



MEMORANDUM

TO: Archuleta County Board of County Commissioners
FROM: Todd Weaver
DATE: March 26, 2019
RE: Ground Lease by and between BoCC and the Archuleta County Housing Authority

EXECUTIVE SUMMARY: On October 16, 2018, the BoCC signed Resolution 2018-42 which approved and authorized the leasing of a portion of the 4.8 acre tract of County-owned land located on Hot Springs Blvd. to the Archuleta County Housing Authority for the development of Affordable Housing.

The Resolution directed the Archuleta County Surveyor to survey the parcel. Within thirty (30) days of receiving the survey, a lease was to be drafted for execution between the parties.

The survey was received this week and the Ground Lease is now being submitted for BoCC approval. The lease allows for a 99 year term for a token one dollar per year for each year of the lease for a 2.5 acre section of the parcel as described on Exhibit A and shown on Exhibit A-1 to the Ground Lease.

DISCUSSION: The subject parcel is being leased to the Archuleta County Housing Authority (the "ACHA") for the purposes of developing a multi-unit affordable/workforce housing project. The ACHA is pursuing a multi-unit Low Income Housing Tax Credit (LIHTC) project as provided by IRS Code and overseen by the Colorado Housing and Finance Agency. If the ACHA does not fulfill the requirements to secure the financing for the project or otherwise commence construction within a specified period of time, the Ground Lease becomes void.

RECOMMENDATION: Staff recommends that the Board of County Commissioners approve the Ground Lease.

PROPOSED MOTION:

1. Move to approve the Ground Lease by and between the Board of County Commissioners of Archuleta County, Colorado and the Archuleta County Housing Authority as presented.
2. Move to deny the Ground Lease.