

## HOMEOWNERS AND RENTERS RESOURCE GUIDE

Following is a list of potential regional to national funding programs, rebate programs, available for homeowners to rehabilitate their homes, purchase first-time homes plus regulations on Renters' Rights.

### **Brothers Redevelopment, Inc.**

<https://brothersredevelopment.org>, 719-666-7181, Colorado Springs

This compassionate, nonprofit (501(c)3) business provides a variety of housing-related services for the region's low-income, elderly and disabled residents. They focus on Safety, Home Maintenance, Accessibility and Energy Efficiency.

### **Energy Resource Center**

<https://erc-co.org>, 719-591-0772, Colorado Springs

The ERC helps families from all income levels improve their home energy efficiency. They begin with a complete energy assessment of your home, checking for safety and health hazards as well as making upgrades. If you receive LEAP, SNAP, TANF, AND, OAP, SSDI or SSI the Energy Resource Center can weatherize your home for free.

### **The Colorado Department of Local Affairs (DOLA)**

<http://bit.ly/2shjPr0> to learn more

The Department of Local Affairs (DOLA) has launched the Home Modification Tax Credit program that is designed to help individuals with an illness or disability who need to make their home more accessible due to health, welfare or safety reasons. The program allows for individuals to request a tax credit of up to \$5,000 per year on home modifications.

### **Vicky Bunsen Doucette Memorial Mini-Grants for Maintenance of Historic Properties**

[planningdept@manitouspringsco.gov](mailto:planningdept@manitouspringsco.gov)

710-685-4398

This program is administered by the Manitou Springs Planning Department on behalf of the Historic Preservation Commission and is intended to help owners of historic buildings with costs of maintenance and repair while maintaining historic materials and integrity within the Manitou Springs Historic Preservation District. Up to \$500 grant with no match requirement.

### **Colorado Springs Utilities**

CSU.ORG • 448-4800

<https://www.csu.org/Pages/ResidentialRebates.aspx>

CSU has rebates on the purchase of energy saving appliances, furnaces, insulation and air sealing, renewable energy, irrigation, and more.

Click or call for rules, program dates and rebate applications prior to any purchase.

### **CSU Free Online Home Energy Audit,**

<https://www.csu.org/Pages/Efficiency.aspx>

### **CSU Green Power**

To enroll, call 448-4800. <https://www.csu.org/Pages/GreenPower.aspx>

A voluntary program that allows customers to designate a portion, or all, of their monthly electric use to be generated by solar energy. You can make a positive impact on the environment by participating. This service is available on a first-come, first-served basis.

## **Colorado Low-income Energy Assistance Program (LEAP)**

<https://cdhs.colorado.gov/leap>

Can't afford to fix your furnace? If your home does not have heat and you qualify for low-income energy assistance (LEAP)

## **HelpCOS | Colorado Springs**

<https://coloradosprings.gov/helpcos>

HelpCOS provides [a list of services available](#) in the City of Colorado Springs and the Pikes Peak Region. The guide is maintained by the City of Colorado Springs. For additional information within El Paso County, you can visit [Helping hands\(link is external\)](#) and/or call 211 from your home phone or 955-0742 from your cell phone for resource referrals.

## **MORTGAGE ASSISTANCE PROGRAMS:**

### **Single Family “Turnkey Plus” Mortgage Program**

Phone: 719-520-6481

[jenniferdegive@elpasoco.com](mailto:jenniferdegive@elpasoco.com)

The El Paso County, Colorado “Turnkey Plus” Mortgage Program provides a partially forgivable Down Payment Assistance (DPA) Loan to individuals and families who want to purchase a home anywhere in El Paso County, including the City of Colorado Springs. Qualified homebuyers may receive up to a 4% or 5% soft second mortgage loan at 0% Interest, which is deferred for 30 years. The El Paso County Housing Authority, as Program Sponsor, rolled out the “Turnkey Plus” Mortgage Origination Program on February 15, 2019.

### **El Paso County - Single Family Mortgage Bond Program**

[\(719\) 520-6481](tel:7195206481)

### **Pikes Peak Habitat for Humanity**

719-475-7800

Pikes Peak Habitat for Humanity builds affordable homes. The homes give low-income families the chance to experience the pride, dignity, and self-sufficiency of homeownership.

### **Rocky Mountain Community Land Trust**

719-447-9300

Partners with families in home ownership and other local non-profit organizations in transitional housing for homeless families and affordable rentals for low-income households.

### **Colorado Housing and Finance Authority**

CHFA strengthens Colorado by investing in affordable housing and community development. We offer financial resources to strengthen homeownership, affordable rental housing, and businesses. <https://www.chfainfo.com/homeownership/down-payment-assistance>

Contact Jerilynn Martinez, Director, Marketing and Community Relations, 303.297.7427.

### **Federal First-Time Home Buyer Programs**

<https://smartasset.com/mortgage/first-time-homebuyer-programs>

<https://www.chfainfo.com/homeownership/down-payment-assistance>

### **Federal Housing Administration (FHA) Loans**

The FHA program is a great option for anyone looking to buy a starter home, mostly because potential buyers only need to put down 3.5% of a home's value at the time of purchase. Contrast that to the 20% most conventional loans require and you'll understand the benefit. In fact, it's one of the easiest mortgages to qualify for. However, to receive the program's biggest perk, you must have a FICO® credit score of 580 or higher. If yours falls between 500 and 580, you'll need to make a 10% down payment. That's still only half of a typical mortgage down payment. Though backed by the U.S. federal government, applicants secure FHA loans with outside lenders.

### **Veterans Administration (VA) Loans**

The Department of Veterans Affairs insures VA loans from third-party mortgage lenders. The program began after many military members were unable to secure enough income or savings to apply for a mortgage once they completed their service. As such, VA loans do not require any down payment.

### **The Good Neighbor Next Door Program**

From the U.S. Department of Housing and Urban Development (HUD) this program is only available to emergency personnel and teachers. Although not technically a loan, it allows these individuals to receive a 50% discount on the purchase price of a new home. To pay for the home, you could get a conventional, VA or FHA mortgage or pay cash.

### **HUD - AVOID FORECLOSURE: COLORADO**

Don't lose your home! Here is some guidance on default and foreclosure prevention.

**Colorado Foreclosure HOTLINE** (877) 601-HOPE or (877) 601-4673

### **SENIOR AND YOUTH SERVICES:**

#### **Pikes Peak Area Council on Aging and the Area Agency on Aging**

<http://www.ppacg.org/aging> (719) 471-2096

#### **Senior Blue Book**

Offers guidance with housing, home health and other resources

<https://www.seniorsbluebook.com/directory/pikes-peak-area-agency-on-aging-ppaaa-colorado-springs-co.php>

#### **Homeshare Colorado for Age 55+**

719-744-3911, Email: [Teresa@Sunshineshomeshare.org](mailto:Teresa@Sunshineshomeshare.org)

Economical housing with companionship and support services.

#### **Colorado Senior Resources**

Outline of various kinds of housing availability that work best for seniors

<https://www.seniorresource.com/colorado.htm>

#### **Youth Services**

<https://theplacecos.org/>

The Place, where young people leave homelessness behind.

**COLORADO LANDLORD/TENANT RIGHTS:**

<https://www.colorado.gov/pacific/sites/default/files/Attachment%2010-Landord%20and%20Tenant%20Rights.pdf>

**HUD Fair Housing Act**

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

[https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/fair\\_housing\\_act\\_overview#\\_The\\_Fair\\_Housing](https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview#_The_Fair_Housing)