



Community Foundation of Boulder County Rebuild Grant Program Guidelines

Program Summary: To support households in Louisville, Superior, and unincorporated Boulder County that were damaged or destroyed in the Marshall Fire on December 30th, 2021. The Community Foundation of Boulder County (CFBC) grant is intended to assist with the financial gap associated with the cost to rebuild.

Eligible Recipients: The applicant must be the *current* subject property owner **and** the owner of record on the *disaster date*. (Note: exceptions will be made for individuals who owned a fire-affected property and decided to purchase a different fire-affected property in the area). Ownership will be verified through public record, warranty deed and real estate tax records. Applicants must be at least 18 years of age and are not required to verify lawful presence.

Funding total is per property address, not per individual.

Eligible Properties: Damaged or destroyed fire-affected owner and renter occupied single-family residence, duplex, townhomes, and manufactured homes, located within the declared disaster area. Households must have submitted a building permit application with the appropriate jurisdiction. Permits will be verified during the review process and are required prior to funding.

Smoke and Ash

Damaged Properties: Properties that incurred substantial structural damage due to smoke and ash will be reviewed on a case-by-case basis. Characteristics qualifying 'substantial structural damage' must total least five (5) points based on the allocation below for the following fully renovated items:

- Flooring (1 pt.)
- Drywall (1 pt.)
- Cabinets (1 pt.)
- Windows (1 pt.)
- Encapsulation (1pt.)
- Insulation (2 pts.)
- Roof (2 pts.)
- HVAC (2 pts.)
- Siding (2 pts.)

Eligible Expenses: Third-party verification must be provided to support eligible expenses towards the rebuilding of the subject property. Rebuild Grant proceeds will be funded directly to third-party rebuild vendors, including rebuilding escrow accounts, and not directly to individuals.

Smoke and ash damaged properties are eligible for reimbursements provided third-party verified invoices and proof of payment.

Eligible uses for home rebuild include but are not limited to:

- Permit fees
- Material or systems to conform to current building code requirements
- Architect fees
- Engineering fees
- Landscaping costs
- Contractor down payment and material
- Standard construction at original square footage or smaller
- Energy Efficiency Upgrades
- Mitigation Costs
- Debris Collection
- Payment to debt for a construction loan

Note: Premium rebuilding costs will not be considered.

Per the new CFBC policy, as of 7/14/2023, the first additional 500 square feet for home rebuild will be considered as part of an “original” rebuild and therefore included in the underinsurance calculation.

Financial Gap:

Applicant must demonstrate a financial gap associated with rebuild costs (ie: underinsured, lack of access to capital, etc.). **Financial assistance will be limited to the amount of financial gap.**

Rebuild costs are calculated by taking the general contractor’s (or other rebuild eligible vendor’s) most recent bid, budget, estimate, and/or contract, as well as any subsequent or not included, qualifying invoices outlined in the eligible uses section. Insurance is documented by using the most recent estimate or settlement and using all available payouts except for personal property and additional living expenses (ALE). Applicants are required to declare all forms of financial support received or anticipated.

All Rebuilding Costs – Insurance Payouts = Financial Gap

Income Eligibility:

There are no income restrictions to access the CFBC Rebuild grant funds. Household income is not required to qualify for the Rebuild grant; however, households interested in qualifying for the additional \$10,000 for low-to-moderate income (LMI) households will need to submit income documentation. LMI households shall be at or below 80% of the Area Median Income (AMI) according to the 2023 Rent and Income Limits published for Boulder County by the Colorado Housing and Finance Authority. The table can be found here: <https://www.chfainfo.com/rental-housing/asset-management/rent-income-limits>

Grant Award Amounts:

Demographic Category	Base Amount	Additional Funds
All	\$20,000	
Low-to-Moderate Income Households (LMI)		+\$10,000

Per individual ≥ 65 years (living in the home)		+\$1,500
Per individual dependent or minor (living in the home)		+\$1,500
Disability: Requiring structural adaptations or modifications to the residence		+\$3,000
Single Head of Household (HOH)		+\$3,000

Exceptions Policy: All aspects of the CFBC grant eligibility and underwriting criteria are subject to CFBC exception authority. Appeals are documented and presented to the CFBC Rebuild Committee.

Procedures

Application: The application is available at www.impactdf.org/disaster-recovery

All applicants will receive the help of an IDF Intake Specialist for an initial property eligibility screening, Applicants may also choose to use the services of a Recovery Navigator will provide and assist with the online IDF application, including the intake of required documentation.

Processing: IDF will conduct occupancy and income verification, calculate standardized rebuild estimate and calculate applicable funding gap. Gap reconciliation will be documented with available resources to prevent duplication of benefit.

IDF may review construction lender approval, insurance settlement, future hazard insurance and title commitment, as applicable.

Closing: IDF will deliver closing instructions, final grant award document package and grant proceeds direct to title or applicable vendor. ACH/wires are drafted 48-72 business hours prior to the scheduled disbursement date.

Fees Collected: None

Post Closing: The original grant award documents returned to IDF per document retention policy.

Equal Opportunity: IDF does not discriminate against anyone through its lending practices or in any other decision-making processes due to race, color, religion, gender, disability, sexual preference, age, family status and/or national origin.

