

# senior debt programs



## SMART

Sizeable Multifamily  
Affordable Risk Share Tool

SMART provides \$3M to \$6M in permanent insured financing, featuring up to 40-year fixed rates and the lowest FHA mortgage insurance premium in the industry. Whether you have a tax credit or non-tax credit project, CHFA delivers quickly with a flexible solution tailored to your needs.



## SIMPLE

Small Multifamily  
Permanent Loan

SIMPLE provides up to \$3M in uninsured permanent financing for 9% LIHTC projects. With streamlined execution, you can get to loan commitment in as little as 60 days of submitting a complete application.



## CAPABLE

Construction & Permanent  
Affordable Bond Loan

CAPABLE combines construction and permanent financing to provide over \$6M for 4% LIHTC projects, using a streamlined process only available to housing finance agencies. It offers lower interest rates due to index pricing associated with Private Activity Bonds, and the lowest mortgage insurance premium in the industry.



## PAIRABLE

Partnership-to-Perm  
Affordable Bond Loan

PAIRABLE provides loans of over \$6M in permanent insured financing for 4% LIHTC projects, featuring lower interest rates due to index pricing associated with Private Activity Bonds. Pair this with your preferred construction financing partner to get the deal done on time.

# flexible gap programs

HOF

**CHFA HOF**

Housing Opportunity Fund

CHFA HOF provides up to \$1M in flexible gap financing, which can be paired with any of CHFA's senior debt programs as secondary financing, used as a first mortgage loan, or as an interest rate subsidy. CHFA's internal resources allow us to offer this flexibility to help you get your deal done efficiently and affordably.

HHF

**CO HHF**

Colorado Healthy Housing Fund

CO HHF provides up to \$500K in flexible gap financing to encourage healthy living components in affordable rental housing developments. It can be paired with any of CHFA's senior debt programs as secondary financing or used as a first mortgage loan. Grants for tenant programming may be available as a companion to an HHF loan.

CMF

**CMF**

Capital Magnet Fund

CMF provides up to \$750,000 of flexible gap financing for the preservation or construction of 4% or 9% LIHTC projects located in eligible areas and serving incomes at or below 50% of Area Median Income.

The following programs can be generally combined with the senior programs above to leverage more financing to a project.

# innovative financing solutions

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## CHFA Multifamily Lending



Mobile Home  
Park Financing



Middle-income  
Access Program



Small-scale Housing  
Permanent Loan and  
Technical Assistance



Colorado Affordable  
Housing Preservation  
Fund