

**Douglas County Housing Partnership**  
**Regarding**  
**532 Oakwood Drive**

Douglas County Housing Partnership is under contract to purchase 15 condo units in Building C of Stonecreek Condominiums at 532 Oakwood Drive. Stonecreek condos are located directly south and across the street from Oakwood Senior Apartments, which DCHP owns. The purchase is 15 units in one building; there are 16 units in the building. It is a two-story building. The entire condominium complex has 5 buildings and a total of 80 units plus an outdoor swimming pool. The property was built in 1984 as an apartment complex and later condominiumized – we believe in 2001.

The units in Building C consist of 8 one-bedroom/one-bath and 7 two bedroom/two bath units. There are four one-bedroom units on the lower level and four on level two. There are three two-bedroom units on the lower level and four on level two. The second floor is reached by climbing exterior concrete steps.

We have inspected all 15 units, along with an inspection firm we hired to prepare a capital needs assessment. The units are in different degrees of condition, but mostly good. Kitchen and baths have granite tile countertops. Each unit has a stacking washer/dryer. Flooring varied, some carpet, some vinyl plank. They have fireplaces which the tenants are not, per their lease, permitted to use. Second floor units have a vaulted ceiling. The building has a central boiler and hot water storage tank. Parking is in front of the building in an asphalt parking lot which is in need of maintenance. This is an HOA responsibility and it is supposed to be repaired in a staged maintenance plan

With the purchase of this property, DCHP could provide more affordable housing for families or seniors in Douglas County. We are considering some units for those served by the DC Cares program, those affected by the pandemic, veterans housing, or another program we might start. The housing could be temporary, transitional housing or permanent housing. We are still considering our options. We have not determined what AMI levels we would rent the units at.

The purchase price is \$3,000,000, which is \$200,000 per condo. The seller plans to do a 1031 exchange and asked that we give two 30-day extensions so the closing could take place as soon as October 11, 2021 or as late as December 11, 2021. In 2020, DCHP received the re-payment of HOME funds when LincolnPointe Lofts was sold. The HOME funds had been lent to LincolnPointe Lofts when it was constructed. These funds along with some other funds make it possible for DCHP to purchase this property. We are requesting that Douglas County contribute ARPA funds to support this purchase because the units will benefit low and moderate income residents of the county for years to come in whatever programs DCHP, with Douglas County Community Development staff input, determines is our priority.

Our proposal is to request \$1,000,000 in ARPA funds to offset the cost of acquisition. This is equivalent to the cost of five units. We would propose that five units would follow the Federal

requirements that would come with these funds. For example, these units could be dedicated to assist those who have experienced housing loss as a result of the COVID-19 pandemic (either temporary, transitional or permanent, to be determined) This would leave ten units which would have no over-riding requirements and over the years could be leased without restriction for the programs determined to be most needed at that time. The County's investment will allow DCHP the ability to assist those affected now by the pandemic as well as retaining funding for future needs.

Depending on the programs we decide to use these units for and after a more thorough determination of the costs associated with operating the 15-units, we will determine if we will put any debt on the property.

We appreciate your willingness to consider this request. We are currently putting together more information about our costs and also exploring things like how many DC Cares units make sense, whether we could accept VASH vouchers to house veterans, etc. Thus, I apologize that we do not have the programs fully fleshed out. However, the opportunity to purchase the 15 condo units was brought to us unexpectedly and it was an opportunity we knew we should take advantage of based on the purchase price, its proximity to Oakwood Senior, the property we own across the street, and because we actually have the funds to do this now. We hope that you agree that this is a fortuitous opportunity that will benefit Douglas County citizens for years to come.