



Douglas County Housing Partnership
9350 Heritage Hills Circle
Lone Tree, CO 80124
DouglasCountyHousingPartnership.org

July 31, 2026

Shannon Eklund
Executive Assistant
Town Manager's Office
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104

Subject: Town of Castle Rock 2026 Mid-Year Report

Dear Shannon,

Enclosed is the Douglas County Housing Partnership's (DCHP) 2026 Mid-Year Report summarizing DCHP's progress toward the four performance objectives outlined in the Town's 2026 Service Organization Funding Application and highlighting DCHP's work in the Town of Castle Rock.

The Town's \$35,000 contribution, together with support from DCHP's other member jurisdictions (the City of Lone Tree, the Town of Parker, the City of Castle Pines, and Douglas County), federal, state, and private resources, sustains the administrative capacity needed to advance DCHP's mission of preserving, providing, and developing housing choices in Douglas County.

Please contact us if you have any questions or would like more information about DCHP programs or services. We appreciate your support.

Sincerely,

A handwritten signature in black ink that reads "Maria Ciano".

Maria Ciano
Executive Director
Douglas County Housing Partnership
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TOWN OF CASTLE ROCK

2026 Mid-Year Report

Reporting Period: January 1 – June 30, 2026

Prepared: July 31, 2026

This report measures Douglas County Housing Partnership's (DCHP) performance against the objectives in the Town's 2026 Service Organization Funding Application and summarizes notable work through June 2026.

Mid-Year Summary

The contract objectives commit DCHP to promoting housing opportunities through homebuyer education, down payment assistance, and pre-purchase counseling, and to promoting housing stability through foreclosure mitigation and reverse mortgage counseling. At mid-year, foreclosure mitigation counseling is DCHP's strongest contracted result, with seven Town of Castle Rock households served against an annual goal of 10. Homebuyer education reached 10 Town of Castle Rock households against a goal of 40. No down payment assistance closings or Home Equity Conversion Mortgage (HECM) counseling sessions were recorded during the reporting period. Second-half priorities will focus on targeted outreach and continued response to increased demand for foreclosure counseling.

Beyond housing counseling programs, DCHP's work in the Town of Castle Rock included community engagement and housing preservation. The Honoring Our Roots mural, funded by the Town of Castle Rock's Service Contract Partner Grant program honoring America's 250 and Colorado's 150 anniversaries, was completed at Rio at the Rock and dedicated during a community celebration on June 24, 2026. The Castle Rock Fire Department delivered its Safer Senior Program at Oakwood Senior II and fire-prevention programming at



Oakwood Senior and Rio at the Rock. DCHP also partnered with Aging Resources of Douglas County and Douglas County to provide senior transportation service to residents at Oakwood Senior and Rio at the Rock.

Photo above, right: Rio at the Rock Mural.

Objective One: Homebuyer Education

About the Program

DCHP offers a free, six-hour, monthly class, typically held on the third Saturday of each month, to anyone interested in learning about the home-buying process, regardless of income or residency. The class covers budgeting, credit, loan products, and working with a realtor. An online education option is also available. The class is a Colorado Housing and Finance Authority (CHFA)-approved homebuyer education class.

A 2016 Urban Institute study of 6,224 NeighborWorks pre-purchase counseling clients found that counseled borrowers had a 16% lower 90-day delinquency rate than a matched comparison group.

Performance

- **Commitment:** Provide monthly homebuyer education classes, with an annual attendance goal of 40 Town of Castle Rock households that are considering homeownership.
- **Mid-year result:** 10 Castle Rock households, or 25% of the annual goal, were counted. Countywide attendance totaled 207 households.
- **Assessment and second-half response:** Town of Castle Rock participation is below the pace needed to meet the annual goal. DCHP will expand targeted outreach through community partners, lenders, real estate professionals, and Town communication channels, and will continue to offer accessible in-person and online options. To increase participation, DCHP offers in-person classes in the Town at Unity on Park.

Objective Two: Homeownership and Pre-Purchase Counseling

About the Program

DCHP provides financial assistance for first-time home purchases through down payment assistance or shared equity programs, typically funded by HOME Investment Partnerships Program (HOME) funds from the State of Colorado; Community Development Block Grant (CDBG) funds from Douglas County; and Proposition 123 funds from the State of Colorado.

Performance

- **Commitment:** Provide down payment assistance to one household and pre-purchase counseling to four households purchasing homes in the Town of Castle Rock.
- **Down payment assistance:** No Castle Rock down payment assistance loans closed from January 1 through June 30, 2026, due to market conditions (constrained by mortgage rates and price levels during the reporting period, which reduced buyer purchasing power; the high median home value; income ceiling vs. purchase price; and limited qualifying housing stock).
- **Pre-purchase counseling:** DCHP provides pre-purchase counseling to households receiving down-payment assistance.
- **Resources and second-half focus:** DCHP continues to administer a Proposition 123 down payment assistance award for eligible middle-income buyers earning up to 120% of the area median income. During the second half of 2026, DCHP will continue outreach to buyers, lenders, and real estate professionals.

Objective Three: Foreclosure Mitigation Counseling

About the Program

Homeowners in Douglas County experiencing financial hardship that leads to mortgage delinquency can receive assistance from DCHP's U.S. Department of Housing and Urban Development (HUD)-certified housing counselors. Homeowners are typically referred by the Douglas County Public Trustee. Working with a DCHP counselor, households determine the best course of action for their specific situation. Counselors work with residents and their lenders to modify their mortgages, beginning with a review of the household budget to confirm that the modified payment is sustainable.

A 2014 study examined outcomes for 240,000 loans and found that borrowers who received post-purchase foreclosure mitigation counseling were nearly three times more likely to receive a loan modification and 70% less likely to redefault on a modified loan than their counterparts.

Performance

- **Commitment:** Provide foreclosure mitigation counseling to 10 Town of Castle Rock households.
- **Mid-year result:** Seven Castle Rock households received counseling, reaching 70% of the annual goal. DCHP counseled 22 households countywide and reported seven loan modifications countywide, including one for a Town of Castle Rock resident.
- **Trend:** Castle Rock demand increased from two households counseled throughout 2025 to seven households counseled during the first six months of 2026.
- **Need identified:** Loss or reduction of income remains a principal driver, along with changes in family circumstances and financial scams. DCHP continues to provide individualized budgeting education, lender communication, and loss mitigation support.

Loan modifications are included as an outcome for context, not as a contracted performance objective; final modification decisions are made by mortgage servicers and lenders.

Objective Four: HECM / Reverse Mortgage Counseling

About the Program

The Home Equity Conversion Mortgage (HECM) program, also known as reverse mortgages, offers homeowners age 62 and older with equity in their homes a way to access that equity. Many people seek funds to supplement living expenses, though the funds may also be used to purchase a new home. HUD requires independent counseling by a HUD-approved counselor before a HECM loan may proceed. There is considerable and growing demand for this counseling service.

Performance

- **Commitment:** Provide HECM counseling to 10 Town of Castle Rock households.
- **Mid-year result:** No Castle Rock or countywide HECM counseling sessions were recorded in the mid-year data.

Summary Table of Objectives

2026 performance objective (Town of Castle Rock households)	Goal	Mid-year result
Objective One: Homebuyer education class	40	10
Objective Two: Down payment assistance and counseling	1 assisted; 4 counseled	0
Objective Three: Foreclosure mitigation counseling	10	7
Objective Four: HECM (reverse mortgage) counseling	10	0

DCHP's Notable Work in the Town of Castle Rock

Rio at the Rock: Preservation, Compliance, and Community Investment

Rio at the Rock, formerly Reyn Rock Plaza, is a 33-unit property at 403 Perry Street serving older adults and people with disabilities. It was DCHP's most significant Castle Rock preservation initiative during the reporting period.

- **Capital and exterior work:** Rehabilitation and improvement work completed or advanced during the period included new signage, the exterior mural, xeriscaping and outdoor seating, community room and elevator flooring, and ADA-compliant door access.
- **Community project:** The Town awarded DCHP a \$15,000 grant through its America 250 – Colorado 150 Service Contract Partner Grant Program for the Honoring Our Roots mural and gathering space project. The Castle Rock Downtown Alliance also awarded a \$6,000 façade grant. The community celebration and mural dedication took place on June 24, 2026.

Photo below on the right: Ribbon cutting at the Rio at the Rock Community Celebration. From left to right: Rio at the Rock residents, Brad Boland, Michael Beenenga, State Representative and Council Member Max Brooks, Commissioner Kevin Van Winkle, Arin DeGross, Julie Julian, Sarah Banning, Maria Ciano, Brittany Garcia, Mundy Sibrian, Michael Ashby, Senator Lisa Frizell, Walter Leonard, and Castle Rock Police Department Chaplain Katheryn Wille.

Photo below on the left: Community members attending the Rio at the Rock Community Celebration and Mural Dedication.



Partnership with County and Town Departments

- The Castle Rock Fire Department delivered its Safer Senior Program at Oakwood Senior II and provided fire-prevention programming at Oakwood Senior, Rio at the Rock, and Unity on Park.



Photo above: Oakwood Senior II residents attending Safer Senior Program sponsored by the Castle Rock Fire Department.

- Residents at Rio at the Rock and Oakwood Senior II participated in programming through the Tri-Arts Project.



Photo above: Residents participating in a painting class at Oakwood Senior II.

- DCHP participates in the Douglas County Homeless Initiative Executive Committee and works closely with the Older Adults Initiative to coordinate housing and resource navigation services.



Photo above: Board of County Commissioners recognized members of the Older Adults Initiative as part of Older Americans Month.

Castle Rock Housing Footprint

DCHP owns, operates, or holds a partnership interest in 690 units of affordable or attainable rental housing across nine Castle Rock communities.

DCHP role	Communities	Units
Owned or operated	Oakwood Senior; Oakwood Senior II; Rio at the Rock; Unity on Park; Stonecreek; scattered-site rental housing	200
Partner interest	Auburn Ridge; The Meadowmark, The Reserve at Castle Highlands	490
Total		690

The Town of Castle Rock has been part of the Housing Partnership since its founding in 2003, and Castle Rock remains the greatest concentration of DCHP's housing portfolio and program activity. The Town's contribution supports DCHP's operating and administrative capacity, which sustains staff, systems, and agency infrastructure. It also positions DCHP to attract outside funding, technical expertise, and development partnerships, and to support the Town's regional planning obligations.

DCHP appreciates the Town's continued partnership and looks forward to reporting full-year results.