



NWCOG

May 4, 2023

Margie Joy
*Community Relationship Manager,
Western Slope*



mission

We strengthen Colorado by
investing in affordable housing
and community development.

about chfa

CHFA was established in 1973 by the Colorado General Assembly.

*financing the places where
people live and work[®]*



CHFA is not a state agency and does not receive and direct appropriations.

Board of Directors: **11 Members**



CHFA received authority to use bond proceeds for economic development activities in 1982.



Approximately **\$32B** has been raised and invested in Colorado to date.

chfa's impact in communities



Homeownership

Single family (SF)
mortgage loans
Down payment assistance
Homebuyer education



Rental Housing

Multifamily (MF) finance
Housing Credits
Compliance



Business Lending

Small business lending
Capital-access programs



Community Partnerships

Regional community
engagement
Donations, grants,
and sponsorships
Technical assistance

CHFA Investments (2018-2023)

	Homeownership	Rental Housing	Business Lending
Eagle	\$45,314,963	\$23,600,00	\$1,278,653 199 jobs
Grand	\$23,656,976	\$1,350,000	\$489,624 45 jobs
Jackson	\$1,707,000		\$131,860 5 jobs
Pitkin	\$3,961,723	\$10,848,90	\$539,208 56 jobs
Routt	\$8,363,615	\$18,858,624	\$7,356,816 165 jobs
Summit	\$7,170,357	\$21,329,420	\$417,322 85 jobs



community partnerships

Regional community engagement
Donations, grants, and sponsorships
Technical assistance



Technical Assistance Platform

- Small-scale Housing Program (SHIP) –Jackson County
- Colorado Affordable Housing Developer’s Guide
- Housing Needs Assessments
- Grants, sponsorships, and donations offered to nonprofits
- Applications accepted year-round—easy process
- Resources from other partners

Recognizing the Middle-Income Earners

- CHFA created a financing product to support affordable housing developments that serve tenants earning above 60% AMI (aka the Missing Middle)
- The product targets middle income “workforce housing” developments:
 - In metro areas where the median market rate rent is affordable to 80%+ AMI (mostly the Front Range)
 - In rural areas, particularly rural resort counties, and adjacent counties
- Essentially, the product helps fill the gap that would otherwise be filled by tax credit equity or other traditional federal funds (CDBG, HOME, PAB)

middle-income housing



622
Units
Supported

5
Developments
Supported

60%-120% AMI served

64%
Middle School Teacher:
Entry Level

92%
Librarian

78%
Automotive Mechanic

105%
Radiology Technician

87%
Police Officer:
Entry Level

120%
Registered Nurse:
Entry Level

Wintergreen Apartments, Keystone



middle-income housing

Denver County

Elevate at Pena Station,
Denver

- 218 units
- 55 @ 80% AMI
- 163 @ 100% AMI

Summit County

Wintergreen,
Keystone

- 156 units
- 156 @ 100% AMI

Routt County

Sunlight Crossing,
Steamboat Springs

- 90 units
- 45 @ 80% AMI
- 23 @ 120% AMI

Eagle County

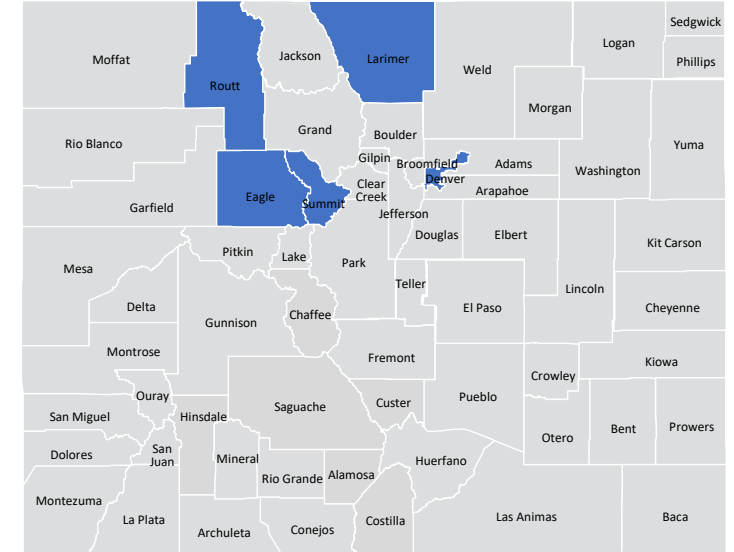
Spring Creek,
Gypsum

- 132 units
- 66 @ 80% AMI
- 66 @ 120% AMI

Larimer County

Peak View,
Estes Park

- 26 units
- 5 @ 80% AMI
- 21 @ 120% AMI



business finance programs

Using a variety of resources, CHFA's Community Development team partners with lenders and economic developers to provide you with the financing you need for future growth.



- Colorado Credit Reserve (CCR)
- Cash Collateral Support (CCS)
- Historic Revolving Loan Fund
- New Markets Tax Credits (NMTC)
- Manufacturing Bond
- Brownfields Revolving Loan Fund
- Colorado Fresh Food Financing Fund
- Direct Loans
- CLIMBER Loan Fund
- Single Family Construction (New)

Farmers Fresh, CO4F business finance customer, Ignacio

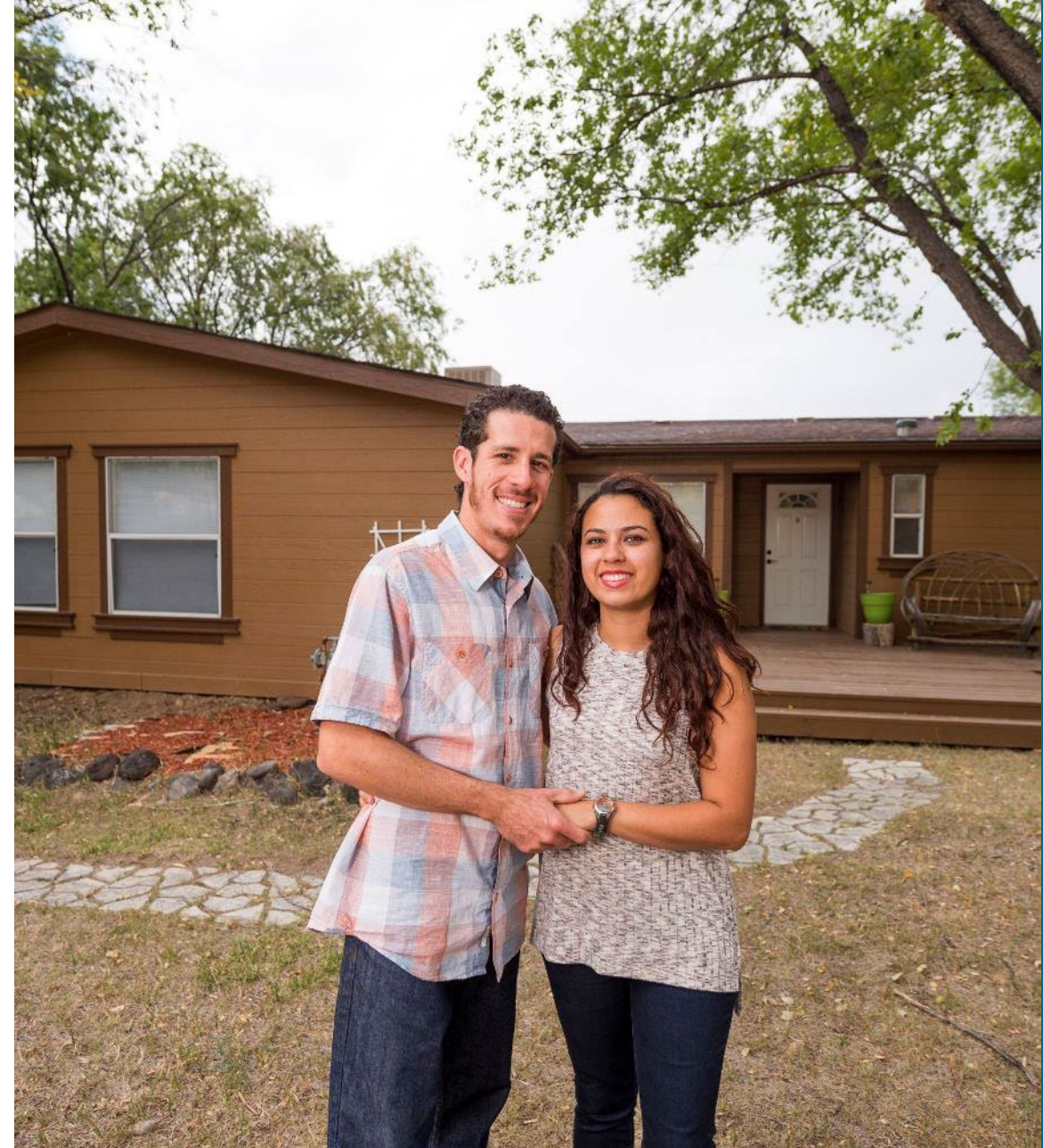


Homeownership

Education

Lender Network

Down Payment Assistance





thank you!

 800.297.chfa (2432) | direct



Margie Joy

Community Relationship Manager, Western Slope

 800.297.chfa (2432) | direct 970.812.1150

 mjoy@chfainfo.com

