

The Vista at Greyhound Park

COMMERCE CITY (ADAMS COUNTY)



Photo courtesy of Delwest Development Corp.

- **Close Date:** April 2025 (CHAI Debt & Equity)
- **CHAI Investment Amount:** \$4.75M
- **Type:** Rental
- **Project and Financing Team:**
Delwest, CHAI, Bellwether Enterprise, CHFA MIAP, Commerce City Housing Authority, CHFA Prop 123 Equity

The development of this rental townhome project expands an existing Master Planned Community with 120 units of workforce housing, all consisting of 4 bedrooms to serve large and multi-generational families in a predominately Latino community.

The community was built on the former location of a greyhound racetrack. The development is nearly completed as a mixed income community of renters and homeowners. Community amenities include parks, trails, a Boys & Girls Club, sports fields, a coffee shop, and walkability to grocery store and other retailers.

Commerce City is a high growth and increasingly expensive market with an acute shortage of quality housing for larger working families. 12 units of the project are set aside for families earning 30% AMI or less.

\$54.3M

Total Budget

30-90%

AMI

120

Units