

El Paso County Housing Trust Fund: Frequently Asked Questions

Who is eligible for funding?

Eligible entities include, but would not necessarily be limited to, private developers, nonprofit housing organizations, and agencies that provide affordable housing.

What loan amounts and terms are available?

Loan amounts will vary based on the size and affordability of the project but are typically between \$200,000 to \$500,000 with interest rates between 2 and 3 percent.

What types of projects are allowed?

Programs/projects may include, but would not be limited to, the following: development of new, affordable, accessible housing units (high priority), preservation of existing, affordable, accessible housing units (high priority), initial homeownership, homelessness, special needs housing, housing rehabilitation, and rental assistance/ retention of homeownership.

What is the application cycle/ deadline to apply?

Applications are accepted on a semi annual basis. For 2021, the application deadlines are May 1 and November 1. All HTF applications will be reviewed at the May and November EPCHA meetings.

What happens once we submit an application?

You will be contacted by staff with an appointment time for a brief presentation to the Housing Authority Board. Housing Authority meetings are held on the second Wednesday of the month at noon at 9 E. Vermijo Ave., Colorado Springs, CO.

What needs to be completed before we apply?

Site control, phase I, market study, preliminary development plan, and a well-developed proforma should be in place before applying. Additionally, the Letter of Intent (LOI) or Inducement Resolution should be in place for any Low Income Housing Tax Credit or Private Activity Bond resources to be utilized.

Are there any types of environmental reviews required?

We do not require any additional environmental reviews because no local, state or federal tax dollars are utilized.

Does the funding require any particular partnerships?

No partnerships are required; however, they are viewed positively and should be noted in the application. Common partners include the Colorado Housing and Finance Authority (CHFA), the Colorado Springs Housing Authority (CSHA), and various local nonprofit agencies.

How are funds distributed?

All funds are distributed at the financial closing. Please note the El Paso County Housing Authority delivers the funding via a cashier's check; no wires will be transmitted.

Who develops the loan documents?

The Housing Authority's legal counsel, Kutak Rock, develops and helps to coordinate all loan and legal documents.

What information is usually required for due diligence?

The Authority's legal counsel will require the following items for review and comments: legal name of borrower entity, description of project and address (or provide CHFA application), address and contact for notices (and legal counsel, if requested), signature block of borrower, operating agreement, title commitment and subordinate title commitment, LURA from CHFA, senior loan documents, and other documents and information as needed.

