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chfa
homeowner
newsletter

First Quarter 2022 | Issue 1 | Volume VII



chfa: year in review

CHFA was proud to strengthen Colorado by investing in affordable housing and community development in 2021. As part of meeting our mission last year, CHFA was proud to assist Coloradans by:



Serving more than 8,700 customers through CHFA's home mortgage loan programs



Supporting the new construction or preservation of more than 7,200 affordable rental housing units with multifamily loans and/ or Housing Credits



Impacting over 3,300 jobs by supporting nearly 600 businesses with business lending programs



Supporting more than 300 communities and nonprofits statewide with CHFA donations and grants

To learn more about CHFA and our impact on Colorado in 2021, please view our annual Community Report available on chfainfo.com/cr.



home maintenance: past, present, and future

Taking care of your home is one of the most important parts of being a homeowner. Think of maintenance holistically by knowing the history of your home, staying up to date on regular maintenance, and planning for future needs. This approach may help you stay organized and prepared. Here are some tips to help:

Past

- **Gather and maintain records.** When you buy a home, you receive many documents such as financing agreements, warranties, and other documents related to appliances or other features of the home. For easy reference, keep these records together either physically in a file cabinet or binder, or electronically.
- **Know your home's past.** For maintenance purposes, it's important to know your home's history such as if and when it had major renovations in the past and how old the appliances are if they were purchased by prior owners. This way, you have a better sense of maintenance and replacement schedules.

Present

- **Assess your home.** Learn how to identify problems quickly to

mitigate them before they become more significant, causing safety concerns and/or requiring more time and money to fix. For example, inspect your home for signs of leaks (particularly on roofs, ceilings, or in basements), foundation issues, energy waste, and electrical wear.

- **Invest in tools.** Keeping up on home maintenance yourself is much easier if you have tools on hand, whether you rent or buy items such as the basics (measuring tape, hammer, nails, screwdrivers, wrenches), electric drill, ladder, stud finder, snow shovel, and rake.

Future

- **Review checklists.** Plan to stay on track with ongoing maintenance needs, as many are needed on a monthly, quarterly, or annual basis. Review your periodic maintenance checklists so you can plan accordingly with your budget, time, and other needs to complete tasks.
- **Start an emergency fund.** Having money saved for emergencies may save you stress and a financial setback when unexpected maintenance arises. Try to save sufficiently based on anticipation of your home's future needs.

chfa supports those affected by boulder county fires

In response to the devastating fires that occurred in Boulder County on December 30th, CHFA made an initial \$25,000 donation to the Community Foundation of Boulder County and raised an additional \$34,000+ in funds from community partners, unlocking a \$25,000 incentive match from CHFA, doubling our initial contribution. Together, more than \$84,000 was donated to the Foundation.

In addition to the Community Foundation of Boulder County, CHFA has supported the following other organizations who are providing relief to those impacted by the fire:

- Sister Carmen Community Center: \$25,000
- Thistle Communities: \$25,000
- A Precious Child: \$7,500
- Colorado Association of Realtors® Foundation: \$1,000



heads up:

Property Tax Statement

Property taxes assessed in 2021 are billed and payable in 2022. 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:

Hunger Free Colorado

If you or someone you know is struggling to access or afford food, Hunger Free Colorado may be able to assist. Call the statewide, toll-free Food Resource Hotline at 855.855.4626 or visit hungerfreecolorado.org.



survey coming soon:

Seeking Feedback

CHFA will soon be sending a survey to all CHFA homeownership customers seeking feedback on the servicing of your loan. Please watch your mailbox for this survey. Your feedback will be greatly appreciated.



experiencing hardship?

Due to the ongoing pandemic, 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.

Additional Resources

Further assistance may be available from the Colorado Department of Local Affairs' Emergency Mortgage Assistance Program (cdola.colorado.gov/emergency-mortgage-assistance) or the Colorado Homeownership Coalition's mortgage assistance program (chhelps.org).

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 regularly for updates.

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.

apply

If you are ready to apply for hardship assistance, you may do so online at 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

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