

District 4
Representative Ken Buck

economic profile



2024



customer highlights in district 4

Dale, Wiggins



In June 2023, to celebrate Homeownership Month, CHFA invited homeowners across Colorado to share what they most loved about homeownership. Dale, a CHFA homeowner residing in Wiggins, shared the following "Top 5" reasons he loves being a homeowner.

1. It belongs to me!
2. I am investing in myself and my children's futures.
3. Responsibility
4. I can make the changes that I want without landlord permission.
5. I am leaving something for my children when my wife and I are gone.

Meadow Vista, Brush



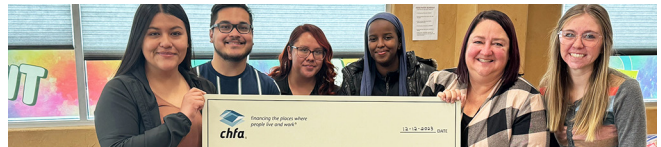
In May 2023, CHFA joined the community of Brush for a groundbreaking celebration for Meadow Vista Apartments. The project developer is Northpointe Development. Upon completion, the project will feature 45 units serving families in Morgan County earning 30 to 60 percent of Area Median Income, which is currently \$18,270 to \$36,540 for a one-person household. CHFA awarded the development \$1,292,500 in federal 9 percent Housing Tax Credits in 2022.

Soul Dog Rescue, Fort Lupton



In summer 2023, CHFA provided a \$168,000 commercial loan through its Rural Development Loan Program (RDLP) to Soul Dog Rescue, a nonprofit in Fort Lupton with the mission to spay/neuter and protect animals. This loan refinanced an existing real estate loan at a more favorable rate. Currently, Soul Dog is the only organization of its kind in the region, serving clients throughout Weld County and beyond.

Kids at Their Best, Fort Morgan



CHFA's annual social media fundraiser, Like it Foward, benefited Fort Morgan-based nonprofit Kids at Their Best in 2023. Kids at Their Best inspires, educates, and empowers young people from families earning low incomes to build resilience and strengthen their life trajectory. The campaign generated \$33,255 to support Kids at Their Best, the highest total ever raised since the CHFA fundraising campaign began in 2015.

historic investment

1974 to 2023

homeownership

Households served	18,167
Dollars invested in first mortgage loans	\$3.3 billion
Dollars invested in down payment assistance	\$91.3 million
Statewide households served with homebuyer education	197,896
Statewide homebuyer education investment	\$6.6 million

rental housing*

Developments in portfolio	86
Affordable units in portfolio	6,224
Dollars invested	\$55.9 million
Federal Housing Tax Credit units supported	6,003
Federal Housing Tax Credits allocated	\$38.3 million
State Housing Tax Credit units supported	478
State Housing Tax Credits allocated	\$5.3 million

business lending*

Businesses served	584
Dollars invested	\$131.7 million
Jobs directly supported	7,240

economic impact

	Total Investment	Jobs Supported	Fiscal Impact
Homeownership	\$3.4 billion	21,169	\$4.7 billion
Rental housing**	\$0.2 billion	1,163	\$0.3 billion
Business lending	\$131.7 million	1,191	\$221.3 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 2024.

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people live and work*

colorado housing and finance authority