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chfa  
homeowner  
newsletter

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## get the best return on your investment with home improvements

Summer is a great time to work on home improvements. You may not be thinking about selling your home anytime soon, but it can be good to consider the return on your investment with any remodeling project. The Journal of Light Construction compared the average costs for 28 remodeling projects with the value those projects retain at resale, and the top ones may surprise you.

### 1. Garage Door Replacement

Cost: \$4,672  
Resale: \$12,507      Recoup: 268%

### 2. Entry Door Replacement (steel)

Cost: \$2,435  
Resale: \$5,270      Recoup: 216%

### 3. Manufactured Stone Veneer

Cost: \$11,702  
Resale: \$24,328      Recoup: 208%

### 4. Siding Replacement (fiber-cement)

Cost: \$21,485  
Resale: \$24,420      Recoup: 114%

### 5. Minor Kitchen Remodel

Cost: \$28,458  
Resale: \$32,141      Recoup: 113%

### 6. Siding Replacement (vinyl)

Cost: \$17,950  
Resale: \$17,313      Recoup: 97%

### 7. Backup Power Generator

Cost: \$13,534  
Resale: \$12,902      Recoup: 95%

Please keep in mind the following costs and resale values for each project are 2025 national averages and may vary in your area. The cost should not be as high for a backup power generator for example if you are getting one that keeps small essential electronics running vs. your entire home. You also want to make sure any home improvements you do are serving your current needs, not just appealing to future buyers.

## 🏠 helpful resource: sunshine home share colorado

Sunshine Home Share Colorado is a nonprofit whose mission is to ensure quality of life for older adults and strengthen communities through a safe home-sharing model, supportive

## how to reduce water use and save money during this year's drought

Simple changes to how you use water both inside and outside your home can make an impact with drought conditions across Colorado. From free and easy changes like turning your water off while you're brushing your teeth to getting a rebate to replace a water-wasting toilet or a discount to create a water-smart garden, these efforts add up to save water and could save you money as well.

### Inside Strategies

- Turn off the water while you're washing your face or brushing your teeth.
- Limit your showers to five minutes.
- Only run your washer or dishwasher with a full load.
- Check for water leaks. According to the EPA, Americans waste about 1 trillion gallons of water a year through water leaks and spend 10 percent of their water bill on wasted water.
- Replace an older toilet with a low-flush toilet. Newer efficient models use significantly less water. Your water provider may have a toilet rebate program to help with the cost of the replacement.

## top three maintenance tasks to stay on top of at your home

Home repairs can be expensive, but many begin with small maintenance problems, which you can watch for and address, before they become a bigger, more costly issue. A survey by Thumbtack professionals looked at the top issues they see.

1. **Water damage from untreated small leaks** — This is the most preventable costly repair they see. Check all water sources in your bathrooms, kitchen, and laundry area regularly for dripping and leaks.

economic empowerment, and connections to resources and services. The program allows homeowners aged 55 and older to generate income or trade rent for assistance with basic household chores, if needed, and provide a housing option for someone age 18 and older needing an affordable place to live. It also fosters the opportunity to build relationships, so people do not have to live alone. Visit [sunshinehomeshare.org](http://sunshinehomeshare.org) to learn more.

### Outside Strategies

- Nonprofit Resource Central offers discounts up to \$750 for its Lawn Removal Service depending on eligibility. You can apply at [resourcecentral.org/lawn](http://resourcecentral.org/lawn).
- Resource Central also offers a Garden In A Box program for you to buy low-water plants. These do-it-yourself kits tailor-made for Colorado yards include quart-sized perennial plants, Plant by Number maps, seasonal maintenance suggestions, and watering schedule recommendations. You can pre-order in June for pickup and planting in August and September. Some water providers and cities across Colorado provide discounts on the Garden In A Box kits. Information is available at [resourcecentral.org/gardens](http://resourcecentral.org/gardens).
- DIY guides to install water-wise landscapes at your home are available at [denverwater.org/DIYGuide](http://denverwater.org/DIYGuide) and through Colorado State University Extension in the Garden and Landscape section at [extension.colostate.edu](http://extension.colostate.edu). Before making any changes at your home, remember to check your local city ordinances and HOA, if applicable, around landscaping.

2. **HVAC replacement due to lack of servicing** — HVAC professionals recommend that you get your HVAC system serviced twice a year, typically in the spring and fall. That can make sure your system keeps running efficiently.

3. **Roof damage caused by delayed maintenance** — Experts recommend that you clean your gutters quarterly. Also trim any overhanging branches to prevent damage. Do an inspection of your roof looking for staining, lifting, or loose shingles at least twice a year and survey for damage after any weather event.

CHFA supported Sunshine Home Share Colorado with a \$15,000 Direct Effect Award in 2025. CHFA's Direct Effect Awards recognize Colorado nonprofit organizations whose missions align with CHFA's work to strengthen Colorado by investing in affordable housing and community development.

## 📈 heads up: new monthly payment

You may have a new monthly mortgage payment beginning in June. The change is due to CHFA Loan Servicing conducting its annual escrow analysis in April.

Your escrow account is a fund held and administered by CHFA Loan Servicing on your behalf. A portion of your monthly mortgage payment is deposited into this account. The funds in your escrow account are used to pay property taxes, homeowners insurance, etc.

Mortgage servicers are required to conduct an annual escrow analysis to determine the amount needed to pay taxes, insurance, and other required payments due on your behalf, and the corresponding amounts that will need to be collected via your monthly payments for the next escrow account year.

This means that for the 2026 to 2027 escrow year, CHFA Loan Servicing calculated your "target balance," or how much money you are estimated to have to pay for property taxes, insurance, etc., in the upcoming year. Following the analysis, an adjustment (increase or decrease) in your payment may have been made. You also had the option of paying the shortfall in one lumpsum to avoid a significant adjustment to your payment. You received advance written notice of any adjustment to your payment. Contact CHFA Loan Servicing at 855.587.8655 with questions or for more information

## 📅 dates to remember:

**First of the Month:** CHFA mortgage payments are due by the first day of each month and late fees may be assessed if a payment is received after the 16th of the month. Sign up for ACH payments.

Visit: [chfainfo.com/homeownership/loan-servicing/payment-options](http://chfainfo.com/homeownership/loan-servicing/payment-options)

## 📱 your mortgage online app:

Access your loan and make payments. Download it from:



## 📱 free financial education app:

Zogo is financial education you'll love to learn. The app helps take the guesswork out of personal finance with clear, easy-to-understand lessons, plus you could earn rewards to Starbucks, Best Buy, and more. Download the Zogo app at [chfainfo.com/zogo](http://chfainfo.com/zogo) and enter access code "HOME" to start learning and earning.



## 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? help may be available!

Some homeowners may experience financial challenges that could affect their ability to make their mortgage payment. If you are facing hardship, CHFA may be able to help.

### Finding the Right Option for You

For CHFA homeowners experiencing financial challenges, there may be hardship assistance options available. CHFA Loan Servicing can provide you with helpful information on hardship assistance options and how to apply. Should you be eligible for hardship assistance, we will discuss the options available to you based on your unique circumstances and provide information to help you choose which option may work best for you.

## 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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