



4 percent housing tax credit preliminary application checklist

(with or without State Credit)

All documents must be uploaded to the project workcenter. For workcenter set-up and uploading instructions, contact Lolita Monjaraz at lmonjaraz@chfainfo.com. Send a Procorem post once upload of all documents is complete. Documents should have the project name listed first, then the document name.

All required document templates can be found on CHFA's website at <https://www.chfainfo.com/rental-housing/housing-credit/application>.

<input checked="" type="checkbox"/>		document	electronic
<input type="checkbox"/>	1	Excel Housing Tax Credit Application, with all worksheet tabs highlighted in green completed Note: must use the current version of the Excel application available on CHFA's website. Do not use "N/A" or "non- applicable" on the Contacts worksheet; leave blank as applicable.	Excel
<input type="checkbox"/>	2	Executed Applicant Certification https://www.chfainfo.com/getattachment/ba849dbe-a720-4f2b-9e7c-bce451e632e2/Applicant-Certification.pdf	PDF
<input type="checkbox"/>	3	Application fee is due at time of application and Applicants must provide evidence of payment (check or wire). Fee invoice will be emailed to Applicant prior to Application deadline via CHFA's Accounting Department. Please do not pay prior to receiving the invoice. Please note, all fees are non-refundable. 2023-24-QAP-Fee-Schedule.pdf (chfainfo.com)	PDF
<input type="checkbox"/>	4	<p>Cost Estimates:</p> <p>Note: review the requirements outlined in the QAP Threshold 9 carefully and ensure that the cost estimates are provided in CSI Divisions 1 through 48 and provide sufficient line-item details.</p> <p>Failure to provide correct cost estimates leads to delays and inability to proceed.</p> <p>Provide:</p> <ul style="list-style-type: none"> Schematic drawings with summary table that reconciles the square footage and parking spaces to the application and third-party cost estimate. <ul style="list-style-type: none"> If available, provide plans, architectural narrative, and specifications. Complete CHFA's Cost Summary Template https://www.chfainfo.com/getattachment/707a5b78-178b-44ca-8d85-5551430d9770/2021-CHFA-Cost-Summary-Template.xlsx Third-party cost estimate, as well as the PDF of the estimator's professional documents/worksheets <ul style="list-style-type: none"> The required format includes Construction Specification Institute (CSI divisions 01-48). CHFA will not accept cost details on the older CSI divisions 01-16 format. Refrain from using lump sums or general per-square-foot allocation of costs. For Mechanical/Electrical/Plumbing divisions, CHFA will not accept lump sums. The cost estimate must match CHFA's Cost Summary tab in the application. All square footage and costs must be reconciled between the cost estimate and back-up documentation, and all applicable tabs in the application. <p>Resources are available on CHFA's website as follows:</p> <ul style="list-style-type: none"> Cost Summary Estimate Sample for guidance in PDF format https://chfainfo.com/getattachment/38e030fd-3081-4bd6-b3d5-92d270c3f078/CostSummaryEstimateSample.pdf CHFA's Cost Summary Webinar https://www.chfainfo.com/getattachment/9f8ee723-59f3-49a5-9a2c-98f2fee3b3a9/CHFA-Cost-Summary-Webinar-12-2019.pdf CHFA Cost Summary, FAQs https://www.chfainfo.com/getattachment/b40f239a-a51c-453d-addd-50e6039b1045/CHFA-Cost-Summary-FAQ.pdf 	Excel and PDF
<input type="checkbox"/>	5	Letter of interest from lender(s) for construction and permanent financing for residential and commercial space, if applicable: terms and amounts must match the application.	PDF



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<input type="checkbox"/>	6	Letter of interest from syndicator/equity investor. Terms and amounts must match the application.	PDF
<input type="checkbox"/>	7	Letters of interest or communication with all other funders: other funding sources must have documentation, including deferred developer fee, owner equity, and seller carryback. For deferred developer fees, provide date-certain letter if not repayable by year 15.	PDF
<input type="checkbox"/>	8	<p>CHFA will accept one of the following four sources for Utility Allowance: applicable Local Public Housing Authority, Actual Usage and Rate Estimate, HUD Utility Schedule Model, or Energy Consumption Model. Utility allowance schedules from the local public housing authority must have the appropriate amounts circled.</p> <p>Applicants relying on the HUD Utility Schedule Model or the Energy Consumption Model must submit a request for preliminary approval, including all required documents and fees, to CHFA's Multifamily Program Compliance Department at least 45 days prior to the Housing Tax Credit application submission date.</p> <p>For detailed requirements, see CHFA's Multifamily Utility Allowance Policy https://www.chfainfo.com/rental-housing/asset-management/lihtc-program-compliance.</p> <p>For 100-percent USDA Rural Development projects, use the applicable utility allowances from Rural Development. For HUD Project-based Section 8 properties, use the project-specific utility allowances approved by HUD.</p>	PDF
<input type="checkbox"/>	9	Evidence of property tax exemption, if applicable	PDF
<input type="checkbox"/>	10	<p>Supporting documents are required for the following scoring criteria:</p> <ul style="list-style-type: none"> Community Revitalization Plan: documentation must show in measurable terms how the community will be impacted and include municipal support articulated in a community plan or form of significant funding commitments from the local unit of government. Project Location: copy of community housing needs assessment, or if selecting TOD, provide proof of location within half-mile of transit corridors with easy access to job centers, and maximizing density at a TOD site. No-smoking Addendum to Lease: must apply to the entire property. Factory-built Construction or Prefabricated Components; provide details and estimated cost and time savings. Nonprofit Set-aside: articles of incorporation (express purpose of providing housing), bylaws, Certificate of Good Standing (current); must be 100-percent General Partner Projects Serving Persons Experiencing Homelessness or Special Populations; please see Section 5.B.5 of the QAP; provide narrative, funding budget for services, staffing, MOUs from service providers, referral sources, resumé(s), tenant selection plan, etc. If applying for Permanent Supportive Housing vouchers and tenant support services funding through the Colorado Division of Housing, a copy of the entire RFA application is required, including the Excel spreadsheet for services. Housing Authority Waitlist: provide executed agreement. https://www.chfainfo.com/getattachment/6682e958-6967-4f47-9354-d6aa592697a3/Subsidized-Housing-Waitlist-Sample-Agreement.docx 	PDF
<input type="checkbox"/>	11	Development Team resumé: include Applicant, Accountant, Architect, Attorney, Capital Needs Assessment preparer (as applicable), Consultant(s), Cost Estimator, General Contractor, Management Company, Market Study Analyst, Parking Study Analyst (as applicable) as listed on the Contact Information worksheet.	PDF



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<input type="checkbox"/> 12	<p>Executed Applicant Track Record Certification: must complete developer experience (if multiple development entities, provide Track Record Certification for each) in the template format and include current Housing Tax Credit applications in other states, as well as projects awarded but not yet placed in service. https://www.chfainfo.com/getattachment/c4248ed3-4116-44b4-b1ac-11226f2692c9/Applicant_Track_Record_Cert.pdf</p> <p>Ensure that an explanation for missing deadlines on previously awarded developments is included.</p>	PDF
<input type="checkbox"/> 13	<p>Narrative: complete the 4 Percent Narrative Template, keeping within the five-page limit. Additional information can be provided on narrative topics, as well as those listed below, in separate standalone documents.</p> <ul style="list-style-type: none"> • Community services facility: provide intended use and square footage • Commercial space: additional detail including intended use, square footage, source of financing, level of completion, i.e. white space • Supplemental market information • Rehab: describe current amenities and construction plan to meet current threshold requirements 	Word
<input type="checkbox"/> 14	Location maps (neighborhood and regional)	PDF
<input type="checkbox"/> 15	Schematic drawings, elevation, site plan, and floor plan (plans, architectural narrative, and specs if available)	PDF
<input type="checkbox"/> 16	<p>Phase I Environmental Report, which covers all parcels included in the proposed site: if Phase I identifies any Recognizable Environmental Conditions (RECs), additional reports addressing the RECs should be submitted with the application, including a Phase II Environmental Report (if applicable). Phase I or Phase II reports shall be no older than 12 months from the date of the application for Housing Tax Credits. If Phase I reports no RECs, older reports (two-year maximum) may be allowed on a case-by-case basis. Copies of updated reports, required by lender, (if awarded a reservation of credit) shall be furnished to CHFA. Provide narrative on mitigation approach (if applicable).</p>	PDF
<input type="checkbox"/> 17	<p>Zoning status documentation provided by the zoning/planning department:</p> <ul style="list-style-type: none"> • Type of zoning in place: applicants will be at a competitive disadvantage if the appropriate zoning is not in place. • Parking requirements based on proposed application <p>Applicants detail supplemental information:</p> <ul style="list-style-type: none"> • If proposed project is not an allowable use, describe steps required to achieve zoning • Parking requirements and number of required spaces <p>Entitlements: can the building permit(s) be obtained based on current status?</p> <ul style="list-style-type: none"> • If no, what decisions need to be secured by the Applicant? • Will decisions require an administrative or public process? • What is the timeline for approval? • If zoning is in place, provide timing of plan approval. 	PDF
<input type="checkbox"/> 18	<p>Site control documentation: see Site Control Instructions https://www.chfainfo.com/getattachment/5fc696cf-da1f-4697-a5b4-f4a48e565f2a/SiteControlInstructions.pdf</p>	PDF



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<input type="checkbox"/>	19	<p>Market Study: square footage, rents, bedroom size, number of units and AMI targeting must match the Housing Tax Credit application. Please see Appendix A of the QAP.</p> <p>https://www.chfainfo.com/getattachment/8deb9746-8b58-4126-bc54-503ae605720d/Primary-Market-Area-Request-Form.pdf</p> <p>https://www.chfainfo.com/getmedia/4f7c6408-6ef5-430e-a8fe-122079bc1c81/ApprovedMarketAnalystList.pdf</p> <p>A Parking Study is required for new construction projects with three-bedroom unit types or larger and a proposed parking ratio below 0.80:1. Please see Appendix B of the QAP for exemptions.</p> <p>https://www.chfainfo.com/getattachment/42e6ee66-4bcb-4fe2-b6a1-51607b44185b/Approved-Parking-Analysts.pdf</p>	PDF
<input type="checkbox"/>	20	<p>Walk Score Chart: use CHFA template in Word for-at</p> <p>https://www.chfainfo.com/rental-housing/housing-credit/application</p>	Word
<input type="checkbox"/>	21	Property Management Questionnaire (fully completed and executed)	PDF
<input type="checkbox"/>	22	<p>Certification of the architect who has designed the project, that the project has been designed to comply with the requirements of all applicable local, state, or federal fair housing and other disability-related laws, however denominated. The certification must clearly state that the project will comply with the following laws: local building codes, Colorado Fair Housing Act, as amended, Colorado Standards for Accessible Housing (C.R.S. Section 9-5), Federal Fair Housing Act, as amended, and the Americans with Disabilities Act. The architect certification must also state that the project has been designed to meet or exceed the energy efficiency requirements in Section 8 of the QAP. The owner is required to certify to the above in the case of an acquisition/rehabilitation project that does not employ an architect.</p>	PDF
<input type="checkbox"/>	23	<p>Energy Efficiency and Sustainability Election Form (fully completed and executed)</p> <p>Provide a narrative to describe strategy that supports an electrification-ready or all-electric project, if applicable. https://www.chfainfo.com/getattachment/66a7c8dc-55e5-4f3e-961c-a567d6729dc9/Energy-Efficiency-Election-Form.pdf</p>	PDF
<input type="checkbox"/>	24	<p>If CHFA is not the tax-exempt PAB volume cap issuer, provide a fully executed inducement resolution from a non-CHFA issuer with current volume cap sufficient to support the project and meet the 50 Percent Test.</p>	PDF
For acquisition/rehabilitation projects, provide the following:			
<input type="checkbox"/>	25	<p>For acquisition credit, applicants must obtain an attorney's opinion that the 10-year rule requirements are met. If the existing project is considered a "federally assisted building," which is substantially assisted, financed, or operated under section 8 of the United States Housing Act of 1937; section 221(d)(3), 221(d)(4), or 236 of the National Housing Act; section 515 of the Housing Act of 1949; or any other housing program administered by the Department of Housing and Urban Development or by the Rural Housing Service of the Department of Agriculture, the applicant must provide evidence of the existing federal assistance to be exempt from the 10-year rule requirement in lieu of an attorney opinion. Use CHFA's Ten Year Rule Opinion letter template.</p> <p>Provide existing affordability requirements, including units not supported by Housing Tax Credits.</p>	PDF
<input type="checkbox"/>	26	<p>A Property Condition Assessment no older than 12 months from application submittal (see Appendix B of the QAP for Property Condition Assessment requirements); must cover a period of no fewer than 20 year; scope of work must be clearly identified.</p>	PDF
<input type="checkbox"/>	27	Unaffiliated third-party cost estimates: please refer to item #4 on this checklist	Excel



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<input type="checkbox"/>	28	An appraisal must be provided that is no older than six months from the application submittal. Existing apartment properties should be valued in an “as-is” condition based on the existing subsidized rents (Section 8 HAP, Rural Development, etc.) or the existing Housing Tax Credit rent restrictions if the property is not subsidized. Adaptive reuse properties, where an existing building is being converted into new apartments, should be valued in an “as-is” condition prior to the conversion. In both instances, the land value contribution must be determined and reported separately in the same appraisal report. The applicant must ensure that the appraiser preparing the appraisal contacts CHFA’s Staff Appraiser at https://www.chfainfo.com/rental-housing/housing-credit/contact .	PDF
<input type="checkbox"/>	29	For acquisition/rehab of unrestricted properties or acquisition/rehab of existing affordable properties, a relocation plan that addresses the potential displacement of current residents must be provided. Such a plan must include a budget for providing moving and utility hook-up costs for all residents who wish to move or who are required to move. An owner certification must be provided that all residents have been informed of the relocation plan and availability of relocation funds.	PDF
<input type="checkbox"/>	30	Provide audited (if necessary, unaudited) financial statements from the previous two years and current rent roll.	PDF
The following document is not required with the preliminary application; however it is required prior to the issuance of the Initial Determination Letter.			
<input type="checkbox"/>	31	Executed Agreement for Section 42(m)(2)(D) Determination (not required for CHFA-issued bonds) https://www.chfainfo.com/getattachment/073a713f-0a10-4fc7-8b3e-7854822dc8d8/Agreement-for-Sec42-Exhibit-A.pdf	PDF
The following documents are not required with the preliminary application; however they are required at the time of bond issuance.			
<input type="checkbox"/>	32	Executed Issuer Certificate (CHFA will prepare when CHFA is the issuer.) https://www.chfainfo.com/getattachment/bac1f494-e52b-4e1d-9c4f-aec3c965917d/nonCHFA-issued_cert.pdf	PDF
<input type="checkbox"/>	33	Election of APR – Original https://www.chfainfo.com/getattachment/93846403-fea7-4eba-95b9-a18a510252f0/AP_Perct_ELEC.pdf	PDF
<input type="checkbox"/>	34	Designation of Gross Rent Floor https://www.chfainfo.com/getattachment/2011b70a-7275-4d2b-a5f6-eb5f5c6c3fe8/DESIGPSD.pdf	PDF
<input type="checkbox"/>	35	Partnership Agreement: The Partnership Agreement must be fully executed and must identify the equity commitment, the equity pricing and pay-in schedule, any deferred developer fee with date-certain repayment date. Separately, provide a table of contents stating the page number identifying the following: <ul style="list-style-type: none"> • All funding sources and loans • Equity pricing, pay-in schedule, and equity contributions • Minimum Operating Reserve Requirements (The agreement must state the amount of the operating reserve and the amount must equal or exceed the operating reserve approved by CHFA.) • Deferred developer fee with date certain repayment schedule • Partnership tax identification number on agreement or IRS assignment of the EIN 	PDF
For State Credit projects, provide the following:			
<input type="checkbox"/>	36	Please refer to State Credit Public Hearing Guidance at https://www.chfainfo.com/getattachment/0fe9545b-cfcc-42ec-ae77-2ad7e6de3256/Colorado-State-Credit-Public-Hearing-Guidance.pdf .	PDF
<input type="checkbox"/>	37	CHFA will accept letters of support from local government entities indicating the intention to provide some monetary, in-kind, or other contribution to the proposed project. Please refer to Local Contribution Guidelines at https://www.chfainfo.com/getattachment/7d7860ea-0006-4f9d-9363-a58d754554d3/Local-Contribution-Guidelines.pdf	PDF