



Boulder County Local Affordable Purchase & Down Payment Programs

Learn about programs that can help you reach your dreams of homeownership in Boulder County!



Qualifying Income

Many of the programs you will hear about today require applicants to be under specific income limits. These vary by program.

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
60% of AMI	\$61,320	\$70,080	\$78,840	\$87,600	94,620	\$101,640
80% of AMI	\$81,760	\$93,440	\$105,120	\$116,800	\$126,160	\$135,520
100% of AMI	\$102,200	\$116,800	\$131,400	\$146,000	\$157,700	\$169,400
120% of AMI	\$122, 640	\$140,160	\$157,680	\$175,200	\$189,240	\$203,280

A small model house with a grey roof and red and white walls, sitting on a wooden surface next to a set of keys.

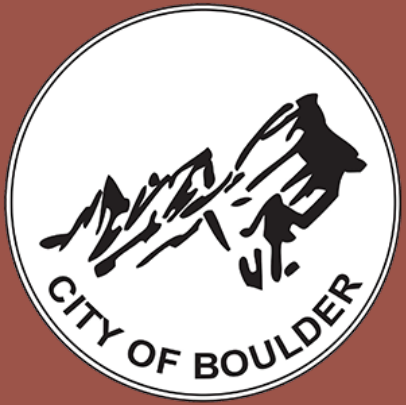
Common Application

You can apply to multiple programs
with ONE application!

- ✓ City of Boulder
- ✓ Boulder County Down Payment Assistance
- ✓ City of Longmont Inclusionary Housing Program
- ✓ Thistle
- ✓ Elevations Community Land Trust
- ✓ Flatirons Habitat for Humanity

Personal Investment Enterprise (PIE) and St Vrain Valley Habitat have their own application process

City of Boulder Homeownership Programs



www.bouldercolorado.gov/homeownership
[\(303\) 441-3157](tel:3034413157)
homeownership@bouldercolorado.gov

Properties available through the Permanently Affordable Program

Homes for sale at below market rate prices

Buyers must meet income limits, asset limits, and other program requirements

Available to households making low, moderate, and middle incomes

City of Boulder Down Payment Assistance Programs

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(303) 441-3157
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\$ Solutions Grant

*Use only with Permanently
Affordable Program*

- Grant for up to 5% of the home's purchase price
- Can cover gap for minimum down payment and/or closing costs, if buyer does not have own funds
- Available to households making low and moderate incomes

Shared Appreciation Loan (H2O)

*Use only with Market Rate
Homes*

- Deferred loan for up to 15% of the home's purchase price, maximum \$100,000
- Available to households making low, moderate, and middle incomes

Middle Income Down Payment Assistance Pilot Program

- 0% interest 2nd mortgage
- \$200,000 or 30% of home sales price whichever is less
- Home will become deed restricted, keeping it affordable to future buyers

Colorado Down Payment Assistance Fund/Impact Fund

*Affordable & Market
Rate Homes*

- Up to a \$25,000 loan at 0% interest.
- Works in many other counties as well.

CITY OF LONGMONT DOWN PAYMENT ASSISTANCE



2 DPA Programs

LDPA for residents within the City of Longmont

BCDPA for residents in Boulder County, outside the City of Boulder

LDPA

- ☐ Assistance up to 10% of the purchase price, maximum of \$40,000
- ☐ 2% Interest rate, or deferred interest for low-income households
- ☐ Primary Residence requirement while loan is in place
- ☐ No lawful presence requirement

BCDPA

- ☐ Assistance up to 10% of the purchase price, maximum of \$40,000
- ☐ 2% Interest rate, or deferred interest of low-income households
- ☐ Primary Residence requirement while loan is in place

<https://longmontcolorado.gov/housing-and-community-investment/>

CITY OF LONGMONT

AFFORDABLE HOMEOWNERSHIP OPPORTUNITY

Thanks to multiple funding sources, City support, and a strategic partnership with Vertikal Development, True North offers a unique opportunity for those who contribute to the Longmont community to also call it home.

185 Homes coming to Longmont for Affordable and Attainable Homebuyers

- ❑ 130 Attainable single-family homes up to 120% AMI
In 2024, 120% AMI for a single person is \$122,640 and \$175,200 for a family of four
- ❑ 55 Affordable townhomes for qualified families up to 80% AMI
In 2024, 80% AMI for a single person is \$81,760 and \$116,800 for a family of four
- ❑ Sign up for updates directly from the developer, closings start Fall 2025

<https://www.truenorthlongmont.com/>

Thistle Communities Community Land Trust



www.thistle.us

Who is Thistle?

Thistle is a small, mission-driven non-profit that's dedicated to planning, development and management of affordable housing

What Thistle homes are available to me?

Resale of condos, townhomes, and single-family homes located in Boulder County

Currently Available Properties:

<https://www.thistlecommunityhousing.org/homes-for-sale>

Current Featured Property:

https://www.zillow.com/homedetails/4855-Edison-Ave-APT-112-Boulder-CO-80301/82242016_zpid/

Thistle Communities Community Land Trust



www.thistle.us

Homebuyer owns the improvements (home, garage, fences) on the land

Community Land Trust owns the land and leases it to the homebuyer who pays a nominal lease fee that helps with program administration

Land lease places a price restriction on home when it is resold

Relationship defined by a **99-year renewable land lease**





Works similarly to other Colorado community land trusts and works state-wide.

Buyer purchases the home and other improvements and signs a 99-year renewable Land Lease with the CLT, paying a \$100 per month Land Lease fee.

In exchange for a greatly discounted price (20% to 40% + below market value) buyer agrees to pass on affordability to the next buyer, while building wealth through equity and appreciation.

www.elevationclt.org

720-822-0052

info@elevationclt.org

Keep an eye on the [BUY A HOME](#)
tab of the Elevation CLT site!

Working in 12 municipalities across the Front Range

Homes in Denver, Aurora, Longmont, Gunbarrel, Denver Metro, Gunbarrel, and in Fort Collins!

New Developments – Burrell in Denver and Birdwhistle in Fort Collins

275 Homeowners since our first sale in 2019

Gunbarrel homes selling fast! Apply today!



4529 Barnacle Ct, Boulder



6485 Barnacle Ct, Boulder





TO PROVIDE TOOLS THAT EMPOWER LOW-INCOME RESIDENTS
TO **SAVE** AND **BUILD ASSETS**
TO STRENGTHEN THEIR ECONOMIC STABILITY



Homeownership



Post-Secondary Education



Small Business



- Save up to \$1,000 and PIE will match at a 1:4 ratio for up to \$4,000!
- Savings & matching funds are used towards the purchase of an asset goal.
- Save for a minimum of 6 months by depositing between \$33 to \$167 a month.

$$\text{\$1,000} + \text{\$4,000} = \text{\$5,000}$$

PIE General Eligibility

Resident of Boulder or Broomfield County (one-year minimum)

- Minimum age of eighteen (18)

Participants must work 30 hours per week.

- Disabled, elderly, receiving TANF, or full-time student head of household allowed to work less hours

Meet income eligibility guidelines based on household size.

Social Security number

Meet asset eligibility guidelines.

- Business & Education less than \$10,000 | Homeownership less than \$30,000

Dedicated to
purchasing a home or
investing in education
or small business.

Get Started!

Attend a PIE orientation!
www.bouldercountypie.org



Contact Us!

Frances Zavala, PIE Coordinator
303-441-3998
fzavala@bouldercounty.gov

Deolandra Perez
dperez@bouldercounty.gov
Office (303)441 3697
Cell (720)749 9174

pieprogram@bouldercounty.org



Habitat for
Humanity
International
started in 1976
in Americus,
Georgia

Habitat for
Humanity of the
St. Vrain Valley
started in 1988

Flatirons Habitat
for Humanity
started in 1993

HFHI works in
over 80 countries
and all 50 states

HFH is a
nonprofit,
ecumenical
Christian housing
ministry

HFH Mission Statement:

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.



Builds homes in St. Vrain Valley School District area including Longmont and Dacono, now also building in Estes Park

<https://www.stvrainhabitat.org/habitat-homeownership>



Builds homes in Boulder Valley School District area & Broomfield County

<https://www.flatironshabitat.org/orientation>

Am I Qualified?

Be a Legal Permanent Resident or Citizen of US

Ability to Pay

- Must make the minimum income amount (*varies by affiliate & home location*)
- Debt to Income ratio of equal to or less than 43%
- Limits on how much can be in collections
- Foreclosures & bankruptcies are considered on a case-by-case basis
- Income can include child support, disability, & social security

Willingness to Partner

Complete Affiliate Required “Sweat Equity” Hours

- Work on the construction site
- Complete required educational classes
- Work at the ReStore
- Public Relations events when needed
- Translating for meetings if applicable and needed
- Some required hours can be completed by family and friends

Need for Housing

- Current housing too small for size of the family
- Inattentive landlord
- Unable to qualify for conventional financing
- Paying more than 30% of gross income for rent
- Heat, electrical, plumbing not working
- Safety issues in neighborhood
- Unable to afford market rate housing

What Do I Pay Upfront?

\$1000 from participant

No down payment required

There are programs available in Boulder County to help with your down payment (PIE)!

Mortgage Payments

Houses are sold for the cost it takes to build the home

Habitat doesn't earn money on the sale

Monthly mortgage payments are set at 30% or less of your gross income at origination

Contact Us!

Habitat for Humanity of the St. Vrain Valley

- Contact: Joel Russell
- Phone: 303-682-2485 X104
- Email: jrussell@stvrainhabitat.org
- Website: www.stvrainhabitat.org



Flatirons Habitat for Humanity

- Contact: Linda Sanders
- Phone: 303-447-3787 x 222
- Email: lsanders@flatironshabitat.org
- Website: www.flatironshabitat.org



Questions?

Additional Resources:

Boulder County Personal Finance Program
720-564-2279, www.BoulderCountyPFP.org

Financial and Homebuyer Education workshops:
www.boco.org/Learns - homeownership
[WFBC Calendar](#) – financial and career
ceinfo@bouldercounty.org – for assistance