the first affordable housing project built in Fruita since 1984 and will bring much-needed affordable housing to the Western Slope of Colorado.
Westside MHP	Application	Elevation Community Land Trust (ECLT) received a grant to preserve the affordability of Westside Mobile Home Park (Westside MHP) in April 2022. ECLT purchased the park to prevent displacement of residents and combined the debt into a loan of \$4,045,000. The





Project Name	Request Type	Summarized Award Description
		grant will fund a phased approach to replacing 58 mobile homes with new modular homes on foundations for owners who want them. ECLT plans to purchase Triangle MHP adjacent to Westside MHP and add 35 units, resulting in a projected 107 homes with a mix of ownership and rental units. The development will improve traffic patterns, pave roads, provide on-street parking, add carports, and a shared lot.
Mancos Commons	Application	The Mancos Common Press was awarded an \$815,000 grant to construct Mancos Commons, a mixed-use development in downtown Mancos, Colorado. The project includes three affordable housing units, a workshop space, and retail and office space. The development will also feature a pocket park and sustainable landscaping. Mancos Commons will address the need for affordable housing in the area and is expected to have a positive impact on the community by creating jobs, expanding employment opportunities, and enhancing community livability.
3rd Street in Eagle	Application	Habitat for Humanity Vail Valley (HFHVV) received a grant of \$1,600,000 to construct 16 affordable homes in Eagle, Colorado. The project involved partnering with Fading West Building Systems and Symmetry Builders to utilize modular construction methods, reducing the build time by half. The homes were designed to be energy-efficient and net-zero ready, incorporating cold climate heat pumps and participating in Holy Cross Electric's Community Energy Systems Program. The development is situated near public transit, schools, shopping, and major employers, promoting accessibility and community integration.
ECLT Rural Communities	Application	Elevation Community Land Trust (ECLT) received a grant of \$5,000,000 to acquire and/or rehabilitate 167 new and existing homes in scattered sites across Colorado over three years. The funding supported ECLT in acquiring and renovating a mix of housing types throughout Colorado for households up to 80% AMI. Homes will remain affordable through ECLT's ground lease, with resale options limited to future eligible beneficiaries. ECLT focused on areas outside the I-70 corridor, making an impact in the northeastern, southeastern, southwestern, and north-central areas of Colorado.
Casa de Los Arcos	Application	Archuleta County Housing Authority (ACHA) was awarded \$981,257 to refinance and rehabilitate Casa De Los Arcos, a 16-unit senior housing development in Pagosa Springs, Colorado. The project involved refinancing two existing HUD loans and a CHFA loan, paying off the CHFA loan and the smaller HUD loan, and using the remaining cash flow to pay down the larger HUD loan. Rehabilitation included exterior siding replacement, flooring and cabinet replacement, wall and ceiling repairs, interior painting, appliance upgrades, and



Project Name	Request Type	Summarized Award Description
		necessary mechanical, plumbing, and heating system upgrades. ACHA provided GIN notices to residents on April 26, 2022.
Highland Trails	Supplemental	The staff recommended increasing funding by \$2,100,000 for a total combined award of \$3,045,000, which was \$34,602 per unit. The funding was provided as a Housing Trust Fund (HTF) cash flow loan to the partnership. The loan term was commensurate with the senior permanent debt, and the interest rate on the DOH loan was 1%.
Willoughby Corner Phase 1A Senior Apartments	Application	Boulder County Housing Authority (BCHA) was awarded a \$5,166,000 grant from the Colorado Housing and Finance Authority (CHFA) for the Willoughby Corner Phase 1A (Willoughby Senior) project in Lafayette, Colorado. The project will construct a 63-unit apartment building for residents aged 55 and over, with a mix of affordable housing units ranging from 30% to 60% of the Area Median Income. The building will incorporate sustainable features such as net-zero energy efficiency, electric vehicle charging stations, and a geothermal heating system. BCHA also secured water rights for the entire Willoughby Corner development, with the City of Lafayette and Boulder County agreeing to cover the cost equally. The project is part of a larger master-planned community that will eventually include 400 permanently affordable homes.
Deer Run Apartments	Supplemental	A \$950,000 increase in funding was recommended and awarded, bringing the total combined award to \$2,250,000 (\$45,000 per unit) in the form of a HDG loan to Four Corners Development. The contract was drafted to reflect the revised funding amount.
Smith Ranch Apartments	Application	Gorman & Company, LLC was awarded \$4,225,000 to construct Smith Ranch Apartments, a 65-unit affordable housing development in Summit County, Colorado. The development will provide 27 one-bedroom, 24 two-bedroom, and 13 three-bedroom permanently affordable homes, along with one employee unit. The affordable units will serve four households earning 30% of the Area Median Income and 60 households earning up to 60% of AMI. The project will also include approximately 70 apartments for rent targeting households between 80% and 120% AMI.
Puwagaan Kaan	Application	The Pinon Project and BlueLine Development, Inc. were awarded \$4,248,001 to construct Puwagaan Kaan (Healing Home), a supportive housing project in Cortez, Colorado. The project will provide 42 units of housing for individuals and families exiting homelessness who are at or below 30% of the area median income. The building will feature an enclosed inner courtyard, a play area for children, and over 4,500 square feet of amenity space. Each apartment home will have high-efficiency windows, increased insulation, and



Project Name	Request Type	Summarized Award Description
		energy-efficient appliances. The project site is located near various amenities, including grocery stores, schools, and hospitals. The Pinon Project, AXIS Health System, and the Ute Mountain Ute Tribe will provide culturally appropriate supportive and clinical services to residents.
Waterview Homes	Application	The Paradox Community Trust was awarded a \$1,150,000 grant and a \$6,000,000 short-term construction loan for Phase I of Waterview Homes in Ouray, Colorado. The project aims to reduce the cost of building new housing stock in rural Colorado using prefabricated panelized home designs, low-cost construction financing, and donated land. Phase I includes 23 units of duplex and single-family homes, some of which meet in-home daycare codes. The homes range from 1024 to 1216 square feet and are deed restricted to serve households earning between 80-120% of the area median income for 100 years. Qualified home buyers have access to various assistance programs and specialized mortgage products. Phase II will add up to 47 additional units by the end of 2026.
Gateway	Application	The Housing Authority of the City of Aurora was awarded a \$2,350,000 grant to construct Gateway Apartments, a 100-unit affordable rental housing development for low-income individuals and families in Aurora, Colorado. The four-story building will be located in a qualified census tract near the Gateway Park light rail station and will offer various amenities such as an exercise room, community room, computer room, playground, and picnic area. The project is expected to achieve National Green Building Standard (NGBS) bronze certification and will provide energy-efficient appliances and washer/dryer hookups in each unit.
Elevate at Aurora	Application	Columbia Ventures was awarded \$5,480,000 to construct Elevate at Aurora, a 137-unit affordable rental housing development with a community service facility in Aurora, Colorado. The project includes a mix of studio, one-, two-, and three-bedroom units affordable to households earning between 30% and 70% of the area median income. The community service facility will provide workforce development services to residents and non-residents and will be operated by CrossPurpose, a local nonprofit organization. The project is located near public transportation, shopping, dining, schools, and other amenities. The project will be constructed using energy-efficient materials and appliances and will meet NGBS Bronze requirements.
Timberview Apartments	Application	Bootes Holdings, LLC was awarded \$1,350,000 for the construction of Timberview Apartments, a new 3-story, 24-unit multifamily building in Trinidad, Colorado. The project



Project Name	Request Type	Summarized Award Description
		aimed to address the lack of affordable housing in the area, particularly for individuals and families within the "missing middle" or workforce income range. The development included a mix of one- and two-bedroom units, with some designated for households earning 80% of the area median income (AMI) and others for those earning 120% AMI. Timberview Apartments aimed to provide much-needed housing options and contribute to the economic growth of Trinidad.
Panorama Heights	Supplemental	Cohen-Esrey Development Group was awarded an additional \$2,800,000 in funding, bringing the total award to \$3,800,000 or \$28,572 per unit. The funding was provided as a HDG cash flow loan due to the number of encumbered units at the higher amount triggering Davis Bacon wages. This change eliminated the need for the applicant to rebid for Davis Bacon Wages with the contractor, which would have delayed the project and increased costs.
Uinta Senior Apartments	Application	MGL Partners was awarded a \$3,250,000 grant to develop Uinta Senior Apartments, a 50-unit senior LIHTC project in Denver. The project will serve seniors, 62 and older, who make between 30% and 60% of the Area Median Income (AMI). The building will offer 45 one-bedroom apartments and five two-bedroom apartments ranging from 638 to 821 square feet. The project will be built on vacant land owned by the St. Stephen Missionary Baptist Church under a 60-year land lease. The site is surrounded by a single-family home neighborhood and is close to public transportation, grocery stores, pharmacies, health facilities, and services.
15 Sable Apartments	Application	The Colorado Department of Housing (DOH) awarded a \$3,850,000 loan to DBG Properties LLC (DBG) and Featherstone Development (FD) for the construction of 15 Sable Apartments (15 Sable) in Aurora. The project consists of 154 affordable rental units with affordability ranging from 30% to 70% of the Area Median Income (AMI). The developers received 4% low income housing tax credits (LIHTC) from the Colorado Housing and Finance Authority (CHFA) in 2022 but were unable to secure additional HOME funding from The City of Aurora and Arapahoe County. The transit-oriented development site is located near the Aurora Town Center shopping center and the Aurora Mall and will include various site amenities such as easy access to grocery stores, retail, restaurants, public amenities, and parks/open spaces.
Eagle Meadow Homes	Application	Aurora Housing Corporation, doing business as Community Housing Partners, was awarded a \$2,604,000 loan to construct Eagle Meadow Homes, a 93-unit affordable rental housing development in Aurora. The development will offer a mix of unit sizes, with 51% of the units being two-bedroom and 26% being three-bedroom. Amenities will include a clubhouse,



Project Name	Request Type	Summarized Award Description
		playground, community room, computer lab, community garden, BBQ area, walking path, and resident gathering area. CHP will provide after-school tutoring, adult education, and on-site resident services.
Bonsai Apartments	Application	The Colorado Department of Housing (DOH) awarded Medici Development LLC (Medici) a \$2.2 million loan to construct Bonsai Apartments, a low-income housing tax credit (LIHTC) project in Sheridan, Colorado. The development will offer 149 one, two, and three-bedroom units, with 69 units (46.3%) serving families earning up to 50% of the Area Median Income (AMI). Medici secured 4% LIHTC and State tax credits from the Colorado Housing and Finance Authority (CHFA) in November 2021. Innovative Housing Concepts agreed to provide project-based vouchers (PBVs) and a property tax exemption as a special limited partner. The site is a five-acre, flat site with a long frontage road on Federal Boulevard and will include a community center and access to a part-time resident service coordinator.
Castle View Apartments	Application	The Ulysses Development Group (UDG) was awarded a \$5,000,000 loan from the DOH to construct Castle Rock Senior Apartments, a 200-unit senior housing development in Castle Rock, Colorado. The development received 4% low income housing tax credits (LIHTC) from the Colorado Housing and Finance Authority (CHFA) and a commitment from the Town of Castle Rock for city fee waivers of \$400,000. UDG also paid the Douglas County Housing Partnership (DCHP) an upfront fee for a special limited partnership allowing for a property tax abatement. The project will be Electrification-Ready and will meet National Green Building Standard (NGBS) Bronze Certification requirements. Site amenities include a clubhouse, courtyard, exercise facility, on-site management, picnic area, craft/game room, and an accessible trail/walking path around the site. Unit amenities include in-unit washers/dryers, microwaves, grab bars, and handrails. Security features include controlled access, gated perimeter, and video cameras. A service van will provide transportation for residents.
Jewell Apartments	Application	The Community Housing Development Association Inc. (CHDA) was awarded a \$3,961,317 loan from the DOH to construct Jewell Apartments, an 81-unit affordable rental housing complex in Aurora, Colorado. The units will be available to families earning between 30% and 80% of the Area Median Income (AMI), with 19.8% of the units reserved for families earning 40% AMI and 11.1% for families earning 30% AMI. CHDA secured 4% low income housing tax credits (LIHTC) and state affordable housing tax credits from the Colorado Housing and Finance Authority (CHFA) in 2021, as well as HOME funding commitments from the City of Aurora and Arapahoe County. The four-story building will feature a community



Project Name	Request Type	Summarized Award Description
		room, a pedestrian walkway, central AC, bay windows, ceiling fans, and in-unit washer-dryers.
The Mothership	Application	Urban Peak was awarded \$3,780,000 to construct The Mothership, a comprehensive campus model that replaced their current shelter facility with a new four-story building for homeless youth. The Mothership co-locates shelter, transitional housing, and supportive services, including case management, a medical clinic, on-site mental health services, education and employment services, and life-skills development. The project includes 52 emergency shelter beds and 84 longer-term, transitional beds grouped into "neighborhoods" to create smaller communities of residents within the building. Residents are not charged rent, and there is no time limit on the transitional beds. The Mothership also includes at-grade outdoor spaces and two large amenity terraces.
Joli	Application	The Sun Valley Redevelopment Plan, funded by a \$30 million Choice Neighborhood Initiative (CNI) Implementation Grant and a \$4 million CNI Supplemental Grant from HUD, aimed to transform Sun Valley. Joli, part of Phase Three, included 80 LIHTC units designed to promote social integration and economic mobility. The mixed-income multi-family development featured an attached restaurant and business incubator, with 53 market-rate or live-work units scattered throughout the building. Joli offered a range of unit sizes, including affordable housing options for families, and incorporated sustainable features such as aquatherms and EV-ready parking stalls. A parking garage was constructed independently to accommodate future growth.
Coalition Care TBD	Application	The Colorado Coalition for the Homeless (CCH) was awarded \$10,750,000 in DOH funding to acquire the Clarion Hotel Denver Central and create supportive housing and non-congregate shelter opportunities for individuals experiencing homelessness. The project resulted in the immediate availability of 108 supportive housing units and 107 Single Room Occupancy (SRO) units. Adams County contributed \$3,800,000 in ARPA funding for the rehabilitation of the units. CCH secured State-funded project-based housing vouchers (PBVs) and Tenancy Support Services (TSS) through the 2022 PSH Request for Applications (RFA) to create 108 permanent supportive housing (PSH) units. The remaining 107 units were used for NCS housing using CCH's existing and continuing Veterans Administration (VA) Grants Per Diem (GPD) program funding. All residents received on-site supportive services in alignment with OHI's Quality Supportive Housing Standards.



Project Name	Request Type	Summarized Award Description
Westerner and Sand & Sage Motels	Application	The Fax Partnership received a \$750,000 DOH grant to acquire and rehabilitate the Westerner and Sand & Sage Motels (WSS) in Denver. The motels will be converted into a non-congregate shelter for individuals and families experiencing homelessness. Volunteers of America will operate the shelter for the first five years. The Fax plans to apply for Low Income Housing Tax Credits to provide permanent affordable housing after five years.
Montview Manor	Application	Archway Investment Corporation received a \$3,350,000 loan from the DOH to acquire and rehabilitate Montview Manor, an 88-unit naturally occurring senior affordable housing community in Denver. The seller wanted to ensure the building's long-term affordability without displacing current residents. Archway committed to preserving the affordability of 22 units at 30% AMI, 45 units at 60% AMI, and 11 units at 80% AMI. Due to rent restrictions and a no-displacement clause, Archway did not pursue LIHTC for the project and set up a rent reserve to maintain a debt coverage ratio of at least 1.15. The rehab scope included improvements to the building's façade, PVC conduits and railings, and electrical, plumbing, and HVAC systems.
Park Hill Campus Family Housing (formerly Johnson & Wales Family Housing)	Application	Archway Investment Corporation supplemental funding to redevelop four historic dormitory buildings on the former Johnson & Wales University campus into 154 affordable family rental units known as Park Hill Campus Family Housing. The project is part of a larger redevelopment to transform the campus into an education, economic development, and affordable housing hub. Archway purchased two of the four buildings in December 2021 and will purchase the other two in December 2022. Park Hill will serve families earning between 30% and 60% of the area median income, with 16 units available for families earning at or below 30% AMI. The extensive rehab work will convert the historic buildings from dormitory use to apartments with full kitchens and bathrooms. The historic exteriors will remain intact to secure historic listings and tax credits. The buildings will offer residents indoor and outdoor community space, site amenities, and unit amenities. Archway's services team will provide services focusing on health, fitness, activities for children, community building, fine arts/culture, finance, and life skills.
38th & Holly Apartments	Application	Delwest Development Corp was awarded \$3,850,000 to construct 38th & Holly Apartments, a 253-unit affordable rental housing development in Denver, Colorado. The project received 4% low income housing tax credits (LIHTC) from the Colorado Housing and Finance Authority (CHFA) and utilized the income averaging approach. The unit mix includes a range of affordability levels, from 30% to 80% of the area median income (AMI). The development



Project Name	Request Type	Summarized Award Description
		features energy-efficient construction, modern amenities, and a community center with various resources and amenities for residents.
Tramway Cole-Train	Application	The Urban Land Conservancy (ULC) and Palisade Partners collaborated on the Tramway-Cole Train (Tramway) project, which resulted in the construction of 64 affordable condo units in the Cole Neighborhood for households earning 60-80% of the area median income (AMI). The project aimed to provide stability of homeownership to local community members at risk of involuntary displacement. The four-story, wood-framed building was constructed on an urban infill site near Downtown Denver and featured a mix of studio, one-, two-, and three-bedroom units. The project site offered convenient access to employment centers, grocery stores, parks, schools, and public transportation, including bus routes and light-rail lines.
Park Hill Assisted Living	Application	The Department of Housing (DOH) awarded a \$1,345,000 grant to Senior Housing Options, Inc. (SHO) for the rehabilitation of Park Hill Assisted Living Facility, a 34-unit/36-bed assisted living facility in Denver. The renovation added six new units, bringing the total to 40 single-occupancy units, and included the replacement of the elevator, creation of new common spaces, and energy-efficient upgrades. Residents remained on-site during the renovations.
SOL	Application	The Housing Authority of the City and County of Denver was awarded \$5,280,000 in funding to construct SOL, a 169-unit apartment building with 132 affordable units in the redeveloped Sun Valley Neighborhood. SOL is part of Phase 3 in the Denver Housing Authority's (DHA's) Sun Valley Neighborhood Redevelopment. The redevelopment aims to replace 333 obsolete public housing units with mixed-income housing and reconnect the community with surrounding neighborhoods. SOL will consist of two elevator-serviced towers with an exterior bridge connection and include 48 one-bedroom, 76 two-bedroom, 24 three-bedroom, and 21 four-bedroom units. The complex will also feature 37 market-rate apartments, including 13 live-work units. SOL will meet Enterprise Green Community Standards and include various amenities for residents and the broader Sun Valley community.
Park Ridge Apartments - Limon	Supplemental	Chrisman Development, Inc. (CDI) was awarded 4% LIHTC and Colorado State AHTC for a scattered site acquisition and rehabilitation project of four properties located in Estes Park, Limon and Brighton. CDI has structured a financing package that will use USDA Rural Development (RD) 538 and 515 loan programs and RD project-based rental assistance in addition to the LIHTC/AHTC funds, to preserve and rehabilitate a total of 115 units. At the





Project Name	Request Type	Summarized Award Description
		<p>March 8, 2022 State Housing Board meeting, CDI was awarded gap funding in the form of an HDG cash flow loan for three of the four properties in the following amounts: \$805,000 for Trail Ridge and \$600,000 for Park Ridge Apartments (both in Estes Park) and \$560,000 for Limon Apartments in Limon. CDI is now requesting supplemental funding for Park Ridge Apartments in the amount of \$1,000,000; Trail Ridge Apartments in the amount of \$395,000 and Limon Apartments in the amount of \$240,000.</p>
Zinnia	Application	<p>Element Properties was awarded a \$4,125,000 grant for the construction of Zinnia, a Permanent Supportive Housing (PSH) project in Longmont, Colorado. The four-story, 39,430 square foot building will feature 55 one-bedroom units restricted at 30% of the Area Median Income (AMI) with the addition of state-funded Project-Based Vouchers. The project will provide on-site management, community Wi-Fi, limited access entries with intercoms, security cameras, indoor/outdoor community space, and on-site laundry. Full time security/desk personnel, and flexible and responsive programs and services, will be available to residents. Each residence will be fully furnished and will include a full kitchen. The building will be constructed as a Type V wood frame building on concrete spread footings and a concrete slab on grade foundation. The exterior will be a combination of fiber cement board siding and stucco, and a flat, membrane style roof. The project is expected to achieve National Green Building Standard Bronze certification and includes several high-performance building systems. The property is served by RTD's BOLT bus route and is adjacent to the recently redeveloped Village at the Peaks, a mall that provides hundreds of employment opportunities.</p>
Rancho Creede Acquisition	Application	<p>Mineral County, on behalf of the San Luis Valley Housing Coalition (SLVHC), was awarded \$320,000 in Community Development Block Grant (CDBG) funds to acquire Rancho Creede Apartments, a four-unit apartment building in downtown Creede. The apartments were restricted to 80% AMI, with rents kept low for flexibility. SLVHC plans to add up to eight additional units to the property in the future.</p>
Kechter Townhomes	Application	<p>Elevations Community Land Trust (ECLT) was awarded \$2,700,000 to acquire Kechter Townhomes, a 54-unit permanently affordable for-sale development in Fort Collins, CO. The project, a partnership between the City of Fort Collins, TWG Development, Housing Catalyst, and ECLT, is expected to deliver units in fall 2023. TWG and Housing Catalyst developed the project, and ECLT purchased the units upon completion to offer them to households earning less than 70% of the area median income (AMI).</p>



Project Name	Request Type	Summarized Award Description
Voo Doo Affordable Housing Project	Application	The Telluride Housing Authority (THA) was awarded a \$2,000,000.00 grant to construct 27 rental units in downtown Telluride, called the Voo Doo Affordable Housing Project (Voo Doo Apartments). The project included commercial space and was located within the town's commercial core, close to employers and amenities. The THA is responsible for managing Telluride's rental housing, comprising approximately 24% of the town's year-round population.
The Launchpad	Application	The PLACE was awarded \$4,750,000.00 to construct The Launchpad, a 4-story, 50-unit permanent supportive housing project for unhoused youth in Colorado Springs. The project faced challenges due to an unstable hill and expansive soils, requiring a simplified site plan and sophisticated retainer walls. The building will feature case management offices, a leasing office, and common amenity spaces, while the site offers outdoor amenities, a basketball court, and walkability to nearby amenities.
Heartside Hill Apartments	Application	CARE Housing was awarded a grant of \$5,668,128 to construct the Heartside Hill Apartments (HHA), a multifamily housing development in Fort Collins, Colorado. The HHA will provide 72 affordable apartments for households earning between 30% and 60% of the area median income. The development will also include 9 single-family homes, 2 congregant-style homes for adults with disabilities, and a community building. Construction of the multifamily buildings is expected to begin in late 2023 and be completed in early 2025.
Mother Teresa Place	Application	Grand Valley Catholic Outreach (GVCO) was awarded \$5,705,950.00 in Transformational Affordable Housing Grant (TAHG) funds to construct Mother Teresa Place, a permanent supportive housing project in Grand Junction, Colorado. The project consists of a three-story building with 40 fully furnished one-bedroom, one-bathroom apartments for individuals at 30% AMI or below. It received 20 State housing vouchers from the Office of Homelessness Initiatives and anticipates an additional 20 project-based vouchers from the Grand Junction Housing Authority. Mother Teresa Place will provide housing and support services to single adults experiencing homelessness, prioritizing those most vulnerable and with the highest needs.
Mid Valley Apartments and Condominiums	Application	The Yampa Valley Housing Authority and Lone Tree Trust, LLC were awarded \$10,000,000 in TAHG funds to develop the Mid Valley property in Steamboat Springs. The project will construct 234 workforce housing units, including 84 for-sale condominiums and 150 rental apartments. The for-sale units will be deed-restricted to households earning 80%-140% of Area Median Income. The development will be built to National Green Building Standard and



Project Name	Request Type	Summarized Award Description
		will include sustainable features such as biofilters for stormwater runoff, charging stations for vehicles and e-bikes, bike racks, and connectivity to hiking and biking trails. The property will also feature two neighborhood parks, a playground, community garden, bike racks, outdoor seating areas, and an interconnected network of walking/bicycle paths.
Phase IV: Village Court Apartments	Application	The Mountain Village Housing Authority (MVHA) was awarded a \$4,000,000 grant to expand Village Court Apartments (VCA) by constructing two new modular, all-electric buildings. The East building will consist of 21 one- and two-bedroom units, while the West building will feature 14 three- and four-bedroom units in a pod-style layout with shared common areas. The project aims to address housing challenges in the rural resort community by increasing the housing supply and supporting the local workforce. Triumph Development will serve as the developer, partnering with Shaw Construction for project management and implementation. MVHA will oversee the project and manage building operations upon completion, maintaining the existing ownership and management structure of VCA.
Cinnamon Heights Deed Restricted Housing Infrastructure Project	Application	The Town of Bayfield was awarded a TAHG grant for \$2,656,158 to install infrastructure on 30 platted townhome lots in the Cinnamon Heights subdivision. The town purchased the lots in 2021 and completed site engineering, geo-technical review, preliminary architectural designs, and open space irrigation and landscaping designs. The next phase will include installing infrastructure, driveways, landscaping, and covering Plant Investment Fees. The town will work with local builders to construct the units and deed restrict them. The project will meet the 2021 International Energy Conservation Code requirements and updated building codes.
St. Francis Center West	Application	The St. Francis Center received a \$3,000,000 grant and a \$1,900,000 loan to construct St. Francis Center West (SFC West), a 59-unit Supportive Housing community for elderly tenants experiencing homelessness in Denver, Colorado. The new three-story building will provide a variety of services, including client-directed case management, employment support, and a Harm Reduction approach to meet residents' behavioral health needs. The project will be certified under the National Green Building Standard program and incorporate Trauma Informed Design principles.
Wintergreen Ridge	Application	The Colorado Department of Housing (CDOH) awarded a grant to Gorman & Company for the construction of Wintergreen Ridge, a 47-unit affordable housing development in Keystone, Colorado. The project will provide permanently affordable rental units for individuals and families earning 30% to 60% of the Area Median Income (AMI). The development will include



Project Name	Request Type	Summarized Award Description
		a free-standing, all-electric building certified to the Department of Energy's Zero Energy Ready Home Program. The project received Low Income Housing Tax Credits (LIHTC) and State Affordable Housing Tax Credits. Summit County is applying to repurpose \$525,000 of Community Development Block Grant (CDBG) Down Payment Assistance (DPA) Program Income to Wintergreen Ridge for infrastructure work.
Residences at Durango	Application	The Colorado Department of Housing (CDOH) awarded a \$7,500,000 loan to TWG Development (TWG) for the Residences at Durango project. The project converted a vacant 72-room motel into apartments and constructed 48 new apartment units. The renovated motel features energy-efficient appliances, new kitchens, and a new roof. The new construction units serve households between 30%-60% AMI. The project secured 4% tax credits, tax-exempt bonds, and other financing sources. The site is zoned CG, Commercial General, and is located in a mixed-use area near various amenities.
Mountain View Community Homes (MVCH)	Application	Habitat for Humanity of Metro Denver received a \$1,000,000 grant to construct a 20-unit affordable home for sale community in Aurora, Colorado. The project, called Mountain View Community Homes, involved extensive community outreach and rezoning since 2020. The homes were built using a combination of subcontracted skilled labor and volunteer unskilled labor, and included energy-efficient features such as pre-engineered roof trusses, 2x6 wood framed walls, and LVL Joists. The community also features a fully accessible community garden and is within walking distance of various amenities, including churches, stores, restaurants, and a fire station.
Wellspring Housing	Application	The Douglas County Housing Partnership (DCHP) was awarded a grant of \$4,000,000 to support the acquisition and rehabilitation of a La Quinta Inn in Castle Rock, Colorado. The project converted the 63-room building into 42 affordable apartment homes for low-income households and individuals with intellectual and developmental disabilities (IDD). The rehab included the addition of a patio, dog park, multi-purpose room, and community lounge. Four apartments were designed to meet Type A accessibility standards and four were built to accommodate hearing and vision impairments.
Prairie Run Workforce Apartments	Application	The Town of Hayden and Gorman & Company LLC partnered to receive an \$8,600,000 grant to construct Prairie Run, a 129-unit workforce housing project in Hayden, Colorado. The development will offer rental housing between 80% and 160% AMI and will be built on a portion of a 23-acre site within Hayden. Prairie Run will be an all-electric community with high-efficiency electrical heating for all units and will be designed to meet NGBS 2020



Project Name	Request Type	Summarized Award Description
		Bronze level and exceed 2018 IECC standards. In addition to this grant, the Town of Hayden is working with Gorman on a second phase to secure a 9% LIHTC application for 50 units and a third phase to create six for-sale units.
RAD Phase II	Application	The Brighton Housing Authority (BHA) was awarded a \$400,000 grant to redevelop five duplexes across two sites in Brighton, Colorado. The project converted three buildings into triplexes, resulting in a total of 13 units. Seven units were restricted at 30% AMI, including six units supported by project-based vouchers from BHA. The remaining six units were at 60% AMI. The project's overall average affordability was 43.8%. Energy Outreach provided a partnership to fund the rehabilitation of the property and increase energy efficiency, reducing utility costs and rents. The units were vacant since 2017 after asbestos removal. Both properties are within walking distance of amenities and public transportation.
Ordway East Duplex Project	Application	Southeast Colorado Enterprise Development, Inc. was awarded \$6,220,709 for the Ordway East Duplex Development project. The project involved collaboration with 16 local governments to leverage funds for land, infrastructure development, and construction oversight. Over \$750,000 was invested to prepare the site for construction, allowing the project to target a mix of affordable rental rates. The remaining publicly owned land will be used for affordable homeownership dwellings, a community park, and infrastructure expansion for a senior center.
Hunt Family Housing	Application	Catholic Charities of Central Colorado received a grant of \$4,662,266 to support the Helen Hunt Campus, Transitional Housing, Rehabilitation project. The project renovated a former elementary school into 24 transitional apartment units for vulnerable families experiencing homelessness. The campus also offers supportive services such as family life coaching, parent education, early childhood education, and social enrichment activities. The project follows a Housing First model to prioritize the most vulnerable children and parents in the community.
CMC/ECHDA Attainable Housing	Application	Colorado Mountain College (CMC) received a \$10,000,000 grant to construct a 36-unit, 100% AMI restricted rental housing building at the Vail Valley at Edwards campus. The project, which is identical to CMC's first housing project in Edwards, will provide much-needed affordable housing for Eagle County residents, particularly those in the Hispanic/Latino community. The building will be all-electric, include LED lights, EV charging stations, and water-sense plumbing fixtures. It will also be designed to meet International Energy Conservation Code (IECC) 2021 residential provisions.



Project Name	Request Type	Summarized Award Description
Trolley Station	Application	Roers Companies was awarded a \$4,000,000 grant for the Trolley Station project in Aurora, Colorado. The project provided 216 apartments for households at 30%, 40%, and 70% AMI. The property utilized income averaging with units at 30%, 40%, and 70% AMI. The site included six 3-story garden-style buildings with 36 units per building. The project complied with National Green Building Standard (NGBS) criteria. CHFA issued \$37,750,000 in tax-exempt bonds, which entitled the applicant to 4% LIHTC.
Crossroads Affordable Housing Development	Application	The Loveland Housing Authority (LHA) was awarded \$6,226,908 to acquire a 50-acre parcel and water rights for affordable housing development. Development partners will purchase permit-ready lots and construct a total of 209 affordable units. Mission Homes will also purchase and develop 109 market-rate "right-sized" housing lots. Bridge loan financing was obtained for the acquisition, and DOH funding will be used to repay the loan upon executed grant agreement. Design and entitlement are expected to be completed by mid-2024, and infrastructure construction by mid-2025. The site was previously used for hay cultivation and did not reveal any environmental concerns.
The Matthews House/ Northern Colorado Youth Shelter	Application	The Thompson School District received a grant of \$1,757,160.00 to establish The Matthews House, a regional drop-in center and overnight shelter for unhoused youth aged 15-20. The project involved the adaptive reuse of a school district early childhood center into a shelter, including renovations such as increased ventilation, a fire sprinkler system, a kitchen, and reconfigured spaces for dorms, communal areas, meeting/case-management space, and a staff office. The Matthews House aims to address the immediate needs of unaccompanied youth, providing trauma-informed care for mental health support, educational assistance, and enrichment activities to foster an inclusive community.
Greeley Area Habitat for Humanity, Inc - Hope Springs Planned Unit Development	Application	Greeley-Weld Habitat for Humanity (GWHFH) received \$3,000,000 for infrastructure development for Hope Springs, which will ultimately provide 155 homes to be sold to families at 30%-80% AMI in addition to 20 units of transitional housing. This funding would cover street lighting, civil utility infrastructure costs, landscaping, and open space improvements. The site will ultimately include approximately 141 additional units of market rate multifamily housing.
SP Crossing Apartments	Application	Brinshore Development received \$2,310,000.00 in funding to construct SP Crossing, a new four-story elevator apartment building with 60 units affordable to households earning 30-80% of the area median income (AMI). The project is located in southern Commerce City, directly



Project Name	Request Type	Summarized Award Description
		across from the Commerce City/72nd Ave Commuter Rail Station for the N Line. The site was purchased by the Urban Land Conservancy specifically to be developed as affordable housing. Residents will be provided with free transit passes and have access to various wellness services at the nearby Commerce City Community Campus.
Ouray 6-plex	Application	The Home Trust of Ouray County received \$350,000 in HDG grant funds to assist with the acquisition of an existing 6-plex in the City of Ouray. The property has existed as naturally occurring affordable housing in Ouray for decades, but is now for-sale on the open market. The Home Trust of Ouray seeks to acquire the property and restrict the units up to 80% AMI as a way to maintain existing affordable housing stock in the community. Located at 734 4th Street in Ouray, the complex has six units comprised of four two-bedroom units and two one-bedroom units. The Home Trust proposed all units be restricted to up to 80% AMI.
Town of Buena Vista - Carbonate Street Phase I	Application	The Town of Buena Vista was awarded a \$5,000,000 Transformational Affordable Housing Revolving Loan Fund and a \$1,350,000 Transformational Affordable Housing Grant to construct Carbonate Street Phase I in Buena Vista, Colorado. The project will provide 60 deed-restricted rental apartment homes and a publicly owned early childhood education center. The development will serve households earning between 80% and 120% of the Area Median Income.
Harmony Cottages	Application	Fort Collins Habitat for Humanity (FCHF) received a grant of \$1,800,000 to complete the Harmony Cottages project, providing 24 affordable 3-bedroom homes for households earning 45-60% of the area median income. The project, which is already halfway complete, will consist of 44 single-family attached homes and 4 single-family modular homes. The funding enabled FCHF to finish the development approximately one year ahead of schedule. Two homes in the Mosaic neighborhood were built by students from the Poudre High School Geometry in Construction program as part of their hands-on STEM education. The homes were designed with energy efficiency and accessibility in mind, and the site plan includes green open space, a pocket park, playground, and attached garages.
Gunnison County Whetstone Affordable Workforce Housing Development	Application	Gunnison County was awarded \$10,000,000.00 in Transformational Affordable Housing Grant (TAHG) funds to construct infrastructure for the future Whetstone affordable housing development in Gunnison County, Colorado. The development will consist of 231 housing units, a mix of rental and homeownership, with 80-100% of the units restricted up to 170% AMI. The project aims to address housing challenges faced by the community, support the local economy, and promote environmental sustainability through green building practices



Project Name	Request Type	Summarized Award Description
		and reduced commuting. The development will feature eight neighborhood zones, a central greenway, parks, and trails, and will be located near essential services and recreational opportunities.
8th Street Redevelopment Project	Application	The Craig Housing Authority (CHA) was awarded \$5,000,000 in TAHG grant funds to develop the 8th Street Redevelopment Project in Craig, Colorado. The project created four five-plexes with a total of 20 modular townhomes for homeownership up to 120% AMI. The vacant site was previously the Memorial Regional Hospital. The hospital conveyed the land to CHA for a nominal cost and paid for demolition and asbestos abatement. CHA plans to offer five units to hospital employees and is developing a homebuyer selection plan for the remaining units. The development is near commercial streets, City Park, schools, and other amenities.
The Village on San Juan	Application	CASA of the 7th Judicial District was awarded \$6,639,848.00 in Transformational Affordable Housing Grant (TAHG) funds to develop The Village on San Juan in Montrose, Colorado. The project will construct 45 units of permanent supportive housing (PSH), workforce housing, and bridge housing, with a focus on youth exiting the foster system and seniors aged 62 and above facing housing barriers. Each unit will be a single-family detached residence with accessible features and energy-efficient appliances. The development will also include a community center, outdoor living space, and walking trails. The project site is located near various amenities, including a convenience store, transportation hub, medical clinic, and retail options.
Legacy Senior Residences	Application	Cornerstone Housing Group, LLC (CHG) was awarded \$1,800,000 to construct Legacy Senior Residences, a 72-unit apartment community for seniors aged 55 and older in Arvada, Colorado. The development received 4% Low-Income Housing Tax Credits (LIHTC) and State Affordable Housing Tax Credits in November 2022. The project consists of 38 one-bedroom and 34 two-bedroom units, with eight units at 30% of the Area Median Income (AMI) supported by Project-Based Vouchers and dedicated to seniors transitioning from homelessness. Legacy is designed as a three-story, all-electric building with a brick and stone exterior and seeks to obtain a National Green Building Standard-Bronze rating. The property is an infill site within a mixed-use neighborhood and will feature various amenities, including a secured common entry, formal living room, dining room with full serving kitchen, community outdoor patio with grilling stations, fitness center, raised community garden, free internet access, and EV charging stations.





Project Name	Request Type	Summarized Award Description
Rally Apartments	Application	Boulder Housing Partners (BHP) was awarded \$4,500,000 to construct Rally Homes, a 100-unit affordable housing development in Boulder, Colorado. The project received significant local financial support and has full approval of technical documents and is shovel-ready. Rally Homes will feature energy-efficient systems, common areas, and amenities, and will provide supportive services to residents. The project is located in a transit-oriented neighborhood with access to various amenities and services.
Oh Pagosa LLC	Application	Ho Enterprises, LLC was awarded a \$400,000 DOH Loan to construct Oh Pagosa, a multi-family dwelling in downtown Pagosa Springs, Colorado. The project consisted of one, two-story building with two two-bedroom units and six one-bedroom units. The building was designed with four units on each level and individual storage units for each unit. The project served income levels of 80-120% AMI with average affordability at 110%. The property was located in a residential area adjacent to another affordable housing 4-plex and surrounded by single-family homes.
Crestone Peak Community Housing	Application	Crestone Peak Community Housing (CPCH) was awarded a \$4,325,469 grant to construct Living Wisdom Village, a 20-unit senior housing project in Crestone, Colorado. The project will provide affordable and predictable housing for underserved seniors, with rents available at 30% - 100% AMI. The village will be located within walking distance of downtown Crestone and will include a community center, community garden, and fitness trails. The homes will be provided by indieDwell in Pueblo and will be steel frame, set on foundations, with cementitious siding and metal roofs. The homes will be solar-powered and handicap accessible. The community center and maintenance building will also be steel frame, set on slab, with cementitious siding and metal roofs. The community center will have an emergency generator.
Theodora Family Hotel	Application	<p>The Volunteers of America Colorado (VOAC) was awarded a \$9,292,892 Transformational Affordable Housing, Homeownership, and Workforce Housing Grant Program (TAHG) grant to develop the Theodora Family Hotel, a 60 studio room shelter located at 4855 W. Colfax Ave., Denver, Colorado. The project served families with minor children and veterans experiencing homelessness. All 60 units were restricted at 30% AMI or below.</p> <p>The VOAC demolished an existing hotel shelter (Family Motels) that was built in 1962 and was functionally obsolete. The new Theodora Family Hotel increased the number of units and clients served at this site. The new construction on the same site was a single phase project with one building and a total of 5 stories above grade.</p>



Project Name	Request Type	Summarized Award Description
Flo Senior	Application	The Housing Authority of the City and County of Denver received a \$10,000,000 Transformational Affordable Housing, Homeownership, and Workforce Housing Grant Program (TAHG) grant to develop Flo Senior, a 212-unit community for seniors and people with disabilities in Denver, Colorado. Flo Senior offers a mix of affordable and market-rate units, with some units served by Housing Choice Vouchers. The project includes various amenities, such as a large lobby, roof deck, laundry room, technology hub, and outdoor plaza. Flo Senior is pursuing Enterprise Green Communities certification and incorporates sustainable features to reduce energy and water consumption. Located near public transportation and an electrical vehicle-ready parking garage, the development promotes transit-oriented living.
7001 Colorado Blvd	Application	The Colorado Housing and Finance Authority awarded Prospect LLC \$4.2 million in January 2023 to construct 7001 Colorado Blvd, a 92-unit affordable rental housing development in Adams County. The project includes one-, two-, three-, and four-bedroom units, with income levels set at 30% or 60% of the Area Median Income. The development will meet Enterprise Green Community Standards and Energy Star Ratings and will feature amenities such as a community room, fitness center, business center, and neighborhood gathering space. The site is located near public transportation and retail services and offers access to the Platte River Trail System.
Hoffman Phase III	Application	Habitat for Humanity Mesa County was awarded \$400,000 to construct eight single-family homes in the Hoffman Country Estates Subdivision in Grand Junction, Colorado. The homes are designed to be energy-efficient and meet the needs of qualifying families. The sales price is based on the appraisal value, and the first mortgage is based on the family's income. A silent second mortgage is forgiven after 30 years. The subdivision is near public transportation, schools, employment opportunities, restaurants, healthcare, and recreation.
Wapiti Commons Affordable Housing Community by Habitat for Humanity RFV	Application	Habitat for Humanity of the Roaring Fork Valley was awarded \$1,541,690 to construct 20 new homes in Rifle, Colorado. The Wapiti Commons project, which broke ground in April 2022, will consist of 10 townhomes and 10 condos ranging from one to three bedrooms. The homes are being built to net-zero standards and will be sold to households earning approximately 80% of the area median income. The project faced delays and cost increases due to the pandemic, including a 15-30% increase in material costs. Despite these challenges, Habitat for Humanity is committed to providing affordable housing to the Rifle community.



Project Name	Request Type	Summarized Award Description
Discovery	Application	Flatirons Habitat for Humanity received a grant of \$1,200,000 to construct twelve housing units in Broomfield, Colorado. The project included four triplex buildings with nine traditional Habitat homeownership units and three rental units purchased by the Broomfield Housing Authority. The buildings incorporated sustainable features such as solar paneling, energy-efficient appliances, and drought-tolerant plants. Two of the units were designed to be fully accessible for individuals with disabilities. The project was situated near various amenities, including grocery stores, parks, a hospital, and schools.
2275 Wadsworth	Supplemental	A partial funding of \$500,000 (\$7,463/unit) was recommended by staff for a total project award of \$1,840,000 (\$27,463/unit). The funding was provided as a cash flow loan.
Tierra Azul	Application	The City of Alamosa was awarded \$6,181,532 in Transformational Affordable Housing Grant funds to install infrastructure for Phases 1 & 2 of a six-phase master-planned community at 800 S Craft Drive. The completed project will create 406 new affordable housing units, including single-family homes, townhomes, mid-density, and multifamily units. The development will serve a range of incomes, between 30% to 120% AMI, with an average income across all phases expected to be below 60% AMI. The project includes a 2,500 square foot clubhouse with a fitness center, community room, office space, and playground, as well as walking paths around a detention pond.
Artspace Colorado Springs	Application	The Artspace project in Downtown Colorado Springs constructed a new mixed-use building with commercial studios and affordable housing units. The project incorporated sustainable practices, including being built to National Green Building Standards and being completely electric. It aligns with the Experience Downtown Colorado Springs Master Plan and HomeCOS, the City's affordable and attainable housing plan. The project provides much-needed affordable housing in an area experiencing rapid change and increasing rental rates.
Sugarmill Affordable Housing Development	Application	Habitat for Humanity of the St. Vrain Valley was awarded \$950,000 to construct the Sugarmill Affordable Housing Development in Longmont, Colorado. The development consists of 12 townhomes built in partnership with 12 families or individuals. Families invested 250-500 hours of "sweat equity" in the construction of their homes and completed 9 required courses on financial management and homeownership. The homes were sold to the families at the cost to construct them, and St. Vrain Habitat provided a mortgage at 0% interest. The Sugarmill homes became part of Longmont's Permanently Affordable Housing stock.



Project Name	Request Type	Summarized Award Description
Sloan's Lake Affordable Housing	Application	Zocalo Community Development (ZCD) was awarded \$6,320,000 to construct a 158-unit affordable housing property in West Denver. The project includes a 4-story building with 73 studio, 62 one-bedroom, 16 two-bedroom, and 7 three-bedroom apartments. Amenities include dishwashers, washer/dryer hookups, solid surface countertops, tile floors and walls, and laminate cabinets. On-site amenities include a community room, exercise room, laundry facilities, property management, and a security system. The project meets Enterprise Green Communities standards and will have a pedestrian/bicycle path to Sloan's Lake. Funding came from the Denver Urban Renewal Authority and Colorado Housing and Finance Authority.
Ralston Gardens	Application, Supplemental	The Arvada Housing Authority awarded a \$1,750,000 grant to Mile High Development and Brinshore Development for the construction of Ralston Gardens Apartments, a 102-unit family project in Arvada. The project will serve as the affordable component of the Arvada Urban Renewal Authority's phased area redevelopment plan. The four-story building will have a naturally reflective "cool roof," two elevators, two stair cores, and various amenities. The project received all required approvals and is expected to be completed by November 2022.
Warren Village III at Alameda	Application	Warren Village Inc. was awarded \$4,005,000 to construct Warren Village III (WVIII), a campus providing 89 units of supportive services and housing for single-parent families experiencing or at risk of homelessness. The campus includes a 100-child Early Learning Center and over 8,000 square feet of community and service spaces. The project achieves deep affordability with 40 units (45%) at 30% AMI and an average affordability of 41.6%. Warren Village is the lead service provider and will provide extensive services to residents. The project complies with Denver's energy code and will achieve the Bronze level of the National Green Building Standard.
All Saints Apartments	Application	Archdiocesan Housing, Inc. was awarded a \$2,800,000 loan to develop All Saints Apartments, a 63-unit senior housing project in Denver County. The project will serve seniors aged 62 and above and will offer a mix of studio and one-bedroom apartments at various income levels. All Saints Apartments will be developed on vacant land owned by All Saints Parish with a 75-year ground lease. The project will pursue EGC certification and will share resources and programming with two adjacent projects developed by Archdiocesan Housing, Inc.



## Figure 10: Priorities Advanced by Transformational Affordable Housing Grants

Project or Program Name	Transformational Priorities Advanced by Award
2700 Wewatta	Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Involve the purchase of real property necessary to secure land areas needed for future development. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines
Artspace Colorado Springs	Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Involve the purchase of real property necessary to secure land areas needed for future development. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines
Heartside Hill Apartments	Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines
The Village on San Juan	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.



**COLORADO**

Department of Local Affairs

Division of Housing

Project or Program Name	Transformational Priorities Advanced by Award
Hunt Family Housing	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines
Tierra Azul	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Involve the purchase of real property necessary to secure land areas needed for future development. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines
CMC/ECHDA Attainable Housing	Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.
8th Street Redevelopment Project	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Seek to increase investments in for-sale housing stock.
Crestone Peak Community Housing	Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Involve the purchase of real property necessary to secure land areas needed for future development. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in



Project or Program Name	Transformational Priorities Advanced by Award
	<p>which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.</p>
Wellspring Housing	<p>Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.</p>
Kechter Townhomes	<p>Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines</p>
Mother Teresa Place	<p>Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines</p>
Gunnison County Whetstone Affordable Workforce Housing Development	<p>Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at</p>



Project or Program Name	Transformational Priorities Advanced by Award
	<p>or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments. Seek to increase investments in for-sale housing stock.</p>
Hoffman Phase III	<p>Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Seek to increase investments in for-sale housing stock.</p>
Wapiti Commons Affordable Housing Community by Habitat for Humanity RFV	<p>Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments</p>
Sugarmill Affordable Housing Development	<p>Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Seek to increase investments in for-sale housing stock.</p>
3rd Street in Eagle	<p>Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Seek to increase investments in for-sale housing stock.</p>





Project or Program Name	Transformational Priorities Advanced by Award
Mountain View Community Homes (MVCH)	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Seek to increase investments in for-sale housing stock.
Oh Pagosa LLC	Promote long term affordability. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Transit oriented developments
Ouray 6-plex	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines
Flo Senior	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.
Rally Apartments	Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines
Crossroads Affordable Housing Development	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Involve the purchase of real property necessary to secure land areas needed for future development. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated



**COLORADO**

Department of Local Affairs

Division of Housing

Project or Program Name	Transformational Priorities Advanced by Award
	<p>housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Seek to increase investments in for-sale housing stock.</p>
Mancos Commons	<p>Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Involve the purchase of real property necessary to secure land areas needed for future development. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines</p>
Waterview Homes	<p>Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Involve the purchase of real property necessary to secure land areas needed for future development. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments. Seek to increase investments in for-sale housing stock.</p>
7001 Colorado Blvd	<p>Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.</p>
ROC USA	<p>Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Seek to increase investments in for-sale housing stock.</p>



Project or Program Name	Transformational Priorities Advanced by Award
Ordway East Duplex Project	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.. Seek to increase investments in for-sale housing stock.
Voo Doo Affordable Housing Project	Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.
The Launchpad	Leverage capital and operating subsidies from various public and private sources. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines
The Matthews House/ Northern Colorado Youth Shelter	Leverage capital and operating subsidies from various public and private sources
Cinnamon Heights Deed Restricted Housing Infrastructure Project	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local



Project or Program Name	Transformational Priorities Advanced by Award
	workforce and population. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Seek to increase investments in for-sale housing stock.
Town of Buena Vista - Carbonate Street Phase I	Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.
Prairie Run Workforce Apartments	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.. Housing that is restricted to the victims of domestic violence or sexual assault.. Seek to increase investments in for-sale housing stock.
Theodora Family Hotel	Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments
Warren Village III at Alameda	Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Involve the purchase of real property necessary to secure land areas needed for future development. Represent a one-time funding proposal to the state with minimal or no multi-year financial



Project or Program Name	Transformational Priorities Advanced by Award
	<p>obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments</p>
<p>Mid Valley Apartments and Condominiums</p>	<p>Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments. Development of units that are restricted for rental use by persons with disabilities or that include universal design features that allow individuals to continue to reside in their dwelling units as they age.. Seek to increase investments in for-sale housing stock.</p>
<p>Zinnia</p>	<p>Leverage capital and operating subsidies from various public and private sources. Promote long term affordability. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Transit oriented developments</p>
<p>Sloan's Lake Affordable Housing</p>	<p>Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families. Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Seek to increase investments in for-sale housing stock.</p>
<p>Discovery</p>	<p>Leverage capital and operating subsidies from various public and private sources. Create opportunities to build intergenerational wealth for families.</p>



Project or Program Name	Transformational Priorities Advanced by Award
	<p>Promote long term affordability. Represent a one-time funding proposal to the state with minimal or no multi-year financial obligations and contribute to the overall well-being and professional and recreational needs of the local workforce and population. Mixed-income project in which a percentage of the units, proportional to the demonstrated housing needs of a local community, within a particular development have restricted availability to households at or below the area median income levels (AMI levels) specified in the program guidelines. Developments in which housing units are restricted at income levels demonstrated by local community needs that are at or below the income levels (AMI levels) specified in the program guidelines. Housing that is restricted to the victims of domestic violence or sexual assault.</p>



**Figure 11: Transformational Homelessness Response Grants Summary**

Applicant	Funding Source	Program Service Area	Activity	Projected Households Served	Projected Individuals Served	Award Amount
Mother House	HB22-1377	Boulder County	Transitional Housing Emergency Shelter	576		\$585,000
Mental Health Center of Boulder County Inc. (dba Mental Health Partners)	HB22-1377	Boulder and Broomfield Counties	Systems Improvements Street Outreach		200	\$675,364
Loaves & Fishes Ministries of Fremont County	HB22-1377	Fremont County	Systems Improvement Street Outreach Emergency Shelter Bridge Housing	32	861	\$1,000,000
Metro Denver Homeless Initiative	HB22-1377	Statewide	Systems Improvement			\$1,130,124
Metropolitan Denver Homeless Initiative Inc	HB22-1377	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties	Systems Improvement			\$263,862
Adams County Dept. of Community Safety & Well-Being	HB22-1377	Adams and Broomfield Counties	Systems Improvement Street Outreach	45		\$750,000
La Puente Home, Inc.	HB22-1377	Alamosa, Conejos, Costilla, Mineral, Rio Grande, and Saguache Counties	Street Outreach Emergency Shelter		945	\$420,000



Applicant	Funding Source	Program Service Area	Activity	Projected Households Served	Projected Individuals Served	Award Amount
Housing Connector	HB22-1377	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Jefferson, El Paso, Larimer, and Weld Counties	Systems Improvement		300	\$627,916
Jefferson County Human Services	HB22-1377	Jefferson County	Street Outreach		900	\$303,603
Douglas County Housing Partnership	HB22-1377	Douglas County	Systems Improvement Permanent Supportive Housing	15		\$229,800
Homeward Alliance	HB22-1377	Larimer County	Systems Improvement			\$500,000
Health Solutions	HB22-1377	Pueblo County	Street Outreach			\$696,498
Douglas County Dept of Community Development	HB22-1377	Douglas County	Street Outreach Emergency Shelter	300		\$1,600,000
Hope House Colorado	HB22-1377	Jefferson and Adams county	Transitional Housing			\$0
City and County of Denver Department of Housing Stability	HB22-1377	City and County of Denver	Emergency Shelter	477	500	\$7,163,164
Community Health Partnership	HB22-1377	El Paso County	Systems Improvement		500	\$525,000





Applicant	Funding Source	Program Service Area	Activity	Projected Households Served	Projected Individuals Served	Award Amount
Colorado Village Collaborative	HB22-1377	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties	Street Outreach Systems Improvement		474	\$2,030,400
Colorado Coalition for the Homeless	HB22-1377	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties	Permanent Supportive Housing Services	107		\$900,000
Colorado Coalition for the Homeless	HB22-1377	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties	Transitional Housing	108		\$1,200,000
City of Lakewood	HB22-1377	Jefferson County	Systems Improvement Bridge Housing		105	\$280,000
City of Boulder Housing & Human Services	HB22-1377	Boulder County	Emergency Shelter		780	\$2,000,000
Boulder County Department of Human Services/Boulder County Housing Authority	HB22-1377	Boulder County	Bridge Housing	650		\$944,293
Boulder Shelter for the Homeless	HB22-1377	Boulder County	Systems Improvement Street Outreach Emergency Shelter		1094	\$772,564
Boulder County Community Services	HB22-1377	Boulder County	Systems Improvement		280	\$1,001,800



Applicant	Funding Source	Program Service Area	Activity	Projected Households Served	Projected Individuals Served	Award Amount
			Street Outreach Bridge Housing			
West Mountain Regional Health Alliance	HB22-1377	Eagle, Garfield, and Pitkin Counties	Street Outreach Emergency Shelter Systems Improvement		945	\$2,743,690
Volunteers of America Colorado Branch	HB22-1377	Adams, Arapahoe, Broomfield, Denver, Douglas, and Jefferson counties	Emergency Shelter	90		\$2,000,000
Live the Victory, Inc., dba The Matthews House	HB22-1377	Larimer and Weld Counties	Emergency Shelter		225	\$1,000,000
The Salvation Army, a California Corporation	HB22-1377	El Paso County	Emergency Shelter		9,000	\$1,000,000
The Salvation Army	HB22-1377	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties	Emergency Shelter		900	\$1,746,570
United Way of Weld County, Inc	HB22-1377	Weld County	Emergency Shelter Bridge Housing Systems Improvement		1,500	\$2,299,528
Urban Peak Denver	HB22-1377	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties	Emergency Shelter		1,800	\$1,000,000



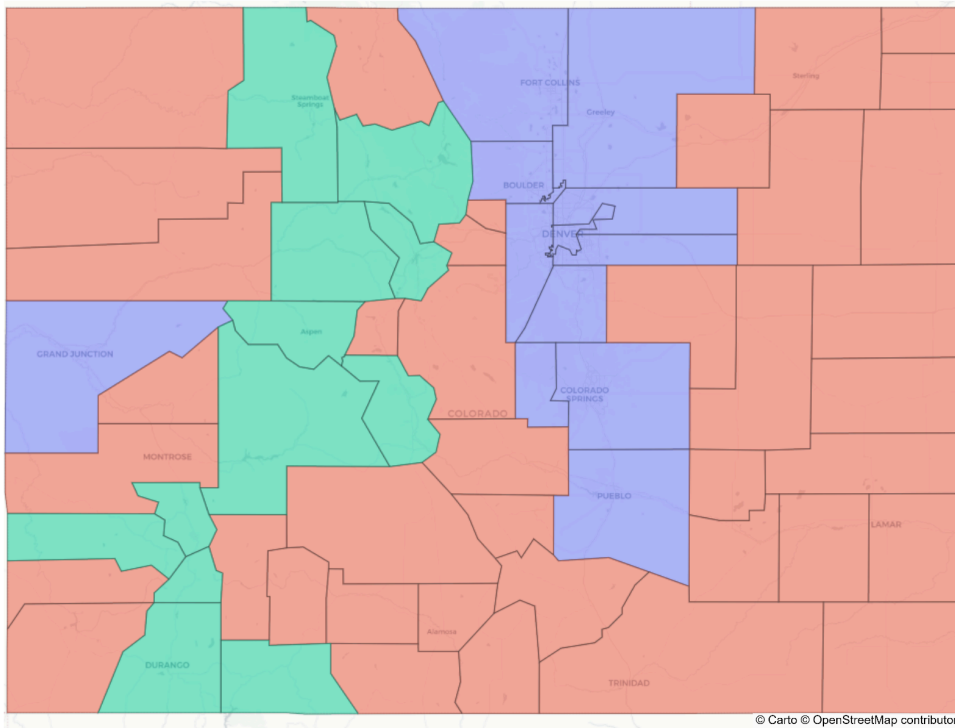
Applicant	Funding Source	Program Service Area	Activity	Projected Households Served	Projected Individuals Served	Award Amount
The Salvation Army	HB22-1377	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties	Emergency Shelter		4,500	\$500,000
The Piñon Project	HB22-1377	Montezuma County	Emergency Shelter Street Outreach Systems Improvement		617	\$842,945

Caption: An award was made to Hope House Colorado that was declined by the applicant, this funding recommendation is still shown in the table, but with an award amount of \$0 and no projected service to be provided.



# Appendix

## 1. County Classification Map



County Classification  
■ Urban  
■ Rural  
■ Rural Resort