



# DOUGLAS COUNTY

COLORADO

Wednesday, December 13, 2022

Private Activity Bonds 101  
CCI, Winter Conference

# PAB History

- Received Allocation Since 1994
- CHFA:
  - Multi Family Use
  - Single Family Use
- Assigned to Jurisdictions
- Returned to Statewide Balance

# Apex Meridian West-2013

- Douglas County Issued \$17,099,000 PAB
- 156 Units at 60% AMI
- Total Cost: \$37M
- Sources:
  - PAB
  - 4% LIHTC
  - Owner Equity



# Douglas County Housing Partnership

Douglas County : \$12,393,560

Town of Castle Rock: \$4,076,480

Town of Parker: \$3,250,527

Total: \$19,720,567



# Copper Steppe-2015

- DCHP Issued  
\$32,500,000 PAB
- 264 Units
  - 4- 40% AMI
  - 258- 60% AMI
- Total Cost: \$67M
- Sources:
  - PAB
  - 4% LIHTC
  - Owner Equity
  - CRA Loan
  - Citibank Grant



# Apex Meridian East-2018

- DCHP Issued  
\$30M PAB
- 156 Units- 60% AMI
- Total Cost: \$61M
- Sources:
  - PAB
  - 4% LIHTC
  - Owner Equity





# The Audrey-2020

- DCHP Issued  
\$20,725,000 PAB
- 134 Senior Units- 60% AMI
- Total Cost: \$61M
- Sources:
  - PAB
  - 4% LIHTC
  - Owner Equity



# Apex Meridian South-2021

- DCHP Issued
- \$28,725,813 PAB
- 208 Units- 60% AMI
- Total Cost: \$64M
- Sources:
  - PAB
  - 4% LIHTC
  - Owner Equity





# Future PAB Projects

- Ulysses Castle View- Castle Rock (2022)
  - \$30M PAB
  - 200 units at 60% AMI
- Highlands Ranch Senior (2023)
  - \$26,680,104 PAB
  - 160 units at 60% AMI



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Questions