



financing the places where
people live and work

Highlight of Proposed Changes to 2019 QAP

1. Income Averaging Implementation

- a. All applications in 2019 will be eligible to elect the Income Averaging option:
 - i. Low Income Housing Tax Credit (LIHTC) Units may be designated as low as 20% AMI and as high as 80% AMI as long as the average AMI for the project does not exceed 60% AMI.
 - ii. CHFA's draft Income Averaging policy and answers to frequently asked questions are on CHFA's website at www.chfainfo.com.

~~2. Developer Fees~~

- ~~— CHFA is considering changing the calculation of developer fees from a percentage of eligible costs for the project to a per unit calculation with a higher fee per unit for projects with 50 units or less. NOT IMPLEMENTING FOR 2019~~

~~3.2. New Developers~~

- ~~— For developers that are developing their first LIHTC project in Colorado, CHFA will require that the first project be placed in service before the developer may submit another LIHTC application. NOT IMPLEMENTING~~

~~4.3. Extended Use Period and Qualified Contract requests~~

- a. Currently, CHFA allows owners to reserve the right to pursue the "Qualified Contract Process" which is a means of pursuing early termination of the Land Use Restriction Agreement (LURA) after the first 20 years for 4% credit projects and 4%/State credit projects.



Tax Credit Advisory Group Meeting

Beginning in 2019, CHFA will no longer allow owners to reserve this right. In other words, there will no longer be an option for early termination of the LURA.

5.4. Requests for 9% Credit Set-Asides

- a. CHFA will no longer consider requests for set-asides of 9% credit.

6.5. Dates for Competitive Rounds

- a. In 2019, the dates for the competitive rounds will be:
 - Round One – 4%/State Credit Applications
 - Letter of Intent Due: January 2, 2019
 - Application Due: February 1, 2019
 - Round Two – 9% Credit Applications
 - Letter of Intent Due: May 1, 2019
 - Application Due: June 3, 2019
- b. In 2020, the dates for the competitive rounds will be:
 - Round One – 9% Credit Applications
 - Letter of Intent Due: December 2, 2019
 - Application Due: February 3, 2010
 - Round Two – 4%/State Credit Applications
 - Letter of Intent Due: June 1, 2020
 - Application Due: August 3, 2020