



Community Housing
Development Association, Inc.

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FOR IMMEDIATE RELEASE:

August 10, 2011

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CHDA, partners celebrate revitalization of Regal Apartments in Littleton
Partnerships bring affordable housing for low-income and special need residents

LITTLETON, COLO. – Community partners gathered today to celebrate the completion of a renovation project at the Regal Apartments, located at 5531-5541 South Delaware Street in Littleton. The project includes 12 affordable housing units for low-income and special needs residents of Arapahoe County. The project resulted from a combination of grant funding to ensure long-term affordability and energy efficiency in each unit.

The Community Housing Development Association, Inc., a local nonprofit organization, acquired and renovated the property for \$1.2 million using federal HOME Investment Act funds provided by Arapahoe County and the Colorado Division of Housing. Vectra Bank Colorado provided short term bridge financing, and helped the project win an Affordable Housing Program grant from FHLBank of Topeka.

“The Regal Apartments are a critical addition to the local housing market for modest-income residents, especially in a tough economic climate when apartment vacancy rates are low and rents are high,” said Jo Davidson, CHDA Executive Director. “By redeveloping existing housing stock, we were able to provide good-quality units at an affordable price for residents with limited resources.”

Energy efficiency improvements were funded by a grant from the U.S. Department of Energy’s Weatherization Assistance Program through the Governor’s Energy Office to the Arapahoe County Weatherization Division. The weatherization grant funds paid for window, furnace and refrigerator replacements, as well additional insulation and energy audits.

“Arapahoe County was pleased to partner with CHDA on the Regal Apartments project, which we see as an important local investment in home, hope and community,” said Susan Beckman, Arapahoe County Commissioner for District 1, where Regal Apartments are located. “This project is a terrific model of public, private and non-profit collaboration resulting in significant community benefit.”

CHDA acquired the property in December 2010 for \$650,000 in Dec. 2010. Renovation on the two, six-unit garden-style buildings took place from May to Aug. 2011. The renovation included replacing all appliances, flooring, bathrooms and lighting, new paint, plumbing, electrical, security doors and smoke detectors, as well as upgrades to walkways, parking, landscaping and exterior community space.

“We are pleased with the revitalization of these housing units in our community,” said At-Large Littleton City Councilperson Peggy Cole.

The near-new units will be affordable for residents earning 60 percent of Area Median Income and below. Twenty percent of the units will be occupied by special needs residents receiving support services from CHDA’s partner agencies, Arapahoe/Douglas Mental Health, Arapahoe House and Developmental Pathways.

For more information about Regal Apartments or CHDA’s other housing projects, please visit www.community-housing.org or contact Jo Davidson at 303-799-4341.

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Editors Note: Please see attached photos.

PHOTONAME1.jpg: *Caption of photo of officials at renovation ceremony (list by name)*

PHOTONAME2.jpg: *Caption for photo of outside of Regal Apartments Complex*