

District 1
Representative Diana DeGette

economic profile



2025



customer highlights in district 1

Beth, Denver



In June 2024, to celebrate Homeownership Month, CHFA invited homeowners across Colorado to share how homeownership has shaped or influenced their life story. Beth, a CHFA homeowner residing in Denver, shared the following.

“With the cost of homes, interest rates, and a single-person income, I was convinced I’d never own a home. After attending the CHFA educational program and working with a local real estate agent, I found that there were some possibilities available for me, especially with downpayment assistance... CHFA gave me the opportunity to find a wonderful, comfortable 1-bedroom condo that I’ve been in for 2-years now! I never thought it could happen for me, and they helped make it possible.”

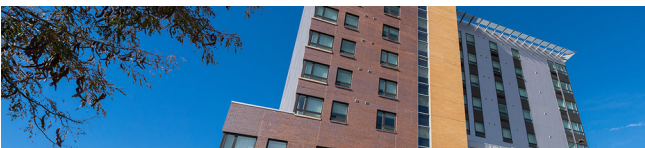
Capitol Square Apartments, Denver



Developed by Mile High Development, Capitol Square Apartments in Denver features 103 units of affordable rental housing for individuals and families with incomes between 30 percent and 80 percent of the Area Median Income (AMI). Located in Denver’s Capitol Hill neighborhood three blocks from the Colorado State Capitol, the development is near schools, medical services, grocery stores, transit, and cultural and recreational facilities.

CHFA proudly supported Capitol Square Apartments with an award of \$1,347,845 in federal 4 percent Low Income Housing Tax Credits and \$1,000,000 in state Affordable Housing Tax Credits in 2019. Additionally, CHFA issued \$16.5 million in tax-exempt Private Activity Bonds to support the development.

Stout Street Recuperative Care Center, Denver



In 2020, CHFA awarded \$7 million in New Markets Tax Credits (NMTC) to support Stout Street Recuperative Care Center operated by Colorado Coalition for the Homeless and located in Denver. The Center is a recovery space for those well enough for hospital release but who still require time and care to stabilize or heal. It includes 50 beds to serve patients with acute needs, and 25 beds for “step-down” care that is less medically intensive, allowing patients to recuperate while connecting with a variety of services provided by onsite case managers. The facility includes semi-private rooms for each resident as well as a large dining room and outdoor patio to promote community among residents.

We Don’t Waste, Denver



CHFA donated \$8,060 to We Don’t Waste through the 2024 Like it Forward social media fundraising campaign. We Don’t Waste is a Denver-based nonprofit organization working to increase food access and protect the planet by rescuing and repurposing food, while educating and advocating to increase food security and decrease food waste. The organization operates out of a 30,000 square-foot food recovery facility in Denver’s Park Hill neighborhood, and it recovered more than 22 million servings of food in 2023.

historic investment

1974 to 2024

homeownership

Households served	17,536
Dollars invested in first mortgage loans	\$3.1 billion
Dollars invested in down payment assistance	\$83.7 million
Statewide households served with homebuyer education	205,796
Statewide homebuyer education investment	\$7 million

rental housing*

Developments in portfolio	292
Affordable units in portfolio	24,042
Dollars invested	\$1.5 billion
Federal Housing Tax Credit units supported	22,394
Federal Housing Tax Credit allocated	\$166.2 million
State Housing Tax Credit units supported	3,933
State Housing Tax Credit allocated	\$33.7 million

business lending*

Businesses served	1,331
Dollars invested	\$449 million

community partnerships

Organizations served (2024)	117
Dollars invested (2024)	\$1.4 million

economic impact

	Total Investment	Jobs Supported	Fiscal Impact
Homeownership	\$3.2 billion	20,021	\$4.4 billion
Rental housing**	\$4.1 billion	31,684	\$7.4 billion
Business lending	\$449 million	4,058	\$754.4 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 www.implan.com for more information. All data accessed February 2025.

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*financing the places where
people live and work*

colorado housing and finance authority