

Previous columns (and emailed comments from readers) are archived at www.JimSmithColumns.com

There Are Lots of Resources to Help You Buy a Home — or Keep Your Home

I continue to be impressed by the wide array of reputable resources available in the Denver metro area to help you buy a home — or to help you keep your home if you're in financial trouble.

In my May 7 column I wrote about the Colorado Housing Finance Authority (CHFA) and its programs for both first-time and other home buyers, including one program which, in effect, advances the

\$8,000 federal tax credit so you can use it for your down payment.

In my May 21 column, I wrote about Denver's Mortgage Credit Certificate (MCC) program which uses federal Neighborhood Stabilization funds to create major tax incentives on top of the \$8,000 tax credit to invest in Denver homes, especially in 10 troubled neighborhoods.

Aurora is using those same federal funds to fix and flip foreclosed properties and get them into the hands of first-time home buyers. Elsewhere in the metro area non-profit organizations are doing the same thing, making the homes available only to low-income owner-occupants.

And this coming Saturday, the Denver Housing Authority is hosting a free Home Ownership Fair from 10 a.m. to 3 p.m. at the PPA Event Center near Invesco Field. Free counselors will advise prospective home buyers on how to buy wisely. Others will counsel current home owners who are in financial trouble and at risk of losing their home to foreclosure. Find a link for this event at JimSmithColumns.com.

What's so beautiful is that while these resources are more exten-

sive nowadays and supported in part by stimulus funds, such help has been a feature of the Denver metro scene for many years.

Perhaps you've heard of some of the organizations which have been serving Denver's housing challenged population, including Brothers Redevelopment, Habitat for Humanity, CHFA, the Colorado Coalition for the Homeless, and the Catholic Diocese, all of them for well over a quarter century.

In 2006, the Colorado Division of Housing financed the creation of a foreclosure hotline which continues to provide valuable and free counseling to homeowners facing the loss of their home to foreclosure.

We can be grateful that with so many trustworthy resources available to us, no Coloradan should have to resort to online and other "rescuers" who only end up further victimizing them.

Visit Us at the Farmers Market

Once each summer I have a booth at the Golden Farmers Market, where my friendly Amazon parrot, Flower, delights both kids and grown-ups with her friendly disposition and her occasional spoken greetings. Bring your own camera or let me take a picture of you as I did of this mom and son a couple years ago and email it to you. A couple of my colleagues will join me to answer your real estate questions, and we'll have a print-out of all Golden area listings for you to look through. See you there! (Saturday, June 13, 8 am - 1 pm.)



REAL ESTATE TODAY



By **JIM SMITH, Realtor®**



www.GoldenRealEstate.com

Jim Smith

Broker/Owner



Golden Real Estate, Inc.

DIRECT: 303-525-1851

EMAIL: Jim@GoldenRealEstate.com

OFFICE: 303-302-3636

17695 South Golden Road, Golden 80401

Visit www.GreatGoldenHomes.com to browse all Golden Real Estate listings.