

Douglas County **HOUSING PARTNERSHIP**

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This Presentation:

- About the Douglas County Housing Partnership (DCHP)
- Housing Instability
- Wages and Occupations
- Rental Housing Wages
- Cost of Housing and Cost Burden
- Cliff Effect in Douglas County
- Addressing Housing Challenges



A celebratory graphic for a 20th anniversary. The text "20 Years of Service!" is written in a large, pink, cursive font with a drop shadow. The background is split vertically: the left side is blue and the right side is white. Both sides feature numerous thin, yellow, diagonal lines radiating from the center, creating a sunburst effect.

20 Years of Service!

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

THE DCHP MISSION

Housing Instability

High Demand

Under Production
and Depleted
Housing Supply

Increase in Cost,
Loss of Affordability

Cost Burden,
Instability, Eviction,
Homelessness

Rental Housing Wages

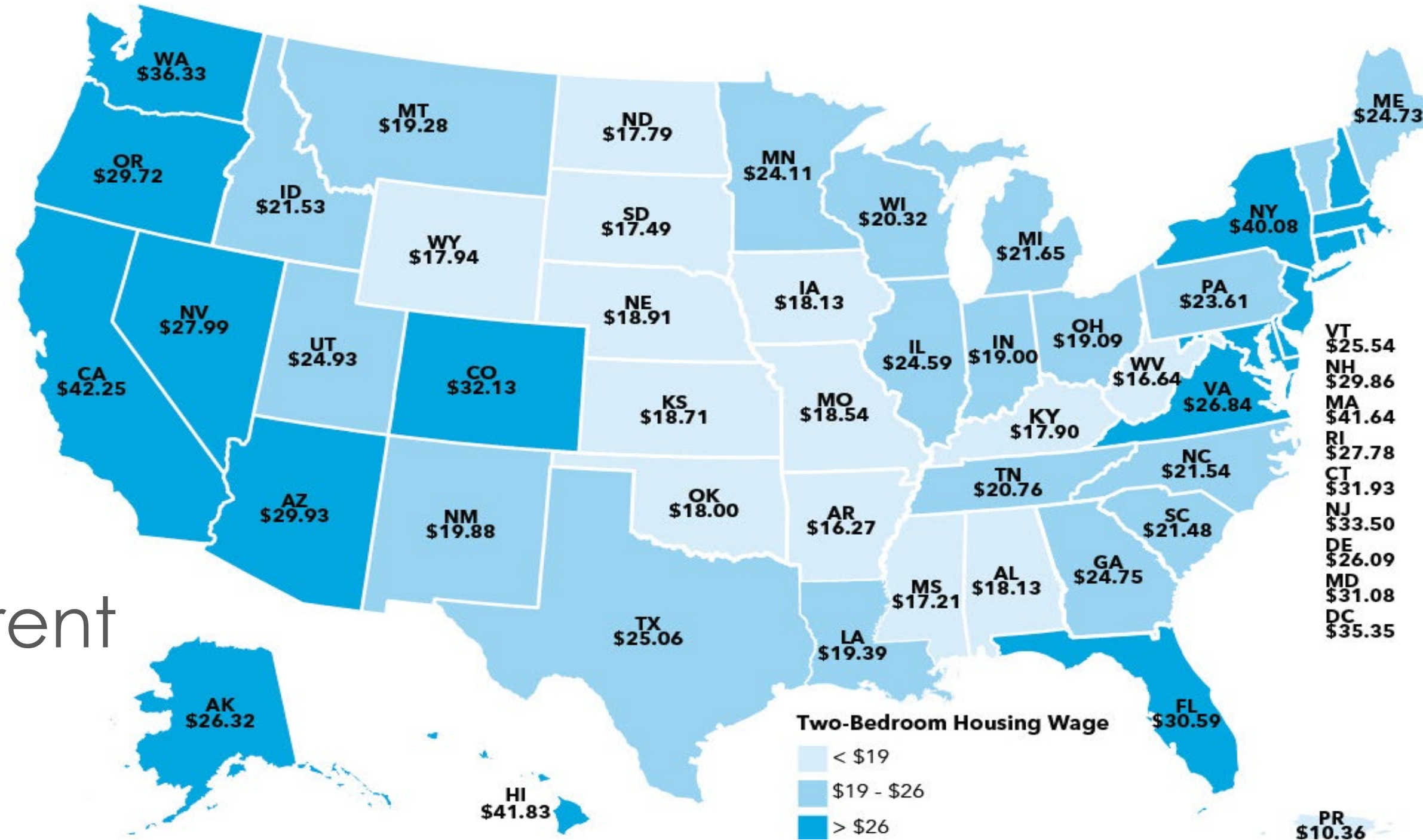


National Low Income
Housing Coalition

Colorado Ranked #8

Hourly wage needed to
Afford a Two-bedroom
In Colorado:
\$32.13 per hour

Based on the average rent
in Douglas County:
\$37.81 per hour



Wages and Occupations

Examples of occupations that pay under \$37.81 per hour:

- ✓ *Entry Level (any industry)*
- ✓ Home Health and Personal Care Aides
- ✓ School Support Workers and Aides
- ✓ Elementary School Teachers
- ✓ Wait and Restaurant Staff and First-Line Supervisors
- ✓ Retail Sales
- ✓ Cashiers, Stock, Material Movers
- ✓ Maintenance and Repair Workers, General
- ✓ Administrative Workers (excluding legal, medical, and executive)
- ✓ Bookkeeping, Accounting, and Clerks
- ✓ Customer Service Representatives
- ✓ ***Median earning studies reveal women in Douglas County earn \$0.68 for every dollar that men earn***



**HELP
WANTED!**

Cost of Housing

Average Rent Price in
Douglas County

\$1,966

A 21.2%
increase
from
2019 to
2022

2023 Affordable 60% Rent
for a two-bedroom
Apartment
in Douglas County

\$1,675

2,096
Units @
60%AMI

Affordable 60%:
someone can make no
less than

\$3,350

and up to

\$4,345

monthly

Cost of Housing

For people aged 65
and above, the
average SS benefit
is

\$553

per month



Affordable **30%** Rent for a
one-bedroom Apartment
in Douglas County

\$698

149
Units @
30%AMI

Affordable **30%** Income-
Limit for one-person in
Douglas County must earn

at least **\$1,396**

and no more than

\$2,172

Cost Burden

In Douglas County, CO, renters comprise **22% of all households**.

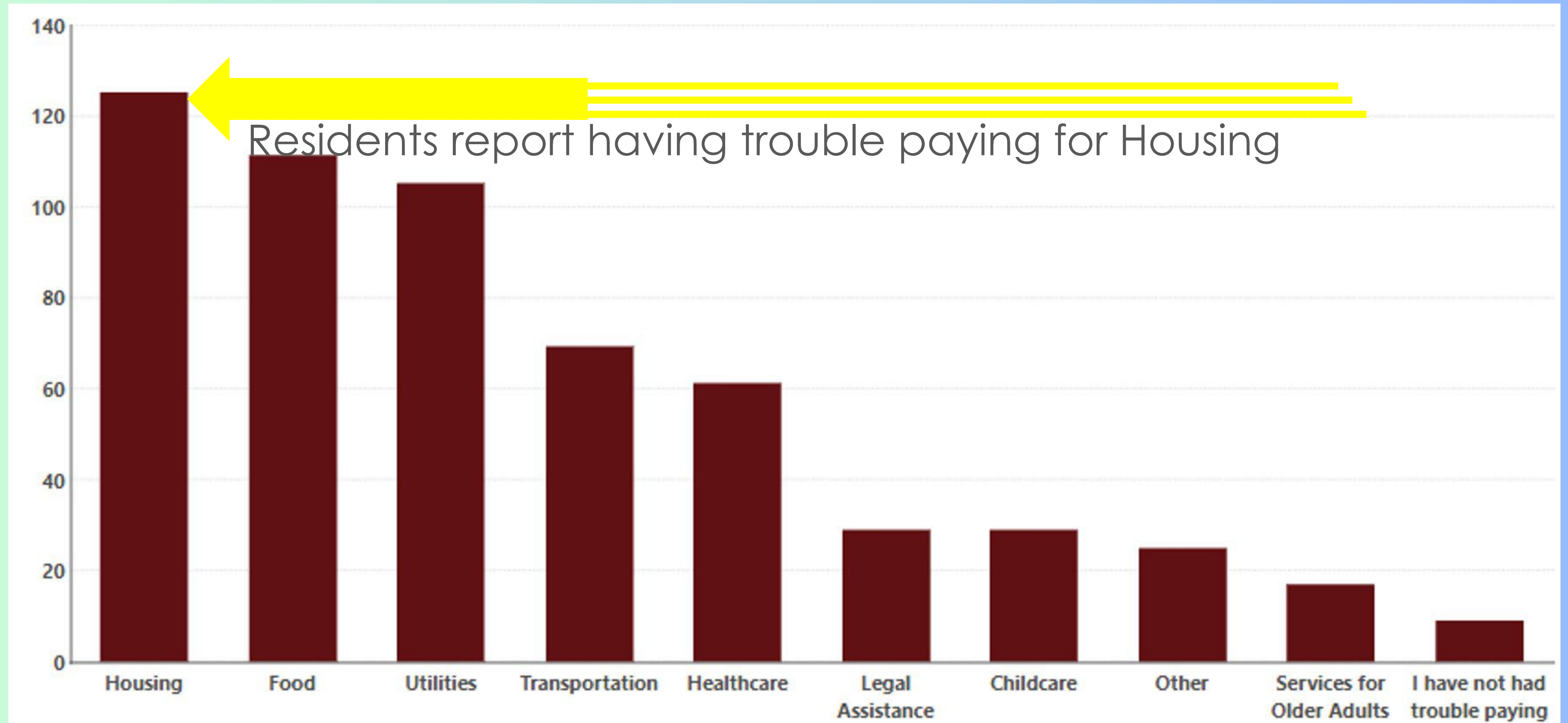
Cost Burdened:

- Spending more than 30% of household income on housing costs and utilities.
- It's estimated that **33,181** households in Douglas County are cost-burdened – an estimated 47.21% of renters in the County!

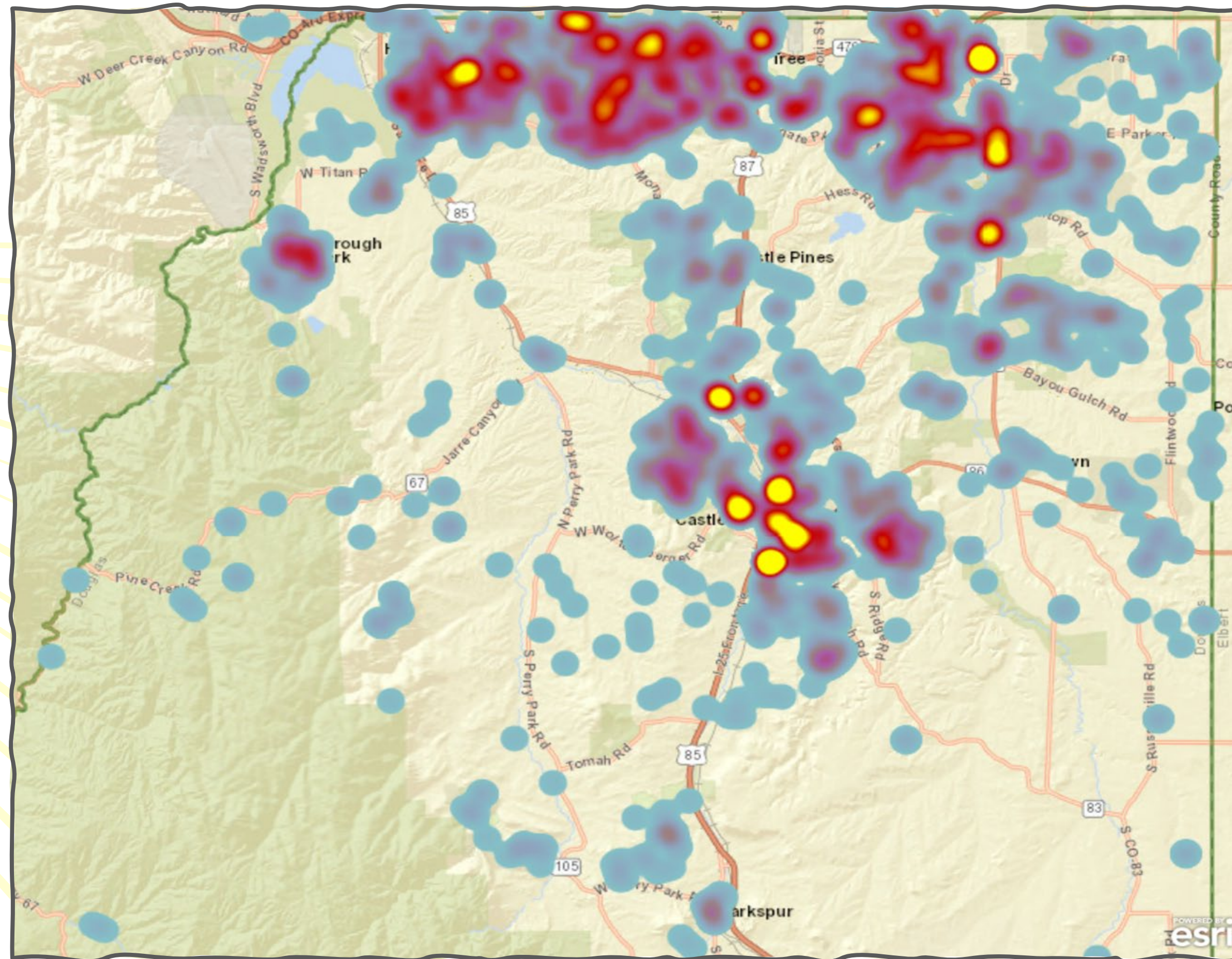
Severely Cost Burdened:

- Spend more than 50% of household income on housing costs and utilities.
- An estimated **12,912** households in Douglas County are severely cost-burdened.

Cost Burden



Heat Map



Provided by: Douglas County Human Services

The Cliff Effect

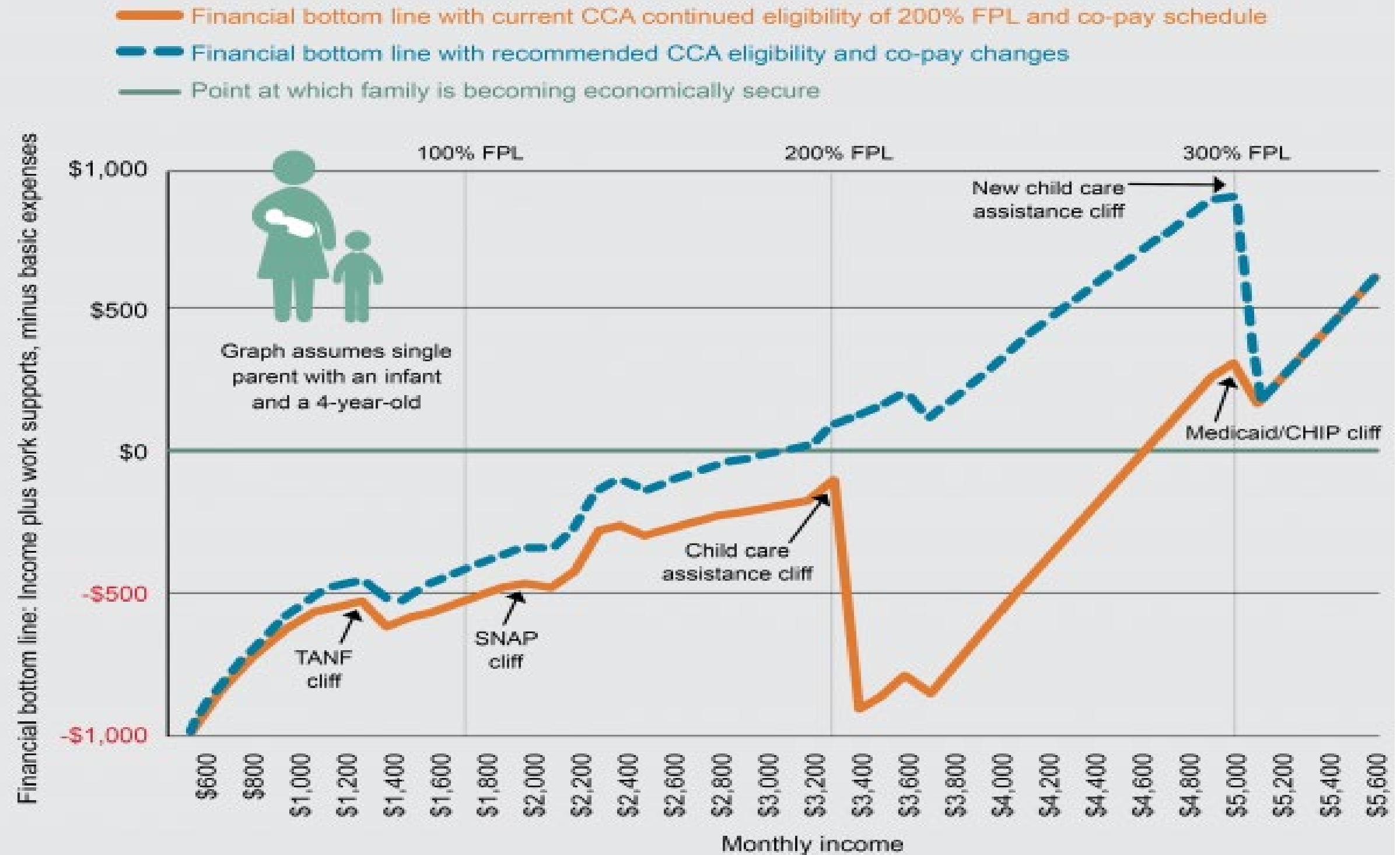
“I would say the cliff effect is the No. 1 reason preventing women and their families from achieving self-sufficiency,” said Lorena Garcia, executive director of Denver-based COLOR, which works with young women trying to escape poverty.

3/13/2024

FIGURE IV

The loss of child care assistance (CCA) in New Mexico can throw a family back into severe financial insecurity

The financial cliff effect that occurs when losing a variety of work supports, including child care assistance for an infant and 4-year-old in center-based care, for a family of three receiving all benefits for which they are eligible



Source: NM Voices for Children calculations; see Appendix (page 10) for methodology and data sources

Family icon by Freepik via flaticon.com
NEW MEXICO VOICES FOR CHILDREN

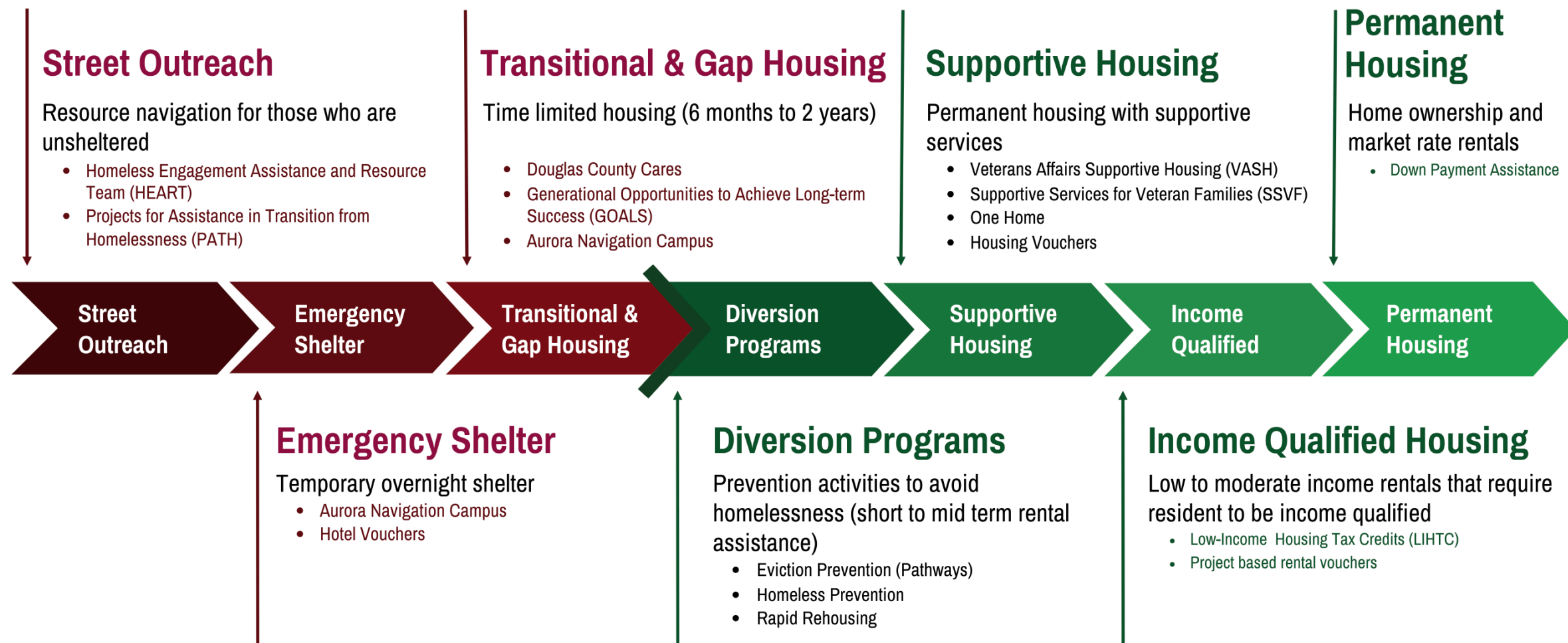
Housing PLUS

Prevention targets households at risk of losing their home and helps them regain housing stability.

Diversion is designed to move those who are newly homeless into housing as quickly as possible.

Douglas County Housing PLUS Blueprint

Douglas County Homeless Initiative



Diversion and Prevention Combine:

- Short to Mid-rental Assistance
- Case Management
- Employment Services
- Mental Health
- Utility Payments
- Credit Repair
- And Resource Navigation

Housing Stability

Rental Assistance and Housing Navigation

DCHP administers rental assistance to

76

Douglas County residents with State
Housing Choice Vouchers (HCV)

Homeless Diversion and Housing Navigation
services made possible by the Transformational
Homeless Response Grant (THRG) provided by the
Colorado Division of Housing

Workforce and Affordable Housing



- DCHP is involved with **1,860** units that provide income-aligned, affordable housing
- Overall, there are **2,453** income-aligned units in Douglas County
 - 2,096 are at 60% AMI
 - 148 are at 50% AMI
 - 60 are at 40 % AMI
 - 149 at 30% AMI

HOUSING

Development and Partnerships

RidgeGate Senior Affordable Apartments



The Meadowmark Apartments



The Sophia Senior Apartments



+600

additional units are under construction
or coming soon!

COMING SOON

Housing Stability Programs



Foreclosure Mitigation is often needed due to hardships, such as unemployment or medical issues:

- Identify Tailored Solution
- Negotiate Loan Modification (*TIME SENSITIVE!*)
- Education about Foreclosure

HECM Counseling Services for seniors:

- Educate Seniors and Family to (terms, fees, etc.)
- Goal of Safely Accessing Equity
- Use for Property Taxes, Downsizing, etc.



PROP 123

Funds Awarded Locally to Date:

- **Douglas County** Received **\$50,000** in Homeless Prevention Funding
- **DCHP** received **\$1,500,000** in Down Payment Assistance Funding
- **RidgeGate Senior** received **\$2,898,000** in Concessionary Debt for Development



Visit: douglascountyhousingpartnership.org

Housing Programs Spanning the Housing Continuum:

- Budget and Credit Improvement Counseling
- Homebuyer Counseling Services and Education
- Home Ownership (Down-Payment Assistance (DPA)) Program
- Foreclosure Mitigation and Counseling Services
- Home Equity Conversion Mortgage for Older Adults
- Rental Assistance for Douglas County Residents
- Affordable, Income-Aligned Rental Housing
- Housing Development and Partnerships



Thank you!

