



your road home

here's how it works

The CHFA SectionEightsm Homeownership program offers first time homebuyers who are currently receiving tenant-based Section 8 housing assistance payments from a participating Public Housing Authority (PHA) the opportunity to become homeowners. The PHA must be participating in the Housing and Urban Development's (HUD) Housing Choice Voucher Program.

here's how you qualify

The applicant's participation in HUD's Housing Choice Voucher Program is voluntary. To be eligible for the CHFA SectionEight Homeownership program, the applicant must fulfill the PHA's initial qualifications, which include, but are not limited to:

- Receive tenant-based Section 8 rental vouchers for at least one year prior to application
- Meet HUD's and CHFA's first time homebuyer requirement
- Meet HUD's minimum income requirements
- Meet CHFA's maximum income and purchase price limits
- No family member has a present ownership interest in a residence at commencement of homeownership assistance (current homeowners are not eligible for the program)
- Complete a CHFA homebuyer education class before closing the mortgage

participating lenders

Start on your road home by contacting one of our CHFA SectionEight Homeownership-approved participating lenders listed on the back, or for a more current list, visit CHFA's website at www.chfainfo.com/homebuyer. For additional information, please contact CHFA Home Finance at 888.320.3688. Approved lenders can help you determine the availability of the program and current lending terms.



income and purchase price limits

effective July 1, 2010

non-targeted areas

Income and purchase price limits for the programs listed above may not exceed these limits in the following non-targeted counties:

county name	income limit 1-2 person household	income limit 3+ person household	purchase price limits new & existing
Archuleta	\$71,000	\$81,600	\$285,700
Boulder	\$89,600	\$103,000	\$414,000
Chaffee	\$71,000	\$81,600	\$252,000
Denver Metro*	\$75,900	\$87,200	\$365,600
Eagle	\$85,000	\$97,700	\$417,000
El Paso	\$71,000	\$81,600	\$292,500
Garfield	\$72,200	\$83,000	\$382,500
Grand	\$71,000	\$81,600	\$320,600
Gunnison	\$71,000	\$81,600	\$390,300
Hinsdale, Lake, Ouray	\$71,000	\$81,600	\$417,000
La Plata	\$71,000	\$81,600	\$399,300
Larimer	\$74,900	\$86,100	\$281,200
Mesa	\$71,000	\$81,600	\$334,100
Mineral	\$71,000	\$81,600	\$270,000
Pitkin	\$95,400	\$109,700	\$417,000
Routt	\$79,900	\$91,800	\$417,000
San Juan	\$71,000	\$81,600	\$382,500
San Miguel	\$76,800	\$88,300	\$417,000
Summit	\$87,200	\$100,200	\$417,000
Teller	\$72,500	\$83,300	\$292,500
Weld	\$71,000	\$81,600	\$375,700
all other areas of the state	\$71,000	\$81,600	\$243,900

* Denver Metro includes: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, & Park Counties.

Effective April 1, 2009

The maximum loan limit for all Mortgage Loans is the lower of \$417,000 or the amount determined by the applicable insurer/guarantor/loan product.

CHFA Home Finance

1981 Blake Street
Denver, Colorado 80202

888.320.3688
303.297.7305 tdd

www.chfainfo.com

348 Main Street
Grand Junction, Colorado 81501

800.877.8450
970.241.2341



With respect to its programs, services, activities, and employment practices, Colorado Housing and Finance Authority does not discriminate on the basis of race, color, religion, sex, age, national origin, disability, or any other protected classification under federal, state, or local law. Requests for reasonable accommodation, the provision of auxiliary aids, or any complaints alleging violation of this nondiscrimination policy should be directed to Pamela McClune, Nondiscrimination Coordinator, 303.297.7366, TDD 303.297.7305, CHFA 1981 Blake Street, Denver CO 80202-1272, available weekdays 8:00am to 5:00pm.

targeted areas

Income and purchase price limits for the programs listed above may not exceed these limits in the following targeted counties:

county name	income limit 1-2 person household	income limit 3+ person household	purchase price limits new & existing
Adams†	\$91,000	\$106,200	\$417,000
Alamosa	\$85,200	\$99,400	\$298,100
Arapahoe†	\$91,000	\$106,200	\$417,000
Baca, Bent	\$85,200	\$99,400	\$298,100
Boulder†	\$107,500	\$125,400	\$417,000
Chaffee	\$85,200	\$99,400	\$308,000
Conejos, Costilla, Crowley, Delta	\$85,200	\$99,400	\$298,100
Denver†	\$91,000	\$106,200	\$417,000
El Paso†	\$84,700	\$98,800	\$357,500
Gunnison†	\$85,200	\$99,400	\$417,000
Huerfano, Kit Carson	\$85,200	\$99,400	\$298,100
Lake†	\$85,200	\$99,400	\$417,000
Larimer†	\$89,800	\$104,800	\$343,700
Las Animas	\$85,200	\$99,400	\$298,100
Mesa†	\$85,200	\$99,400	\$408,300
Mineral	\$85,200	\$99,400	\$330,000
Montezuma	\$85,200	\$99,400	\$298,100
Morgan, Otero, Prowers, Pueblo, Rio Grande, Saguache	\$85,200	\$99,400	\$298,100
San Juan, Weld	\$85,200	\$99,400	\$417,000
Yuma	\$85,200	\$99,400	\$298,100

† Denotes only certain tracts or areas within the county are designated as a Targeted Area. Please refer to Chapter 11 of the Seller's Guide for targeted areas census tract descriptions. Entire county is within a targeted area.

Disclaimer

CHFA SectionEight Homeownership funds are subject to availability. Loan terms for the first and/or second mortgage loans are subject to change. Please contact a CHFA SectionEight Homeownership-approved loan officer regarding current availability and loan terms.



financing the places where
people live and work