



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

July 29, 2025

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

Re: 2025 Mid-year Report for Douglas County Housing Partnership

Dear Shannon:

Enclosed is the 2025 mid-year report for Douglas County Housing Partnership, a Multijurisdictional Housing Authority (DCHP). Overall, DCHP is proud to be on-track with it's 2025 goals and objectives for the Town of Castle Rock.

We rely on the continued support and membership from the Town of Castle Rock to provide programing and assist residents with a variety of housing needs. With the Town of Castle Rock funding, in conjunction with funding from the City of Lone Tree, the Town of Parker, the City of Castle Pines, and Douglas County, DCHP has been able to accomplish its mission and goal of providing housing opportunity and stability through our services and programs.

Please let me know if you have any questions or would like more information about DCHP programs or services. Thank you for your support.

Sincerely,

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

Maria Ciano
Executive Director
Phone: 303-784-7814
mciano@douglas.co.us



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Subject: Town of Castle Rock 2025 Mid-Year Report (January-June)

Homebuyer Education

The Homebuyer Education program provides educational support for first-time homebuyers. This education equips community members with the information needed to decide if they are ready to purchase a home. The Douglas County Housing Partnership (DCHP) offers Homebuyer Education in-person and online.

Total Households Educated Year to Date (YTD)	234
Households from the Town of Castle Rock YTD	19
2025 Performance Objective	40

Homeownership Program

The Homeownership Program provides assistance to community members who need financial support to purchase a home in Douglas County. The support is provided as a \$15,000 amortizing second mortgage at a below market interest rate, or as an investment by DCHP (shared equity) up to 20% of the purchase price (\$41,000 max) which is repaid when the home is sold or refinanced. We also have Prop 123 funding available for this program and can now assist middle-income households up to \$70,000 in Down Payment Assistance.

DCHP has many clients actively seeking a home purchase in the Town of Castle Rock, but the market is limited and extremely competitive at the required price point. In June 2024, DCHP was awarded \$1.5M in Prop 123 funding to revitalize the homeownership program.

Total Households that Participated YTD	0
Households from the Town of Castle Rock YTD	0
2025 Performance Objective	1

Foreclosure Mitigation Counseling

This Foreclosure Mitigation Counseling program assists households that are delinquent on their mortgages to the point that their lender has filed for foreclosure. DCHP counselors help residents determine their options, including working with their bank for a loan modification to keep them in their homes.

- DCHP has a YTD 2025 average 99% capture rate of preventing foreclosure through loan modifications.

Total Households Counseled YTD	28
Households from the Town of Castle Rock YTD	7
2025 Performance Objective	10
Total Loans Modified YTD	19
Households from the Town of Castle Rock YTD	7
2025 Performance Objective	N/A

Home Equity Conversion Mortgage (HECM)

The HECM program, commonly known as a reverse mortgage, provides counseling to homeowners over the age of 62 to help them understand how to determine if they should tap into the equity in their home to use the money for living expenses. The counseling focuses on ensuring residents understand all the implications of the decision to obtain a reverse mortgage.

Total Senior Households Counseled for HECM YTD	2
Households from the Town of Castle Rock YTD	0
2025 Performance Objective	10

Rental Housing

The Douglas County Housing Partnership (DCHP) owns and operates 200 rental units in Castle Rock, CO. Of these 203 units, 189 are affordable to seniors, people with disabilities, and households needing emergency housing options with income at or under 60% of the area median income (AMI).

Included in our portfolio are 42 units of affordable housing at Unity on Park Street. Half of the units are reserved for people with disabilities, with an independent living program for people with Intellectual and/or Developmental Disabilities (I/DD). This project was developed in partnership with Wellspring Community, which provides residential supportive services for adult residents with I/DD. Thank you to the Town of Castle Rock for supporting this adaptive reuse development of the old La Quinta Inn hotel. This project would not have been possible without your support and financial assistance.

In addition, DCHP is a Special Limited Partner with Ulysses Development on the 200-unit senior development The Meadowmark. This property has also been a successful public-private partnership, with the town's generous support in fee waivers and its contribution of Private Activity Bonds issued by DCHP to provide the property with tax-exempt financing.

In summary, DCHP has made significant strides in supporting the community through various programs in the first half of 2025. From, budget and credit improvement counseling, homebuyer counseling services and educational classes, down payment assistance for first-time homebuyers,

foreclosure mitigation counseling services, home equity conversion mortgage (HECM), reverse mortgage counseling for seniors, low-income housing tax credit and other rental housing, rental assistance, and general housing partnerships to provide and develop other attainable housing; our efforts have had a meaningful impact. The new developments of The Meadowmark and Unity on Park Street further expand housing options for seniors, people with disabilities, and those needing affordable housing. We remain committed to our mission and look forward to continuing our work in the coming years, making a positive difference in the Town of Castle Rock and beyond. Thank you for your continued support and partnership.