



Support HB24-1316 to Establish the Middle-Income Housing Tax Credit Pilot Program

Sponsored by: Rep. William Lindstedt, Rep. Mandy Lindsay, and Sen. Jeff Bridges

Building on the successful state Affordable Housing Tax Credit, HB24-1316 Middle-Income Housing Tax Credit (MIHTC) will leverage private sector investment to support the development and/or preservation of housing affordable to households earning between 80% and 120% of Area Median Income (AMI), or up to 140% AMI in rural resort counties.

What is the Middle-Income Housing Tax Credit?

The first of its kind in the nation, this pilot program authorizes CHFA to competitively award \$10 Million in five-year state income tax credits in 2025, 2026, and 2027. Developments supported will use MIHTC to attract private sector investment to make the middle-income housing developments financially feasible. In exchange for the credit, the developer will agree to lease units at rents affordable to households earning between 80% and 120% AMI, as adjusted by county and household size

What is Middle-Income Housing?

Middle-income households are generally defined as households earning between 80% and 120% AMI. They are often referred to as the “missing-middle” because tenants earn too much to qualify for subsidized rental housing, but not enough to afford market-rate rent without being cost-burdened. This is most often experienced in high-cost regions, and in regions where housing supply is limited. In fact, in more than half of Colorado’s counties, a two-person household with each person working a 40-hour minimum wage paying job is defined as middle-income, earning more than 80% AMI.

Why Middle-Income Housing Tax Credits?

In 2017, based on strong community feedback about the need for more housing options affordable to middle-income households, CHFA created its Middle-income Access Program (MIAP). This program provided a small amount of mezzanine debt financing to help finance middle income rental housing development. In 2022, the state further supported CHFA’s initial investment with \$25 million authorized under SB22-146. Since that time, the MIAP has supported 932 middle-income units across eight developments in communities such as Breckenridge, Commerce City, Denver, Estes Park, Gypsum, Keystone, Silverthorne and Steamboat Springs. To date, CHFA has fully committed resources available for the MIAP.

To allow for increased sustainability of its middle-income housing efforts, and to further the success achieved to date, this MIHTC pilot program uses a tax credit to attract private-sector investors to meet this need. Developments supported with MIHTC will be required to meet a minimum 15-year affordability period.

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The following organizations support HB24-1316

To Establish the Middle-Income Housing Tax Credit Pilot Program

Advantage Capital	Gorman & Company
Bellwether Enterprise	Housing Colorado
Broomfield Housing Alliance	Jefferson Center for Mental Health
Centennial Crossings	Las Animas/Bent County Housing Authority
City of Golden	Mile High Development
Colorado Association of Home Builders	Milender White
Colorado Bankers Association	Pivotal Architecture, PC
Colorado Chamber of Commerce	REgeneration Development Strategies
Colorado Springs Chamber of Commerce and EDC	Szanton Company, The
Curtis Park Neighbors	SRM Development
Delta Housing Authority	Sugar Creek Capital
Denver Metro Chamber of Commerce	Total Concept
Dominium	Unlimited Development Services, LLC
Element Properties	Volker Development Inc.
Fraser River Valley Housing Partnership	Volunteers of America
	Yampa Valley Housing Authority