

mfcs program

Multifamily Collateral Support Program

The MFCS program is designed to help developers of multifamily projects with less than 20 units access the capital that would otherwise be unavailable due to collateral shortfalls by providing cash deposits at the developer's lender of choice that act as collateral on the developer's behalf.

Mission-driven.
Customer-focused.
Trusted partner.

Eligible Projects

New construction or acquisition/rehab of multifamily projects with less than 20 units

Customer Benefits

- Increased borrowing capacity
- Low-cost credit enhancement
- Streamlined approval

Lender Benefits

- Additional collateral to support a higher loan amount
- Low-cost credit enhancement option
- Deposits are held by the partner lender

Limits

- Up to \$500k
- Provides collateral to support a loan of up to 90% of project value or cost, whichever is less

Terms

Generally 4 years, with extensions available

Fees

- 4% upfront (1% for each year of the deposit)
- Additional fees will be due if MFCS is extended beyond 4 years

Conditions Include

- Lender bank must have a presence in the community within which the project is located
- The project must serve residents earning up to 120% Area Median Income (AMI) or less

CHFA Community Development
800.877.chfa (2432)
800.659.2656 tdd
www.chfainfo.com

Contacts

Terry Barnard
303.297.4866
Melissa Castillo
303.297.7431

Lynn Archuleta
303.297.5269
Michael Fallesen
303.297.7301



mfcs program

Multifamily Collateral Support Program

FAQs

What multifamily projects are eligible to apply for the Multifamily Collateral Support program?

Colorado affordable multifamily developers are eligible to apply for Multifamily Collateral Support. In order to qualify, you must have a collateral shortfall that is preventing your lender from moving forward in addition to meeting the full eligibility requirements spelled out in the MFCS program guidelines.

What can the funds be used for?

This program offers cash collateral support to assist banks with making loans to small housing developments across Colorado.

What qualifies as Small-Housing for this program?

The requirement is buildings of less than 20 units.

Does the program allow for mixed-use?

Currently, mixed use will be handled by separating the commercial and residential by condominium action.

What banks and/or projects would not qualify for the program?

- Projects that have 20 or more units do not qualify.
- Banks and lenders are subject to CHFA approval.

This document is intended only to highlight certain CHFA program requirements. Loans are subject to other requirements including the CHFA Credit Policy and applicable operating and replacement reserve requirements.

With respect to its programs, services, activities, and employment practices, Colorado Housing and Finance Authority does not discriminate on the basis of race, color, religion, sex, age, national origin, disability, or any other protected classification under federal, state, or local law. Requests for reasonable accommodation, the provision of auxiliary aids, or any complaints alleging violation of this nondiscrimination policy should be directed to the Nondiscrimination Coordinator, 303.297.7309, TDD/TTY 800.659.2656, CHFA, 1981 Blake Street, Denver, Colorado 80202-1272, available weekdays 8:00am to 5:00pm.



*financing the places where
people live and work*