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chfa  
homeowner  
newsletter

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## chfa: year in review

CHFA was proud to strengthen Colorado by investing in affordable housing and community development in 2020, a year of historic challenges. CHFA remained fully operational and was proud to assist Coloradans by:



Serving more than 10,400 customers through CHFA's home mortgage loan programs



Supporting over 5,900 affordable rental housing units with multifamily loans and/or Housing Credits



Impacting over 5,000 jobs by supporting nearly 700 businesses with business finance programs



Supported more than 230 communities and nonprofits statewide with CHFA donations, grants, and volunteerism

To learn more about CHFA and our impact on Colorado in 2020, please view our annual Community Report available on [chfainfo.com](http://chfainfo.com).



## xeriscape to cut down on water and maintenance

Spring is here and that means it's time to think about goals for your property's outdoor space. If you're interested in less maintenance and saving water, consider xeriscaping, which creates a landscape that is sustainable in dry climates via water efficiency. Don't picture all rock and cactus though—xeriscaping can be a colorful, flourishing environment.

### Xeriscaping Tips

- **Decide What's Right for You.** There are many ways to xeriscape, and you can even start small with a section of your space. Factor in how you want your space to be used, what your budget is, and what design may work best. If your home is part of a homeowners association, make sure you obtain required landscaping approvals, if applicable.
- **Mix it Up.** Key to a beautiful xeriscape is variety. Consider combinations that may work for you such as alternative grass, rock, mulch, and low-water plants, shrubs, and flowers.  
**Bonus tip:** Check out Resource Central's Garden in a Box, which is a professionally designed, waterwise garden kit customized for Colorado yards at [resourcecentral.org/gardens](http://resourcecentral.org/gardens).

- **Take Root.** Use techniques to promote deep roots, which retain water under the surface, allowing for less water use. Techniques include proper soil preparation and watering longer but less frequently.
- **Hire or DIY?** Depending on your budget and time, you may want to xeriscape yourself, hire a contractor, or a combination of both. If you go the DIY route, educate yourself on the many options and how they might work with your yard. If you hire a contractor, consider getting multiple bids and research the company carefully before signing a contract.
- **Take Advantage of Rebates.** Check with your local city and/or county to see if any rebates may be available to you related to xeriscape or other water-saving purchases.

## quick facts

### Xeriscaping may:

- Reduce landscape water use by 60% or more
- Reduce maintenance costs by up to 60%
- Increase property value by as much as 15%

Sources: [coloradowaterwise.org/](http://coloradowaterwise.org/)  
[XeriscapeColorado](http://XeriscapeColorado)

## chfa donates \$145,000 to housing counselors

CHFA recently donated \$145,000 to support five HUD-approved housing counseling agencies that are helping Coloradans with housing needs in response to COVID-19.

In December 2020, CHFA sent a survey to its HUD-approved housing counseling providers to actively seek their input on the barriers and challenges they were experiencing as a result of the pandemic. Respondents ranked the need for additional rent and mortgage assistance funds, marketing and outreach support, and lack of staff as top barriers to meeting current demands.

CHFA invited survey participants to apply for grant funds to support the hiring of additional staff, staff training, or technology or equipment purchases. Five funding requests were received and supported by CHFA as follows:

- Brother's Redevelopment Colorado Housing Connects Helpline: **\$50,000**
- Boulder County Personal Finance Program: **\$20,000**
- Housing Resources of Western Colorado: **\$20,000**
- NEWSED Community Development Corporation: **\$50,000**
- SouthWest Improvement Council: **\$5,000**

## heads up:

### Property Tax Statement

Property taxes assessed in 2020 are billed and payable in 2021. You may have already received a notice from your local county assessor's office regarding your 2021 property tax bill. Please note that this statement is for your records only. Your real estate property taxes are paid through an escrow account established on your behalf by CHFA Loan Servicing. If you have questions about your tax statement, please contact your local county directly.

## helpful resource:

### Colorado Housing Connects

Colorado Housing Connects is a housing helpline for renters, buyers, owners, and landlords. For homeowners, get information on avoiding foreclosure, home repair, refinancing, and more. Call 1.844.926.6632 or visit [coloradohousingconnects.org](http://coloradohousingconnects.org).

## dates to remember:

### First of the Month

CHFA mortgage payments are due by the first of each month and late fees may be assessed if a payment is received after the 16th of the month. Save a stamp and sign up for ACH payments. Visit [chfainfo.com/payment-options](http://chfainfo.com/payment-options).



## contact us

Contact CHFA Loan Servicing at 855.587.8655 as early as possible if you think you might have difficulty making your mortgage payment.

## experiencing hardship?

Due to the pandemic that has affected many Coloradans, or another unexpected circumstance, some homeowners may experience financial challenges that could affect their ability to make their mortgage payment. If you are facing hardship, CHFA is here to help.

### Finding the Right Option for You

CHFA Loan Servicing will help you determine what options might best fit your needs, depending on your unique circumstances. If you apply for hardship assistance, your mortgage loan may be placed in temporary forbearance for an initial 90-day period and we will discuss your repayment options. There are various repayment options available to CHFA homeowners. CHFA Loan Servicing will provide information to help you choose which option may work best for you.

**Please note:** Information regarding hardship assistance related to COVID-19 is subject to change at any time. The information in this article is current and accurate as of its publication date. Please visit [chfainfo.com/covid-19](http://chfainfo.com/covid-19) regularly for updates.

## apply

If you are ready to apply for hardship assistance, you may do so online at [loansolutioncenter.com](http://loansolutioncenter.com). If you wish to speak to someone directly about your options, contact CHFA Loan Servicing's Loss Mitigation team at 866.397.5370.

### denver

303.297.chfa (2432)  
800.877.chfa (2432)

### western slope

970.241.2341  
800.877.8450

[www.chfainfo.com](http://www.chfainfo.com)

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financing the places where  
people live and work