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Colorado 2020 Qualified Allocation Plan – Summary of Changes

❖ Guiding Principles

- Language was added to the public transportation Guiding Principle.
 - To provide opportunities for affordable housing within a half-mile walk distance of public transportation such as bus, rail, and light rail with easy access to job centers that maximize the housing density
- Language was added to encourage applicants to pursue more advanced energy efficiency goals for projects.
 - To support affordable housing that is constructed and certified to advanced energy performance standards such as the Department of Energy's Zero Energy Ready Homes (ZERH), Passive House Institute US (PHIUS), or Passive House Institute (PHI), programs which would contribute to Colorado meeting its 100% Renewable Energy goals by 2040 and Climate Action goals to reduce greenhouse gas emissions to 26% below 2005 levels by 2025, 50% by 2030 and 90% by 2050

❖ Section 2.B, Criteria for Approval, Project Costs

- CHFA will evaluate the cost reasonableness of a project considering the costs per unit and Tax Credits requested per unit as well as other factors, such as the location of the site, the size and type of project, the populations to be served, ongoing utility costs, future energy retrofit needs, and the availability and use of other funding sources. Applications demonstrating that the development team will maximize efficiencies in design, development, and construction practices, including new building technologies, will be considered favorably in the award process.

❖ Section 2.B, Site Suitability

- Sites will be evaluated based on suitability and overall marketability, including but not limited to, proximity to employment, schools, shopping, public transportation, medical services, and parks/playgrounds; maximizing the allowable housing density; conformance with neighborhood character and land use patterns; and slope, noise (e.g. railroad track, freeways), environmental hazards, flood plain, or wetland issues.

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❖ Section 3.B.2, Application Dates for Competitive Rounds

- Round One: 9% Federal Credit
 - Letter of Intent deadline December 2, 2019
 - Application Deadline February 3, 2020
- Round Two: State Credits with 4% Federal Credits
 - Letter of Intent Deadline June 1, 2020
 - Application Deadline August 3, 2020

❖ Section 3.M, Developer Fee Limits

- For competitive awards (9% Federal Credits or State Credits with 4% Federal Credits), developer fees may not increase after the initial award of credits.

❖ Section 5.B.2, Project Location

- A TOD site is now defined as that which is within a half mile of transit corridors with easy access to job centers. Housing proposal should maximize allowable density at TOD site.

❖ Section 5.B.3, Project Characteristics

- Five Points will be awarded to Projects maximizing construction efficiency by utilizing factory-built construction or prefabricated components.

❖ Section 8, Energy Efficiency Requirements

- Applicants must certify their projects through one of three programs: Leadership in Energy and Environmental Design (LEED), National Green Build Standard (NGBS), or Enterprise Green Communities (EGS).
- An exception to the above requirement will apply to applicants who commit to achieving one of the advanced energy programs (ZERH, PHIUS, or PHI). Applicants who certify through ZERH, PHIUS, or PHI, will be allowed to “self-certify” through CHFA for the remaining (non-energy efficiency related) Enterprise Green Communities Criteria.
- All housing projects, except for 100% permanent supportive housing projects, must install a minimum number of Electric Vehicle ready parking spaces: for projects with ten or fewer parking spaces, at least one parking space must be EV-ready and for projects with more than ten parking spaces, at least ten percent of the spaces must be EV-ready.
- Once constructed, all buildings are required to annually assess and report their energy performance using the free Energy Star Portfolio Manager tool.