



community investment and partnerships

Jerilynn Francis, *Director, Marketing
and Community Relations*





about chfa

CHFA was established in 1973 by the Colorado General Assembly.



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 **\$25B** has been raised and invested in Colorado to date.

financing the places where people live and work®

chfa's impact in communities



Homeownership

Single family (SF)
mortgage loans

Down payment assistance

Homebuyer education



Rental Housing

Multifamily (MF) finance

Housing Credits



Business Lending

Small business lending

Capital-access programs

chfa's work since 1973

\$21.5B

in home finance production with
132,043 customers served with
homeownership programs

\$2.7B

in multifamily loan production, with
970 developments consisting
of **73,769 units** created or preserved

71,525

affordable rental housing units
supported by housing credits,
totaling \$562.1M

\$1.4B

invested in business lending
serving **7,200 businesses** and
directly supporting **77,745 jobs**





community
partnerships

Regional
Community
Engagement

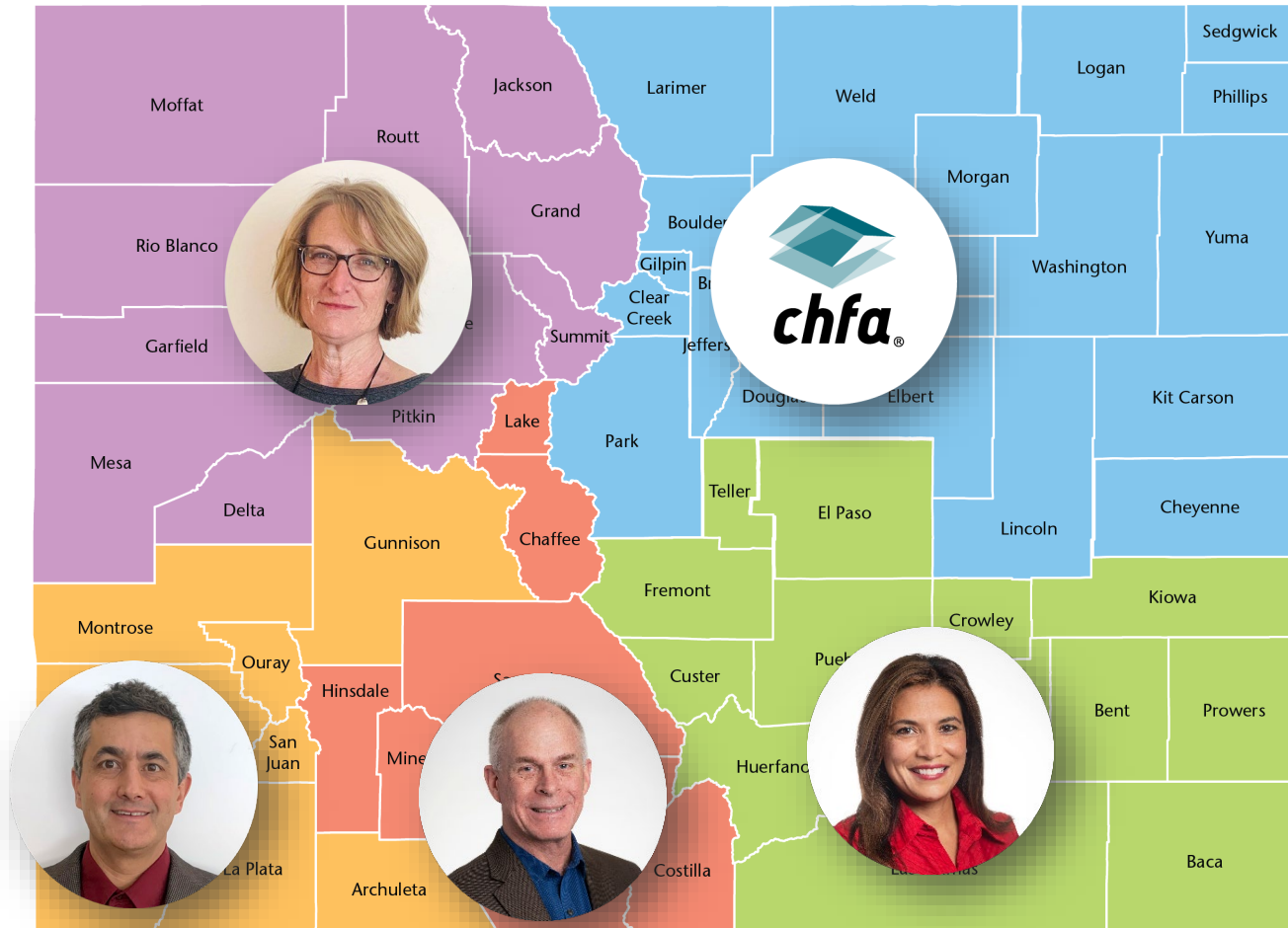
Sponsorships,
Donations,
and Grants

Technical
Assistance

in the community

regions

purple	Western Slope
yellow	Southwest
red	South Central
green	Southern
blue	Northern and Denver Metro





technical assistance

How to get
from A to B?



Nontraditional



Unique and
Greater
Needs



Small-scale
and Middle
Income



technical assistance continuum



Developer's
Guide



Trainings
Webinars



Technical
Assistance
Provider



Technical
Assistance
Grants

colorado affordable housing developer's guide



colorado affordable housing Developer's Guide

Date Placeholder 2021



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colorado housing and finance

Colorado Affordable Housing Developer's Guide



about this guide About CHFA

CHFA strengthens Colorado by investing in affordable housing and community development. We offer financial resources to strengthen homeownership, affordable rental housing, and businesses.

Our participating lenders and community partners help us deploy our resources statewide. Together with our partners, CHFA has invested more than \$25 billion in Colorado's economy.

These resources help:

- Colorado homebuyers achieve homeownership;
- Households attend homebuyer education classes held statewide;
- Affordable rental housing units be developed or preserved; and
- Businesses access capital to support jobs.

CHFA's work revitalizes neighborhoods and creates jobs. We believe everyone in Colorado should have the opportunity for housing stability and economic prosperity.

Purpose and Audience for this Guide

- a. Purpose: Intended as a Comprehensive guide to affordable housing development in Colorado, using a combination of:
- i. Chapters covering key processes and issues in affordable housing development
 - ii. Practical tools and links to resources to help users adapt the content to their work
 - iii. Case studies that illustrate key concepts and
 - iv. Focus is on affordable rental housing development but much of the information could be applied to for-sale developments as well.

b. Audience: Who should use this guide?

Existing Developers

Seeking tools and resources for different stages of the development process or who are interested in exploring a new development model or scale

Aspiring Developers

Seeking to explore the feasibility of housing development for their organization

Developers From Other States
Interested in Colorado

Seeking to understand the differences between developing affordable housing in Colorado and other locations they are familiar working in.

Public Officials and Other
Community Stakeholders

Seeking to understand the housing development process so that they can better support it.

Staff at Housing-Focused
Organizations

Seeking to learn more about aspects of development they may be less familiar with

c. Why did CHFA create this guide?

- i. In working with local partners in markets across Colorado, CHFA recognized the wide range of starting points across developers in the state.
- ii. Wanted to create a guide to serve as a reference for those wishing to take on new kinds of projects and/or better understand the development process with the ultimate goal of advancing affordable housing goals in the state.
- iii. CHFA plans to tie this guide to other resources, technical assistance and capacity building already being undertaken or planned for the future

5 • Affordable Housing Development Overview

colorado housing and finance authority





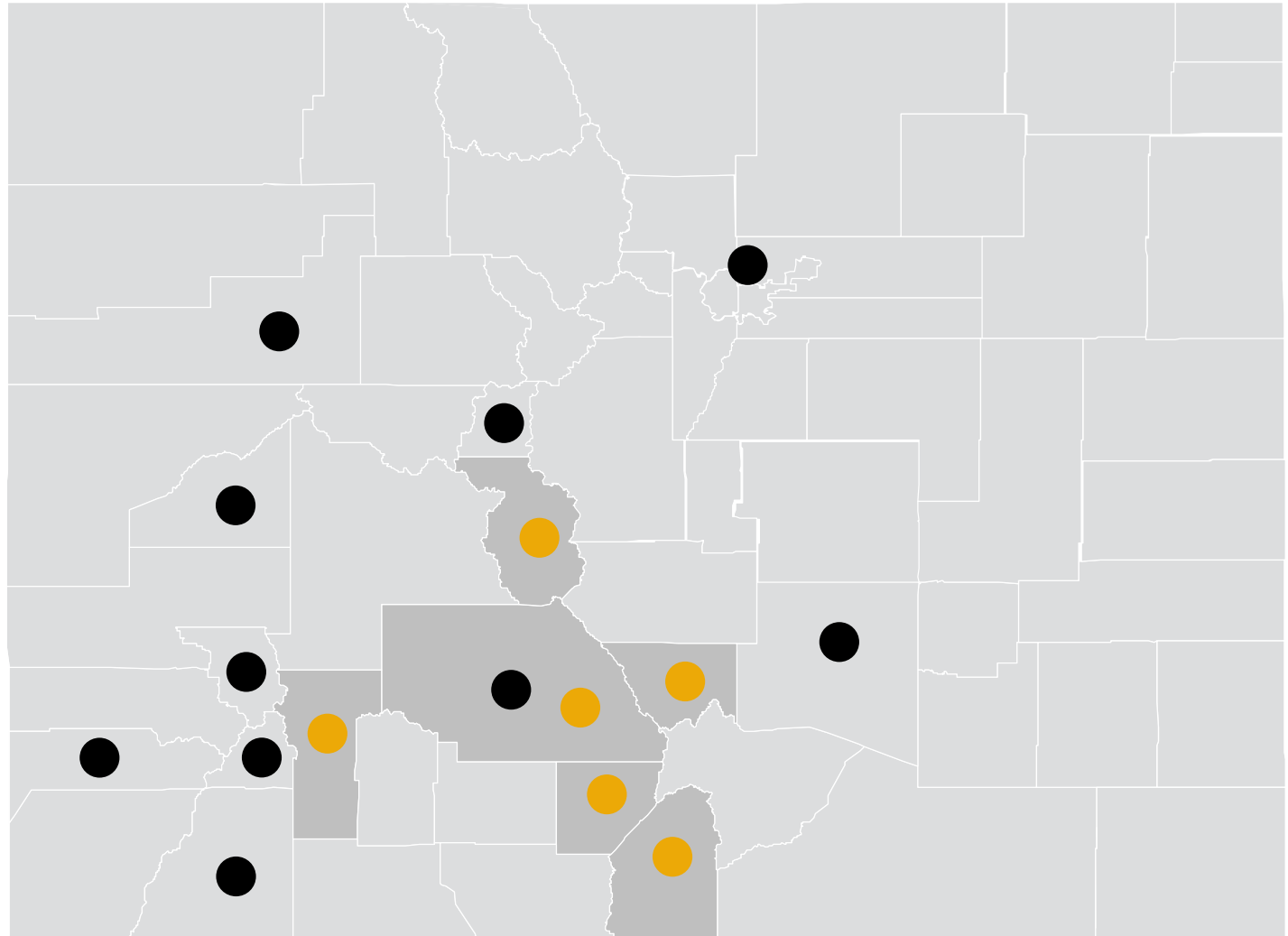
technical assistance

Small-scale Housing Innovation Project (SHIP)

- 30 units or less
- For sale or for rent
- New construction, acquisition/rehab, or preservation
- Grants for direct expenses available

- Round One Projects
- Round Two Applications

2021 technical assistance rounds



six developments

Town of San Luis

Lupine Luna

- Renovation/Rehab
- First floor commercial space
- 6-10 housing units

Custer County

Leverage land bank opportunity

- 12 available lots

Town of Moffat

Moffat Schools

- 6 rental housing units
- Serving households up to 120% AMI

Hinsdale County

New construction on developable land owned by U.S. Forest Service

- 8 +/- rental housing units
- Future phasing of additional units

Alamosa County

La Puente. Concept Plan including: site selection, concept design, financial feasibility/modeling, action plan

- 15-25 units
- Rental/New Construction



Chaffee County

New construction

- 17 units of rental housing
- Studio to 5-bedroom
- Serving households up to 200% AMI



corporate giving

corporate giving teams

Equity Focus

Diversity and Inclusion

Regional Focus

Western Slope
Southern Colorado



Core Mission Focus

Homeownership
Affordable Rental Housing
Economic Development

Aligned Areas of Focus

Education
Energy
Mobility
Transportation

corporate giving investment

\$1,167,740 as of 09.21.2021
\$80,000 COVID-19 Support
Total **\$1,661,146**

5% Shared Impact

CHFA Days of Service

\$0 Invested

\$70,557 2021 Target

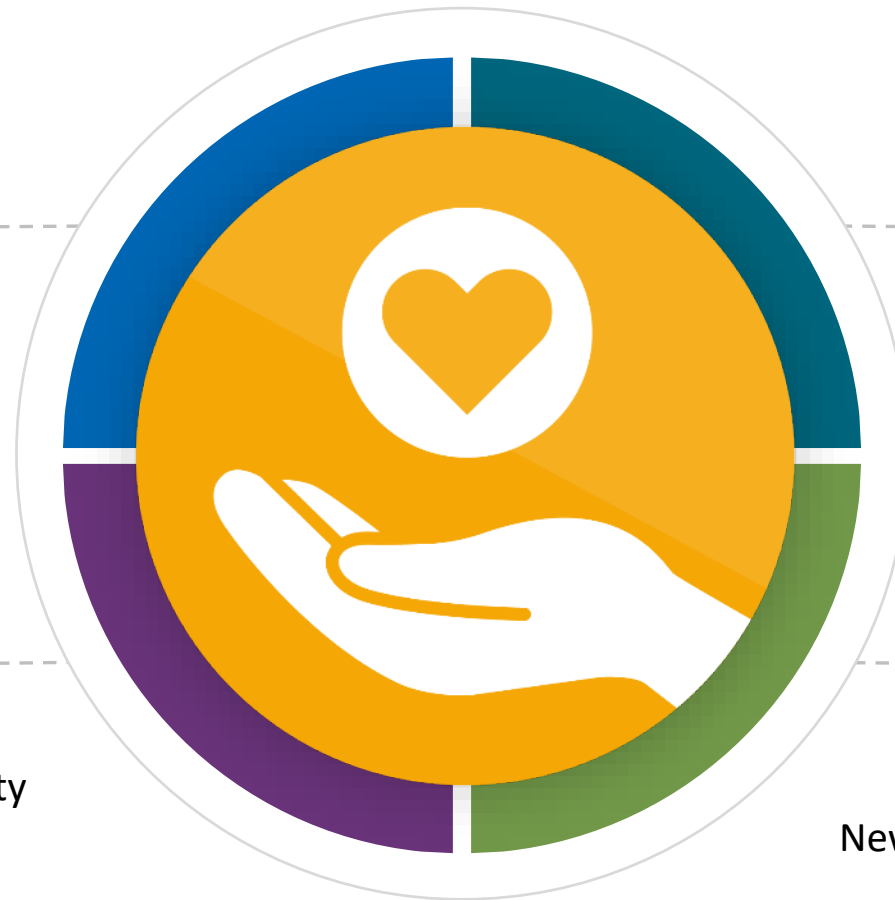
20% Strategic Giving

Strategic projects such as community engagement and EDGI

\$25,000 Invested

\$0 COVID-19 Support

\$282,229 2021 Target



40% Sponsorships

Sponsorships and donations

\$754,240 Invested

\$80,000 COVID-19 Support

\$564,459 2021 Target

35% Impact Investing

Direct Effect, Golf Tournament, New Innovation Awards, Like It Forward

\$388,500 Invested

\$733,901 2021 Target

As of September 21, 2021

direct effect awards

Grants up to \$50,000

Operations or programmatic investment

1 year reporting requirement

112

Round One
Applications

78

Round One
Awardees

\$909,650

Round One
Total Invested



Round Two Application Deadline
September 30



thank you!

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