



what's inside: water bill savings | best value remodeling projects | financial coaching

chfa
homeowner
newsletter

Second Quarter 2025 | Issue 2 | Volume X





save on your water bill by changing your landscaping

Your water bill can quickly add up in the summer as you try to keep your lawn green. This may have you thinking about ways to conserve water to save money. You may consider more water-efficient landscaping or xeriscaping at your home.

There are resources to help you get started with xeriscaping.

- Nonprofit Resource Central offers \$750 in discounts toward Lawn Removal Service depending on eligibility. You can apply at resourcecentral.org/lawn.
- Nonprofit 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.
- Colorado State University Extension has guides for beginning xeriscaping under the Yard and Garden section at extension.colostate.edu.

Before making any changes at your home, remember to check your local city ordinances and HOA, if applicable, around landscaping.



helpful resource: financial coaching

Resources are available across Colorado to support you in boosting your financial well-being and getting you on track to achieve your goals.



The Financial Empowerment Center of the Rockies provides free one-on-one financial counseling in English and Spanish to residents in Pitkin, Eagle, and Garfield counties ages 18 and older.



Receive one-on-one assistance with topics ranging from financial stress to credit through the Boulder County Personal Finance Program. Free services are available in English and Spanish for residents of Boulder and surrounding counties.



Free financial coaching is available for residents of the City and County of Denver through the Denver Human Rights and Community Partnerships' Financial Empowerment Division.



Certified financial coaches can offer advice on everything from debt to credit through the Pueblo Financial Empowerment Center. The one-on-one coaching is free to Pueblo residents and available remotely or in-person.



remodeling projects offering the best value

This summer you may be thinking about some do-it-yourself renovation projects around your home. Americans spent an estimated \$603 billion last year on remodeling their homes, according to a recent report from the National Association of REALTORS® and the National Association of the Remodeling Industry. But before you get started, make sure you're choosing the best projects to help boost your home's resale value. The report looked at estimated remodeling costs compared to the estimated value at resale.

The report found the following projects may offer the highest returns:

- New steel front door: 100%
- Closet renovation: 83%
- New fiberglass front door: 80%
- New vinyl windows: 74%
- New wood windows: 71%

- Basement conversion to living area: 71%
- Attic conversion to living area: 67%
- Complete kitchen renovation: 60%
- Minor kitchen upgrade: 60%
- Bathroom addition: 56%
- New primary suite: 54%
- Bathroom renovation: 50%

It is important to note that the project that may bring the highest return may not bring you the most joy if you plan to stay in your home for a number of years following the renovation. A survey of homeowners from the National Association of REALTORS® found bedroom, kitchen, roofing, and bathroom upgrades are the remodeling projects that bring homeowners the most joy.



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 2025 to 2026 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 lump sum 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 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/payment-options.



your mortgage online app:

Access your loan and make payments. Download it from:





experiencing hardship? help is available!

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, we will discuss your repayment options with you. 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 Homeownership Coalition's mortgage assistance program at chchelps.org. Additionally, to speak to a housing counselor, contact Colorado Housing Connects at 877.601.HOPE or HUD at hud.gov or 800.569.4287.

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

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

western slope

970.241.2341
800.877.8450

www.chfainfo.com

This newsletter may contain links to other websites or third party materials. Links to external or third party websites or materials are provided solely for your convenience. The presence of a link does not imply any endorsement of the third party material, the website, its content or any association with the third party or website's operators by CHFA. Third-party websites or materials may be governed by their own privacy policy and terms of use, and the third party is solely responsible for the content and offerings presented on its website or in its materials. CHFA makes no representation and accepts no responsibility or liability regarding the accuracy, quality, safety, suitability or reliability of any third party material(s), external website or the content or materials of such websites. Use of linked sites is strictly at your own risk.

With respect to its programs, services, activities, and employment practices, Colorado Housing and Finance Authority prohibits unlawful discrimination against applicants or employees on the basis of age 40 years and over, race, sex, sexual orientation, gender identity, gender expression, color, religion, national origin, disability, military status, genetic information, marital status or any other status protected by applicable 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 the Nondiscrimination Coordinator, 1.800.877.2432, TDD/TTY 800.659.2656, CHFA, 1981 Blake Street, Denver, Colorado 80202-1272, available weekdays 8:00am to 5:00pm.



chfa®

financing the places where
people live and work