

# BRADLEY RIDGE

AN INDUCEMENT RESOLUTION AUTHORIZING THE  
ISSUANCE OF UP TO \$76,832,222.72 IN PRIVATE  
ACTIVITY BONDS FOR THE CONSTRUCTION OF 336  
UNITS OF AFFORDABLE HOUSING

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HOUSING & HOMELESSNESS RESPONSE DEPARTMENT

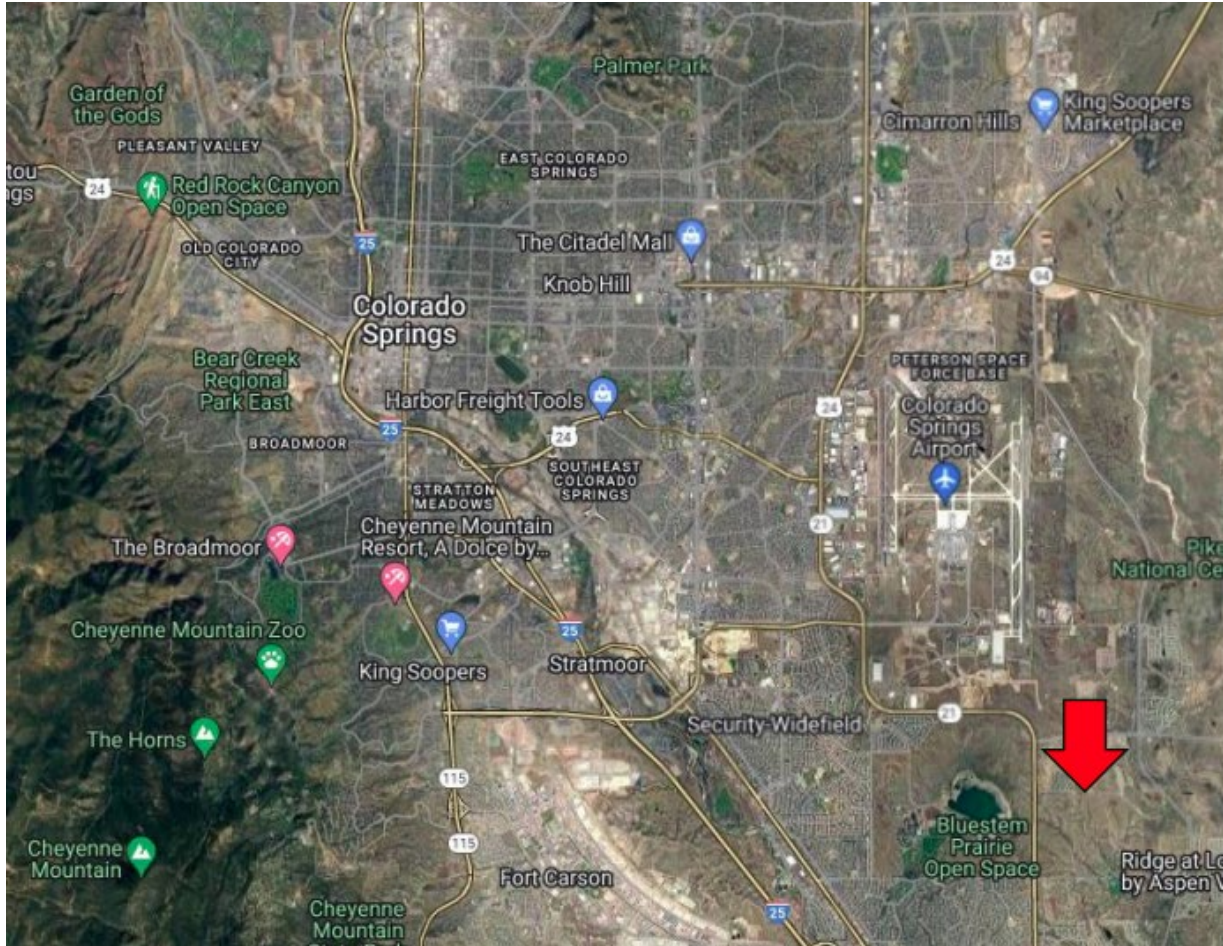
# Agenda



## Agenda

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6. Total PAB Inducement
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# About the Development



## Location:

- Council District 4
- Bradley Road and S. Powers

## Project Info:

- 336-Units
- 2, 3, and 4 bedroom
- 60% AMI





# About the Development



# About the Development



| Bedrooms               | Bathrooms | AMI % | Units | Net Sq. Ft. | Projected 2025 Net Max Rents |
|------------------------|-----------|-------|-------|-------------|------------------------------|
| 2                      | 2.0       | 60%   | 168   | 889         | \$1,514                      |
| 3                      | 2.0       | 60%   | 84    | 1,088       | \$1,751                      |
| 4                      | 2.0       | 60%   | 84    | 1,244       | \$1,953                      |
| Total/Weighted Average |           | 60%   | 336   | 1,028       | \$1,621                      |

## Market Rent (per market study):

2bd: **\$1,700**, discount of \$186

3bd: **\$2,050** discount of \$299

4bd: None in the area (\$2,050)

# About the Development

## Distinguishing Features:

- Childcare for Residents-Early Connections Learning Center (ECLC) kids 6 weeks to 5 years old.
  - Nationally Accredited: National Association for the Education of Young Children (NAEYC) distinction held only by 10% of early childhood programs
  - 8,500 sqft, support 60-65 children and staff 20 employees
  - 6 rooms, 2 rooms for Pre-K, Toddlers, and Infants
  - 3 different playgrounds for different ages
  - Residents of Bradley Ridge will be given preference for available slots
- **Childcare Rates: (offer subsidized and sliding scale tuition)**
- Infant:
  - Market Rate: \$400/week (\$20,800/year)
  - ECLC: \$228/week (\$11,856/year)
- Preschooler
  - Market Rate: \$350/week (\$18,200/year)
  - ECLC: \$198/week (\$10,296/year)



ECLC teacher with students, photo courtesy of ECLC. **Fun Fact:** This teacher was honored as Colorado's Early Education Teacher of the Year a couple of years ago!

# About the Development- Who lives here?



## InterQuest Ridge – Who Lives There?

**Single-Mom Making a Little More than Minimum Wage Working in the Service Industry**

### Demographics

- 70% Head of Households are Women
- Average Family Size: 2.8
- 48% of residents < 18 Years Old

### Income

- 93% of Households income from W2
- Average Gross Household Income \$36,000 (~\$17/hour)

### Occupations

**\*\*Live Where You Work\*\***

Hospitality  
Service Industry  
Education  
Government  
Gig Workers



# PAB Sources: City Allocation

## 2024 Allocation:

- Application Open: August 19, 2024 -September 13, 2024
- \$32,966,357.72 available (2024 allocation: \$30,523,317 and remaining 2023 allocation: \$2,443,040.72)
- 2 applications received
  - Bradley Ridge Phase 1 (168 units)
    - PAB review committee voted to move to preliminary inducement resolution

## 2025 Allocation:

- Application Open: February 17, 2025 – March 7<sup>th</sup>, 2025
- \$31,865,865 available
- 1 application received
  - Bradley Ridge Phase 2 (168 units, total of 336 units)
    - PAB review committee voted to move to preliminary inducement resolution





# PAB Sources: Statewide Balance



## 2024 Fall Statewide Balance Application:

- Application: Submitted 10/30/2024
- ~\$27,000,000 available
- \$5,000,000 applied for
  - Bradley Ridge Phase 1 (168-units)
    - Awarded \$5,000,000

## 2025 Spring Statewide Balance Application:

- Application: Submitted 2/27/2025
- ~\$14,000,000 available:
- \$7,000,000 applied for
- Colorado Springs Housing Authority applied on behalf of Bradley Ridge for this allocation
  - Bradley Ridge (336- units)
    - Awarded \$7,000,000



# Total PAB Sources



| PAB Source   | Total                   |
|--|-------------------------|
| City of Colorado Springs   | \$ 64,832,222.72        |
| Fall 2024 Statewide Balance  | \$ 5,000,000.00         |
| Spring 2025 Statewide Balance via Colorado Springs Housing Authority | \$ 7,000,000.00         |
| <b>TOTAL ISSUANCE NOT TO EXCEED 52% OF ELIGIBLE BASIS OR:</b>        | <b>\$ 76,832,222.72</b> |

## Development Cost:

- \$157,377,467 (eligible basis ~\$144,000,000)

## Fees to City:

Issuance Fee: 120bps of \$76,832,222.72 = \$921,986.67

Ongoing Fee: 10bps of outstanding PAB balance (if 35M remains = \$35,000)



# PAB Inducement Resolution Approval Considerations



## **Inducement Resolution:**

Do the bonds serve the City and its public purpose?

Review criteria: Project readiness, experience with PAB, AMI of occupants, populations served, services that benefit the community

## **City Council Strategic Plan:**

Prioritize annual budget expenditures based on long-range vision for Colorado Springs

## **PlanCOS Vision – Vibrant Neighborhoods Chapter:**

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

## **Mayoral Strategic Plan: Housing Solutions**

Implement policies, foster community partnerships, and secure sustainable funding to increase housing choices so that residents have options that are right for them



# Total PAB Inducement



| PAB Allocations                              | 2018          | 2019          | 2020          | 2021 (+4.5M<br>Statewide Balance) | 2022          | 2023          | 2024 (+5M Statewide<br>Balance) | 2025 (+7m<br>Statewide Balance) |
|--|---------------|---------------|---------------|-----------------------------------|---------------|---------------|---------------------------------|---------------------------------|
| COS Allocations                              | 24,200,033.00 | 24,866,520.00 | 25,162,725.00 | 30,988,131.00                     | 26,492,032.00 | 29,163,118.00 | 35,523,317.00                   | 38,865,865.00                   |
| Bonds Issued                                 |               |               |               |                                   |               |               |                                 |                                 |
| Atrium at Austin Bluffs (\$8M)               | 8,000,000.00  |               |               |                                   |               |               |                                 |                                 |
| Academy Heights (\$22M)                      | 16,200,033.00 | 5,799,967.00  |               |                                   |               |               |                                 |                                 |
| Village at Solid Rock (\$10.8M)              |               | 10,800,000.00 |               |                                   |               |               |                                 |                                 |
| Sumner House (\$7.224M COS + \$4.5M State)   |               | 4,266,553.00  | 2,957,965.28  | 4,500,000.00                      |               |               |                                 |                                 |
| Copper Rose (\$24M)                          |               |               | 22,204,759.72 | 1,795,240.28                      |               |               |                                 |                                 |
| InterQuest Ridge (\$4M)                      |               | 4,000,000.00  |               |                                   |               |               |                                 |                                 |
| Paloma Gardens (\$21.25M)                    |               |               |               | 21,250,000.00                     |               |               |                                 |                                 |
| Bentley Commons (Transfer to CHFA \$16.655M) |               |               |               | 3,442,890.72                      | 13,212,109.28 |               |                                 |                                 |
| PAB Balance                                  | 0.00          | 0.00          | 0.00          | 0.00                              | 13,279,922.72 | 29,163,118.00 | 35,523,317.00                   | 38,865,865.00                   |
| Inducement Resolution Passed                 |               |               |               |                                   |               |               |                                 |                                 |
| Royal Pine (\$40M)                           |               |               |               |                                   | 13,279,922.72 | 26,720,077.28 |                                 |                                 |
| Pipeline, PAB Committee Recommended          |               |               |               |                                   |               |               |                                 |                                 |
| Bradley Ridge (\$76.8M)                      |               |               |               |                                   |               | 2,443,040.72  | 35,523,317.00                   | 38,865,865.00                   |
| Remaining Balance                            | 0.00          | 0.00          | 0.00          | 0.00                              | 0.00          | 0.00          | 0.00                            | 0.00                            |

# Timeline, Next Steps

## Inducement Resolution:

- Why we are here today

## Ordinance:

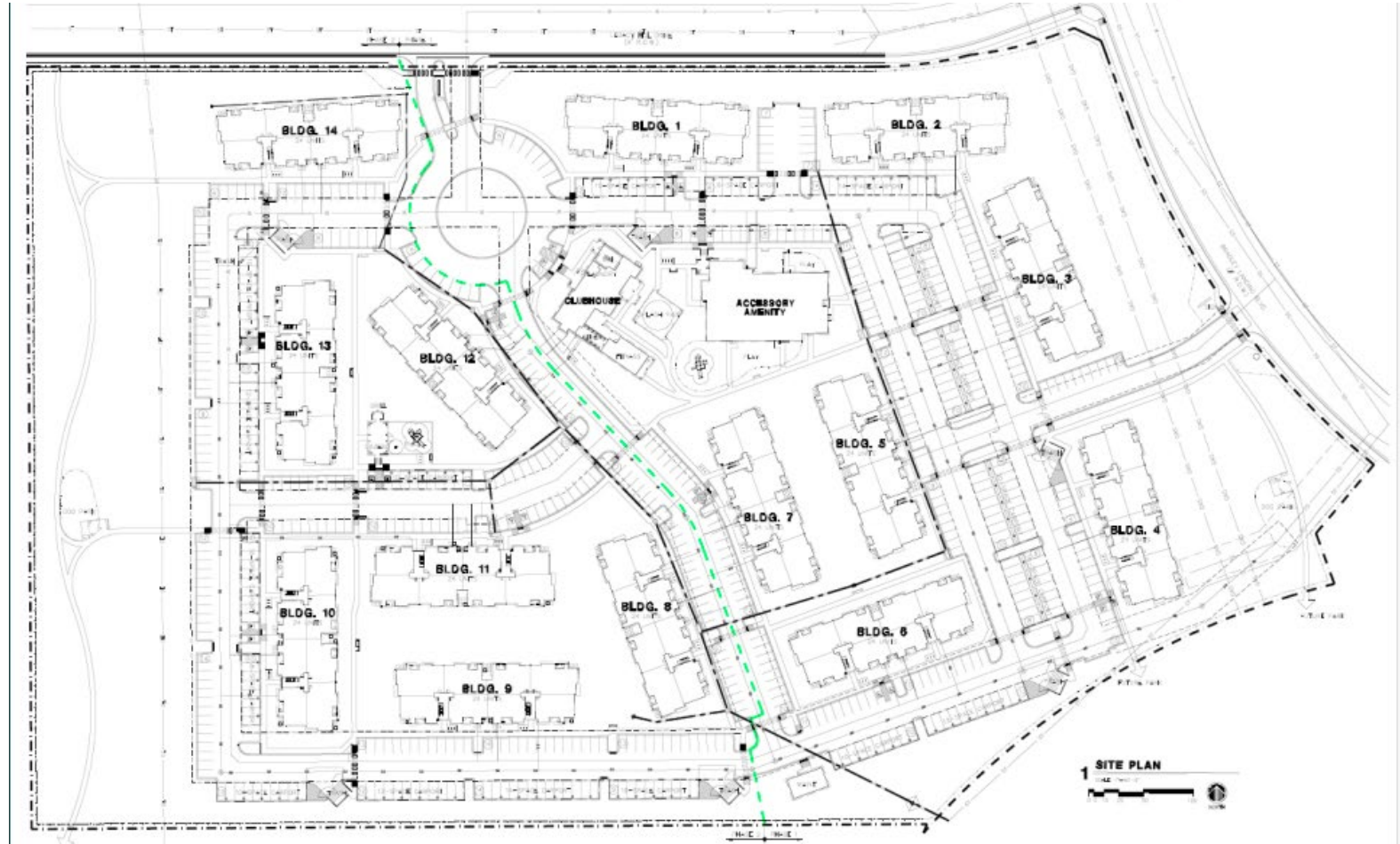
- ~September/October

## Financial Closing:

- November 1, 2025

## Construction Completion:

- March 1, 2028





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