

NCSHA 2016 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 15, 2016

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact awards@ncsha.org or 202-624-7710.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name:

HFA:

Submission Contact: (Must be HFA Staff Member) _____

Email:

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA:

Entry Name:

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

Introduction

In 2014, Colorado's General Assembly passed legislation authorizing a state Low Income Housing Tax Credit (state LIHTC) program. The bill, HB14-1017, instructed CHFA (Colorado Housing and Finance Authority) to allocate \$5 million in state LIHTC annually in 2015 and 2016. Additionally, the bill allowed CHFA to allocate tax credits beyond the \$5 million cap to support affordable housing developments in counties impacted by natural disasters. The exemption for natural disasters was designed to help the state recover from the 2013 floods that devastated portions of the state, and resulted in several counties being declared federal disaster areas.

Following the first year of allocation, it was clear that state LIHTC program merited continuation beyond the initial two-year authorization. Accordingly, CHFA began planning legislative efforts to embark on a coordinated campaign to extend the state LIHTC program through new legislation in the 2016 session.

Documenting Success

CHFA's first step in our advocacy effort was to document and raise awareness about the program's success. We were aided in our effort by a statutory requirement that CHFA publish a report at the end of each allocation year detailing the developments supported and the unmet housing need still outstanding. In drafting this publication, we were mindful that the program needed to be perceived as:

- Serving all parts of the state including metro and rural areas;
- Helpful in leveraging federal resources that otherwise were being unused to their full capacity;
- Supporting the lowest income and most at-risk populations; and
- Generating sufficient income and investment in Colorado to adequately justify the revenue off-set resulting from the credit.

Upon completion, the year-end report was shared with all state legislators, developers, syndicators, investors, and other likely coalition partners. Simultaneously, CHFA prepared a legislative kit that was comprised of fact sheets highlighting key message points as well as charts and tables to further demonstrate program impacts and aide legislators in understanding the difference between the 9 percent, 4 percent, and state tax credit programs. CHFA also prepared stories about all of the developments directly supported to help convey the more human aspects and emotional power of the program's impact on people's lives.

Among the primary success factors noted in our campaign collateral materials were:

- *In only one year, CHFA's state LIHTC program directly supported the development of 1,902 affordable rental housing units. More than 1,000 of these units will be built in counties recovering from the 2013 floods.*
- *The state LIHTC leveraged \$185 million in tax credit equity into Colorado that otherwise wouldn't have occurred.*
- *By leveraging the state LIHTC with the 4 percent federal LIHTC, CHFA was able to double the number of units supported in 2015 versus 2014.*

- *The estimated economic impact of all units supported by CHFA in 2015 will exceed \$1.15 billion.*
- *The state credit helped reduce pressure on the extremely competitive 9 percent credit, which allowed CHFA to further the reach of the 9 percent program and support more rural housing developments, and permanent supportive homeless units than any other year in CHFA's history.*

Additionally, CHFA launched a new grand opening and groundbreaking strategy designed to coordinate our organization's involvement in LIHTC-supported development events. This strategy was instrumental to ensuring that we were able to include messaging about the state program in event collateral materials and media releases. We shared event invitations and materials with legislators whose districts were benefiting directly from the tax credit, thus building their awareness and support. In total, CHFA supported 13 grand openings or ground breakings of developments supported with either state or federal tax credits as part of this effort.

Bipartisan Support

The composition of Colorado's General Assembly was significantly different in 2016 versus 2014. When state LIHTC was considered in 2014, both the state House and Senate were led by Democratic majorities. With a Democratic-controlled House and a Republican-controlled Senate in 2016, we were keenly aware that bipartisan support for the program was critical to success.

Further complicating matters, HB14-1017 passed without a single Republican vote in support. While the Democrat caucus was extremely favorable towards affordable housing and LIHTC, the Republican members at the time were more focused on construction defects reform and market-based solutions targeting homeownership. Their opposition was less a vote against the state LIHTC program, and more so a vote against the lack of construction defects reform by Democrat leadership. Nonetheless, as we prepared for 2016 we knew that the ongoing debate surrounding construction defects and a prior track record that appeared to document Republican opposition to the LIHTC program could be a powerful hurdle to overcome.

Accordingly, as early as the summer of 2015, we outlined a clear strategy to build support among Republican members. We started with a list of Republicans with state LIHTC-supported developments in their districts. We set briefing meetings with those members, asked our developer partners to do the same, and also asked key Democrats to reach out to those with whom they had good working relations. We supplemented this list with Republicans who had expressed prior interest in housing and economic development issues, and who had more local government or land planning experience and therefore likely greater understanding of housing matters. Over time, the repeated sharing of program successes using the collateral materials developed began to create consistent awareness about the program and its positive results. We also identified two Republican members whose districts were in need of affordable housing, and who had not served in 2014, thus not having previously voted against the program. These were our top-two candidates for potential Republican co-sponsorship. We actively engaged developers, investors, and coalition partners to outreach to these members, which ultimately proved successful in securing their co-sponsorship. Further, and perhaps most importantly, we and our coalition engaged with Senate Republican leadership to better ensure their understanding and

willingness to allow their caucus to consider support of the program. In these efforts, we relied heavily on those organizations with strong private sector ties, including business community leaders, for-profit developers, syndicators, and investors. We also responded to leadership's request that we consider ways to improve the program through some modification. Accordingly, we removed the natural disaster allowance going forward, which reduced the fiscal impact of the extension and made the bill more palatable in a difficult budget environment.

Building the Coalition

Just as we worked to build Republican support, we also worked to both reengage and expand our stakeholder coalition. In 2014, the state LIHTC program was supported by a broad-based coalition of nonprofit, business, and community leaders. While this was significant, it was not sufficient to leverage the Republican support needed in 2016. Thus, we knew that we'd have to dig deeper. Armed with our positive track record, we took our pitch across the state. We worked to build support in rural and metro regions. We first renewed our support with the Colorado Municipal League and then obtained their help in reaching out directly to local mayors, city council members, and county and regional officials in whose communities' state LIHTC was being put to use. We asked these community leaders to brief their state representatives and senators directly about the program and encouraged them to include the state LIHTC extension among their list of legislative priorities for the session. We provided them with copies of our materials and talking points to ensure the ongoing consistent messaging. As the coalition grew, we published the list on our website along with campaign materials and ensured distribution among legislative leaders. Once the session started, an email distribution list built to include all coalition members was used to provide status updates and calls to action for further outreach in support of the extension bill. As of the end of the campaign, 129 organizations had signed onto the coalition.

Results

The state LIHTC extension bill, HB16-1465, was introduced with both Democrat and Republic co-sponsors in both chambers. It ultimately passed with 46-18 and 27-8 votes in the House and Senate respectively. Senator John Cooke, the prime Republican sponsor of the bill, captured the new tenure of his caucus' perspective on the program by stating:

"Hard working families, seniors, and veterans who've fought for our country shouldn't have to fight for an affordable place to call home. The state Low Income Housing Tax Credit is a common-sense way to encourage private sector investment in affordable housing. We need more programs like this that get government out of the way, and create a path for the private sector to lead."

Likewise, Majority Leader Crisanta Duran who was the prime House Democrat sponsor of the bill in 2014 and 2016 applauded the bipartisan support for the 2016 legislation on social media:

"When I originally carried this bill it was party line. Proven results have picked up #bipartisan support. #coleg".

colorado state lihtc



2015 allocation report



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people live and work*



financing the places where
people live and work

December 31, 2015

Dear Members of the Colorado General Assembly:

The enclosed summary highlights the Colorado State LIHTC program's impact in 2015. This summary is intended to fulfill the program reporting requirements as detailed in C.R.S. 39-22-2108.

CHFA has been pleased to serve as the program administrator, and is proud to share that in only one year of allocation, 1,902 affordable multifamily units have been supported by the program. More than half of these units will be constructed in the disaster-impacted areas of Boulder, Weld, and Larimer counties, which continue to rebuild from the 2013 floods.

In total, \$5 million of capped state LIHTC and \$9.295 million of disaster recovery state LIHTC was allocated in 2015 as authorized in the enabling legislation, HR 14-1017. The estimated private sector investment generated from the sale of the state tax credits when paired with the federal 4 percent LIHTC is \$185 million. Additionally, over \$593.8 in economic impact is estimated to occur as a result of the construction of the 1,902 units supported. Thus, the state's investment in the Colorado LIHTC program will generate a return of nearly \$9 for every \$1 of public investment.

At a time when the state's for sale and rental housing markets are facing significant price escalation, the state LIHTC is providing critical leverage enabling the state to exercise the maximum amount of benefit from federal 4 percent LIHTC program, which was previously under-utilized. The result is more than doubling of the number of affordable housing units supported in 2015 over the prior five-year period.

We are pleased to report the following program results from the 2015 allocation year.

Sincerely,

Cris A. White
Executive Director and CEO

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2015 program results

1,902 housing units directly supported

- To date, the state LIHTC program has directly supported the development of 1,902 affordable rental units, and will enable CHFA to support over 3,500 units in 2015.
- Developments awarded state LIHTC will serve households earning 60 percent Area Median Income (AMI) or below.
- Historically, the median household income of residents living in LIHTC-supported units is \$19,500, or approximately 30 percent AMI.
- For example, 30 percent AMI equals \$19,200 for a two-person household in Denver County, or \$20,090 for a three-person household in Weld County.

\$185 million in new private sector investment to support colorado housing

- The sale of the state and federal tax credits allocated to the 1,902 units directly supported is estimated to generate over \$185 million in private sector equity investment in Colorado that otherwise would not have occurred.

\$8.7 million in previously untapped federal 4 percent lihtc leveraged generating \$137 million in private sector investment

- All states have access to two types of federal LIHTC to support affordable housing:
 - Federal 4 percent LIHTC, which is designed to subsidize approximately 30 percent of an affordable development's costs; and
 - Federal 9 percent LIHTC, which is designed to subsidize approximately 70 percent of an affordable development's costs.
- CHFA leveraged the state LIHTC with the federal 4 percent credit, which historically has been under-utilized in Colorado due to a lack of other gap resources required to make these types of deals financially feasible.
- The pairing of the state LIHTC with the 4 percent federal LIHTC enabled Colorado to leverage \$8.7 million more in federal credits than has been used annually on average over the prior five-year period. These will generate over \$137 million in private sector investment in Colorado that otherwise wouldn't have occurred.

\$593.8 million in economic impact and 6,600 jobs supported

- The development of the 1,902 units directly supported with state LIHTC is estimated to generate over \$593.8 million in economic impact in Colorado and support 6,600 jobs.
- The total estimated economic impact of all 3,925 affordable housing units supported by CHFA in 2015 exceeds \$1.15 billion.

2015 lihtc supported developments



Rendering of Centennial Park Apartments in Longmont, courtesy of Summit Housing Group, Inc.

project name	city	county	total units
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9 percent lihtc

40 West Residences	Lakewood	Jefferson	60
Brighton Village II	Brighton	Adams	63
Burlington Manor	Burlington	Kit Carson	54
Foundry Apartments	Englewood	Arapahoe	70
Hidden Lake Apartments	Westminster	Adams	72
Mariposa Phase VII	Denver	Denver	21
Oakshire Commons	Pueblo	Pueblo	30
Renaissance Downtown Lofts	Denver	Denver	65
Reserves at Steamboat Springs	Steamboat	Routt	48
Sanderson Apartments	Denver	Denver	60
St. Francis at Cathedral Square	Denver	Denver	50
The Highlands	Grand Junction	Mesa	64
Valley View Apartments	Woodland Park	El Paso	24
Westminster Station	Westminster	Adams	70

4 percent lihtc

Aztec Villas	Thornton	Adams	164
Kimbark	Longmont	Boulder	48
Mariposa Phase VII	Denver	Denver	45
Oakshire Commons	Pueblo	Pueblo	69
Osage 100 & Thunderbird	Boulder	Boulder	203
Project Renovate	Boulder	Boulder	297
Renaissance Downtown Lofts	Denver	Denver	36
Sable Ridge II	Denver	Denver	60
The Nest	Boulder	Boulder	36
Westgate	Denver	Denver	50

project name	city	county	total units
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state lihtc and 4 percent lihtc

13th Avenue Apartments II	Aurora	Adams	177
Apartments at Meadowview	Greeley	Weld	100
Ash Street Apartments	Denver	Denver	112
Broadway Lofts	Englewood	Arapahoe	111
Centennial Park Apartments	Longmont	Boulder	140
Copper Peak	Longmont	Boulder	240
Crisman Apartments	Longmont	Boulder	114
Guadalupe Apartments	Greeley	Weld	47
Kestrel	Louisville	Boulder	190
Montbello VOA Elderly Housing II	Denver	Denver	86
Morrison Road	Denver	Denver	197
Northfield @ Stapleton Apartments	Denver	Denver	84
Oakridge Senior Apartments	Fort Collins	Larimer	126
Redwood Village	Fort Collins	Larimer	72
The Edge	Loveland	Larimer	70
Windsor Meadows Phase II	Windsor	Larimer	36

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*financing the places where
people live and work*

state lihtc projects supported summaries

The following summaries detail more information about the 16 developments directly supported with state LIHTC and the communities and populations to be served by each.

13th avenue apartments II, aurora

developer | Solvera Developers

13th Avenue Apartments II will be a 177-unit project serving individuals and families. It will be located on the southern boundary of the Anschutz Medical Campus and the Fitzsimons Life Science District in Aurora. The project is the second of a two-phase community in an area that will employ more than 44,000 people once the campus is built out.

- 177 units: 70 one-bedroom; 95 two-bedroom; 12 three-bedroom
- 10 @ 50% AMI; 167 @ 60% AMI
- Federal 4% Credit allocated: \$1,335,976
- State Credit allocated: \$790,877

ash street apartments, denver

developer | Mile High Development and Koelbel and Company

Ash Street Apartments will be a 112-unit project serving workforce individuals and families. Located at the redevelopment site of the former CU Health and Sciences Center, Ash Street will be within walking distance to many grocery stores, restaurants, and medical facilities.

- 112 units: 86 one-bedroom; 14 two-bedroom; 12 three-bedroom
- 112 @ 60% AMI
- Federal 4% Credit allocated: \$708,414
- State Credit allocated: \$900,018

broadway lofts, englewood

developer | Medici Communities

Broadway Lofts will be a 111-unit project serving individuals and families. The project will be located on south Broadway in the heart of downtown Englewood on a major bus route and less than a mile from the Englewood light rail station.

- 111 units: 74 one-bedroom; 37 two-bedroom
- 111 @ 60% AMI
- Federal 4% Credit allocated: \$665,929
- State Credit allocated: \$1,034,051

montbello voa elderly housing II, denver

developer | Volunteers of America

Montbello VOA Elderly Housing II will be an 86-unit project serving seniors in northeast Denver. The sponsor will partner with Denver Urban Gardens and the Center for African American Health to promote a healthy lifestyle for the residents, offering community gardens, exercise, walking paths, and other health initiatives.

- 86 units: 70 one-bedroom; 16 two-bedroom
- 35 @ 30% AMI; 32 @ 50% AMI; 18 @ 60% AMI; 1 employee unit
- Federal 4% Credit allocated: \$632,964
- State Credit allocated: \$989,007

morrison road apartments, denver

developer | St. Charlestown Company

Morrison Road Apartments will be a 197-unit project serving individuals and families in the Westwood neighborhood of southwest Denver.

- 197 units: 79 one-bedroom; 107 two-bedroom; 11 three-bedroom
- 6 @ 40% AMI; 191 @ 60% AMI
- Federal 4% Credit allocated: \$1,212,453
- State Credit allocated: \$511,567

northfield @ stapleton apartments, denver

developer | Northeast Denver Housing Center

Northfield @ Stapleton Apartments will be an 84-unit project serving individuals and families in Stapleton's newest redevelopment area, Conservatory Green. The project will offer many services for families and school-age children and will be within walking distance of shopping, parks, schools, and restaurants.

- 84 units: 18 one-bedroom; 42 two-bedroom; 24 three-bedroom
- 9 @ 30% AMI; 31 @ 40% AMI; 13 @ 50% AMI; 31 @ 60% AMI
- Federal 4% Credit allocated: \$509,742
- State Credit allocated: \$774,480

state lihtc disaster recovery round recipients

kestrel, louisville (formerly alkonis flood recovery)

developer | Boulder County Housing Authority

Kestrel will be a 70-unit building serving seniors, with an additional 120 units in multiple buildings that will serve families. Priority will be given to households who were displaced by the 2013 floods. This will be the first LIHTC-supported project to be constructed in Louisville in more than 15 years.

- 190 units: 104 one-bedroom; 61 two-bedroom; 25 three-bedroom
- 5 @ 40% AMI; 20 @ 50% AMI; 165 @ 60% AMI
- Federal 4% Credit allocated: \$1,923,632
- State Credit allocated: \$2,163,388

apartments at meadowview, greeley

developer | Steele Properties

Apartments at Meadowview will be a 100-unit new construction development providing affordable rental units for households displaced by the 2013 floods. It will consist of five three-story walk up residential buildings and a 3,000 square foot leasing office and community building. The site includes 200 parking spaces for residents and guests.

- 100 units: 16 one-bedroom; 44 two-bedroom; 40 three-bedroom
- 100 @ 60% AMI
- Federal 4% Credit allocated: \$618,957
- State Credit allocated: \$967,121

state lihtc projects supported summaries

The following summaries detail more information about the 16 developments directly supported with state LIHTC and the communities and populations to be served by each.

centennial park apartments, longmont

sponsor | Summit Housing Group

This 140-unit project will serve families, with a priority for households displaced by the 2013 floods. The property will be located within walking distance of the Rough and Ready Trail, which will connect users to many other biking and walking paths throughout Longmont.

- 140 units: 14 one-bedroom; 66 two-bedroom; 46 three-bedroom; 14 four-bedroom
- 45 @ 40% AMI; 38 @ 50% AMI; 56 @ 60% AMI; 1 employee unit
- Federal 4% Credit allocated: \$876,289
- State Credit allocated: \$1,220,393

copper peak apartments, longmont

sponsor | Inland Group

This project will provide 240 units of housing for families, with a priority for households displaced by the 2013 floods. Copper Peak Apartments will be located across the street from a neighborhood grocery store, and within walking distance to local retail and restaurant providers.

- 240 units: 48 one-bedroom; 138 two-bedroom; 54 three-bedroom
- 28 @ 50% AMI; 210 @ 60% AMI; 2 employee units
- Federal 4% Credit allocated: \$1,092,227
- State Credit allocated: \$479,633

crisman apartments, longmont

sponsor | Solvera

Crisman Apartments will provide 114 units for families. The sponsors will work with various local nonprofit organizations to provide resident services, such as job skills and financial assistance. The sponsors will provide outreach to households displaced by the 2013 floods. Solvera is a for-profit developer.

- 114 units: 48 one-bedroom; 66 two-bedroom
- 46 @ 40% AMI; 25 @ 50% AMI; 43 @ 60% AMI
- Federal 4% Credit allocated: \$873,320
- Annual State Credit allocated: \$718,230

the edge, loveland

sponsor | City of Loveland Housing Authority

This 70-unit project will provide workforce housing for families, as well as ten units for formerly homeless veterans. The property is located adjacent to open space and Boyd Lake State Park.

- 70 units: 22 one-bedroom; 39 two-bedroom; 9 three-bedroom
- 15 @ 30% AMI; 10 @ 40% AMI; 27 @ 50% AMI; 18 @ 60% AMI
- Federal 4% Credit allocated: \$578,807
- State Credit allocated: \$889,234

guadalupe apartments, greeley

sponsor | Archdiocesan Housing

This project will provide supportive housing with services for formerly homeless individuals and families. It will be constructed on part of the campus where the sponsor's existing Guadalupe Shelter is located.

- 47 units: 18 studio; 19 one-bedroom; 10 two-bedroom
- 47 @ 30% AMI
- Federal 4% Credit allocated: \$500,584
- State Credit allocated: \$601,586

oakridge senior apartments, fort collins

sponsor | McDermott Properties

This 126-unit property will serve seniors 62 years of age and older. The sponsor will give preference to households who were directly or indirectly impacted by the 2013 floods or the 2012 High Park fire.

- 126 units: 92 one-bedroom; 34 two-bedroom
- 15 @ 30% AMI; 18 @ 40% AMI; 49 @ 50% AMI; 44 @ 60% AMI
- Federal 4% Credit allocated: \$586,586
- State Credit allocated: \$910,611

village on redwood street, fort collins

sponsor | Fort Collins Housing Authority

Village on Redwood Street will provide 72 units for individuals and families. The property will be located in northern Fort Collins in a single-family-oriented neighborhood with access to public transportation, recreation, schools, shopping, medical services, and bike trails.

- 72 units: 9 one-bedroom; 42 two-bedroom, 19 three-bedroom; 2 four-bedroom
- 13 @ 30% AMI; 10 @ 40% AMI; 19 @ 50% AMI; 29 @ 60% AMI; 1 employee unit
- Federal 4% Credit allocated: \$563,143
- State Credit allocated: \$879,912

windsor meadows phase II, windsor

sponsor | Windsor Housing Authority in partnership with the City of Loveland Housing Authority

This 36-unit property is the second of two phases serving families. Windsor Meadows Phase II will be located at the east end of the Windshire Park subdivision, which includes walking paths and recreational facilities. Preference and special outreach will be given to households displaced by the 2013 floods.

- 36 units: 6 one-bedroom; 26 two-bedroom, 4 three-bedroom
- 4 @ 30% AMI; 6 @ 40% AMI; 6 @ 50% AMI; 20 @ 60% AMI
- Federal 4% Credit allocated: \$299,529
- State Credit allocated: \$465,133

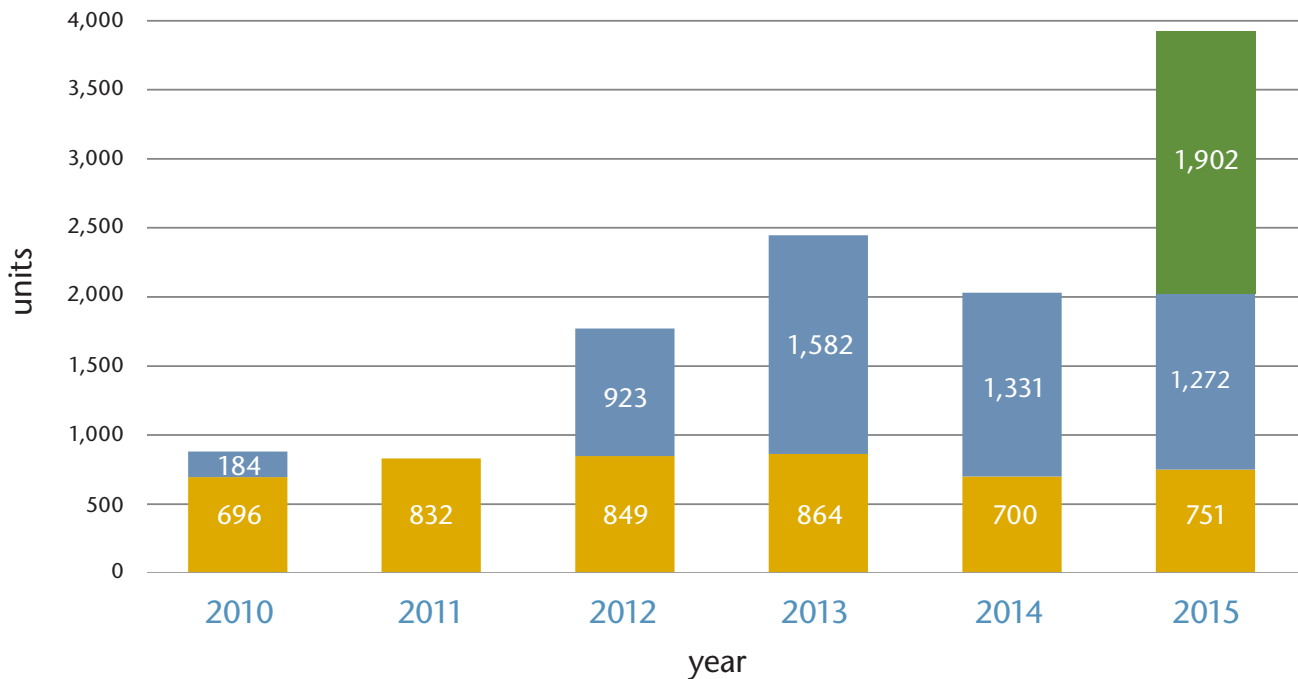


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lihtc historic investment 2010 to 2015 units

lihtc units 2010 to 2015

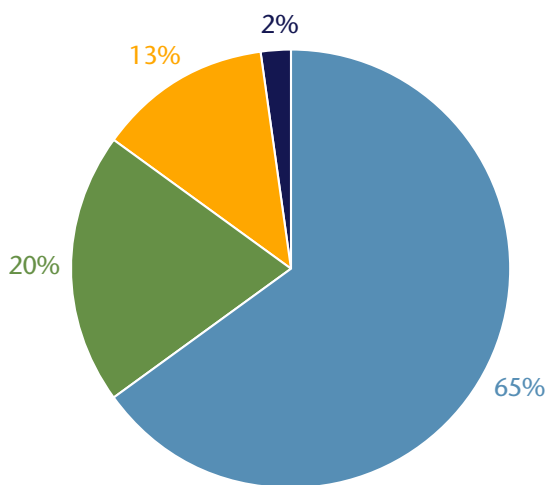
year	9 percent lihtc	4 percent lihtc	state lihtc and 4 percent	total tax credit units
2010	696	184	0	880
2011	832	0	0	832
2012	849	923	0	1,772
2013	864	1,582	0	2,446
2014	700	1,331	0	2,031
2015	751	1,272	1,902	3,925



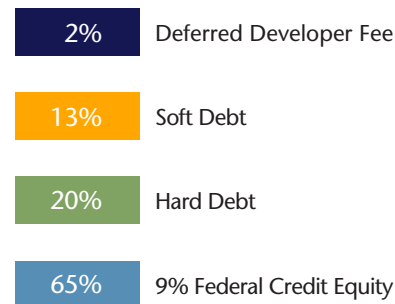
funding source examples for affordable housing

The state LIHTC has been used to leverage the federal 4 percent LIHTC, which has historically been underutilized in Colorado due to a lack of gap resources required to make these transactions financially feasible.

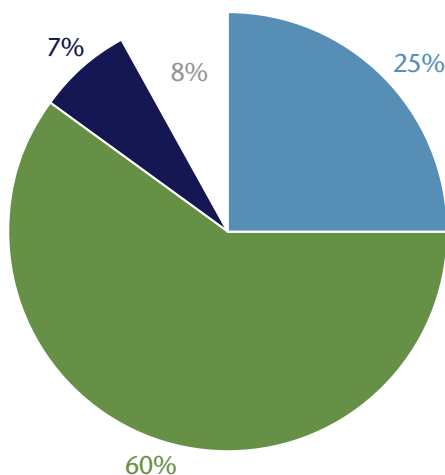
9% federal credit



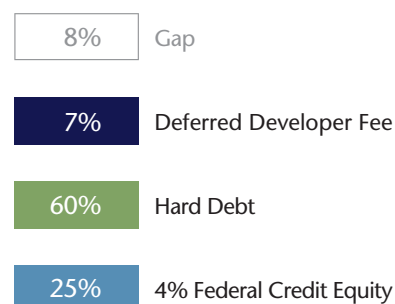
9% lihtc deals funding sources



4% federal credit



4% lihtc deals funding sources



affordable housing need

As of 2014, half of Colorado renters are cost-burdened, paying more than 30 percent of their gross annual income on rent. Over 50 percent of these renters are extremely low-income households, earning 30 percent Area Median Income (AMI) or below. Twenty-five percent of Colorado renters are severely cost-burdened and pay more than 50 percent of their gross annual income towards rent. The median income of renters living in LIHTC-supported units is 30 percent AMI, or roughly \$19,500 in gross annual household income, demonstrating that units supported by the program are providing critical housing for the state's most vulnerable residents.

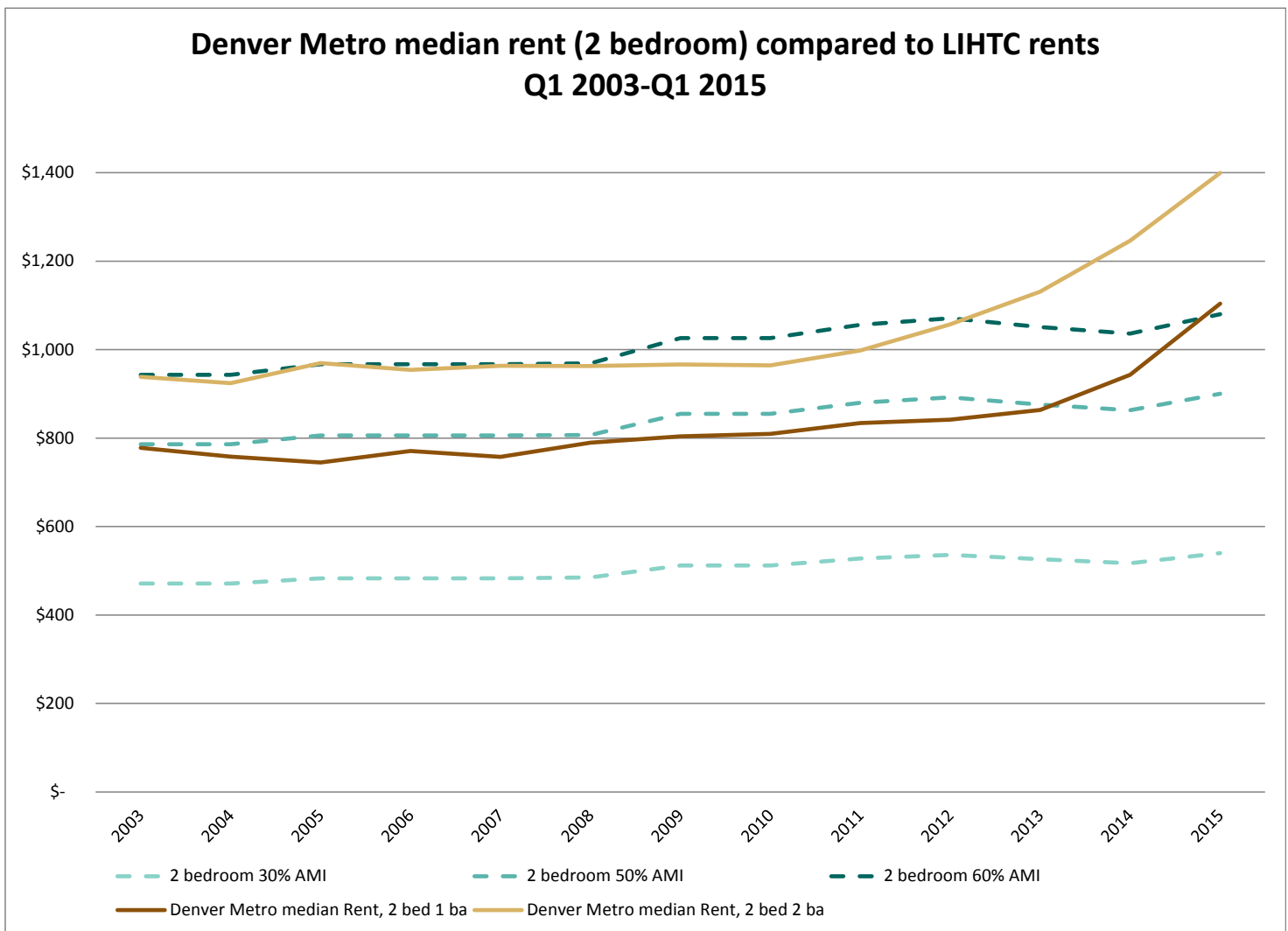
The state's needs vary by region as demonstrated by the following chart.

region	median rent Q2 2015	median rent Q2 2014	% increase in rent	household income needed to afford median rent	AMI needed to afford median rent (2 person AMI)	apartment vacancy Q2 2015	apartment vacancy Q2 2014
Boulder/ Broomfield	\$1,398	\$1,235	13%	\$55,931.20	70%	5.3%	4.3%
Colorado Springs	\$867	\$822	6%	\$34,695.60	59%	4.6%	5.5%
Denver Metro	\$1,225	\$1,068	15%	\$48,997.20	77%	4.5%	4.7%
Fort Collins/ Loveland	\$1,249	\$1,124	11%	\$49,964.80	80%	2.1%	2.8%
Grand Junction	\$559	\$576	-3%	\$22,352.40	46%	3.7%	6.9%
Greeley	\$891	\$758	18%	\$35,642.40	67%	1.6%	4.1%
Pueblo	\$577	\$572	1%	\$23,089.20	48%	5.9%	6.6%
Statewide	\$1,165	\$1,065	9%	\$46,580.40	78%	4.4%	4.8%

Source: Apartment Vacancy and Rent Report (Throupe and Von Stroh)

affordable housing need

As rents continue to escalate, households will experience greater difficulty in balancing their housing costs with other financial demands. In 2015, a Denver Metro household had to earn 77 percent AMI annually in order to afford the median rent of \$1,225, without risk of becoming cost-burdened. The price escalation has occurred relatively rapidly. In 2012, the median rent of a market rate unit was affordable to a household earning 60 percent AMI. Thus, in only three short years, there has been a 19 percent increase in median rent, while wages have increased at less than half that rate. As the gap between what households can afford and the median rent increases, Colorado's economy becomes exposed to increased risk, and households may begin to experience under performance in other areas of their lives.



source of Denver rents: Apartment Association of Metro Denver Denver Metro Apartment Vacancy & Rent Survey

affordable housing need

Housing Colorado reports that Colorado's cost-burdened households account for \$2 billion less in spending each year on consumer goods. When a household is required to spend the bulk of their income on rent, they may have insufficient resources to afford other necessary expenses, including food, child care, transportation, clothing, and education costs. The greater the level of cost-burden that a household experiences, the higher the risk that their housing situation will impact other areas of their life, including health and education performance.

Severely cost-burdened households, or those spending more than 50 percent of their gross income on housing, are frequently referred to as "housing insecure."¹ Children in housing-insecure families are more likely to be in poor health and be food-insecure.² Those who were housing insecure were nearly six times as likely as those who were not insecure to delay doctor visits because of costs.³ Compared with people who were not housing insecure, respondents who were insecure were about twice as likely to report poor or fair health status.³ Housing insecurity also leads to greater student mobility and thus has significant negative consequences for students due to the resulting academic and social disruptions.⁴ Increased or unexpected transiency impacts school planning and budgeting, and the poorest districts experience highest rates of student transiency.⁴

The ability for CHFA to support the development and preservation of more than double the number of affordable housing units in 2015 over the prior five years is critical to helping Colorado begin to address its affordable housing demand at a greater pace than the past.

In 2015, CHFA received 54 applications for either federal competitive and/or state LIHTC, seeking a combined total of \$28 million in federal competitive LIHTC and \$15 million in state LIHTC. Due to restrictions on resource availability, CHFA was able to support 30, or 56 percent, of these applications.

Given market demand for more affordable units, CHFA anticipates similar levels of request being received in 2016. To best prioritize the varied housing needs across Colorado, CHFA establishes several housing priorities that are used to evaluate state and federal LIHTC applications. In 2015, these priorities were as follows:

- Projects serving homeless populations;
- Projects serving persons with special needs;
- Projects impacting counties with populations of less than 175,000; and
- Projects in counties impacted by a natural disaster.

These will remain the same for 2016.

¹ Enterprise Community (<http://blog.enterprisecommunity.com/2015/01/opportunity-americas-insecurity>)

² Children's Health Watch (<http://www.childrenshealthwatch.org/housing-insecurity/>)

³ Center for Disease Control and Prevention (http://www.cdc.gov/pcd/issues/2015/14_0511.htm)

⁴ Pennsylvania State University (<https://www.ed.psu.edu/crec/research/poverty>)

affordable housing need

As a result of the 2015 priorities, 1,135 of the state LIHTC supported units will be located in the 2013 flood-impacted Boulder, Larimer, and Weld counties. Colorado Division of Homeland Security and Emergency Management estimates 30,215 housing units were damaged or destroyed as a result of the 2013 floods. Developments supported with state LIHTC disaster recovery resources underwent a joint review process with CHFA and the Colorado Department of Local Affairs-Division of Housing to ensure alignment with the state's disaster recovery efforts and deployment of CDBG-DR resources. All applications were also required to receive local support from the appropriate city or county officials, as well as local disaster recovery working groups.

Also new in 2015, CHFA supported the highest number of permanent supportive homeless housing units in the organization's history. This was possible due to the greater availability of housing resources and the effectiveness of the Pathways Home Supportive Housing Toolkit as a resource for local communities seeking ways to address homelessness. One of the developments directly supported with state LIHTC and five of the 40 total developments supported by CHFA as of December 2015 will provide supportive housing for homeless families and individuals. These developments will provide both housing and wrap-around services for residents, including case management, employee training, and mental health treatment. The Governor's Office estimates that 5,800 additional supportive homeless housing units are required to meet the needs of Colorado's homeless families and individuals.

In addition to the state's current housing needs, over the next 10 years, 10,300 affordable housing contracts are set to expire. Without sufficient resources available to assist CHFA and its partners in renewing affordability of these properties, Colorado will experience even greater housing demand resulting from a critical loss of units.

The state LIHTC has proven to be a valuable tool in helping CHFA and the housing development community address the state's needs at a greater pace. CHFA looks forward to the second year of state LIHTC allocation beginning in 2016 and urges the members of the General Assembly to continue its investment in the program beyond the initially approved two-year allocation term given the program's success thus far.

on the cover (left to right)

Rendering of Broadway Station Lofts in Englewood, courtesy of RNL Design

Rendering of Northfield at Stapleton Apartments in Denver, courtesy of Northeast Denver Housing Center and Cunningham Group Architecture, Inc.

Rendering of Kestrel in Louisville, courtesy of Boulder County Housing Authority and Wenk Associates, Inc.

Rendering of Oakridge Senior Apartments in Fort Collins, courtesy of David Nakhjovani and Gus Robbato/Lewis Himes & Associates

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about the state low income housing tax credit

- Colorado's State Low Income Housing Tax Credit (state LIHTC) program helps raise private sector equity needed to develop affordable rental housing.
- The program is modeled after the nationally recognized federal Low Income Housing Tax Credit (federal LIHTC) program created in 1986 under President Reagan's administration, which has helped create or preserve over 2 million affordable rental units in the U.S.
- Colorado's program was originally established in 2001 and later renewed in 2014.
- The renewal authorized CHFA to allocate \$5 million in state LIHTC in 2015 and 2016.
- It also authorized CHFA to award state LIHTC above the \$5 million annual cap to affordable multifamily developments in counties impacted by natural disasters.

2015 program results

1,902 housing units directly supported

- To date, the state LIHTC program has directly supported the development of 1,902 affordable rental units, and enabled CHFA to support 3,925 units in 2015.
- Developments awarded state LIHTC will serve households earning 60 percent Area Median Income (AMI) or below.
- Historically, the median household income of residents living in LIHTC-supported units is \$19,500, or approximately 30 percent AMI.
- For example, 30 percent AMI equals \$19,200 for a two-person household in Denver County, or \$20,090 for a three-person household in Weld County.

\$185 million in new private sector investment raised to support colorado housing

- The sale of the state and federal tax credits allocated to the 1,902 units directly supported will generate over \$185 million in private sector equity investment in Colorado that otherwise would not have occurred.

\$8.7 million in previously untapped federal 4 percent lihtc leveraged generating \$137 million in private sector investment

- All states have access to two types of federal LIHTC to support affordable housing:
 - Federal 4 percent LIHTC, which is designed to subsidize approximately 30 percent of an affordable development's costs; and
 - Federal 9 percent LIHTC, which is designed to subsidize approximately 70 percent of an affordable development's costs.
- CHFA leveraged the state LIHTC with the federal 4 percent credit, which historically has been under-utilized in Colorado due to a lack of other gap resources required to make these types of deals financially feasible.
- The pairing of the state LIHTC with the 4 percent federal LIHTC enabled Colorado to leverage \$8.7 million more in federal credits than has been used annually on average over the prior five year period. These will generate over \$137 million in private sector investment in Colorado that otherwise wouldn't have occurred.

about state lihtc

\$593.8 million in economic impact

- The development of the 1,902 units directly supported with state LIHTC is estimated to generate over \$593.8 million in economic impact in Colorado.
- The total estimated economic impact of all 3,925 affordable housing units supported by CHFA in 2015 exceeds \$1.15 billion and will support more than 6,600 jobs.

state lihtc supports key affordable housing needs

flood recovery

- 1,135 of the state LIHTC supported units will be located in the 2013 flood-impacted Boulder, Weld, and Larimer counties. All will prioritize housing for residents who were victims of the 2013 floods.
- Disaster Recovery applicants underwent a joint review process with CHFA and DOLA-DOH to ensure alignment with the state's disaster recovery efforts and deployment of CDBG-DR resources.

supportive homeless housing

- One of the developments directly supported with state LIHTC, and five of the 30 total developments supported by CHFA as of August 2015 will provide supportive housing for homeless families and individuals.
- These developments will provide housing and wrap-around services for residents including, case management, employee training, and mental health treatment.
- This is the largest number of supportive homeless housing developments able to be supported by CHFA in a single year.
- The Governor's Office estimates that 5,800 additional supportive homeless housing units are required to meet the needs of Colorado's homeless families and individuals.



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about state lihtc

The following organizations support extending Colorado's State LIHTC program

Adams County Housing Authority	Erik S. Husted, LLC	Palace Construction
Advantage Capital	Evangelical Lutheran Good Samaritan Society	Perry Perry, LLC
Affordable Advisors, LLC	Evans Station Lofts	Phil Vaughan Construction
Alliance Construction Solutions	Fax Partnership	Prairie Fire Development Group, LLC
Archdiocesan Housing	First Sterling Financial	Proctor Community Enterprises
Aspen Meadows	Funding Partners	Progressive 15
Boston Capital	Gardner Capital, Inc.	Pueblo Housing Authority
Boulder County	George K. Baum and Company	Raymond James Tax Credit Funds
Boulder County Housing Authority	Gershman Investment Corp.	RCH Jones Consulting
Burgwyn Company	Gorman & Company, Inc.	Red Thread Creative Group
Casa Dorada	Grand Junction Housing Authority	REgeneration Development Strategies
Citibank, N.A.	Hendricks Communities	Residences at Panorama Pointe
City of Boulder	Herman & Kittle Properties, Inc.	Riverside Capital, LLC
City of Durango	Hope Communities, Inc.	Rocky Mountain Communities
City of Salida	Housing Authority of the City of Aurora	S.B. Clark Companies
Club 20	Housing Colorado	Security Properties – Affordable Housing Group
Colorado Apartment Association	ICAST	Simpson Property Group
Colorado Association of Realtors	Jefferson County Housing Authority	Solvera Advisors
Colorado Bankers Association	J.P. Morgan Securities, LLC	St. Charles Town Company
Colorado Competitive Council (C3)	KD Housing Partners, Inc.	Sugar Creek Capital
Colorado Mortgage Lenders Association	Kutak Rock, LLP	Summit Housing Group, Inc.
Colorado Municipal League	Law Office of Mark Berry	SW Development Group
ComCap Asset Management	Long Peak Advisors	Taylor Korhs
Commonwealth Development Corporation	Loveland Housing Authority	Terra Management Group
Community Builders Realty Services	Lutheran Advocacy Ministry-Colorado	Town of Lyons
Community Housing Development Association, Inc.	MAA Consulting	Town of Vail
Community Housing Partners	Martinez Park Villas	Tri-County Housing & CDC
Community Strategies Institute	McDermott Properties, LLC	TS Development, LLC
Confluent Development	Mendel Development Company	Twain Financial Partners
Daniel G. Morgan and Associates	Mercy Housing	Universal Structured Finance Group, Inc.
Delores Project	Mercy Loan Fund	Uptown Mortgage, LLC
Denver Housing Authority	Metro Area County Commissioners	Urban, Inc.
Denver Metro Chamber of Commerce	Metro Mayors Caucus	Urban Land Conservancy
Dominium Development & Acquisition	Metro West Housing Solutions	U.S. Bank
Douglas County Housing Partnership	Midwest Housing Equity Group	Van Meter Williams Pollack, LLP
Dwelling Development, LLC	Mile High Development	Venture Law Advisors, LLC
Eagles Nest Apartments	Mile High Community Loan Fund	Volunteers of America National Services
Economic Development Council of Colorado (EDCC)	Miller Valentine Group	Walker and Dunlop
El Paso County Housing Authority	Morrison Group	Wazee Partners, LLC
Empowerment Program	Neighborhood Development Collaborative	Wells Fargo Bank N.A.
Englewood Housing Authority	Nettie Moor	Winthrop & Weinstine, P.A.
Enterprise Community Partners	Northeast Colorado Housing, Inc.	Wolf Family, Inc.
	Northeast Denver Housing Center, Inc.	Yampa Valley Housing Authority