

	<b>STATE: COLORADO</b>
	<b>Note:</b> This is the information, requirements, and scoring criteria for the 9% credit. There are separate threshold requirements and scoring criteria for the 4% tax credit.
<b>Mandatory restrictions prohibiting increases in racial and economic concentration</b>	• Colorado considers proximity to existing tax credit developments. If a choice needs to be made between two applications, proximity to other tax credit developments in a particular market or area of the state (QAP 2008, p. 5).
<b>Scoring that discourages racial and economic concentration</b>	• No.
<b>Mandatory requirements encouraging sustainable development in high-opportunity areas</b>	• No.
<b>Scoring that discourages development in distressed neighborhoods</b>	• Colorado considers, but does not award points, for site suitability. The site is evaluated for suitability as to slope, environmental hazards, railroad tracks, freeways, etc (QAP 2008, p. 5, 9).
<b>Scoring that encourages development in high opportunity areas</b>	• Colorado considers, but does not award points, for site suitability. The site is evaluated for proximity to schools, shopping, public transportation etc QAP 2008, p. 5, 9).
<b>Local participation in site selection limited to statutory minimum</b>	• No.
<b>Mandatory requirements ensuring affirmative marketing</b>	• No.
<b>Scoring that incentivizes affirmative marketing</b>	• No.
<b>Scoring that incentivizes language access and marketing to non-English speaking applicants</b>	• No.
<b>Scoring that promotes Section 8 voucher access in high-opportunity areas</b>	• 2 points awarded if projects commit in writing to give priority to households on public waiting lists (QAP 2008, p. 30); cited in 2006 Best Practices report ("Report"): no change.
<b>Requirements for monitoring Section 8 voucher access</b>	• No.
<b>Scoring that promotes units designed for persons with disabilities</b>	• Up to 8 points awarded if projects set-aside at least 33% of units for populations with special needs such as disabilities (QAP 2008, p. 30).
<b>Scoring that promotes marketing to disabled persons</b>	• 8 points may be earned for the set-aside of at least 33% of the units for special needs tenant populations. Applicants must provide evidence of a client source (e.g. letters from referring agencies, <b>marketing plans</b> , etc.). (QAP 2008, p. 30); cited in 2006 Report: original provision was deleted, but replaced with the similar
<b>Scoring that promotes family moves to low-poverty neighborhoods</b>	• No.
<b>Scoring that promotes units for lowest-income households outside high-poverty neighborhoods</b>	• Awards points if projects target households at 50%AMI based on the percentage of units set aside (QAP 2008, p. 25). • Up to 15 points awarded to projects that target households at 30% AMI depending on the percentage of units (QAP 2008, p. 26).
<b>Racial/demographic reporting requirements</b>	• No.
<b>Other</b>	• <b>Scoring promoting eventual tenant ownership:</b> Up to 34 points awarded to projects that will convert units to tenant home ownership after required period (QAP 2008, p. 27). • <b>Scoring that promotes units for the homeless:</b> Up to 8 points awarded to projects that set-aside at least 33% of units for special needs such as the homeless; the development must provide services such as job counseling, transportation, education, etc. in order to receive points (QAP 2008, p. 30).