

# Home Purchase Resources

## Housing Counseling Agencies

Housing Counseling agencies provide group homebuyer education classes and personal finance workshops as well as individual appointments. In an individual appointment, you and the counselor will create a plan for your unique path to homeownership. This may include determining an affordable mortgage amount, reviewing a spending plan, evaluating credit so you can qualify for the best loan terms, and establishing connections with affordable housing resources. All appointments are free and confidential.

- Boulder County Housing & Financial Counseling Program: 720-564-2279, [www.BoulderCountyHC.org](http://www.BoulderCountyHC.org)



**WANT TO BUY A HOME, BUT DON'T KNOW WHERE TO START?**

Contact a Housing & Financial Counselor where you can:

- Review your budget
- Create spending plan
- Determine affordability
- Talk about loan types & lender expectations
- Discuss & create credit plan

Photo courtesy of dhc.org

## Affordable Home Purchase Programs

Affordable Home Purchase Programs offer homes priced appropriate for people with low to moderate incomes. Eligibility requirements and terms vary by program.



### City of Boulder Homeownership Programs

Homes available within City of Boulder limits  
303-441-3157 ext 2, [www.bouldercolorado.gov/homeownership](http://www.bouldercolorado.gov/homeownership)



### Flatirons Habitat for Humanity

Homes available in Boulder Valley School District  
303-447-3787, [www.flatironshabitat.org](http://www.flatironshabitat.org)



### Habitat for Humanity of the St. Vrain Valley

Homes available in St. Vrain Valley School District  
303-682-2485, [www.stvrainhabitat.org](http://www.stvrainhabitat.org)



### Thistle Communities

Homes available in Boulder and Longmont  
303-443-0007, [www.thistlecommunities.org](http://www.thistlecommunities.org)

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## Down Payment Assistance Programs

Down payment assistance programs provide cash assistance to help pay for down payment and/or closing costs. Contact program directly for detailed eligibility and terms, which vary by program.

- **Personal Investment Enterprise (PIE):**  
303-441-3998, [www.bouldercountypie.org](http://www.bouldercountypie.org)  
Available in Boulder and Broomfield Counties  
Matched savings account, 6-30 months savings period. Buyer saves up to \$1000 to receive \$4000 match
- **Boulder County Down Payment Assistance Program:**  
303-774-4648, <http://www.longmontcolorado.gov/departments/departments-e-m/housing-and-community-investment/housing-programs/down-payment-assistance-program>  
Available in Boulder County outside of City of Boulder limits  
Loan up to 8.5% of purchase price, max \$15,000, 3%, 10 year term. Payments deferred for >50% AMI
- **City of Boulder Homeownership Programs**  
303-441-3157 ext 2, [www.bouldercolorado.gov/homeownership](http://www.bouldercolorado.gov/homeownership)  
Available within City of Boulder limits  
Solution Grant: used for City of Boulder permanently affordable homes or Thistle Communities homes, covers the gap between down payment +closing costs, and buyer's actual assets. Max grant is 5% of price.  
H2O: shared appreciation loan used for market-rate home, up to 15% of purchase price, with up to 15% appreciation share and original loan due at 15 years of ownership, or at time of sale.
- **Colorado Housing Assistance Corporation (CHAC):**  
303-572-9445, [www.chaconline.org](http://www.chaconline.org)  
Available statewide  
Loan of \$2500-\$5000, 5%, \$50 monthly payment for 12.5 year term. \*Lender sends packet after contract.
- **Colorado Housing Enterprises, Inc**  
303-428-1448, [www.crhdc.org](http://www.crhdc.org)  
Available statewide  
Loans and forgivable loans of \$500-\$10,000
- **Funding Partners for Housing Solutions**  
970-494-2021, [www.fundingpartners.org](http://www.fundingpartners.org)  
Available statewide  
Loans of 5% of purchase price, max \$10,000, must use FirstBank mortgage, variable interest, 10 year term.  
\*Lender sends packet.

*Home purchase loans combined with down payment grants. Must work with participating lenders.*

- **CHFA (Colorado Housing Finance Authority)**  
303-297-2432, [www.chfainfo.com](http://www.chfainfo.com)  
Grant of up to 3% of mortgage amount available statewide in conjunction with CHFA mortgage.
- **Metro Mortgage Assistance Plus**  
[www.denvergov.org](http://www.denvergov.org) and search "Metro Mortgage Assistance Plus"  
Grant of 4% of purchase price available in many counties and cities in conjunction with primary mortgage
- **National Homebuyers Fund Platinum**  
[www.nhfloan.org](http://www.nhfloan.org)  
Grant of 3- 5% of loan amount available statewide in conjunction with primary mortgage