

Prop 123 Affordable Housing Financing Fund (AHFF)

managed by OEDIT, administered by CHFA

Prop 123 Equity

- Below-market-rate equity investments to support low AND MIDDLE-INCOME multifamily rental units
- Up to 90% average AMI allowed
- PUBLIC equity not private “owner equity”
- Compatible with Middle Income Housing Authority (MIHA) bonds (more on MIHA later)



COLORADO

Office of Economic Development
& International Trade

Colorado's Middle Income Housing Authority (MIHA)

Background

- Established by Colorado State Legislature in 2022
 - Special Purpose Authority / Independent from the State
 - Supports rental housing for middle-income individual and families throughout Colorado
 - Designed to supplement LIHTC equity and other existing state funding options NOT supplant
 - 80% - 120 or 140% AMI - up to 40% of units may be unrestricted
 - Income restricted units must be at least 10% below market
 - NO state funding provided for project finance
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Powers

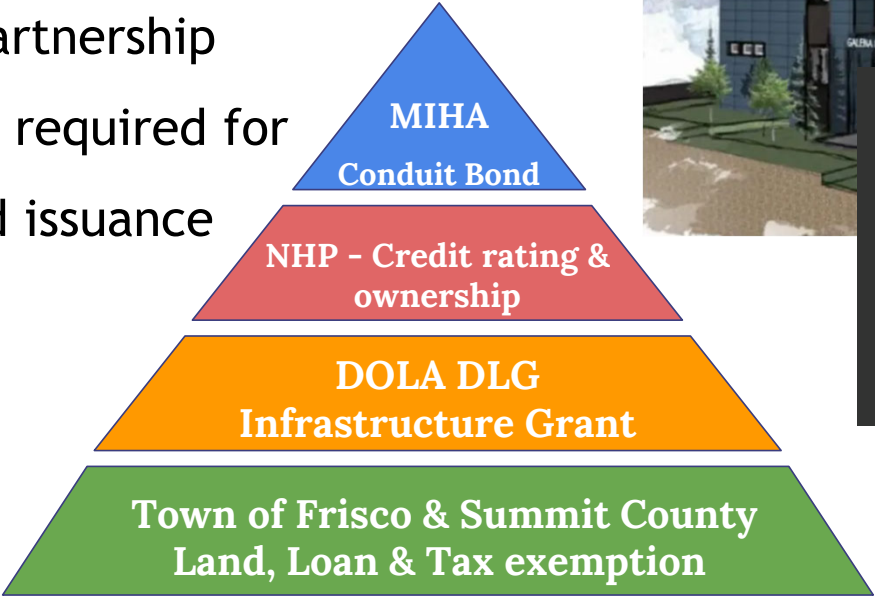
- Tax-exempt and taxable bonds payable from project revenues
- Public-private or public-public partnerships (PPPs)
- State & local tax exemption



MIHA Bond Example

MIHA Conduit Tax Exempt Bond Financing for Galena Apartments - Frisco, CO

- 54 middle income rental units
- Public - Public Partnership
- Public ownership required for Tax exempt bond issuance



Sources:

MIHA - 60%

Local Governments - 27%

DOLA Grants - 13%

MIHA Special Limited Partnership (SLP) Example

SLP with Tax Abatement for West Holden Place -
Denver, CO

- 77 middle income rental units
 - Modular construction = lower construction

cost
- SLP will reduce annual operating costs
- Increase 80% AMI units (lowest AMI) =
public benefit



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