

Housing Trust Fund (HTF) FAQ

The Housing Trust Fund (HTF) is a revolving loan fund administered by the El Paso County Housing Authority (EPCHA). It provides flexible gap financing to support the development and preservation of affordable housing. Because the fund is self-sustaining, loan repayment is essential to continue serving future residents.

Who is eligible for funding? Eligible entities include private developers, nonprofit housing organizations, and other entities providing affordable housing.

What loan amounts and terms are available? Loan amounts vary by project size and affordability:

- Typically \$200,000–\$500,000 for larger developments
- Up to \$10,000 per unit for smaller developments
- Interest rates range from 2–3%

What types of developments are allowed? Developments may include the following:

- New affordable housing units (high priority)
- Preservation/rehabilitation of existing affordable housing units (high priority)
- Initial homeownership
- Homelessness support
- Special needs housing

Does the funding require any partnerships? Partnerships are not required but encouraged. Common partners include the Colorado Housing and Finance Authority, Colorado Springs Housing Authority, and local nonprofits.

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What is the application cycle/deadline to apply? Applications are due May 1 and November 1. Updated applications are available one month prior.

What happens after submission? The EPCHA Board reviews applications and may invite applicants to present at a board meeting (held at noon on the second Wednesday of each month at 9 E. Vermijo Ave., Colorado Springs).

When should we apply? Apply once your financing is well-defined and your proforma and development documents are complete. The EPCHA prefers not to commit funds for over a year without a financial closing, so applications may be declined if they are submitted too early.

What must be completed before we apply? Land ownership or site control, Phase I Environmental Study, Market Study and a well-developed proforma should be in place before applying.

Are there any other types of environmental reviews required? Because no local, state, or federal tax dollars are utilized, we do not require any additional environmental reviews.

How are funds distributed? Funds are disbursed at financial closing via cashier's check to the title company (no wire transfers).

Who develops the loan documents? EPCHA's legal counsel, Kutak Rock, develops and coordinates all legal documents.

What information is usually required for due diligence? The Authority's legal counsel will typically require the following: Borrower entity details, project description and location (or CHFA application), contact information and signature block, operating agreement, title commitments, any Land Use Restrictive Agreements, senior loan documents, and additional materials as requested.

Are pre-application meetings required? A pre-application meeting with El Paso County staff is required for all projects, including returning applicants and previously funded developments, prior to application submission. Be sure to schedule your meeting early in the development process.

More information can be found at:

<https://admin.elpasoco.com/economic-development/housing-programs/housing-trust-fund/>