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small-scale housing technical assistance

Program and Grant Guidelines

Program Overview

The program helps catalyze small-scale affordable housing developments by providing access to an affordable housing consultant and pre-development grant assistance.

Potential small-scale projects, of 25 units or less, may apply for affordable housing planning and development technical assistance (TA) services and pre-development grants to further their work.

Eligible Applicants

- For-profit, nonprofit, local government, or community-led collaboratives with limited capacity
- Project sponsor must be registered with the Colorado Secretary of State
- Work must be in alignment with CHFA's vision that everyone in Colorado should have the opportunity for housing stability and economic prosperity

Eligible Projects

- For-rent or for-sale housing of 25 units or less
- New construction, acquisition/rehab, or preservation
- Meets defined community affordable housing need
- At least 75% of units must serve households earning at or below 120% AMI. Also, 20% of total units must serve households earning at or below 80% AMI.
- Priority given to:
  - Rural projects, or projects serving neuro-inclusive populations
  - Projects serving residents earning 80% Area Median Income (AMI) and below
  - Developments with capacity to leverage resources from other public, nonprofit, foundation, or community partners

Eligible Pre-development Activities

Community engagement; market studies; site identification and site feasibility; soils study; environmental site assessment; project visioning and conceptualization; financial modeling; real estate planning; architecture and design; construction cost estimating; energy efficiency and performance modeling

How to Apply

Interested project sponsors should complete a pre-application to evaluate readiness to proceed. Areas for review will include:

- Project vision and description
- Sponsor capacity to leverage resources, including:
  - Dedicated staff member(s) to support the project
  - Financial and community support

Select applicants will be scheduled for a one-hour concept meeting with CHFA and TA provider representatives to evaluate program eligibility and the scope of consulting support necessary to advance the project's success.

Developments awarded technical assistance may also receive a reservation of grant funds to support non-TA work or expenses necessary to complete the scope of work. Awards may not exceed $20,000 per development, with an average grant award of $7,500.

Ineligible Pre-development Activities

- Any direct or indirect work or expenses associated with a site/parcel rezoning application, including community engagement or outreach
- Application fees for land use or development approval including, but not limited to, site development plan, building permit, etc.
- Activities not intended to provide long-term housing affordability
- Direct or indirect compensation or reimbursement to the project sponsor for services rendered or work product
- Political activities including, but not limited to, state, local, or federal lobbying, candidate, or issue campaign activities or contributions

EQUAL HOUSING OPPORTUNITY

With respect to its programs, services, activities, and employment practices, Colorado Housing and Finance Authority prohibits unlawful discrimination against applicants or employees on the basis of age 40 years and over, race, sex, sexual orientation, gender identity, gender expression, color, religion, national origin, disability, military status, genetic information, marital status or any other status protected by applicable federal, state or local law.