

State of Colorado Housing Recovery Program

Program Overview

The purpose of the State of Colorado Housing Recovery Program is to provide additional rebuilding resources for those needing assistance in order to remain in their communities following a natural disaster. The program aims to promote rebuilding in accordance with high performance building standards adopted by local communities and voluntary sustainable building elements that exceed local code requirements, including the incorporation of fire-resistant building materials and energy efficiency measures. The program itself contains three different funding sources including:

- the State Disaster Resilience Rebuilding (DRR) fund,
- the Federal Community Development Block Grant (CDBG), and
- the Federal Community Development Block Grant for Disaster Recovery (CDBG-DR).

Through this program, disaster impacted households can apply for grants or loans. The grant program provides rebuilding grants to those whose income is at or below 150% of the Area Median Income. Those that are above this income level may apply for a loan with favorable terms of up to \$50,000 to assist with their rebuilding costs. Loans are also available to households eligible for grant funding if additional funding is needed to complete their rebuilding. Together, this program aims to help Coloradans who have been affected by natural disasters not only rebuild their homes, but produce healthier, safer and more resilient homes throughout the state.

Households applying for the Housing Recovery Program can also opt in to the Colorado Energy Office's Recovery and Electrification Program, which offers an additional \$10,000 incentive for incorporating select energy efficient options that reduce the use of natural gas.

Eligibility

Eligible applicants include persons who owned a disaster impacted home as their primary residence at the time of an eligible state-declared disaster (listed below). Eligible property types include: single family residences, duplexes, townhomes or condominiums, and manufactured homes or mobile homes permanently affixed to permanent foundations and taxed as real property that sustained major or severe damage.

Second homes and short term rental properties are not eligible for this program.

Landlords will be able to apply for rebuilding assistance once HUD approves the CDBG-DR Action Plan and those funds are granted to the State. Receipt of this assistance is conditional on maintaining affordable rents for a period of at least 5 years and in accordance with the Division of Housings current guidelines.

The state-declared Colorado disasters since 2018 listed below that lost housing are eligible for assistance. These rebuilding funds are only available for ongoing rebuilding costs.

| Year | State-Declared Disaster with Residential Property Losses |
|------|--|
| 2018 | Spring Creek Fire: Costilla & Huerfano Counties |
| 2018 | Chateau Fire: Teller County |
| 2018 | Lake Christine Fire: Eagle County |
| 2019 | Avalanche Debris and Flooding Risk: Hinsdale County |
| 2020 | Cameron Peak Fire: Larimer County |
| 2020 | Mullen Fire: Jackson County |
| 2020 | East Troublesome Fire: Grand County |
| 2020 | Calwood Fire: Boulder County |
| 2021 | Muddy Slide Fire: Routt County |
| 2021 | Burn Scar Flooding, Mudslides, Rockslides: Garfield, Larimer, Eagle, Grand, Routt, Rio Blanco & Pitkin |
| 2021 | Marshall Fire and Straight-Line Winds: Boulder County |

Awards

Applicants will be eligible for a combination of grant and loan. The maximum eligible grant amount is dictated by the income level of the applicant. The max loan amount is \$50,000 for all income levels, and contingent on the remaining rebuild gap and ability to repay.

| County Area Median Income Level | Maximum Grant Amount* | Maximum Loan Amount |
|---------------------------------|-----------------------|---------------------|
| < 80% AMI | Up to \$100,000 | Up to \$50,000 |
| 81-100% AMI | Up to \$75,000 | Up to \$50,000 |
| 101-120% AMI | Up to \$50,000 | Up to \$50,000 |
| 121-150% AMI | Up to \$25,000 | Up to \$50,000 |
| > 150% AMI | NA | Up to \$50,000 |

**Grants will be in the form of a forgivable loan over a three-year period.*

Area Median Income (AMI) varies by County and is also dependent on household size. To find the income limits that apply to you, please [click here](#). Household income is based on the current income at the time of application.

Application Availability

Applications are under development and are anticipated to be available in late October. For applicants in Boulder County impacted by the Marshall Fire, they can begin the process through the [Boulder County Recovery Navigators](#). To be notified of application availability or public meetings about these rebuilding funds, please use [this form](#) to provide your contact information.