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Summary of Proposed Changes 2027-2028 Qualified Allocation Plan (QAP)

As of June 25, 2026

Overall

- General changes for calendar year references, removal of outdated language, removal of specific website links for documents that are available on CHFA's website, spelling corrections, and other readability improvements

Section 2

Guiding Principles

- Added Enterprise Green Communities Plus (EGC+) as an advanced energy performance standard
- Clarified support for affordable housing that is constructed to be all-electric

Criteria for Approval

- Added that projects with capture rates that exceed 85 percent will not be accepted without additional data to support demand

Section 3

Application Dates and Available Credit

- Updated Application submittal dates for calendar years 2027 and 2028
- Updated Federal and State Credit availability for 2027 and 2028

Threshold Criteria for Preliminary Applications

- Added requirement for a Parking and Multimodal Options Study when projects have zero parking, except for 100 percent Supportive Housing projects
- Added disallowance for locked laundry closets to minimum amenities

Placed-in-Service Documentation

- Extended requirement to 12 months for receipt of the Final Allocation from receipt of the Placed-in-Service documentation

Maximum Credit Award

2027

- Increased fixed amount of standard State Credit paired, if requested, with Federal 9 Percent Housing Tax Credit Applications to \$600,000
- Decreased amount of accelerated State Credit paired with Federal 4 Percent Housing Tax Credit Applications to \$1.1 million and increased standard state credit amount optional to pair up to \$800,000

2028

- Increased fixed amount of standard State Credit paired, if requested, with Federal 9 Percent Housing Tax Credit Applications to \$700,000
- Increased amount of accelerated State Credit paired with Federal 4 Percent Housing Tax Credit Applications to \$1.3 million and decreased standard state credit amount optional to pair up to \$700,000

Equitable Distribution of Units, Affordability Mix, and Amenities

- Added requirement for additional information for projects with disproportionate targeting levels based on bedroom size

Section 5

Scoring Criteria

- Eliminated language in Low Income Targeting for Supportive Housing and Special Population applications that is not applicable
- Updated Housing Needs Characteristics score to be based on data from the most recent Census American Community Survey and the percent of renter households severely cost burdened will be annually assessed and assigned into five tiers
- Removed “prefabricated components” from Project Characteristics to indicate that factory-built and modular building will be used to achieve construction efficiency
- Clarified technical accessibility standard options of either American National Standards Institute (ANSI) A117.1 or Uniform Federal Accessibility Standards (UFAS) for units, which total at least 5 percent of the project’s total units in Project Characteristics.

Section 7

Private Activity Bonds

- Updated that Applicants must request a concept meeting for the project preferably prior to submitting a Letter of Intent (LOI)

- Updated that Applicants must submit an LOI 60 days prior to Application
- Added that the LOI will expire 120 days after submission and a new LOI will be required if no Application received

Section 8

Energy Efficiency and Sustainability Requirements

- Clarified and combined descriptions of green building certifications and included higher levels of energy performance
- Added Enterprise Green Communities Plus (EGC+) as an advanced energy performance standard

Section 11

Section 42 Compliance Monitoring Process

- Updated submission deadline for preliminary approval at least 60 days for HUD Utility Schedule Model or Energy Consumption Model Utility Allowance options prior to Housing Tax Credit Application date