District 1
Representative Diana DeGette

economic profile







2026

chfa®

customer highlights in district 1

Nyiesha and Donald, Denver



Nyiesha and Donald own a home in Denver, where they live with their six children. When they set out to become homeowners to achieve a greater sense of stability for their family, a home loan from CHFA helped their longtime goals become reality.

"CHFA was very helpful in us achieving our homeownership," Nyiesha explained. "They definitely made the process of homeownership attainable. You know, being here where we are, it almost felt like it was something that was out of reach. With the programs that CHFA offers, it definitely made it possible for us as a family."

Pancratia Hall Lofts, Denver



Developed by Proximity Green and Hartman Ely Investments, Pancratia Hall Lofts involved the conversion of a historic vacant school and dormitory building at the former Loretto Heights college campus in Denver into 74 units of affordable rental housing for families with incomes between 30 percent and 80 percent of the Area Median Income (AMI). Several historic elements of the building were preserved.

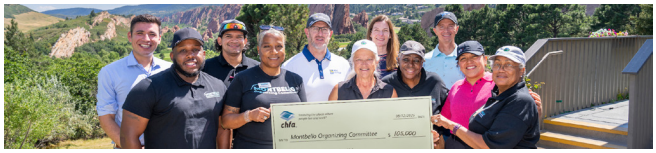
CHFA supported Pancratia Hall Lofts with $755,348 in federal 4 percent Low Income Housing Tax Credits (LIHTC) in 2019 and $12.6M in Private Activity Bonds (PAB). CHFA also supported the development with a $7.8M permanent loan as well as a $600,000 loan and a $150,000 grant through the Capital Magnet Fund (CMF) program.

Crane's Landing, Denver



In 2024, CHFA provided an allocation of $13M in New Markets Tax Credits (NMTCs) to Denver Indian Health and Family Services for the Crane's Landing development in Denver. Crane's Landing will offer 190 affordable apartments, and the NMTCs helped support an onsite community health care facility designed to expand access to medical services. The facility will serve an estimated 4,188 unique patients annually and will create and retain permanent jobs while delivering culturally responsive health care services to American Indian and Alaska Native individuals and families across the metro area. Crane's Landing is scheduled to be completed later this year.

Montbello Organizing Committee, Denver



CHFA has invested $140,000 since 2021 to support Montbello Organizing Committee (MOC). Based in Denver's Montbello neighborhood, MOC is a community organization dedicated to energizing and supporting Montbello stakeholders and resident leaders in their efforts to proactively and responsibly tackle the critical issues impacting their quality of life. MOC identifies and addresses many challenges the community faces, including lack of affordable housing. Montbello Organizing Committee was the beneficiary of CHFA's annual golf tournament in 2025, which raised $105,000 to support the organization.

"The Montbello neighborhood is a strong and vibrant community with many challenges," said Donna Garnett, chief executive officer of MOC. "CHFA has been a champion for our work for many years, supporting our affordable housing and economic development endeavors, and now providing much-needed support."

historic investment
1974 to 2025

homeownership

Households served	18,010
Dollars invested in first mortgage loans	$3.3 billion
Dollars invested in down payment assistance	$91.5 million
Statewide households served with homebuyer education	214,518
Statewide homebuyer education investment	$7.5 million

rental housing*

Developments in portfolio	297
Affordable units in portfolio	25,078
Dollars invested	$1.7 billion
Federal Housing Tax Credit units supported	23,393
Federal Housing Tax Credit allocated	$189.5 million
State Housing Tax Credit units supported	4,842
State Housing Tax Credit allocated	$46.4 million

business lending*

Businesses served	1,403
Dollars invested	$464.4 million

community partnerships

Organizations served (2025)	189
Dollars invested (2025)	$4.8 million

economic impact

	Total Investment	Jobs Supported	Fiscal Impact
Homeownership	$3.4 billion	21,182	$4.7 billion
Rental housing**	$4.6 billion	43,216	$7.6 billion
Business lending	$464.4 million	4,113	$752.3 million

*Any and all data relating to or which incorporates business finance and multifamily production prior to 2011 is from estimates.
**Total investment equals rental development costs leveraged by tax credits and loans.

what is chfa?

Colorado Housing and Finance Authority's (CHFA's) mission is to strengthen Colorado by investing in affordable housing and community development. CHFA invests in loans, down payment assistance, and homebuyer education to support responsible homeownership. We provide loans and tax credits to developers of affordable rental housing, so all Coloradans may have access to a place to call home; and we help business owners access capital to help them grow and support jobs. CHFA strengthens local capacity through nonprofit and community partnerships providing technical assistance, grants, sponsorships, and donations.

CHFA's programs and services are informed by statewide community engagement. CHFA is self-funded. We are not a state agency. CHFA's operating revenues come from loan and investment income, program administration fees, loan servicing, and gains on sales of loans. CHFA receives no direct tax appropriations, and its net revenues are reinvested in its programs and used to support bond ratings. This document was designed and printed in house without the use of state general fund dollars.

CHFA's work revitalizes neighborhoods and creates jobs. We are proud to invest in Colorado's success. Visit chfainfo.com for more information.

Economic impact assessments made by CHFA using IMPLAN. Visit implan.com for more information. All data accessed February 2025.

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