



Rebuild Grant Program

The Community Foundation Boulder County (CFBC) Rebuild Grant helps households rebuilding after a total or partial loss of their property due to the Marshall Fire. This program is funded by a \$20 million grant from the CFBC Wildfire Fund. Grants provided by this program assist with financial gaps associated with the cost of rebuilding.

Impact Development Fund is the Program Administrator. Applications must be made through IDF’s Disaster Recovery Website: [IDF Disaster Recovery \(impactdf.org\)](https://www.impactdf.org). For questions about the program, application, or status of funding request, please contact rebuild@impactdf.org or call 970-744-4835.

Eligible Recipients:

1. *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.
2. *There are no income eligibility requirements to receive a Rebuild Grant;* however, there are opportunities to receive additional funds if applicants are low-to-moderate income or other risk factors, referenced later in the document.
3. *Recipients may apply multiple times if it is for different properties owned.* Funding total is per property address, not per applicant or household.

Eligible Properties:

1. *Damaged (partial loss) or destroyed (total loss) fire-affected owner and renter occupied single-family residence, duplex, townhomes, and manufactured homes, located within the declared disaster area.*
2. *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.*
3. *Smoke and ash damaged properties which incurred catastrophic damage will be reviewed on a case-by-case basis. Smoke and ash damaged will need to be legitimized by a third-party (i.e. insurance or hygienist). Characteristics qualifying ‘catastrophic damage’ must total at least five (5) points based on the allocation below for the following fully renovated items:*

- | 1 Point | 2 Points |
|-----------------|-----------------|
| • Flooring | • Insulation |
| • Drywall | • Roof |
| • Cabinets | • HVAC |
| • Windows | • Siding |
| • Encapsulation | |

Financial Gap:

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

All Rebuilding Costs – Insurance Payouts = Financial Gap

1. 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 expenses section below.
2. 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). To ensure accurate calculations, IDF underwriting requires an insurance settlement statement *issued within the last 90 days*.
3. Applicants are also required to declare all forms of financial support received or anticipated.

Eligible Rebuilding 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. (Reimbursements will be allowed in certain terms. See reimbursement procedures later in this guidelines document).

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

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

Other notes concerning eligible and ineligible expenses:

- Premium rebuilding costs will not be considered.
- Smoke and ash mitigation expenses, related to the above point system.
- 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.
- Debris removal can be considered toward eligible expenses toward calculating the full rebuilding costs and financial gap, but these are not eligible vendors to issue payments toward. IDF will need to fund a different vendor or the reimbursement procedures.

Household Income Review

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, specifically the applicant must supply their 2023 Federal income taxes. LMI households shall be at or below 80% of the Area Median Income (AMI) according to the 2024 Rent and Income Limits published for Boulder County by the Colorado Housing and Finance Authority (CHFA). See chart at the end of the guidelines.

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 |

If the financial gap is below the \$20,000 base amount, the grant will be limited to the financial gap amount.

Exceptions Policy:

All aspects of the CFBC grant eligibility and underwriting criteria are subject to CFBC exception authority. If an applicant disagrees with a funding denial, they may appeal using the form on the IDF Disaster Recovery website. Appeals are documented and presented to the CFBC Rebuild Committee.

Fund Disbursement:

IDF will deliver closing instructions in the final grant award document package. Grant proceeds will go directly to an applicable vendor with an outstanding invoice. Upon signing the award letter, the grantee will also provide the vendor contact information and submit an invoice. IDF will work directly with the vendor to set up the disbursement. ACH/wires are drafted 48-72 business hours prior to the scheduled disbursement date.

Reimbursement Procedures:

Grant award recipients for rebuild and smoke and ash-affected properties are eligible for reimbursement; however, to reimburse, there will be several documents needed for collection and review. Paying an outstanding invoice is the preferred and fastest method of disbursement. IDF will need to verify that all rebuild-related estimates/invoices submitted with the application have been paid. IDF can also hold the committed grant funds to use toward a future invoice when it is available, such as landscaping costs.

If the rebuild is fully complete and the Certificate of Occupancy is done, IDF will request the final payout summary for insurance as well as proof of payment by awardee’s payment method and matching

vendor receipts. In the case that all invoices are paid, IDF will request information about a construction loan account or other rebuild related debt to apply a credit to. If there is no rebuild specific account to fund, IDF will require proof of payment for all invoices to be uploaded. After confirmation, IDF will work with the grant recipient to issue an ACH transfer of funds or to issue a check, depending on the individual's method of payment type needing to be reimbursed.

Please note there is an additional processing time required for reimbursements, since it is necessary to reconcile all invoices and proof of payments. Please expect an additional 2-3 weeks after the signature of the award letter and submission of all receipts. Applicants seeking reimbursement will be asked to indicate so on their grant award document package, in lieu of the section to submit which vendor will be selected for payment. These instructions are detailed in the award document package.