



DOUGLAS COUNTY HOUSING PARTNERSHIP

Town of Castle Rock 2026 Funding Contract Request

October 21, 2025

MARIA CIANO

Executive Director



2026 CONTRACT FUNDING REQUEST



\$35,000 IN FUNDING FOR DOUGLAS COUNTY HOUSING PARTNERSHIP

This is the same level we have requested in the past.

2026 Objectives include:

- 1) promoting housing opportunity through monthly homebuyer education classes
- 2) providing down-payment assistance to new home buyers
- 3) assisting with foreclosure mitigation efforts
- 4) providing reverse mortgage counseling.

OUR MISSION

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

RENT & INCOME LIMITS

2025 AMI	ONE BEDROOM MAX RENT	ONE PERSON INCOME LIMIT	TWO BEDROOM MAX RENT	TWO PERSON INCOME LIMIT
30% EXTREMELY LOW-INCOME	\$788	\$29,430	\$945	\$33,630
40% VERY LOW-INCOME	\$1,051	\$39,240	\$1,261	\$44,840
60% LOW-INCOME	\$1,576	\$58,860	\$1,891	\$67,260
80% LOW-INCOME	\$2,102	\$78,480	\$2,522	\$89,680
100% AMI	\$2,890	\$98,100	\$3,152	\$112,100
120% MIDDLE-INCOME	\$3,153	\$117,720	\$3,783	\$134,520

HOUSING CONTINUUM



What makes housing "Affordable"?
What is "Attainable" housing?
Who is "Workforce" housing for?

EXTREMELY LOW-INCOME



People who have an extremely low-income may:

- Live on a fixed income
- Require supportive services
- May experience isolation
- Benefit from living within the community
- Are above the age of 55
- Have a disability
- Already live here
- Need monthly rental assistance



AMI	2025 SALARY
30%	1 PERSON \$29,430 4 PEOPLE \$42,030
60%	1 PERSON \$58,860 4 PEOPLE \$84,060



LOW-INCOME

WORKFORCE



People who have low-income could:

- Work full-time
- Commute long distances
- Work full-time in the county
- Already live in the community
- Live on a pension
- Experience cost burden
- Benefit from monthly rental assistance



AMI	2025 SALARY
60%	1 PERSON \$58,860 4 PEOPLE \$84,060
80%	1 PERSON \$78,480 4 PEOPLE \$112,080



MIDDLE-INCOME

WORKFORCE



People who have middle-income could:

- Work full-time
- Commute long distances here
- Already live in the community
- Need more space (under-housed)
- Be ready to purchase a home
- Qualify for Prop 123 down-payment assistance



AMI	2025 SALARY
30%	1 PERSON \$29,430 4 PEOPLE \$42,030
60%	1 PERSON \$58,860 4 PEOPLE \$84,060
80%	1 PERSON \$78,480 4 people \$112,080
120%	1 PERSON \$117,720 4 PEOPLE \$168,120

WHO IS WORKFORCE HOUSING FOR?



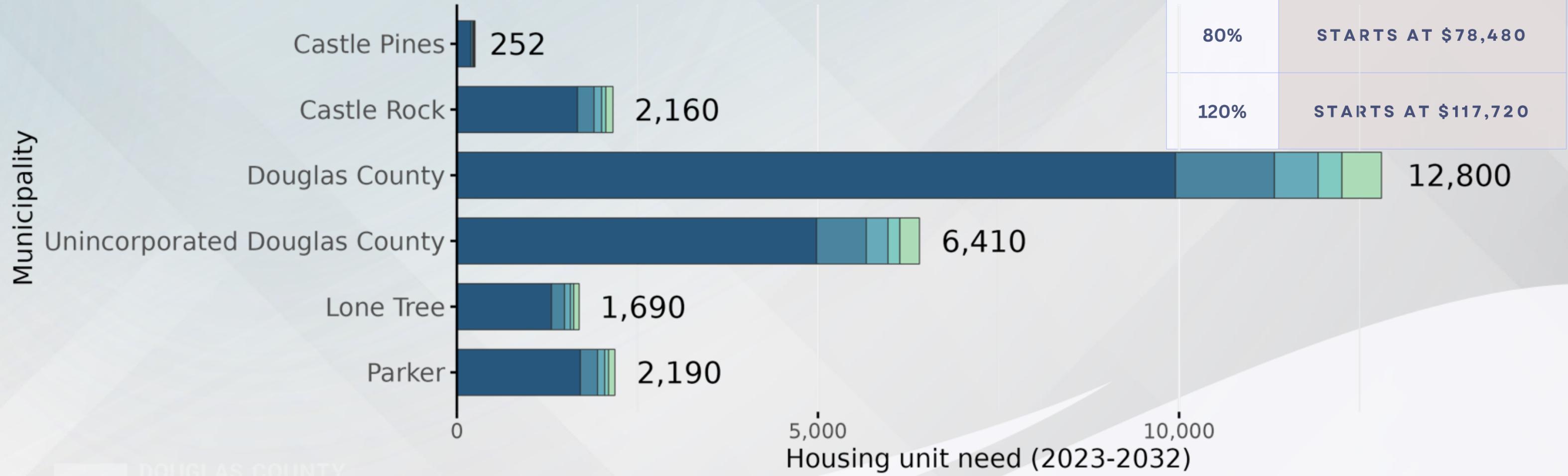
AMI	2025 SALARY
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60%	1 PERSON \$58,860 4 PEOPLE \$84,060
80%	1 PERSON \$78,480 4 people \$112,080
120%	1 PERSON \$117,720 4 PEOPLE \$168,120

The background features a light blue and grey color palette. On the left, there are stylized outlines of houses in shades of blue and grey. On the right, there is a grid of small white circles on a light grey background. The text is centered and reads:

10 YEAR HOUSING NEED

10 YEAR HOUSING NEED - RENTER

AMI	2025 SALARY
30%	STARTS AT \$29,430
60%	STARTS AT \$58,860
80%	STARTS AT \$78,480
120%	STARTS AT \$117,720

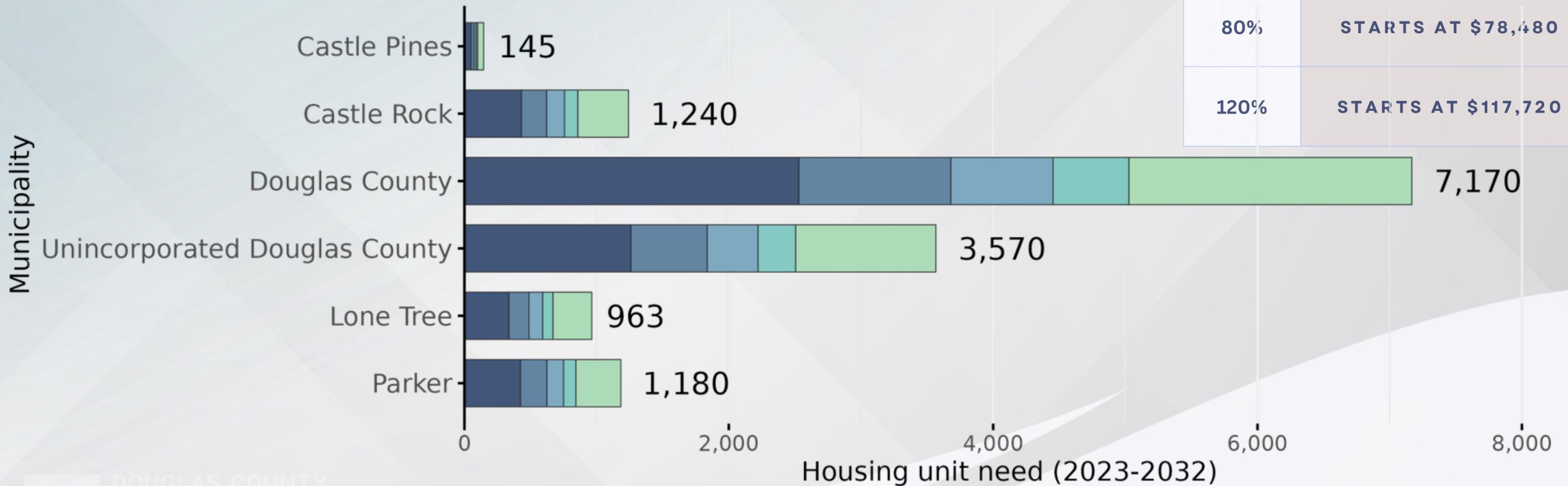


Household income as percent of area median income
 ■ 0-50% ■ 50-80% ■ 80-100% ■ 100-120% ■ >120%

Source: DRCOG, ACS PUMS 1-Year 2006-19 and 2021-22, ECONW calculations

10 YEAR HOUSING NEED - OWNER

AMI	2025 SALARY
30%	STARTS AT \$29,430
60%	STARTS AT \$58,860
80%	STARTS AT \$78,480
120%	STARTS AT \$117,720



Household income as percent of area median income

- 0-50%
- 50-80%
- 80-100%
- 100-120%
- >120%



Source: DRCOG, ACS PUMS 1-Year 2006-19 and 2021-22, ECONW calculations



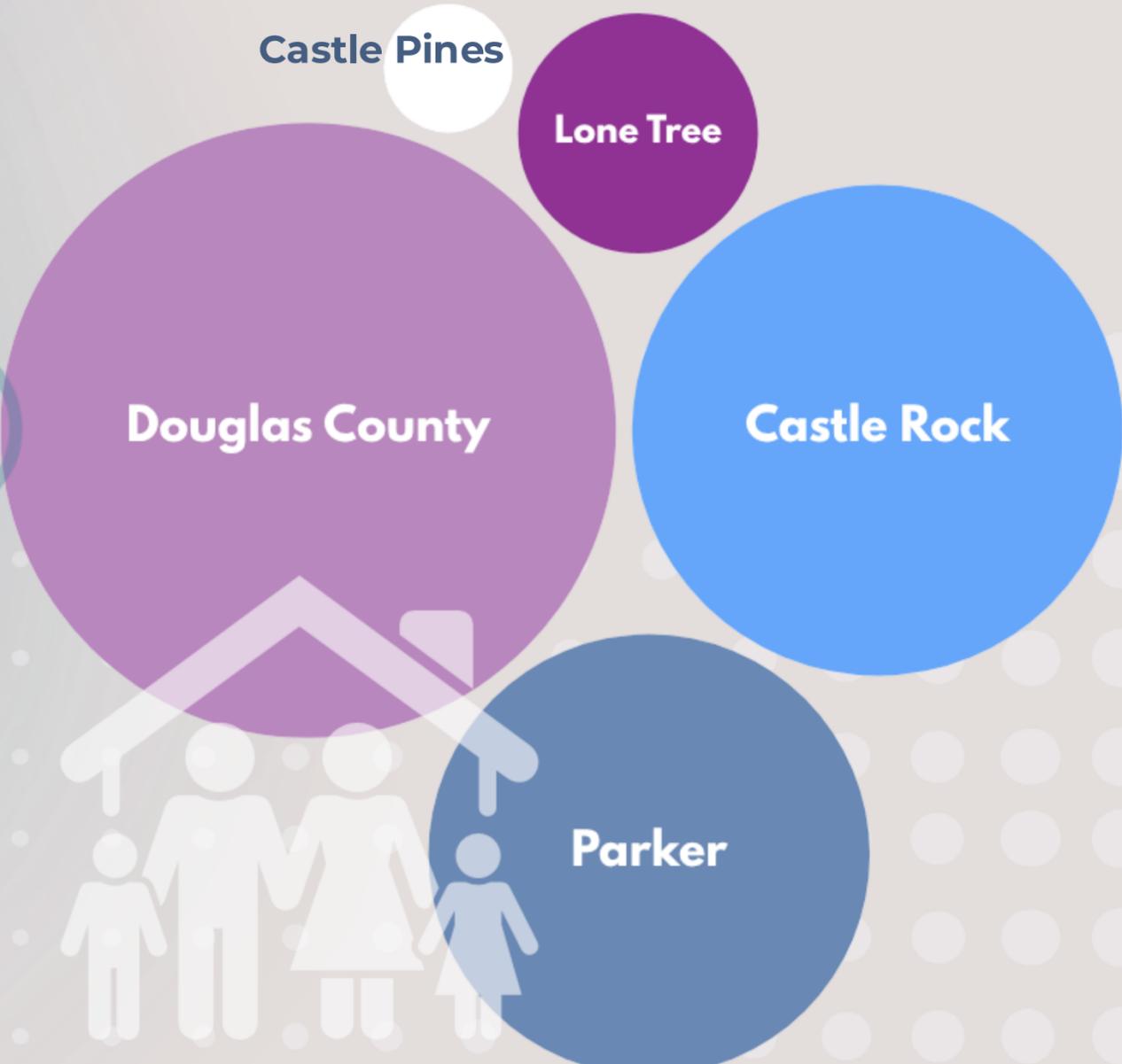
**BETTER
TOGETHER!**



AWARD WINNING PROP 123 IGA



OVER \$9M in Prop 123 funding
has been awarded to DCHP
Member Jurisdictions



SUCCESS STORIES



Unity on Park

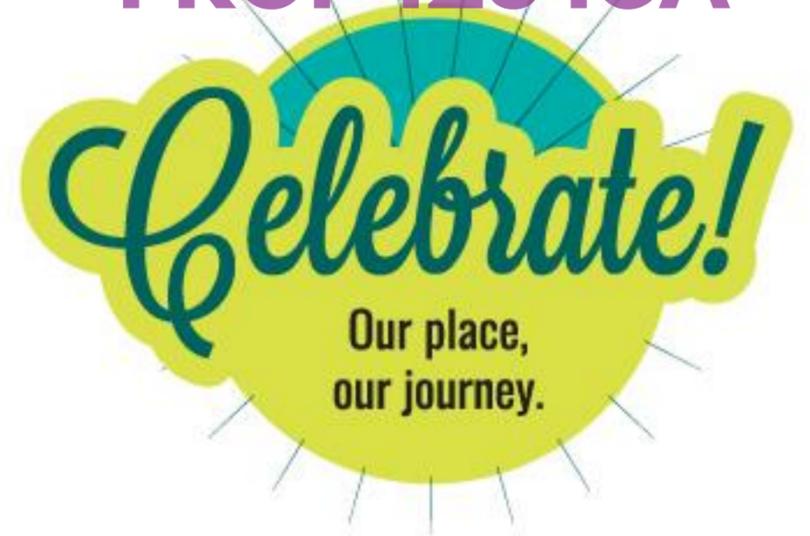


The Audrey



The

**METRO VISION
AWARD
PROP 123 IGA**



COMING SOON



Ponderosa Pines



**Forte Lone
Tree**



**The Sophia
Now Open!**

HOUSING PROGRAMS





THANK YOU!

DouglasCountyHousingPartnership.org

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