

OLYPMUS SRH, LLC – LEWIS STREET APARTMENTS

Affordable Housing Tax Abatement/Rebate

March 29, 2021

TO: Scott Wall and the Archuleta County Commissioners

RE: Affordable Housing Tax Abatement/Rebate

Background:

Olympus SRH, LLC ("Olympus SRH") purchased the property located at 180 Lewis St. in Pagosa Springs in December of 2020 and is currently renovating the property to provide 8 affordable housing units ("Lewis Street Apartments"). The units will be rented to individuals working in Pagosa Springs and will be rented at \$550-\$650 per month, including utilities, which is below the 60% AMI threshold established by the Colorado Housing and Finance Authority ("CHFA") for Archuleta County. It is the intention of the Olympus SRH to continue to rent the Lewis Street Apartments as workforce housing (at or below 100% AMI) for the foreseeable future.

Olympus SRH has contacted PAWS, the Town of Pagosa Springs, Pagosa Springs Sanitation GID and LPEA to request fee waivers and other support for this project and the accomplishment of a critical community goal: to address affordable and workforce housing. As of the date of this letter, the PAWS board has agreed to waive fees, TOPS and the Sanitation GID are considering our request (we remain hopeful), and LPEA has denied our request for assistance. Because Olympus intends to operate the property at zero-profit, every dollar saved in expenses directly impacts the affordability of the units for their residents.

Request:

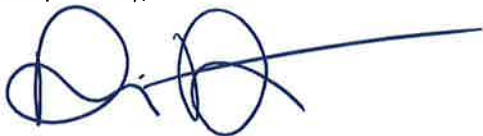
We ask that the County Commissioners approved the following request in support of affordable workforce housing at the Lewis Street Apartments:

1. To Waive, Abate or otherwise Rebate (whichever is most efficient for the County) the County's portion of property taxes for the Lewis Street Apartments for a period of 15 years, so long as the apartments continue to be offered as workforce housing (at or below 100% of AMI) in accordance with the affordability standards established by CHFA.

In connection with the approved request to waive PAWS fees, Olympus SRH will provide certified reports annually verifying compliance with the CHFA AMI standards described above. Olympus proposes to provide similar reports to the County. If at any time the property is found to be out of compliance with workforce housing standards the property would lose the tax abatement.

It is our hope this request meets with your satisfaction and receives your support.

Respectfully,

A handwritten signature in blue ink, appearing to read 'David Dronet', with a long horizontal line extending to the right.

David Dronet, Managing Principal
Olympus SRH, LLC