



AGENDA  
Lakewood Reinvestment Authority  
**VIRTUAL MEETING**  
January 12, 2026  
6:00 PM

To watch the LRA Meeting live, please use one of the following links:

- By Computer: <https://lakewood.zoom.us/j/81447002381>
- City of Lakewood Website: [Lakewood.org/CouncilVideos](https://Lakewood.org/CouncilVideos)
- Lakewood Speaks: [Lakewoodspeaks.org](https://Lakewoodspeaks.org)

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**How to Connect to Provide Public Comment:**

By Computer: <https://lakewood.zoom.us/j/81447002381>

By iPad, iPhone, or Android device on the Zoom App, enter webinar ID: **814 4700 2381**

By Telephone: **720-707-2699**

Webinar ID: **814 4700 2381, #**

Participant ID: **#**

Press **\*9** to Request to Speak, you will be prompted when to speak.

Press **\*6** to Unmute

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The Lakewood Reinvestment Authority does not discriminate on the basis of race, age, national origin, color, creed, religion, sex, sexual orientation or disability in the provision of services. Individuals needing reasonable accommodation to attend or participate in a City service program, can call 303-987-7080 or TDD 303-987-7057. Please give notice as far in advance as possible so we can accommodate your request.

**ITEM 1 – CALL TO ORDER**

**ITEM 2 – ROLL CALL**

**ITEM 3 – LRA MINUTES**

**ITEM 4 – LRA RFQ SELECTIONS FOR LRA DEVELOPMENT**

**ITEM 5 – ADJOURNMENT**

[MEET\_FOOT]

# STAFF MEMO

**DATE OF MEETING: JANUARY 12, 2026 / AGENDA ITEM NO. 4**

To: Mayor and City Council  
From: William Chan, Economic Development Director & LRA Executive Director  
Subject: **LRA RFQ Selections for LRA Development**

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**SUMMARY STATEMENT:** Staff will present an overview of the selection process and selected developer for LRA development of 6051 West Alameda Avenue and 6203-6205 West Colfax Avenue to the LRA Board of Commissioners.

**BACKGROUND INFORMATION:** The selected developer's presentation for the LRA developments has been distributed to the Board of Commissioners and will be made available to the public at Lakewood.org.

**BUDGETARY IMPACTS:** There is no budget impact associated with this presentation as the session is used to provide information and updates to the RFQ and address questions.

**STAFF RECOMMENDATIONS:** Staff recommends the LRA Board of Commissioners review the presentation provided by the selected developer and provide any specific questions in advance, so thoughtful answers may be researched and responses provided to the whole of the Board.

**ALTERNATIVES:** The Chair and the Commissioners may delay or forgo this presentation and may propose changes to funding for any existing program or any lawful service authorized under State Urban Renewal Law, from projected revenues or reserve funds on hand.

**PUBLIC OUTREACH:** This item was promoted through the regular communication channels for items that come before the LRA Board of Commissioners.

**NEXT STEPS:** LRA staff will negotiate a Professional Services Agreement with the selected developer.

**ATTACHMENTS:** 1. LRA Presentation from Spire & Elevation

**REVIEWED BY:** Kathleen E. Hodgson, City Manager  
Benjamin B. Goldstein, Deputy City Manager  
Alison McKenney Brown, City Attorney



6051 W. Alameda Ave. and 6203-6205 W. Colfax Ave.

# OUR GOALS:

- Transform an underutilized site into an asset for the Downtown/Belmar Community Hub and for the 40 West ArtLine District
- Supply at least 48 new, high-quality units of affordable housing for seniors
- Market the property especially to Lakewood seniors
- De-rent burden at least 48 senior households, relieving financial stress, providing more disposable income and the opportunity for more fulfilling lives
- For seniors who are no longer suited to their single-family home (SFH), free up SFHs in Lakewood for young families, creating a healthier housing ecosystem overall
- Support Lakewood's Prop. 123 commitment to increase affordable housing units by 475 by December 31, 2026
- Deliver this project to Lakewood as quickly as possible





Top 50 Affordable  
Housing Developers of  
2024

- Exclusively focus on affordable, new construction
- Committed to building and owning meaningful communities for working families and seniors
- Our mission is to enhance the lives of our residents and enrich the communities we serve
- Team of 13
- 48 total projects
- Active in Ohio, Kentucky, West Virginia, Michigan, Indiana, Arizona, and New Mexico
- Have been meeting with CHFA officials for years and feel confident in ability to deliver





## City of Lakewood Experience:

- Routt Street Apartments, Lakewood, CO
- Fenton Street Townhomes, Lakewood, CO
- 1200 Lamar Street Apartments, Lakewood, CO
- 1999 Newland Court Townhomes, Lakewood, CO
- 1st Bank Headquarters, Lakewood, CO
- Easter Seals – Feasibility Study, Lakewood, CO
- Glennon Heights Pool and Bathhouse, Lakewood, CO
- City of Lakewood Maintenance Campus Master Plan, Lakewood, CO

# RESIDENCES AT COURTYARD CROSSING

INDEPENDENCE, KENTUCKY



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# AUSTIN COMMONS

MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO



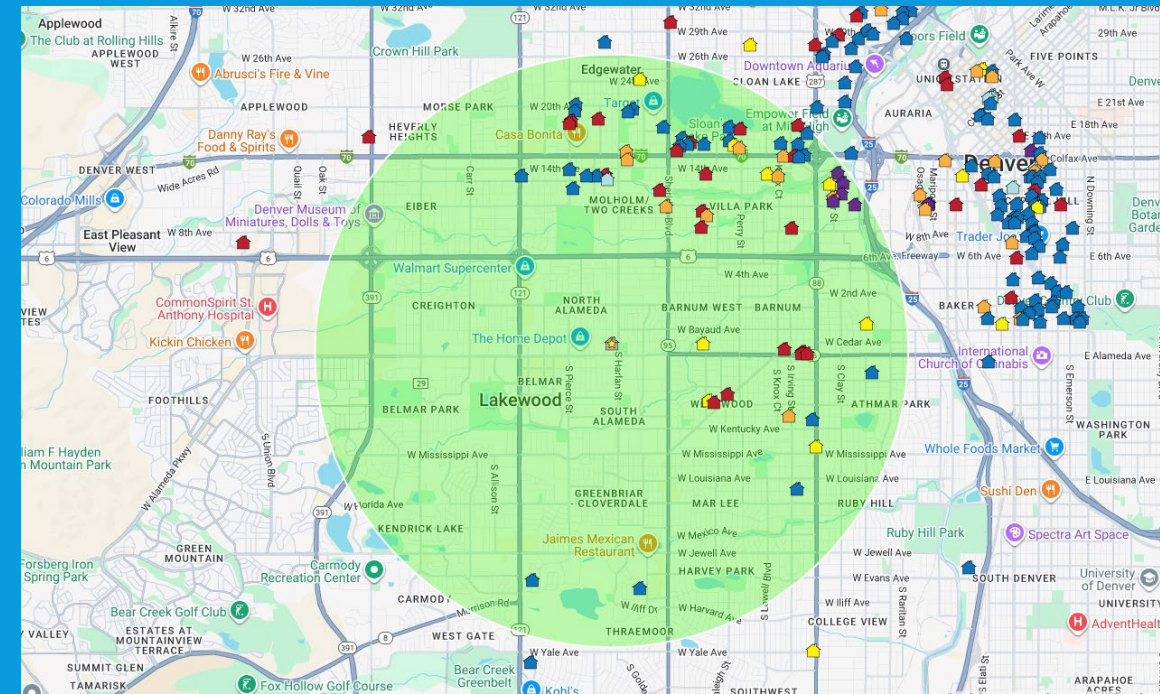
# AUSTIN COMMONS

MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO



# HOUSING TAX CREDITS FROM CHFA

- Age-restricted to seniors 55+
- Target approx. \$51,500 annual income for a one-person household
  - Head Start Lead Teacher
  - Librarian
  - Senior Auto Title Technician
  - Victim Services Counselor
  - Animal Control Officer
  - Maintenance Technician
  - Court Services Case Manager
- Criminal background check, credit check, landlord references, and income verification
- Approx. \$1,300 for a 1-BR and \$1,500 for a 2-BR
- Value of approx. 30% to 40% vs. comparable market-rate rent
- 40-year deed restriction



# AMENITIES AND DESIGN APPROACH

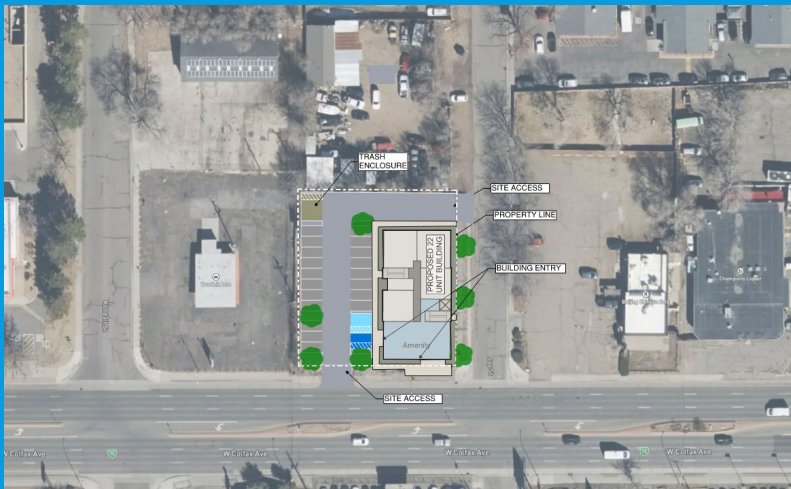
- Amenities:
  - Community Room with Kitchenette
  - Fitness Room with Equipment
  - Leasing Office
  - Resident Services Office
  - Other Social Spaces
  - Raised Community Garden Beds
  - Shelter/Gazebo with BBQ
- Design Approach – Fit within Zoning
  - Both Existing and Proposed
  - 30% Usable Open Space
  - Required Parking



# CONCEPT TESTING – 6051 W. ALAMEDA

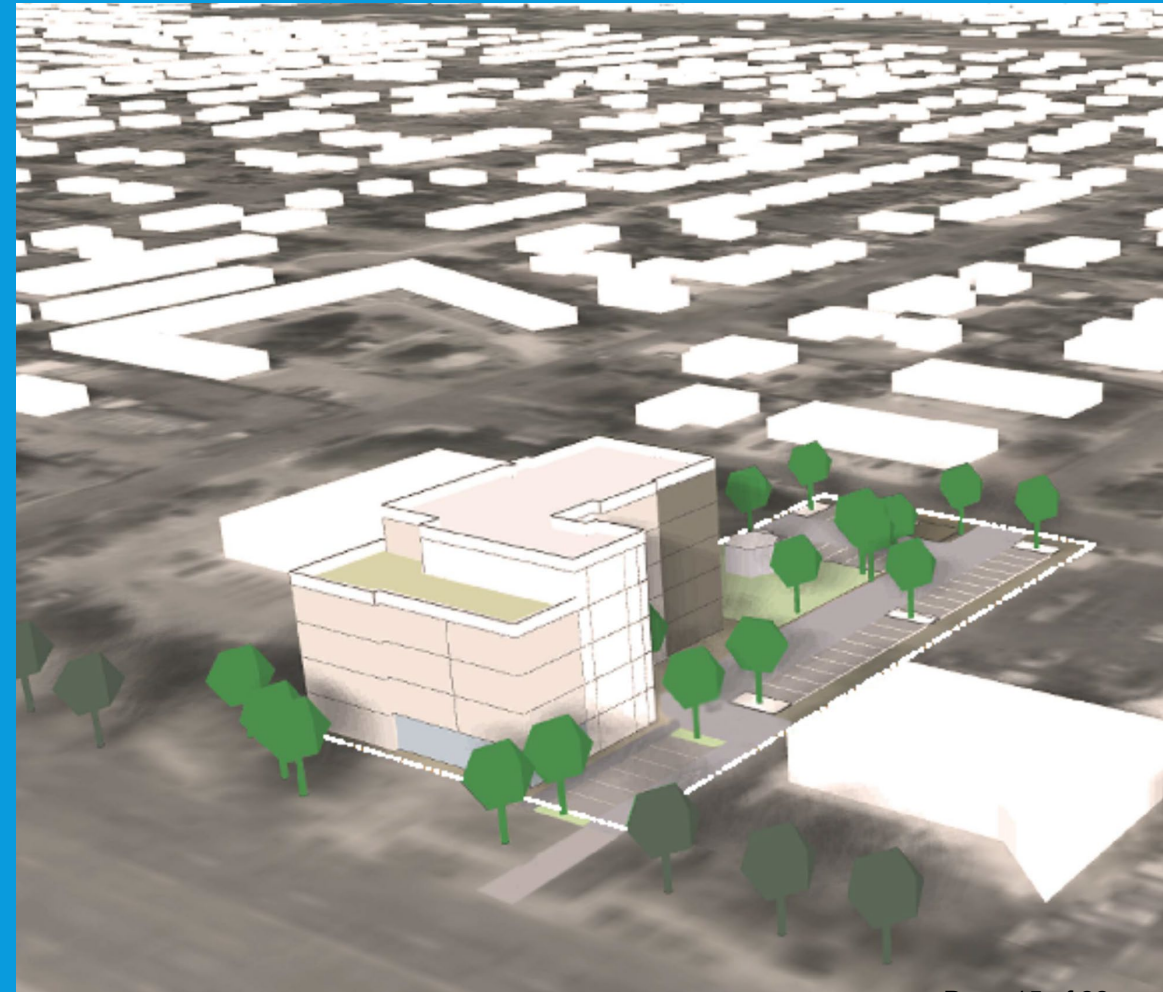
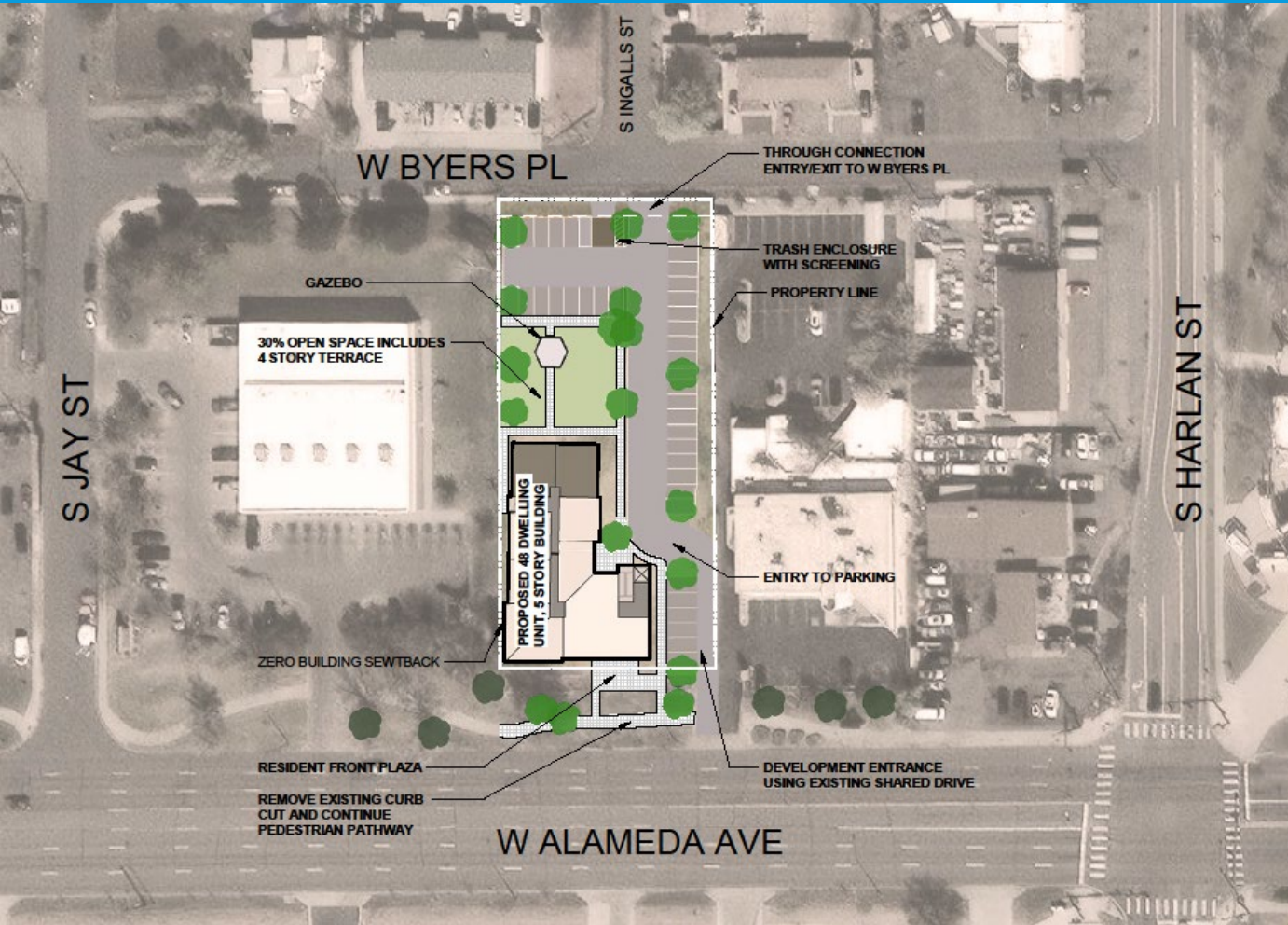


# CONCEPT TESTING – 6203-6205 W. COLFAX



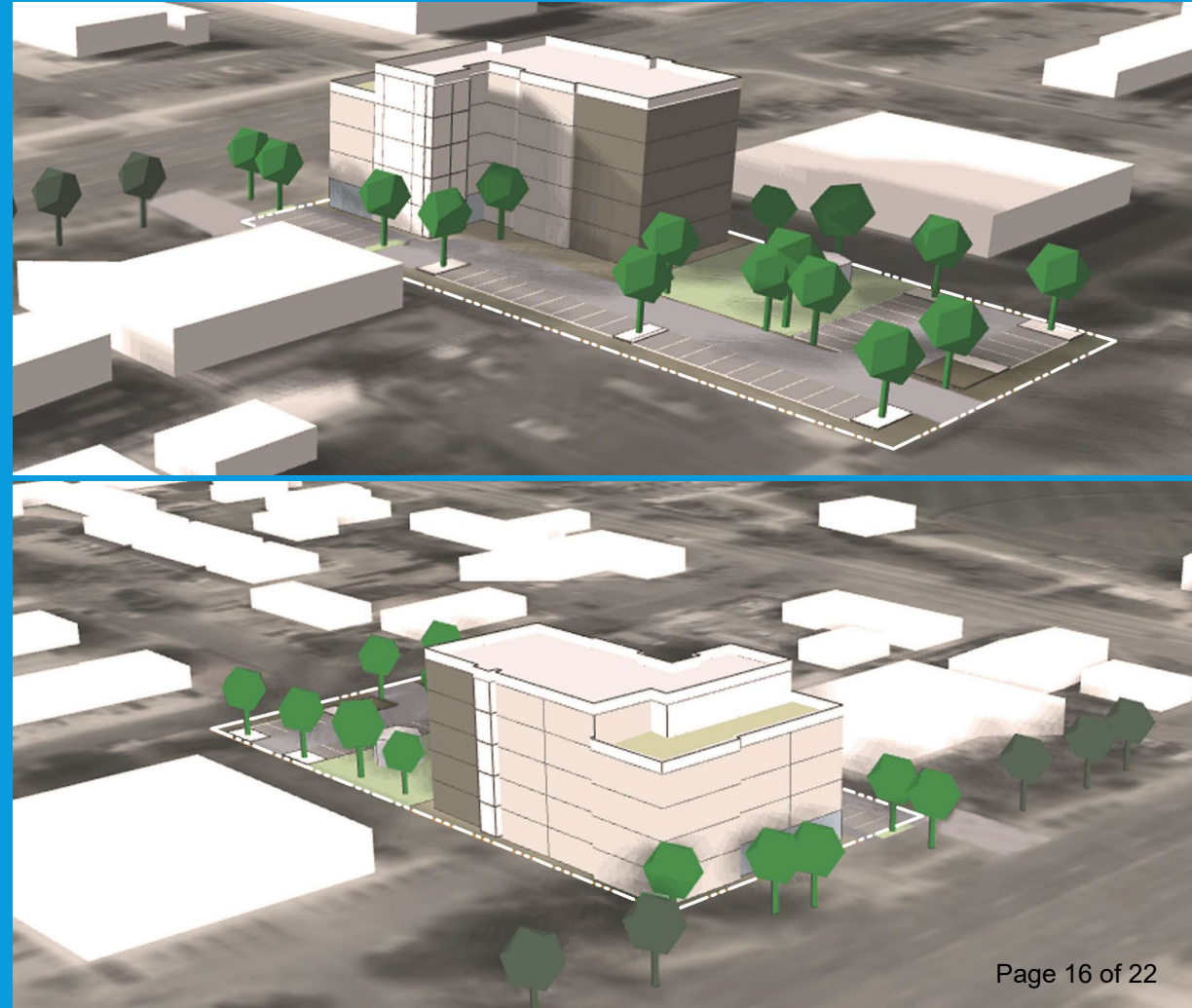
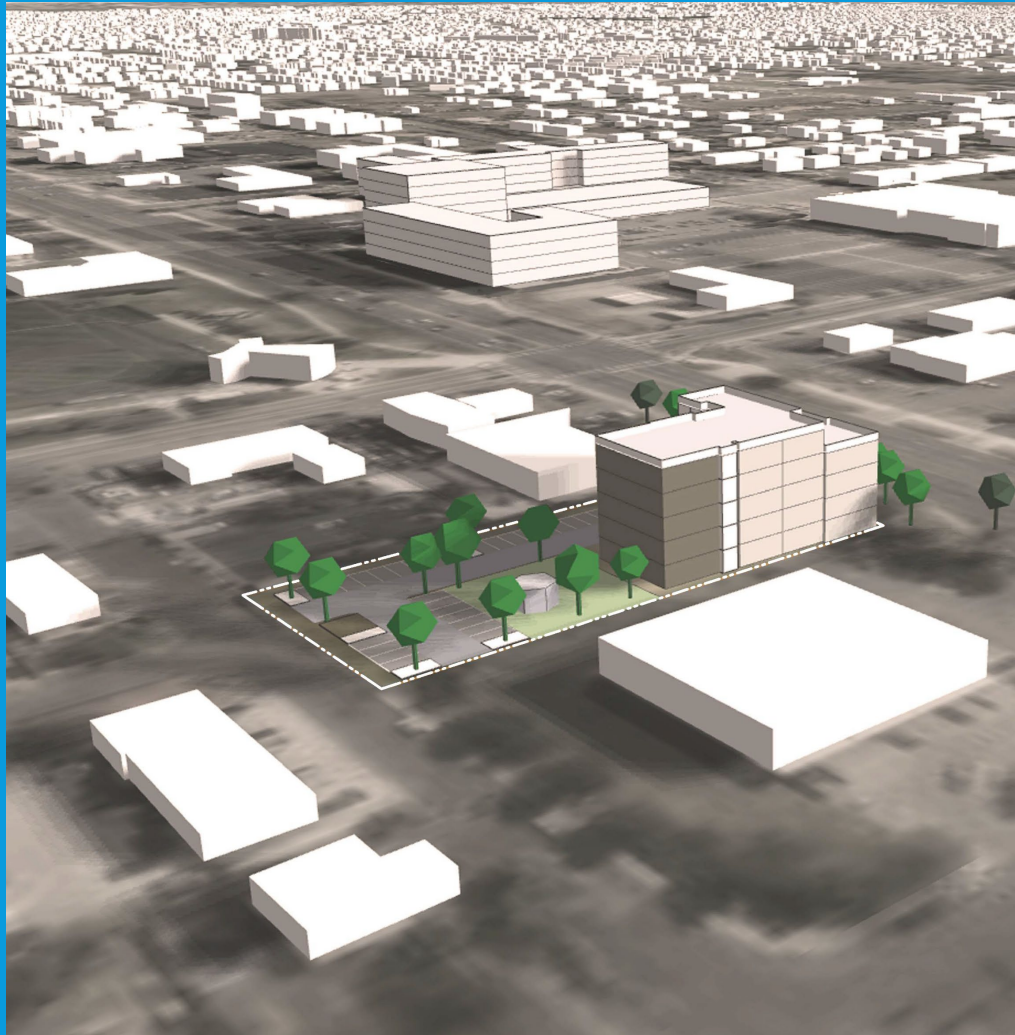
# PROPOSED SOLUTIONS

"ALAMEDA COMMONS" – 48 SENIOR UNITS



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# PROPOSED SOLUTIONS

COLFAX – 11 OR 12 FAMILY, 3-BEDROOM, WALK-UP UNITS



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COLFAX – 11 OR 12 FAMILY, 3-BEDROOM, WALK-UP UNITS



# SUSTAINABILITY APPROACH

- Encourage participation in Lakewood's Sustainable Neighborhoods Program: O'Kane Park
- Compliance with Lakewood ZC Chapter 13 Enhanced Development Menu and Construction Recycling Requirements
- Installed Level 2 EV chargers (per zoning) plus additional EV-ready parking spaces
- LEED certification or similar
- Net-Zero Energy Ready Home and/or Water Wise certification
- Post-construction Energy Use Intensity monitoring in ENERGY STAR Portfolio Manager



# LOCAL PARTNERS AND PROGRAMMING

- Local Partners
  - Architect
  - General Contractor
  - Property Manager
  - Resident Services
- Programming
  - Resident Services
  - Community Room and Shelter/Gazebo made available

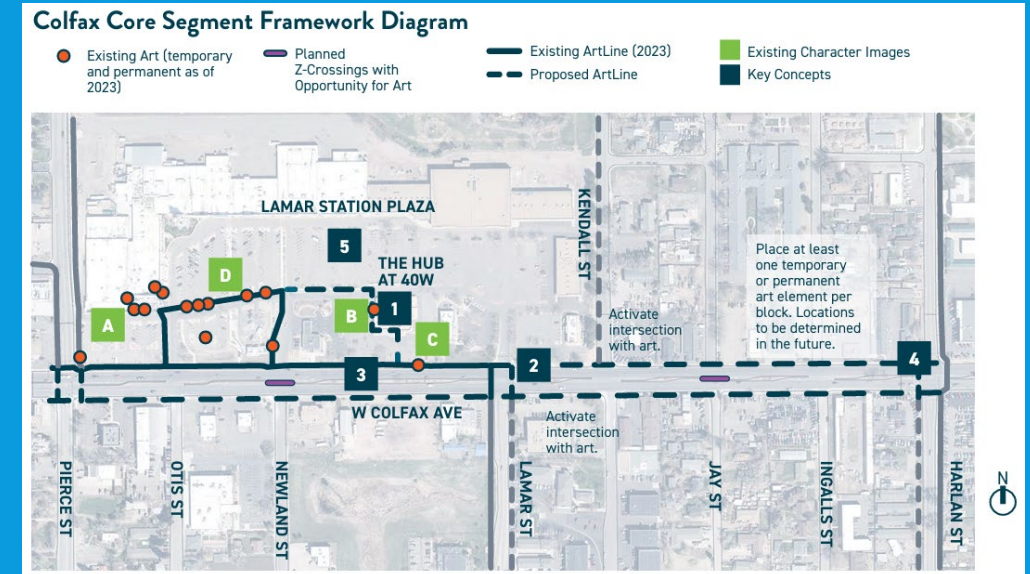


# ALIGNMENT WITH CITY OF LAKEWOOD PLANS



**Lakewood**  
Colorado

- Envision Lakewood 2040 → Downtown/Belmar Community Hub (Alameda)
  - Strategy 79: Invest in Underutilized Commercial Areas
  - Strategy 82: Mixed Use Activity Hubs Along Corridors
  - Strategy 138: Transit Oriented Communities and Community Oriented Transit
- West Colfax Vision 2040 Action Plan
  - Goal V-1: Create the desired mix of employment and housing by actively seeking to attract those who provide either or both.
- 40 West ArtLine District
  - See right
- Lakewood Strategic Housing Plan
  - Strategy 3, Action Item (a): Expand senior housing options
- Prop. 123 Commitment
  - 475 units by end of 2026



# QUESTIONS