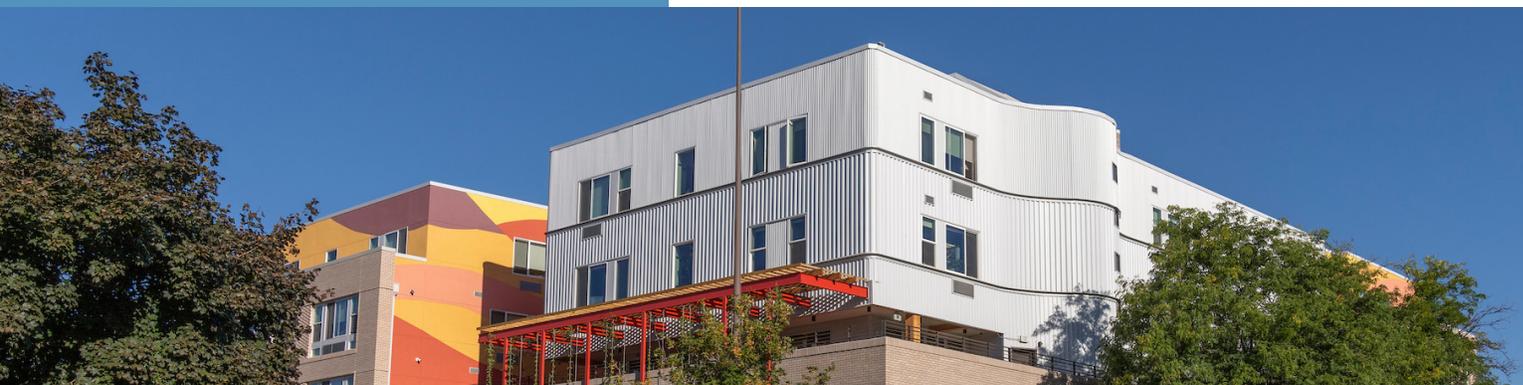


2025

housing tax credit



Round One

\$19.2M

Federal 9 Percent Housing Tax Credits Awarded

\$7.8M

State Housing Tax Credits Awarded

\$521,300

Transit-oriented Communities (TOC)
Credit Awarded

12 developments supported
(635 units)

Round Two

\$16.6M

Federal 4 Percent Housing Tax Credit Awarded

\$14.9M

State Housing Tax Credits Awarded

\$726,500

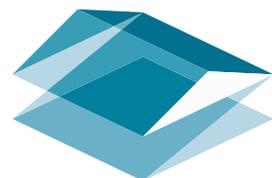
Transit-oriented Communities (TOC)
Credit Awarded

9 developments supported
(840 units)

Competitive federal 9 percent and state Housing Tax Credits are awarded in accordance with CHFA's Qualified Allocation Plan (QAP) guiding principles and priorities.

*Does not include noncompetitive awards.

QAP guiding
principles
and priorities
scorecard



chfa®

introduction

CHFA believes it is important to consider how projects supported by Housing Tax Credits advance Colorado's unique housing needs and provide economic mobility for residents and their communities, so that everyone in Colorado has the opportunity for housing stability and economic prosperity.

The following demonstrates how developments awarded Housing Tax Credits in the two 2025 competitive rounds align with the guiding principles and priorities of CHFA's Qualified Allocation Plan (QAP).



2025 round one and round two supported developments

The following list details all competitive projects awarded either state and/or federal Housing Tax Credits in 2025.

Project Name	City	County	Total Units
State and Federal 9 Percent Credit			
101 Main	Frisco	Summit	52
Arapahoe PSH*	Aurora	Arapahoe	60
Blossom Commons*	Westminster	Jefferson	50
Ford Apartments*	Denver	Denver	60
Ives II*	Wheat Ridge	Jefferson	54
Kite Route Crossing	Superior	Boulder	50
Marq	Trinidad	Las Animas	40
Park Avenue Apartments*	Denver	Denver	60
Ravenfield	Brighton	Adams	46
Switchgrass Crossing*	Fort Collins	Larimer	45
Tapestry LIHTC*	Denver	Denver	72
Tierra Azul	Alamosa	Alamosa	46

State and Federal 4 Percent Credit

1001 Lincoln Street*	Denver	Denver	118
1139 Delaware Street	Denver	Denver	80
Atwood Commons	Longmont	Boulder	72
Central Park Station Phase I*	Denver	Denver	156
Cole Train*	Denver	Denver	63
Crossbar Commons*	Aurora	Adams	104
Sugar Commons	Sterling	Logan	54
University Buildings Lofts*	Denver	Denver	120
Village on Eastbrook	Fort Collins	Larimer	73

*Awarded TOC credit

•Awarded federal 4 percent and noncompetitive state credit

To learn more, descriptions of each development can be found on CHFA's website at chfainfo.com/rental-housing/housing-credit/awards.



To give preference to projects serving the lowest-income tenants for the longest time

- 21 developments awarded
- 1,475 total units
- 746 units with affordability of 50% AMI or less, including 318 units with affordability of 30% AMI or less
- All developments provide affordability for 40 years



To give preference to projects in a Qualified Census Tract (QCT), which contributes to a Concerted Community Revitalization Plan

- 3 developments meet this federal code-required criterion



To provide for distribution of Housing Tax Credits across the state, including larger urban areas, smaller cities and towns, rural, and tribal areas

- 13 developments are in the Denver Metro Area (Aurora, Brighton, Denver, Westminster, and Wheat Ridge)
- 4 developments are in the Front Range, including Fort Collins, Longmont, and Superior
- 4 developments are in Alamosa, Frisco, Sterling, and Trinidad



To provide opportunities to a variety of qualified sponsors, both for-profit and nonprofit

- 16 awards were to for-profit sponsors
- 5 awards were to nonprofit sponsors
- 2 awards were to a partnership between a for-profit and nonprofit sponsor
- 3 awards were to housing authorities



To distribute Housing Tax Credits to assist a diversity of populations in need of affordable housing, including households with children, seniors, Persons experiencing Homelessness, and Special Populations in need of Supportive Housing that promotes opportunities for economic mobility and meet needs in the community

- 3 developments will provide Supportive Housing (SH) for Persons experiencing Homelessness
- 14 developments will serve families, including 147 units with 3 bedrooms and 10 units with 4 bedrooms
- 4 developments will serve older adults
- 2 developments will include an Early Childhood Education (ECE) Center



To provide opportunities for affordable housing within a half-mile walk distance of public transportation with easy access to job centers that maximize the housing density

- 17 developments are in proximity to public transportation, including:
 - 11 family developments
 - 3 Supportive Housing developments
 - 3 older adult developments
- 1 development will provide transit passes to residents



To support maximum allowable density when feasible based on demonstrated market demand and available funding sources

- All developments were analyzed for maximum allowable density by three metrics:
 - 5 maximize density by site limits (zoning)
 - 13 maximize density by economic limit (available funding sources)
 - 3 maximize density by site limits and economic limit



To support affordable housing that is constructed and certified to advanced energy performance standards and/or constructed to be Electrification-ready for future conversion to All-electric

- 4 developments will be constructed and certified to the advanced energy performance standard of the Department of Energy’s (DOE) Efficient New Homes Program
- 13 developments will be constructed as All Electric
- 7 developments will be constructed as All Electric-Ready
- 7 developments will include a photovoltaic system



To support new construction of affordable rental housing projects as well as preservation of existing affordable housing projects, particularly those with an urgent and/or critical need for rehabilitation or at risk of converting to market-rate housing

- 19 developments will be construction of new affordable housing
- 1 development will use the infrastructure of an existing parking garage for construction of new affordable housing
- 1 development will adaptively convert a commercial building to new affordable housing



To reserve only the amount of Housing Tax Credit deemed necessary for the financial feasibility of a project and its viability as a qualified low-income housing project throughout the Housing Tax Credit period

- All 21 developments met the criteria for approval and were awarded the lowest amount of Housing Tax Credits necessary as calculated by the QAP’s three methods, resulting in the creation or preservation of 1,475 affordable units.



To reserve Housing Tax Credits for as many rental housing units as possible while considering the Guiding Principles and the Criteria for Approval

- 1,475 units in 21 developments
- All developments met the QAP’s Criteria for Approval



CHFA has identified the following priorities:
 1. Projects serving Persons experiencing Homelessness;
 2. Projects serving Special Populations;
 3. Projects in non-metro counties with a population of 180,000 or fewer

- 3 developments will serve Persons experiencing Homelessness
- 4 developments will be in counties with a population of fewer than 180,000

635

Total Units

round one: housing tax credits awarded

Impact: Federal 9 Percent Housing Tax Credits

Resident
Population of
Developments



Family



Older Adult



Supportive Housing

Type



New Construction

Units

157

36

118

184

84

56

AMI

30%

40%

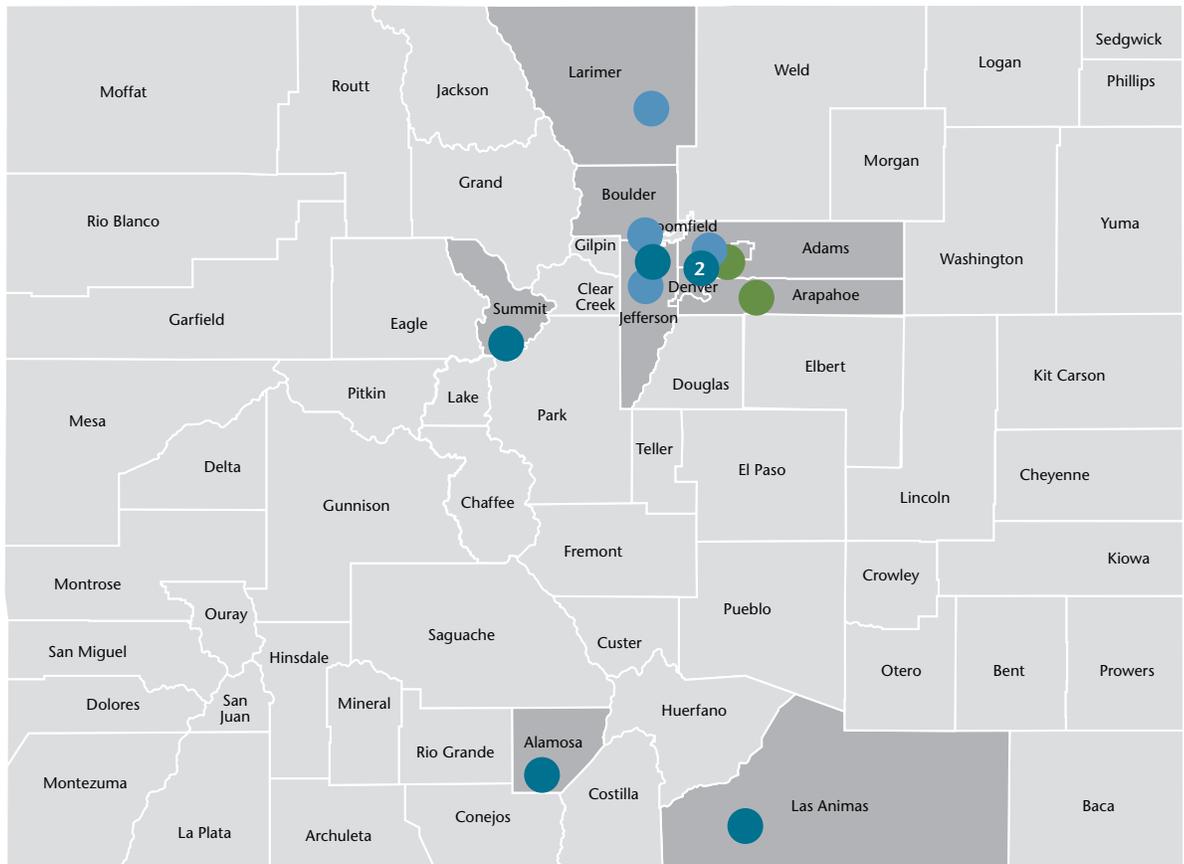
50%

60%

70%

80%

-  Family
-  Older Adult
-  Supportive Housing



840

Total Units

round two: housing tax credits awarded

Impact: Federal 4 Percent and State Housing Tax Credits

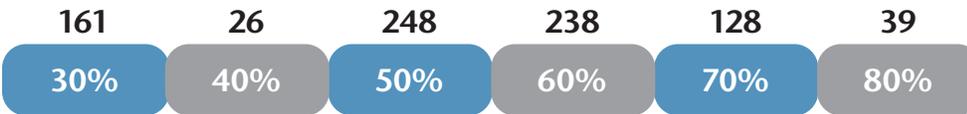
Resident
Population of
Developments



Type



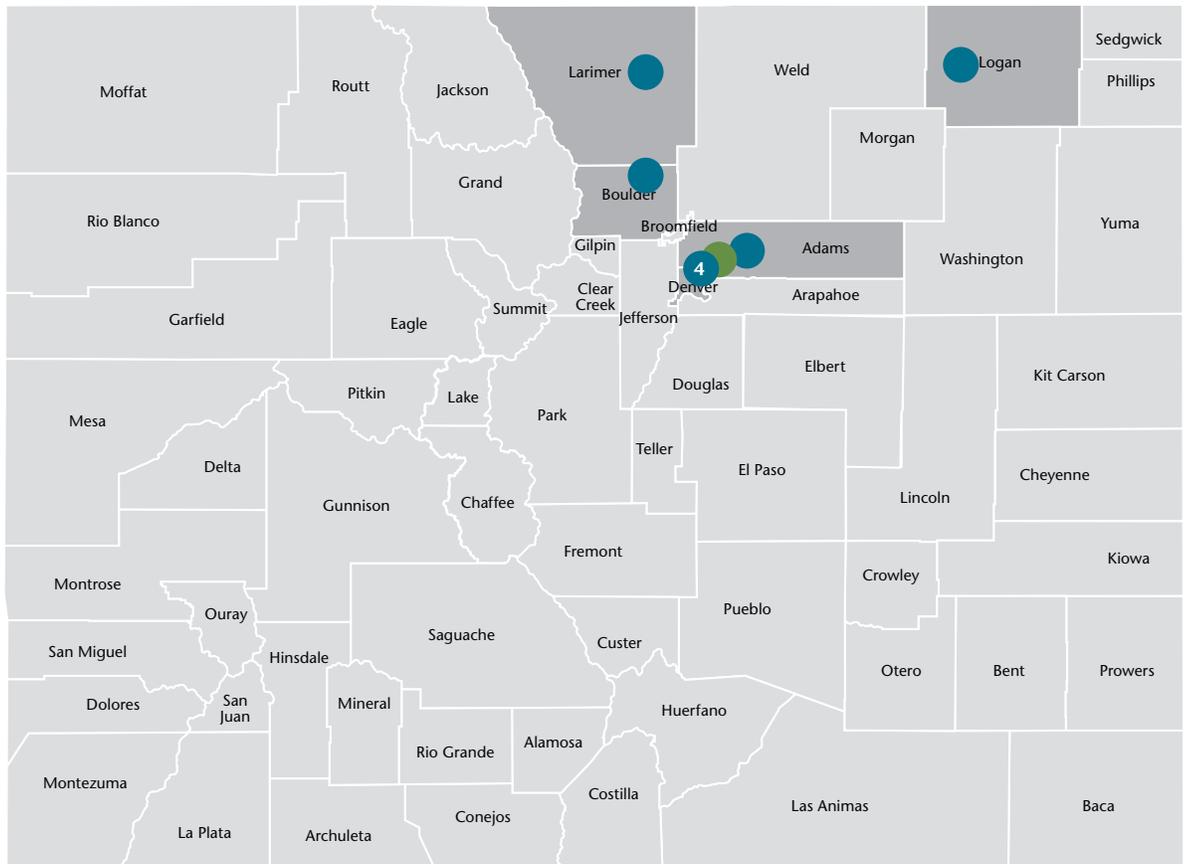
Units



AMI

● Family

● Supportive Housing





CHFA Community Development

800.877.chfa (2432)
800.659.2656 tdd

www.chfainfo.com

With respect to its programs, services, activities, and employment practices, CHFA 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, creed, religion, national origin, ancestry, disability, military status, genetic information, marital status or any other status protected by applicable federal, state or local law. Requests for reasonable accommodation, the provision of auxiliary aids, or any complaints alleging violation of this nondiscrimination policy should be directed to the Nondiscrimination Coordinator, 1.800.877.2432, TDD/TTY 800.659.2656, CHFA, 1981 Blake Street, Denver, Colorado 80202-1272, available weekdays 8:00am to 5:00pm.



*financing the places where
people live and work*