

4 percent housing tax credit private activity bond cap



Northfield Apartments, Denver

issuer fees

Effective for resolutions and/or reservations issued on or after January 1, 2026*.

CHFA's Role	Upfront	Ongoing
Conduit Issuer Permanent Bonds/Long Term Applicable for all PAB (new and recycled)	50 basis points	20 basis points annually (post conversion)
Conduit Issuer Construction Bonds/Short Term Applicable for all PAB (new and recycled)	100 basis points (maturities of up to 24 months) Longer construction terms can be added in 6-month increments/per 25 bp.	Bonds mature/none
Issuer, Construction, and Permanent Lender	Waived	Waived
Recycled PAB provider (where CHFA is not bond issuer)	\$10,000 or 10 basis points, whichever is greater	Not applicable (based on issuer fee schedule)

Please note: Subject to change with or without notice. CHFA bond issuances are subject to availability, compliance with CHFA's program requirements, and approval by CHFA's Board of Directors. All upfront basis points fees are calculated based on the original tax-exempt volume cap issuance amount (consisting of both new volume cap and recycled bonds) and any taxable conduit bonds issued by CHFA. All ongoing basis points fees are calculated based on the actual tax-exempt permanent loan amount at conversion and are payable in arrears. Please contact CHFA regarding fees and availability of conduit taxable bonds and conduit tax-exempt recycling bonds.

***Issuer Fees remain at 2025 levels; based on 24-month construction period.**

Please contact CHFA if the loan to the borrower will not constitute a "program investment" per Treasury Regulation Section 1.148-1(b).

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