



March 15, 2024

Dear Ms. Sue Beck-Ferkiss,

I am writing to request an allocation of private activity bonds (PABs) for the rehabilitation of CARE Housing's Greenbriar and Windtrail apartments. CARE Housing is the owner of these communities and will be the developer for this project that will preserve the affordability of housing opportunities in Fort Collins.

The Greenbriar-Windtrail rehabilitation project fits within the criteria of PAB use for the preservation of affordable housing and it aligns with the City's Housing Strategic Plan.

Under current law, an affordable housing project can receive the 4% LIHTC on 100% of the qualified low-income units if the project is financed at least 50% with tax-exempt bonds. This rehabilitation project will need a total of \$16 million in PABs to meet the 50% PAB test for the 4% LIHTC application we will be submitting in July 2024.

I would like to request that you consider allocating private activity bonds available for 2024 to our project. We have also applied to Larimer County for PABs and an allocation from the City of Fort Collins will help this project meet its funding needs so we may begin the rehab in early 2025.

We will ask either the Colorado Housing and Finance Authority or Housing Catalyst to serve as the bond issuer for these PABs. CARE Housing will confirm this information later this year.

If you require any additional information or would like to discuss the project further, please do not hesitate to contact me. Thank you for considering our request.

Sincerely,

Kim Iwanski

Kim Iwanski
Director of Housing Development

1303 W. Swallow Road Bldg. 11, Fort Collins, CO 80526
www.carehousing.org (970)282-7522 or TTY (800)659-2656





City of Fort Collins Private Activity Bonds Request

March 15, 2024

Applicant Information:

CARE Housing, 1303 West Swallow Road, Bldg. 11, Fort Collins, CO 80526

Contacts:

- Kim Iwanski, Director of Housing Development, 970-218-1829, kiwanski@carehousing.org
- Tatiana Zentner, Housing Development Project Manager, 970-420-5704, tzenter@carehousing.org

Amount requested:

CARE Housing is requesting \$10,812,010 million in Private Activity Bonds (PABs) for the rehabilitation of 90 affordable apartments at our Greenbriar and Windtrail Apartment communities. The rehab of these two properties will be combined under one tax credit partnership. This rehab project needs a total of \$16 million in PABs. We have a pending request submitted to Larimer County on March 1, 2024, for \$6.5 million in PABs.

Bond counsel contact information:

The bond issuer will be Housing Catalyst or CHFA. CARE Housing will confirm the bond issuer later this year.

CARE Housing's local projects and history of operations:

During its 32 years in business, CARE has developed seven affordable housing communities in Northern Colorado and our eighth community is underway now. Seven of these communities are in Fort Collins and one is in Windsor. Over 1,400 individuals, half of whom are children, call CARE Housing "home."

CARE Housing recently completed a rehabilitation of its Swallow Road Apartments in 2022. This property is comprised of 84 two- and three-bedroom units. This rehab was very similar to our upcoming rehab, with the goal of maintaining affordability while reviving and restoring an aging apartment community. The Swallow Road Apartment rehab involved extensive updates to apartments while residents were living onsite. Since this was a recent project with a similar scope, existing CARE staff are experienced in executing this project, including the logistics involved with moving residents temporarily as apartments are renovated.

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CARE Housing's projects completed in Northern Colorado:

- Greenbriar (1994): New construction, 40 units
- Swallow (1996): New construction, 40 units
- Eagle Tree (1998): New construction, 36 units
- Windtrail (2001): New construction, 50 units
- Fairbrooke Heights (2002): New construction, 36 units
- Cottonwood Townhomes (2007-08): Acquisition/Rehabilitation, 37 Units
- Provincetowne Green (2011): New construction, 85 units
- Swallow Road Apartments (2022): Acquisition/Rehabilitation, 84 Units
- Heartside Hill (to be completed June 2025): New construction, 72 units

Number of years doing business in the State of Colorado and a Certificate of Good Standing from the Secretary of State's office:

CARE Housing has been in business in Colorado for 32 years. Attached is our Certificate of Good Standing.

Description of assets to be purchased or constructed:

CARE Housing is requesting City funds to assist in rehabilitating apartments at two CARE Housing properties: Greenbriar and Windtrail. CARE Housing will be the General Partner, developer, owner, and property manager. CARE Housing owns both Greenbriar and Windtrail apartments. Greenbriar, built in 1994-95, is a 40-unit multifamily affordable housing community located at 400–434 Butch Cassidy Dr in Fort Collins. Windtrail, built in 2001, is a 50-unit multifamily affordable housing community located at 2120 Bridgefield Ln (40 Units) and 945 Rolland Moore Dr (10 units) in Fort Collins.

Greenbriar, built in 1994-95, is a 40-unit multifamily affordable housing community located at 400 – 434 Butch Cassidy Dr in Fort Collins. This property was developed utilizing Low-Income Housing Tax Credits (LIHTC) in 1994, therefore the land and associated 40 units have affordability restrictions. This project will extend the affordability restrictions of the Greenbriar property. The Greenbriar property needs significant repairs/replacement of the sewer and unit plumbing lines. The Greenbriar exterior sewer line that runs from the buildings to the City main line has been affected by shifting ground and tree roots. This has caused them to have blockages, which lead to backups in apartments impacting residents. CARE continues to be proactive by addressing what is possible on the surface, but there is a need to install new lines throughout the property. It is ideal to accomplish a large project like this when buildings are vacant as there is a need to have extended periods of time that water is shut off. The impact of repairs on this large scale means that we will need to do work under the parking lot. CARE intends to do other parking lot repairs/repaving during the rehabilitation of the Greenbriar property. By addressing this substantial capital improvement, the property will align with the City of Fort Collins' goal that all its citizens can live in safe, quality, and affordable housing.

Windtrail, built in 2001, is a 50-unit multifamily affordable housing community located at 2120 Bridgefield Ln (40 Units) and 945 Rolland Moore Dr (10 units) in Fort Collins. This property was also developed with LIHTC and maintains affordability restrictions. CARE currently has 10 units designated specifically for seniors (55+) and we will continue to keep the 10 units designated for seniors after the rehabilitation of the property.

Explanation of how the project aligns with City objectives:

Investing in this project will impact many of the goals in the 2021 Housing Strategic Plan. Most significantly, this project will preserve existing affordable housing. The upgrades will ensure healthy housing for our community and extend affordability restrictions to housing that has currently surpassed its affordability mandate.

The rehabilitation of both properties will reset the affordability restrictions for an additional extended period of time. This aligns with the City of Fort Collins' goal of **preserving existing affordable housing**. Additionally, proceeds realized during this transaction will be directly invested into the creation of more affordable housing units in the City of Fort Collins. CARE Housing will leverage these funds to provide and preserve additional affordable housing as part of our five-year development pipeline.

Following the City goal of **Healthy Homes**, the rehabilitation of these properties will provide the following necessary updates: new furnaces and air conditioning systems will improve air quality in the homes; sustainable and energy-efficient appliances, water heaters, lighting, windows, and water fixtures will improve resident health and overall quality of life. Other amenities to improve our resident experience include covered bicycle storage, community Wi-Fi, washers/dryers in each unit, and an upgraded residential clubhouse to enhance our resident services and community engagement programming.

We have hired a sustainability consultant, Energetics, whose role is to ensure this rehab meets Enterprise Green Communities and Energy Star requirements. We will host a design charrette in Spring 2024 to assess the design and strategize the method for achieving our sustainability and energy goals.

CARE Housing promotes **inclusivity and diversity** as outlined in the Housing Strategic Plan. CARE residents are a key component to the organization, and we strive to "lead with the resident's voice." Our organization values their input and inclusion to ensure that each of our properties truly feel like their community and home. In 2023 CARE launched the Resident Council--a resident-driven group committed to helping improve their experience living in CARE's communities. We have added three residents from that resident council to CARE's Board of Directors. CARE also utilizes community conversations, surveys, and consistent interactions with our residents to ensure we continue to promote vibrant and sustainable communities.

Housing retention is also important to our organization. CARE Housing has a robust resident services program, with an emphasis on housing stability. These services include the Eviction Prevention Program (EPP), which works with residents who have violated their lease to cure the issue by developing an action plan followed by regular progress check-ins. Another housing stability service is CARE's Sister Mary Alice Legacy Fund, a program that helps residents facing a financial emergency, such as medical expenses, car repairs, and temporary loss of income.

Number of housing units and target demographics:

This development will rehabilitate 90 rental homes for families, seniors, and individuals with disabilities who earn 30-60% of the area's median income. CARE is considering incorporating project-based vouchers to help deepen the affordability for residents through a partnership with a local housing authority.

The AMI unit breakdown is as follows:

- **5 units at 30% AMI**
- **25 units at 40% AMI**
- **25 units at 50% AMI**
- **35 units at 60% AMI**

Senior Preference: The Windtrail property has 10 units designated for seniors. CARE Housing will maintain this designation after the completion of rehabilitation.

Statement from bond counsel that project is eligible for Private Activity Bonds:

This statement will be provided once the appropriate bond issuer is determined.