



DCHP Overview

The Douglas County Housing Partnership (DCHP) was established in 2003 by the City of Lone Tree, Town of Castle Rock, Town of Parker, and Douglas County due to concerns expressed by the business community, public officials, and others of insufficient housing for moderate- and low-income workers in Douglas County. In 2020, the City of Castle Pines entered the partnership.

DCHP Mission

To achieve economically thriving communities by preserving, providing, and developing housing choices in Douglas County, Colorado.

Our Programs

- Budget and credit improvement counseling (included with all program offerings)
- Home ownership program (down payment assistance)
- Homebuyer counseling services and educational classes
- Foreclosure mitigation counseling services
- Home Equity Conversion Mortgage, reverse mortgage counseling for seniors
- Low-Income Housing Tax Credit and other income aligned rental housing and development
- Rental assistance through Housing Choice Vouchers (HCV)

Home Ownership Program

DCHP has assisted first-time homebuyers since January 2005. As of 2023, 314 households became homeowners in Douglas County through this program. Due to the currently limited housing stock and extremely high housing prices, the number of households that can participate in this program is greatly restricted.

DCHP provides financial assistance for first-time home purchases with two programs:

- 1) a low-interest rate, second-position loan covers part of the down payment and closing costs; or
- 2) DCHP provides an investment of up to 20% of the purchase price (\$41,000 max.).

DCHP homeownership programs are funded from three sources:

- 1) HOME (Home Investment Partnership Program) funds from the State of Colorado.
- 2) CDBG (Community Development Block Grant) funds from Douglas County.
- 3) Existing private funds (Cash-in-Lieu).

Home Buyer Counseling and Education Classes

DCHP provides a free, monthly, six-hour class typically on the third Saturday of each month to anyone (regardless of income or residency) interested in gaining an education about the home-buying process. The class covers budgeting, credit, loan products, and working with a realtor. Please note, an online education option is also available.

The class is a Colorado Housing and Finance Authority (CHFA) approved homebuyer education class.

A 2013 study updated in 2016 of 6,224 NeighborWorks pre-purchase counseling clients found that counseled borrowers had a 16% lower delinquency rate than their counterparts.

From November 2008 to 2023, DCHP educated 5,162 households, with 524 households attending the DCHP Home Buyer Education class in 2023.

Foreclosure Mitigation and Counseling

Homeowners in Douglas County experiencing financial hardships that cause them to be delinquent on their home mortgage are assisted by DCHP Housing and Urban Development (HUD) certified housing counselors. Homeowners are typically referred by the Douglas County Public Trustee. Working with the DCHP counselor, households determine the best course of action for their specific situation. Most often the hardships are due to job loss or health problems. Our counselors work with residents and their lenders to modify their mortgages. This starts with a review of their monthly budget to make sure they will be able to make the modified loan payment. Starting in 2008, DCHP has worked with about 3,617 homeowners through year-end 2023. Ninety-eight households were counseled in 2023.

A 2014 study reviewed outcomes associated with 240,000 loans, finding that half of the borrowers who received post-purchase foreclosure mitigation counseling were nearly three times more likely to receive a loan modification and 70 percent less likely to redefault on a modified loan than their counterparts.

Home Equity Conversion Mortgage (HECM)

The HECM program, also known as reverse mortgages, offers seniors that are age 62 and older, who have equity in their homes, with a way to access that equity. Many people are looking for funds to supplement living expenses, but the funds may also be used for purchasing a new home. There is a considerable and growing demand for this counseling service. From the fall of 2013 through December 2023 DCHP provided reverse mortgage counseling to 1,599 households. Eighty-eight households received counseling in 2023.

Rental Housing

DCHP is a partner or owner in several affordable rental developments, that provide 1,860 units designated as affordable to working households and seniors in Douglas County. DCHP is involved with an additional 786 affordable units that are under construction or coming soon.

Below is a list of the rental housing DCHP owns and operates:

- 109 units at Oakwood Senior
- 33 units at Reyn Rock Apartments, subsidized rent for elderly and disabled residents
- 18 units of scattered site rental housing
- 42 units at Unity on Park Street, integrated housing for persons with Intellectual and/or Developmental Disabilities, under construction

Housing that DCHP is a partner owner in:

- 134 units at The Audrey (for seniors)
- 156 units at Apex Meridian East
- 264 units at Copper Steppe
- 90 units at Auburn Ridge (for seniors)
- 156 units at Apex Meridian West
- 221 units at LincolnPointe Lofts
- 200 units at Reserve at Castle Highlands
- 204 units at South Range Crossing
- 67 units at RidgeGate Station Affordable
- 208 units at Apex Meridian South
- 200 units at Meadowmark, under construction
- 158 units at The Sophia, coming soon
- 101 units at RidgeGate Senior, coming soon
- 220 units at Scott Ave. & Parker Rd., coming soon
- 72 units of assisted living units at Bridgewater Castle Rock, under construction



Photos: Oakwood Senior Apartments, in Castle Rock, Colorado

