

## Turisk, Michael

---

**From:** Stephen Davis <davis.stephend@gmail.com>  
**Sent:** Tuesday, February 21, 2017 12:40 PM  
**To:** Turisk, Michael; Suthers, John  
**Subject:** Re: Inadequate access to public transportation for Proposed Low Income housing violates CHFA standards

Dear Mayor Suthers and Mr. Turisk,

I am very concerned that serious safety concerns are being overlooked in relation to the project for the Low Income Housing in Broadmoor Bluffs. The project does not meet several of the Guidelines set by CHFA that dictate the allocation of tax payer funds to fund this project. In general, I believe that people should be able to do what they like with the property they own, however, when it comes to projects being the recipients of taxpayer dollars (\$11 Million of them), it is up to the developers to make sure they are meeting the requirements that the government has set and NOT requesting the government to make concessions and thus allocate more taxpayer dollars to accommodate the poor site selection and planning on the part of the developers. I have added a link to a Powerpoint presentation that highlights the various ways in which this project is at odds with the standards set for by CHFA and signed by our Governor on Feb 3, 2017. It is very brief and should only take less than 5 minutes to review. I think you will find that the taxpayers of Colorado Springs will be very skeptical of any action by the city that requires any city funds to be put towards this project.

[https://docs.google.com/presentation/d/1e\\_ib4IKX9PP44Yzd0c8dV1VVmZihNE6hDQd-7MajRQw/edit?usp=sharing](https://docs.google.com/presentation/d/1e_ib4IKX9PP44Yzd0c8dV1VVmZihNE6hDQd-7MajRQw/edit?usp=sharing)

Your constituent,

Stephen Davis

On Wed, Feb 15, 2017 at 9:57 PM, Stephen Davis <[davis.stephend@gmail.com](mailto:davis.stephend@gmail.com)> wrote:  
Mike,

Wanted to thank you so much for the listening ear tonight. I am sure it gets pretty redundant after a while, but it is nice when our government officials take the time to listen to the people.

The one thing I was stuck over and over with tonight was the desire for the developers to have the city adapt its infrastructure to compensate for the shortcomings of their project, rather than them changing to adapt to the infrastructure of the city.

Thank you again!

Stephen Davis

On Feb 15, 2017, at 9:37 AM, Stephen Davis <[davis.stephend@gmail.com](mailto:davis.stephend@gmail.com)> wrote:

Dear Mayor Suthers and Mr. Turisk,

I would like to address some concerns I have with the proposed development on Broadmoor Bluffs. This area has limited accessibility to public transportation and thus violates Section 1 of the Federal Requirement for the Qualified Allocation Plan, which states that one of the guiding principles for the selection of projects to receive an award of Federal and/or State Credits.

"To provide opportunities for affordable housing within a half-mile walk distance of public transportation such as bus, rail, and light rail."

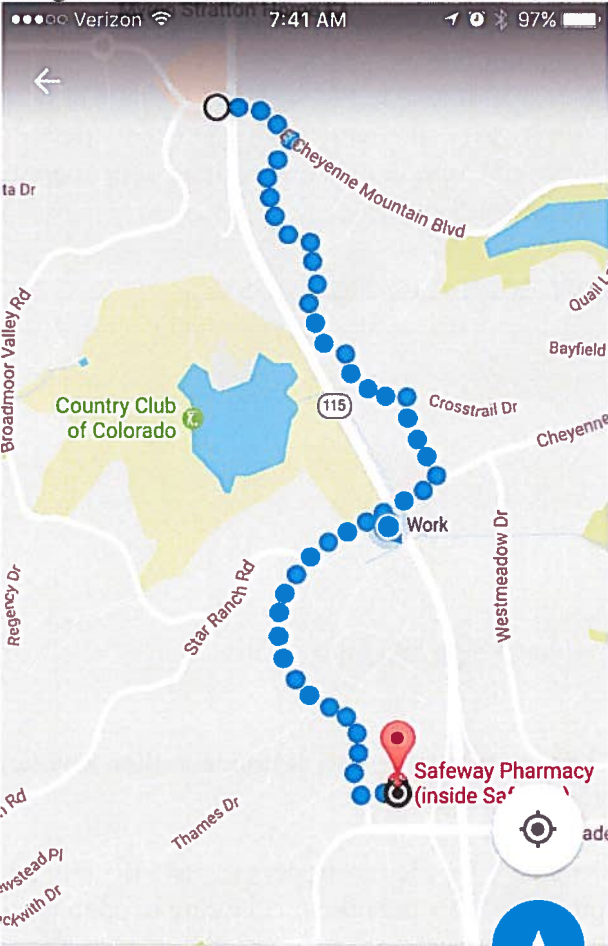
This was also adopted by the Colorado Housing and Finance Authority on December 15, 2016 and signed by the Governor on February 3, 2017.

Here is a link [https://www.chfainfo.com/arh/lihtc/LIHC\\_Documents/CHFA\\_QAP\\_2017.pdf](https://www.chfainfo.com/arh/lihtc/LIHC_Documents/CHFA_QAP_2017.pdf)

I know it was stated that there is a bus stop at Star Ranch Rd, that stop is NORTHBOUND only (and that stop is over a mile away from the proposed development). The closest Southbound stop is at Cheyenne Mountain Blvd (almost 2.5 miles from the proposed development) or Pikes Peak Community College (which has no pedestrian option due to the fact that you cannot walk down South Academy), leaving the potential tenants with a significant walk in conditions that are often snowy and icy. Here are a few travel times via Google Maps to relevant locations.

From the Southbound bus stop on Cheyenne Mountain Blvd to the proposed development

<image3.PNG>



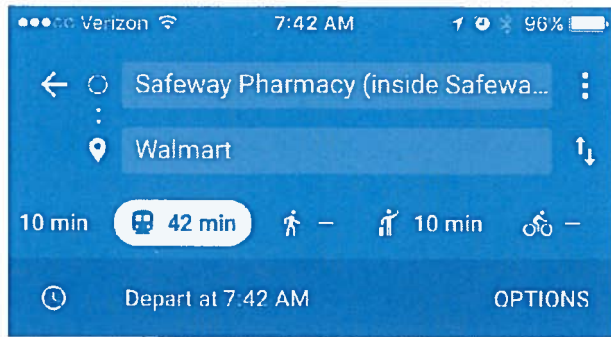
**48 min (2.3 mi)**

via Broadmoor Bluffs Dr

START

From the proposed development to Walmart

**FIGURE 7**



22 > 10 > 14 42 min

7:54 - 8:36 AM

8:16 AM from Cheyenne Meadows Rd & Hwy 115

**Uber** 10 min

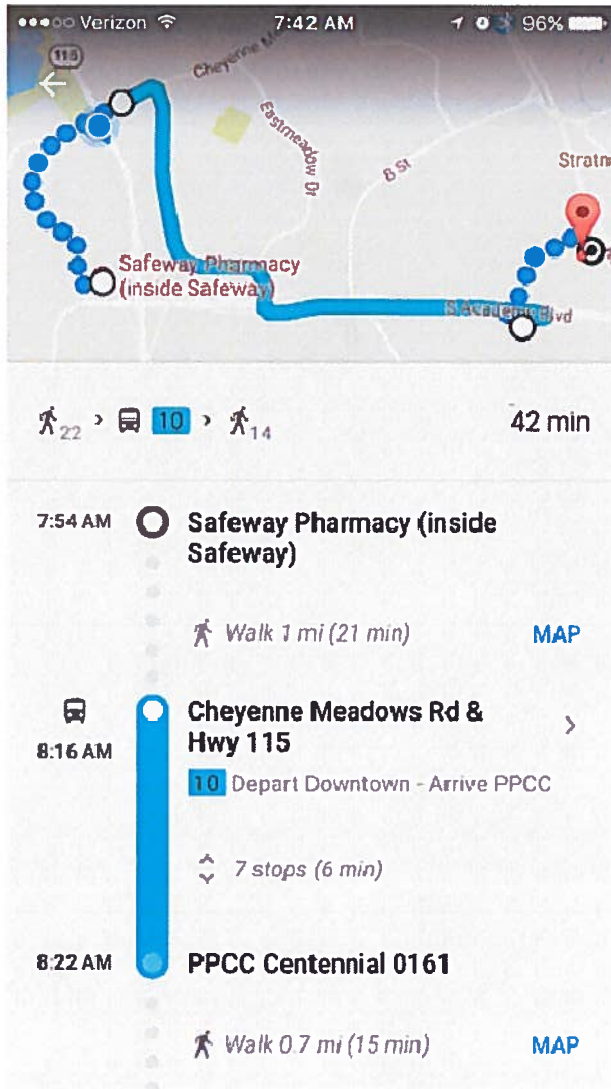
Sign up for Uber and get \$15 off \$8-\$9

Ad Estimate for uberX. Actual fare may vary.

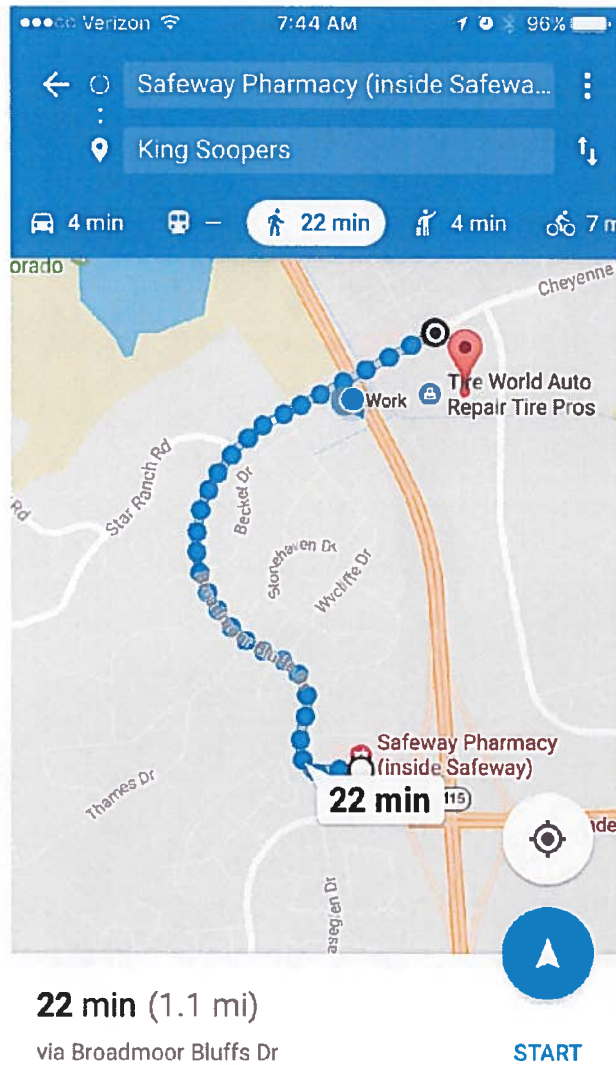
**Lyft** 10 min

Free first ride (up to \$15 with code GMAPS) \$7-\$9

Ad Estimate for Lyft. Actual fare may vary.



From the proposed Development to Kings Soopers  
<image7.PNG>



There is not an option to put a Southbound stop any closer due to the the nature of Hwy 115 and due to the fact that the corner of 115 and Star Ranch Rd is frequently flooded. It happens multiple times a year and is a well known issue. The fire dept usually shows up during heavy rain to detour drivers because every year multiple cars get stuck in the flood. This would be a big safety concern for any bus and their passengers. Here are a few pictures to show what I am talking about. This flooding effects both the North and south side of Star Ranch Rd and extends to and sometimes past the waterway south of Star Ranch Plaza. In addition to the lack of a bus stop, the developers and city would be expecting the potential tenants to walk through this, since walking west on Star Ranch Rd and over to Broadmoor Bluffs Dr is the only way for them to get to the development (since Hwy 115 is also an area that pedestrian traffic is not allowed).







This inconvenience and lack of accessibility to public transportation does not benefit the tenants in any way, violates the CHFA and Federal Government's own rules and regulations regarding projects such as this and would make this project ineligible for the tax credit the developers are planning on receiving.

Thank you for your time.

Sincerely,

Stephen Davis  
140 Balmoral Way  
Colorado Springs, CO 80906

## Turisk, Michael

---

**From:** Lee Patke <LPatke@greccio.org>  
**Sent:** Friday, February 24, 2017 2:05 PM  
**To:** Dan Martin; Daryn Murphy  
**Cc:** Turisk, Michael; Ozdere; Dave Munger; Sara Poe; Cindy; Cox, Aimee; PlanningDev  
**Subject:** RE: The Ridge Apartments: LIHTC Grant Terms

Dear Mr. Martin -

Both Commonwealth and Greccio are highly committed to increasing housing opportunity at The Ridge, for the benefit of our community and its residents. It is equally obvious that the intention of BBNA, which does not represent all voices in the neighborhood, is singularly focused on opposing the development. Such comments have been consistent, repeated, and uncontested, except for public emails such as this one.

As we engaged in the process to appropriately develop land that was acquired and is privately owned for this purpose, we have made ourselves available for individual and public meetings, feedback, questions, and concerns. We have responded to each voice of support or concern with respect, information, and additional pre-development work. Currently, we are working through the Administrative Review process at the City's Land Use Review Division. The questions you've posed have been asked and answered, and don't appear relevant to Land Use Review. Should the City advise that answers to any of your questions be relevant to current LURD requirements, we will provide those answers directly to the City.

We will remain engaged with the neighborhood, schools, businesses, and others to ensure that the opportunity for the low-income people that already work and serve your neighborhood and surrounding neighborhoods have the chance to live near where they work; free from stereotypes, assumptions of criminality, or standards beyond those of higher-income renters or homeowners.

To work together and be productive, we must have a common interest. We were available and prepared to meet with BBNA reps, CONO, and the City at last week's meeting, but were not welcomed to do so. Appropriate conversations in conjunction with the City, CONO, or others will resume. For now, we are focusing time and resources on the City's review process.

Mr. Turisk - please let us know what you may need regarding Land Use Review.

R. Lee Patke, Jr.  
Executive Director  
1015 E. Pikes Peak Ave., Suite 110  
Colorado Springs, CO 80903  
Phone: 719-419-5612  
Fax: 719-578-0030  
Web: [www.greccio.org](http://www.greccio.org)

-----Original Message-----

**From:** Dan Martin [mailto:mardan1492@comcast.net]  
**Sent:** Thursday, February 23, 2017 3:54 PM  
**To:** Lee Patke; Daryn Murphy  
**Cc:** Turisk, Michael; Ozdere; Dave Munger; Sara Poe; Cindy  
**Subject:** The Ridge Apartments: LIHTC Grant Terms



Hello Messrs. Patke and Murphy:

We have been doing some research relative to the HUD and IRS rules concerning LIHTC projects. Our findings seem to contradict things you have told our community at our two community meetings, on 1/23 and 2/6.

As this is generating much concern in the Broadmoor Bluffs neighborhood, please provide a definitive statement to quell the uncertainty generated over these past several weeks.

Specifically:

- 1) Isn't it true that Greccio will have to accept Section 8 vouchers under IRS rules? How will Greccio deal with Section 8 vouchers? Will they apply towards rent payment? Will they apply solely towards qualifying income? Please cite the relevant rule, regulation, or policy.
- 2) Isn't it true that Greccio will have to include welfare as income for qualification purposes? Is welfare to be accepted as rent payment? Please cite the relevant rule, regulation, or policy.
- 3) In what section of the IRS, HUD, or CHFA rules, regulations, or policies would we find the requirement that, as you have said, every tenant must have a job to be eligible?
- 4) Given that, by Colorado Springs ordinance, up to any five unrelated persons must be considered to be a family unit for rental purposes if they so represent themselves, what assurance can you give to the neighbors in Broadmoor Bluffs that this LIHTC extremely low-income (30% AMI limit) and low-income (40% and 50% AMI limits) apartment project will not be used to house the homeless and drug addicts now occupying downtown, westside, and the Fountain Creek waterway?
- 5) In what section of the IRS, HUD, or CHFA rules, regulations, or policies would we find an exemption from the HUD advisory that requires landlords, such as Greccio, to accept people having criminal records?
- 6) Will marijuana use be prohibited? Will it be permitted for medical purposes under state law? Where would we find any operative waiver of the pertinent IRS, HUD, or CHFA rule, regulation, or policy?
- 7) Returning to income requirements, need a prospective tenant be able to show a minimum income in order to qualify for apartments apportioned to the various maximum income levels (30%, 40%, 50% of AMI)?
- 8) Under what conditions may Greccio or the relevant owners, investors, etc., change the apportionment, i.e., the number of each type of units designated for each maximum income threshold? At what point, and under what conditions, in the life cycle of this low-income apartment complex will such a change in the apportionment of units to maximum income level thresholds become possible? We would appreciate a citation to the relevant IRS, HUD, or CHFA rule, regulation, or policy.

Thank you for your consideration. Clearing up the misunderstandings and misinformation prevalent about these kinds of concerns will go a long way towards establishing an atmosphere of acceptance of this low-income housing project.

Sincerely,

Dan Martin

Broadmoor Bluffs Neighborhood Association Chair Broadmoor Downs HOA President

text\_0.txt

Dear Mike

I am writing to protest the possible low income apartments behind Safeway on Broadmoor Bluffs Drive

These apartments could

cause unsafe traffic and

a blind intersection plus

parking problems and maxing out the school districts in the area. Thank you for considering these issues

Alta Lee MAXWELL

AltaLee MAXWELL@yahoo.com

Comments regarding file # AR FP 17-00040; Proposed low-income housing development, henceforth referred to as 'The Ridge' in the Broadmoor Bluffs, 80906 area.

To whom it may concern,

I am writing you today as a concerned resident of the Broadmoor Bluffs/ Country Broadmoor area, where this development is planned to be built.

As a long-time resident and homeowner (since 1997) in the area, I am very familiar with the neighborhood and the school district.

In addition, I have been a real estate broker for the past 24+years (with 17 years experience in investment/commercial properties), so I can speak with considerable knowledge about all aspects of this proposed project.

I will address all the Development Plan Review Criteria set forth by City Planning:

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

NO.

The surrounding area is predominantly comprised of upscale to high-end single family homes, upscale patio homes (to the south, across South Academy Blvd), upscale condominiums (Las Casas) to the west, an upscale assisted living facility (The Palisades) across Broadmoor Bluffs Drive, and the Safeway-anchored La Montana shopping center immediately to the south. The proposed project will be a high-density low-income housing development, and its appearance will not be harmonious with its surroundings.

2. a. Will the proposed land uses be compatible with the surrounding neighborhood?

NO.

Once again, as mentioned in paragraph 1, there are no housing complexes of similar design or density in the area. The site in question was originally conceived as additional phases of the existing Las Casas condominium development, but was later abandoned due to the economic downturn in 2009. The land use of the site was approved by City Planning for said condo development- twice; first in 1997, and then again in 2009 – thus affirming definitively that the best land use would be for upscale condo's.

The design of 'The Ridge' differs radically from this concept: instead of low-density upscale condo's with underground parking/garages (the original design), it is now planned as high-density low-income apartments with above-ground parking.

- b. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

ABSOLUTELY.

Streets: The only access to the proposed site is a private drive/delivery lane originating on the eastside of Broadmoor Bluffs Drive, then running west to east along the northside of the Safeway shopping center. It is owned by the Las Casas HOA and the Safeway shopping center, respectively, and is currently used by delivery trucks to access the 2-bay dock on the northside of the Safeway store as well as the delivery areas of smaller adjacent businesses to the west of Safeway. This delivery lane is narrow (just wide enough for 2 vehicles), not well maintained, and there are no sidewalks. It cannot be widened and sidewalks cannot be installed, so access to the site is completely inadequate. In the case of an emergency, this could lead to disaster. This access to Broadmoor Bluffs Drive is located in a double blind curve, adding further safety concerns.

Increased traffic onto Broadmoor Bluffs Drive is also a major concern, as this street has become increasingly busy. Plus, the intersection of Broadmoor Bluffs & South Academy just to the south has become very busy as well; it is the only way to get to the homes located at the base of Cheyenne Mountain. Again, in the case of an emergency in that area, emergency vehicles may have trouble getting through.

Utilities: The current water utility pipes, owned by the Las Casas HOA, were put in over 20 years ago, and would not be adequate for a 60-unit apartment complex. There is an underground stormwater stream on the property which has caused several water main breaks behind the Safeway shopping center. How will this issue be addressed, and by whom?

Schools: According to HUD guidelines regarding occupancy of the units, there could be up to 216 children living in the complex. School district 12 does not have enough spots for this many children. Plus, it would mean that children who are currently 'choiced in' from other districts would no longer be able to attend district 12 schools. Also, district 12 does not provide busing or after-school activities – a big problem for (presumably) working parents.

Parks: There are no parks within walking distance, and since the current site design does not include any green areas, where will children play? On the hillside behind the complex? In the grassy areas along Highway 115? Again, major safety concerns.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

NO.

Each building will be 3 stories high. The one farthest to the north will be built on the hillside, and will completely obstruct the views from the homes to the north, on Crown Hill Lane. Due to their size and design, they will stick out like a 'sore thumb' in an area of otherwise aesthetically pleasing buildings.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?

NO.

The developer has no plans to erect any fences, install any landscaping or to otherwise mitigate noise, lighting or other negative influences arising from this development. Greccio Housing, the proposed management company, has stated there will be on-site management, but only Monday through Friday, 9:00a.m. to 5:00p.m.

5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise, pollution and promotes free traffic flow without excessive interruption?

NO.

Since the access to the site is so severely restricted (see paragraph 2, streets), there is no possible way to prevent major traffic problems inside the complex and the surrounding area. Incoming and outgoing traffic from the project will have to share the access/delivery road with delivery vehicles throughout the day, and it is inevitable that many of the residents will seek an alternate route through the Safeway parking lot to the south, endangering pedestrians there. That parking lot only has a narrow one-way access from South Academy Blvd and an access/exit onto Broadmoor Bluffs Drive.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

NO.

For the reasons outlined in paragraphs 2 and 5.

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

Due to the limited access of the site, it is unlikely that the streets within the project areas will be used for through traffic. HOWEVER, for that same reason the project's residents will seek out the alternate route through the Safeway parking lot.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

NO.

The developer stated that there would be 107 parking spaces. This seems completely inadequate, especially considering that (in theory) a 3-bedroom unit could legally be occupied by 5 unrelated adults-as long as they don't go over the income limit. What if all or most of these tenants own vehicles? Will management keep track of how many vehicles per unit will be brought into the complex when they rent these units? Will they turn away tenants once the parking lot limit has been reached? And where will guests/visitors park? The 'overflow' will of course be parking along the access road (further restricting access) and in the Safeway parking lot, most likely in front of the businesses on the eastside of the shopping center.

9. Handicap parking.

NO.

Handicap parking has not been addressed by the developer, and neither has visitor parking.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

NO.

In fact, under the current design, the entire complex will be comprised of buildings, streets and parking lots – with no green areas or landscaping to speak of.



11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor traffic?

NO.

Since the access/delivery lane is too narrow, walkways cannot be installed there. So pedestrians, children walking to school, etc. will have to share this narrow drive with delivery trucks and vehicles coming and going from the complex. The existing roads within the complex are also too narrow to install walkways. And, due to the density of the buildings and the need to maximize parking areas, they cannot be widened, either.

Again, a serious safety concern.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

NO.

Due to the high density of the complex and the need to maximize parking, there will be no natural landscaping or vegetation to speak of. The only existing landscape features are the retaining walls that were installed years ago, and are now most likely no longer sound. Also, the proposed project is located in a landslide area, and geological conditions have changed considerably since these retaining walls were erected. – as evidenced by the many homes recently damaged by landslides in nearby areas.

Before any kind of construction can be considered a thorough, and independent, geological study is a must!

As you can see, this proposed development and its location have been utterly ill-conceived. Please do not allow this project to move forward!

Thank you for your time and consideration.

Eva Bentz  
4240 Stonehaven Dr  
Colorado Springs, Co 80906  
(719)527-1258

## **LITC project in SW Colorado Springs**

I have only recently learned about this project and made substantial effort to educate myself on issues involved and apply my business knowledge and experience to provide thoughts on the proposed.

### Project Developer

The project developer is The Commonwealth Companies, based in Fon du Lac, WI, with company representative, Mr. Daryn Murphy, VP of Development, based in Portland, OR. The company is privately owned so there is no financial information to determine their financial condition and its ability to successfully complete project of this magnitude. The local (Fon du Lac) press gives the company a mixed review. From Mr. Murphy's LinkedIn profile here is the description of what his company does:

“The Commonwealth Companies revitalize neighborhoods in partnership with local governments and community leaders.”

I believe everyone would concur that our neighborhood does not require revitalization. Furthermore, there is no indication that this project developer has familiarity with the local soil conditions or whether they have ever developed projects in this type of topography. By their own admission, they have only completed one project in Greeley, CO and to the best of my knowledge, Greeley does not have slide issues.

During presentation it was clear that there are many issues which they chose not to address in the project planning, one example - construction vehicle access, and responded to many valid concerns expressed during the meeting with “we'll see how we can address this”. Such response is indicative of either the lack of preparation and planning or the desire to obfuscate.

### Greccio Housing

This is a local non-profit whose mission is needed. They acquire and refurbish failed apartment projects and operate these for the benefit of low income residents of El Paso county. However, review of their most recent financial statements indicates the organization is not in a strong financial condition. They have substantial debt obligations (cash debt service of \$400K pa) albeit some of the debt may eventually be forgiven if properties are maintained as low income apartments for a certain period of time. The concern is that the proposed project will be more than 10% of their total existing portfolio of units and it appears they have never been involved in new construction or the project of this magnitude. Combination of weak financial condition and the size of the project will create substantial financial burden on its ability to maintain condition of the property.

### Project details

The information disseminated to the neighborhood residents can be charitably described as factually fluid or in common parlance as “lies”. Subsequent to every refutation of assertions made by the proponents of this project, a new set of assertions would emerge. For example, we were first told that the tenants in this project would be nurses, teachers, firefighters, police officers, etc. When it was factually demonstrated that none of these occupations have starting salaries in El Paso county which were low enough to qualify for residency, then the potential tenants were described as gardeners, service personnel in general, and The Broadmoor Hotel employees in particular. Brief analysis of wage scales offered by the specifically referenced employer, it is unclear how few would actually qualify to live in this project. Furthermore, it has been noticed that there are a number of market based apartment complexes located closer to this employer which would be affordable based upon the wages advertised. The only conclusion here is that the promoters of this project continue to obfuscate the actual details as to the target population this project will be serving.

The potential tenants were continually described as “families” to make inference to the historically accepted notion of nuclear family. However, by the end of the evening’s presentation and when majority of attendees have already left, the promoters were forced to admit that their definition of “family” can be any combination of human beings regardless of their actual familial connections. Moreover, Mr. Patke, Executive Director of Greccio Housing, has indicated that maximum occupancy is “two beating hearts per bedroom”. Mr. Murphy also reassured us that 4 college students could not live in one apartment. I am not sure why Mr. Murphy believed this was helpful but the fact remains we could have up to 264 beating hearts residing in the project based upon the proposed unit configuration.

The project is located at the dead end of Cougar Bluff Point, short cul de sac already insufficient for the existing 44 condominium units, residents of which use it to connect to a 2 lane street via left turn with a blind curve of incoming traffic. The project proposes to have 109 parking spaces which would indicate over 100% increase in car traffic on the street which even Mr. Murphy admitted was not adequate. Furthermore, it is critical to raise issue of parking spaces adequacy. The project is proposed to consist of 60 units with 109 parking spaces. This is less than 2 spaces per unit which would presume to include spaces for tenants, guests and onsite management personnel. Since the most of the units will be 2 and 3 bedrooms, the number of parking is deemed inadequate.

This also raises an issue of emergency vehicle ease of access for such dense development. This small cul de sac will now serve as access to 104 residential units with potentially over 300 residents.

#### Land

This land was purchased on October 17, 2016 for \$1,200,000 and mortgage against the property was recorded at \$1,500,000. The purchaser, according to the El Paso County real estate records, is “Broadmoor Bluffs Apartment LLC”. Search of Secretary of State records found no registration for business under such name. Mr. Murphy indicated that “they usually hold properties in a single purpose entity”. This begs the question who will actually own the project and why the purchaser of land is not a registered company in state of Colorado.

According to Mr. Murphy, they paid the asking price without obtaining appraisal for the value of the land. According to the El Paso County assessor the market value of the land for 2015 was determined to be \$397,005. It is unusual for developer to simply pay the asking price for land, unless the total cost of the project is being reimbursed by a third party and the project is not based upon typical return on investment criteria in market based transactions. Mr. Murphy indicated that the mortgage amount was reflective of potential additional costs in connection with this project which may be required prior to construction funding. The need to borrow funds for pre-development work is concerning as it may suggest potential issues with the developer’s financial strength and ability to meet its obligations.

The land topography currently has multiple retaining walls and is indicated to be in the high risk slide area. It is unclear why City of Colorado Springs would approve a new construction in the same area it is currently searching for funds to buy out homeowners whose homes have been damaged by recent slides.

These are my initial thoughts and given the amount of issues raised, it is clear that the development plan is woefully inadequate with a number of issues not having been addressed and most importantly, the chosen location is no longer suitable for any development given the topographical and soil issues of the area.

## Turisk, Michael

---

**From:** David BONDURANT <dbondurant@me.com>  
**Sent:** Friday, March 03, 2017 3:58 PM  
**To:** Turisk, Michael  
**Subject:** The Ridges Project - In Support of the Project

Dear Michael:

I wanted to give you some positive input on Affordable Housing from a Broadmoor Bluffs homeowner for 34-years and current HOA president (Enclave Estates) who has participated in some of the neighborhood meetings.

I am also on the Board of Catholic Charities and a participant in PATH (Peoples Access to Housing), a Affordable Housing advocacy group. To add to my background on the subject matter, I sold Las Casas condo units back in 2004 timeframe for Gloriod Associates so am familiar with the neighboring condo project. I acted as a property manager while selling units.

My perspective is that the City of Colorado Springs needs to develop affordable housing projects and particularly needs to consider the damage that they are doing by implementing Urban Renewal projects on South and North Nevada areas. Specifically, in the process of renewal projects, you are allowing the destruction of older hotels and motels in these areas that are some of the few rent by day or week housing units available to people at the low incomes in the city without requiring replacement low income housing alternatives to be developed. As you are aware of as a planner, the Nevada corridor is the primary transit route for the city and low income people who don't have vehicles need low income housing alternatives near a transit route.

Given the combination of the loss of low income housing units in South Nevada renewal, I think its appropriate that the two low income projects at Las Vegas Blvd and The Ridges at 115 and South Academy be developed as replacements on the transit route. The Ridges project is shovel ready and appears to be constructed at a quality level consistent with the Las Casas condos. The neighborhood has suggested that Las Casas was designed for underground parking. While its true that the last proposed expansion to Las Casas was planned with underground parking as an upscale improvement over the original condos, the current Las Casas units have just limited first floor parking stalls but a majority of outside parking.

The neighborhood is primarily concerned about impacts on housing prices. I don't know how you find a better location in this area tucked away and out of sight behind the Safeway Shopping Center. Broadmoor Downs neighborhood is physically separated vertically above the land in question.

I do believe that there are reasonable concerns about increases in traffic levels on Broadmoor Bluffs so would recommend that the city at least develop concepts for increasing traffic flow such as adding additional outlet to South Academy or mechanisms of slowing traffic coming toward shopping center on South bound Broadmoor Bluffs.

Thanks for allowing my input.

David Bondurant  
[dbondurant@mac.com](mailto:dbondurant@mac.com)  
719-661-7889

## Turisk, Michael

---

**From:** mxb0okx <mxb0okx@gmail.com>  
**Sent:** Monday, March 06, 2017 9:44 AM  
**To:** Turisk, Michael  
**Subject:** The Ridge

Colorado Springs is not known for affordable housing - I had to wait a year to get to the top of a list for an apt I could afford. **IN THE MEANTIME**, I drove around this town with all my earthly belongings in my car. The scary part was that became my 'normal' way of life.

Please support more affordable housing for residents in Colorado Springs.

Laura McCasland

Sent from my MetroPCS 4G LTE Android device



## Turisk, Michael

---

**From:** Jerome Ford <JFord@rmhumanservices.org>  
**Sent:** Monday, March 06, 2017 10:10 AM  
**To:** Turisk, Michael  
**Subject:** The Ridge

Mr. Turisk,

My name is Jerome Ford and I am a 20+ years retire United States Air Force Veteran. Currently, I'm employed with Rocky Mountain Human Services Homes for all Veterans. As you are aware, and Mayor Suthers has addressed, acquiring affordable housing in Colorado Springs is a continuing challenge for low income families. The old age remedy for a starving housing market has always been to build more. Thus, most homes in our city currently under construction have a price tag of \$300,000.00 or more. This is quite substantial for a family earning between 30 percent and 50 percent of the area median income. In order for our community to become more inclusive to all citizens, The Ridge development is a great start. I appreciate your support for the future of Colorado springs.

V/r

Jerome Ford, MA | Rocky Mountain Human Services  
Veterans Support Specialist | Homes for All Veterans



P: 719-471-5338 | C: (719) 322-5808 | [jford@rmhumanservices.org](mailto:jford@rmhumanservices.org)  
320 East Fontanero St. Suite 100 | Colorado Springs, CO 80907  
[www.rmhumanservices.org](http://www.rmhumanservices.org)  
[www.facebook.com/rmhumanservices](https://www.facebook.com/rmhumanservices)

**In inclement weather, RMHS/Colorado Springs will be closed when School District 11 is closed.**

---

Sign up for our monthly e-newsletter to receive RMHS updates and event reminders!  
<https://www.rmhumanservices.org/newsletter-registration>

---

This message is intended only for the use of the intended recipient and may contain information that is PRIVILEGED and CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that any use, dissemination, disclosure or copying of this communication is strictly prohibited. If you have received this communication in error, please destroy all copies of the message and its attachments and notify the sender immediately.

---

## Turisk, Michael

---

**From:** Melissa Boucher <gishmode44@gmail.com>  
**Sent:** Monday, March 06, 2017 10:23 AM  
**To:** Turisk, Michael  
**Subject:** The Ridge Apartments

Hello, my name is Melissa Boucher- Hatch. The fate of the Ridge development is important to me. In Colorado Springs and El Paso County, there is a gap of about 24,500 units (and growing) at affordable rates for income levels starting at moderate household income. For context, that is a little over four and a half times the population of Manitou Springs (2015). Please help this community become more inclusive to all- the social workers, nurses, teachers, and many others who provide vital services- by supporting the Ridge development. Thank you.  
Melissa

## Turisk, Michael

---

**From:** Michael Royal <Michael@ihn-cos.org>  
**Sent:** Monday, March 06, 2017 10:45 AM  
**To:** Turisk, Michael  
**Subject:** The Ridge development for affordable housing

Hello Michael,

My name is also Michael and I am Executive Director for Family Promise, also known as the Interfaith Hospitality Network (IHN). We provide shelter to families with children that find themselves in a homeless situation by partnering with faith based communities to use their facilities for this shelter. One of our biggest challenges in working with these families and getting them back into a stable, self-sufficient place IS the lack of affordable housing in our community.

The fate of the Ridge development is important to me. In Colorado Springs and El Paso County, there is a gap of about 24,500 units at affordable rates for income levels starting at moderate household income. For context, that is a little over four and a half times the population of Manitou Springs (2015). For those working with near poverty level incomes, it is even more difficult. Those with the moderate incomes are pushing out any with challenged credit or housing histories, and so our IHN guests are often at the very bottom of consideration by potential landlords.

Please help this community become more inclusive to all- the social workers, nurses, teachers, and many others who provide vital services- by supporting the Ridge development. And help us help those even more vulnerable, families with children with parents often working in the service industries where living wages are not happening. Thank you for carefully considering how NOT approving a development like this pushes down to hurt the even more vulnerable.

## *Michael*

Michael Royal, Executive Director  
[michael@ihn-cos.org](mailto:michael@ihn-cos.org), 719.329.1244 (office), 719.337.3835 (cell)



***Family Promise of Colorado Springs***  
***An Interfaith Hospitality Network***

519 N. Tejon St., Colorado Springs, CO 80903

***Providing homeless families with children a safe, homelike shelter where the family can stay together and share meals, as parents work with a case manager to acquire employment and affordable housing, and to regain independence and self-sufficiency.***

## Turisk, Michael

---

**From:** Program Director <programdirector@wrainc.org>  
**Sent:** Monday, March 06, 2017 10:48 AM  
**To:** Turisk, Michael  
**Subject:** Ridge development

Hello, my name is Kyleah Daily. The fate of the Ridge development is important to me. In Colorado Springs and El Paso County, there is a gap of about 24,500 units (and growing) at affordable rates for income levels starting at moderate household income. For context, that is a little over four and a half times the population of Manitou Springs (2015). Please help this community become more inclusive to all- the social workers, nurses, teachers, and many others who provide vital services- by supporting the Ridge development. Thank you.

Kyleah Daily, Program Director  
719-471-3170 ext. 1003  
In the Citadel Mall, upstairs by JCPenney  
750 Citadel Dr. E., Suite 3128  
Colorado Springs, CO 80909  
[www.wrainc.org](http://www.wrainc.org)

[Talk to us on facebook](#)



Empowering women and girls to attain and maintain personal self-sufficiency and economic independence.

### CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

## Turisk, Michael

---

**From:** Larry Yonker <larryy@springsrescuemission.org>  
**Sent:** Monday, March 06, 2017 11:02 AM  
**To:** Turisk, Michael  
**Subject:** The Ridge Development

Michael,

As a long time Citizen and leader in our City/County effort to end Homelessness and provide safe housing, I want to express my complete support for The Ridge development. In Colorado Springs and El Paso County, there is a gap of about 24,500 units (and growing) at affordable rates for income levels starting at moderate household income. For context, that is a little over four and a half times the population of Manitou Springs (2015). Please help this community become more inclusive to all citizens working hard to obtain housing they can afford without feeling burdened by rent - the social workers, nurses, teachers, aging adults, students, and many others who are valuable to our community often earn income that falls in the definition of needing "affordable housing". This is only a fraction of the need and we need to have this housing in every part of our community and we need hundreds of more units.

Thanks for your work on this vital project.

**Larry E. Yonker**  
*President/CEO* | Springs Rescue Mission  
Direct (719) 314-2350 | [LarryY@SpringsRescueMission.org](mailto:LarryY@SpringsRescueMission.org)  
Main (719) 632-1822 | Cell (719) 440-7660  
[www.SpringsRescueMission.org](http://www.SpringsRescueMission.org)



### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).



## Turisk, Michael

---

**From:** Swanson, Michelle <mswanson@ccharitiescc.org>  
**Sent:** Monday, March 06, 2017 11:06 AM  
**To:** Turisk, Michael  
**Subject:** The Ridge - Broadmoor

Dear Michael,

As someone who works helping families experiencing homelessness find affordable and safe housing, while also working with them on budgeting and life skills, the Ridge development is very important to me as a potential safety net for families who might face homelessness without affordable housing in our city. The most urgent need for families that I work with is affordable housing, and there is a desperate shortage and it is growing! Please help families in our community who are our neighbors and friends and co-workers by supporting the Ridge.

Respectfully,  
Michelle Swanson

**Michelle Swanson / Director – Family Mentor Alliance / Catholic Charities of Central Colorado**  
14 W. Bijou Street., Colorado Springs, CO 80903 / (719) 866-6555  
[mswanson@CCharitiesCC.org](mailto:mswanson@CCharitiesCC.org) / [www.CCharitiesCC.org](http://www.CCharitiesCC.org)

Fax and Email Confidentiality Statement: This message and all attachments transmitted with it may contain legally privileged and/or confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please delete the message and all copies and backups thereof.



*Join us for the 16th Annual St. Patrick's Day Gala!*

## Turisk, Michael

---

**From:** Nina Miller <nMiller@homewardpikespeak.org>  
**Sent:** Monday, March 06, 2017 1:31 PM  
**To:** Turisk, Michael  
**Subject:** The Ridge

Hello, my name is Nina Miller. The fate of The Ridge development is important to me and should be to our community. In Colorado Springs and El Paso County, there is a gap of about 24,500 units (and growing) at affordable rates for income levels starting at moderate household income. For context, that is a little over four and a half times the population of Manitou Springs (2015). Please help this community become more inclusive to all citizens working hard to obtain housing they can afford without feeling burdened by rent - the social workers, nurses, teachers, aging adults, students, and many others who are valuable to our community often earn income that falls in the definition of needing "affordable housing". Thank you.

*Nina Miller*

Nina Miller  
Housing Specialist/Graphic Design

***Homeward Pikes Peak***

610 S. Tejon St.  
Colorado Springs, CO. 80903  
Office: 719-375-8794  
Fax: 719-375-8971

*"Don't think of it as charity; think of it as investing in the human race." – Trevor Noah*

CONFIDENTIALITY NOTICE: Privileged and/or confidential information may be contained in this message. If you are not the intended recipient of this electronic message, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of this document is strictly prohibited. If you receive this information in error, please notify the sender immediately and arrange for the destruction of this document.

## Turisk, Michael

---

**From:** Carol Schreuder <carol.schreuder@gmail.com>  
**Sent:** Tuesday, March 07, 2017 10:47 AM  
**To:** Turisk, Michael  
**Subject:** Ridge development

Dear Michael,

I'm excited that there is a movement to put affordable housing in the Broadmoor Bluffs neighborhood. I live near there and I have been sad to live where there is so little diversity in my neighborhood and schools. I do not like my children and myself living in this lily white place with a mashed potato white experience. That is not the America I know and treasure. I would be supportive of the people in this development and show friendship to them.

I also hope that more affordable rate housing can be built in School District 12 so that diversity can become a new norm. I also hope our parks attract more diversity with basketball and baseball fields added. We also need a community center to sponsor sports, meetings, and activities so we can have a place for seniors and young people to go and socialize.

Respectfully yours,

Carol Schreuder  
8 Broadmoor Hills Drive  
Colorado Springs, CO 80906

**Turisk, Michael**

---

**From:** eyewrist M <maynard.iris@gmail.com>  
**Sent:** Monday, March 06, 2017 2:30 PM  
**To:** Turisk, Michael  
**Subject:** The Ridge

Hello, my name is Iris Maynard.

The fate of the Ridge development is important to me. In Colorado Springs and El Paso County, there is a gap of about 24,500 units (and growing) at affordable rates for income levels starting at moderate household income. For context, that is a little over four and a half times the population of Manitou Springs (2015). Please help this community become more inclusive to all- the social workers, nurses, teachers, and many others who provide vital services- by supporting the Ridge development.

Thank you!

## Turisk, Michael

---

**From:** Richard Conn <richarddc@pcisys.net>  
**Sent:** Wednesday, March 08, 2017 7:21 PM  
**To:** Turisk, Michael  
**Cc:** 'Alison Gerbig'; 'Lee Patke'; 'Stegner, Mary'; Cox, Aimee; Richard Conn  
**Subject:** The Ridge

Dear Mr. Turisk,

My name is Dick Conn, retired Executive Director, Partners In Housing.

The need to increase the number of affordable housing units in Colorado Springs/El Paso County, is one of the most pressing issues facing our community. The gap is fast approaching 25,000 housing units, and impacts a wide variety of solid citizens, including teachers, first responders, seniors, clerks, students, and many others. Over 48 per cent of these folks pay in excess of 30 per cent of their income on housing costs, and are considered financially overburdened by HUD.

So when an opportunity to increase affordable housing in our community comes along, as with the Ridge initiative, we should welcome it with open arms. This is especially true when a local nonprofit as outstanding as Greccio Housing, is a principal in the transaction. I understand that there may be initial neighbor concerns, but with the great track record that Greccio has, not only in growing and managing their own affordable housing inventory, but also in successfully collaborating with other community nonprofits in developing affordable housing, much of that concern should be alleviated. Partners In Housing has collaborated with Greccio Housing on important affordable housing initiatives over the years, and in each case, many low to moderate income families were helped, with some even avoiding probable homelessness. Neighborhoods were strengthened, and the overall community improved, by the additions of these affordable housing initiatives.

The business model of The Ridge, utilizing extremely competitive tax credits, and a private-public partnership, in addition to Greccio's tenant support structure, including comprehensive tenant vetting, on-sight property management performed by Greccio, a Resident Resources program, and solid safety features, all weigh in favor of this important community initiative.

I am proud to write in support of The Ridge, and am hopeful that these 60 new affordable housing units will become reality, and further, set the example to proceed with other affordable housing efforts, especially in mixed income neighborhoods.

Thank you,

Dick Conn



## Turisk, Michael

---

**From:** Gonzalez, Eileen  
**Sent:** Monday, March 13, 2017 2:07 PM  
**To:** Bagley, Larry; Massey, Wynetta; Turisk, Michael  
**Cc:** Legislative Council  
**Subject:** RE: CHFA Tax Credit for development at Broadmoor Bluffs

Thanks, Larry. Forwarding to Mike.

Wynetta, I normally include DA on these correspondence (land use items with the possibility of becoming quasi-judicial), so I'm sending to the legislativecounsel email address.

Eileen Lynch Gonzalez, City Council Administrator  
City of Colorado Springs  
Phone (719) 385-5452  
Cell (719) 310-2383  
[www.coloradosprings.gov](http://www.coloradosprings.gov)



---

**From:** Bagley, Larry  
**Sent:** Monday, March 13, 2017 12:55 PM  
**To:** Gonzalez, Eileen  
**Subject:** FW: CHFA Tax Credit for development at Broadmoor Bluffs

This didn't go "all council" so thought you might not see it....

Larry Bagley  
District 2, City Council  
Cell 719-822-4232



**From:** Stephen Davis [<mailto:davis.stephend@gmail.com>]  
**Sent:** Friday, March 10, 2017 11:26 AM  
**To:** Collins, Helen; King, Keith; Bennett, Merv; Gaebler, Jill; Knight, Don; Bagley, Larry; Pico, Andy; Murray, Bill; Strand, Tom  
**Subject:** CHFA Tax Credit for development at Broadmoor Bluffs

Dear Council Members,

As you may be aware, there is a proposed Low Income Housing development planned for the Southwest side of Colorado Springs. I am concerned that the Colorado Housing and Finance Authority have been misled by the site developer and thereby misusing tax payer funds to fund a project that does not meet state guidelines. The developer claimed that the nearest bus stop to the proposed development is only 0.6 miles away, when in fact that bus stop would require the potential tenants to illegally cross State Hwy 115 (50 mph speed limit) and trespass on private property to reach. The nearest access to public transportation is actually 1.1 miles away. In CHFA's Guiding principles they state that public access must be within half a mile from the proposed development. This lack of access to public transportation directly affect proximity to many other important services, such as medical services and shopping.

The most significant impact of the lack of infrastructure in this area will be upon the students. As I am sure you are aware District 12 does not have a busing system. The high school and middle school are over 5.5 miles from this project and would either require many of the students to walk a round trip of 11 miles or walk 2 miles and have an hour and a half bus ride. Considering the absence of buses (which are not needed or wanted by the current residents of D12), there is not another spot in all of Colorado Springs that would take residents without a car to get to school than this location. Also, the district does not have after school programs which would leave many of these children unsupervised for many hours until their parents come home. This has the potential to create Latchkey kids at the best case scenario and encourage kids to drop out due to the lack of supervision and the incredible distance required to get to school. The burden of this site is too great to expect the potential tenants to bare.

Please take a minute to look at the PowerPoint that I have put together. It is brief and includes maps to demonstrate my points. I appreciate you taking the time to look at this and I think you will find that this project would put an undue burden on the potential tenants, that it does not meet CHFA's standards for site suitability and considering the great burden this is not a project that we should be supporting with tax payer money.

Thank you very much for your time.

Sincerely,

Stephen Davis  
[310-346-6589](tel:310-346-6589)

[https://docs.google.com/presentation/d/1e\\_ib4IKX9PP44Yzd0c8dV1VVmZlhNE6hDQd-7MajRQw/edit?usp=sharing](https://docs.google.com/presentation/d/1e_ib4IKX9PP44Yzd0c8dV1VVmZlhNE6hDQd-7MajRQw/edit?usp=sharing)

Thank you for serving your constituents!

Sincerely,

Stephen Davis  
[310-346-6589](tel:310-346-6589)

## Turisk, Michael

---

**From:** Helen Smithwick <smithwickbh@gmail.com>  
**Sent:** Friday, March 17, 2017 1:08 PM  
**To:** Turisk, Michael  
**Subject:** Affordable Housing

Hello, my name is Helen Smithwick. The fate of the Ridge development is important to me. In Colorado Springs and El Paso County, there is a gap of about 24,500 units (and growing) at affordable rates for income levels starting at moderate household income. For context, that is a little over four and a half times the population of Manitou Springs (2015). Please help this community become more inclusive to all- the social workers, nurses, teachers, and many others who provide vital services- by supporting the Ridge development. Thank you.  
Helen Smithwick