



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Bill Almquist - Community Development Director	May 3, 2022

ITEM

Resolution 2022-16: A Resolution of the City Council for the City of Salida, Colorado, Approving the RV Rental Program Addendum to the “Open Doors” Long-Term Rental Program Memorandum of Understanding (MOU) With the Chaffee Housing Authority (CHA)

BACKGROUND

City Council approved the original MOU with CHA regarding the “Open Doors” program on March 1st, 2022 and the MOU was subsequently approved by the CHA Board on April 21, 2022. On April 4, 2022, staff presented Council with an additional emergency housing program idea to purchase and locate up to 10 recreational vehicles at the Salida RV Resort to be rented out to approx. 15 members of the local workforce at least for the high-season months of approximately May-November. Staff has been working with CHA staff to incorporate this program as an addendum of the Open Doors program, especially since the original Open Doors program will likely not be able to be fully implemented until sometime after the summer.

This Resolution and attached addendum to the original MOU outlines the roles of both the City (as owner of the RV units and master lessee for the spaces at the RV Resort) and CHA as administrator of the program to manage marketing, applications, tenant-matching, eligibility, and collection of fees from both participating businesses and tenants. The agreement also details the intent for a separate agreement to be constructed between the City, CHA, and a local RV maintenance company to address any material issues with the units.

FISCAL NOTE

The initial cost to purchase up to 10 RV units is anticipated to be in the vicinity of \$250,000. As master lessee of the spaces at the RV Resort, the City will be obligated for payment of space rental; however, rents charged for the units are anticipated to cover the space rental.

SUGGESTED MOTION

“I move that the City Council approve Resolution 2022-16 Approving the RV Rental Program Addendum to the Open Doors Program MOU with Chaffee Housing Authority.”

Attachments:

Resolution 2022-16

RV Rental Addendum to Open Doors MOU with CHA

**RESOLUTION NO. 16
(Series 2022)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
APPROVING THE RV RENTAL PROGRAM ADDENDUM TO THE “OPEN DOORS”
LONG-TERM RENTAL PROGRAM MEMORANDUM OF UNDERSTANDING (MOU)
WITH THE CHAFFEE HOUSING AUTHORITY**

WHEREAS, the City of Salida (“City”) and its City Council (“Council”) recognize that the community continues to experience a severe workforce housing shortage, due to exacerbated pricing and limited availability in the local housing market; and,

WHEREAS, due to these concerns, and to provide incentives to property owners to convert underutilized residential units into long-term rentals for the City’s workforce, the City committed, the City committed funding to establish and financially support the Open Doors Long-Term Rental Incentive Program; and,

WHEREAS, the City Council approved Resolution 2022-10, and entered into a Memorandum of Understanding with the Chaffee Housing Authority to memorialize the collaborative relationship and to clarify the duties of each party as it relates to the establishment, funding, management and operation of the Open Doors Long-Term Rental Incentive Program; and,

WHEREAS, the City and CHA now wish to enter into an Addendum to supplement the original MOU, to address and establish the Open Doors RV Rental Program (“RV Program”), which will make available ten (10) Recreational Vehicle (“RV”) units for long-term rental for six (6) consecutive months to the Salida workforce.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA THAT:

Section 1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Salida City Council hereby formally adopts and approves the RV Rental Program Addendum to the Open Doors Long-Term Rental Incentive Program Memorandum of Understanding (MOU) with the Chaffee Housing Authority, attached hereto as Exhibit A.

Section 3. The Salida City Council authorizes the Mayor to execute said Addendum with the Chaffee Housing Authority, attached hereto as Exhibit A, and additionally authorizes the City to execute all applicable documents associated with the Program or necessary to formalize such approval.

RESOLVED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

CITY OF SALIDA

By: _____
Dan Shore, Mayor

[SEAL]

ATTEST: _____
City Clerk/Deputy City Clerk

Exhibit A
RV Rental Program Addendum to
“Open Doors” Long-Term Rental Incentive Program
Memorandum of Understanding

RV RENTAL PROGRAM ADDENDUM TO
“OPEN DOORS” LONG-TERM RENTAL INCENTIVE PROGRAM
MEMORANDUM OF UNDERSTANDING

THIS ADDENDUM TO MEMORANDUM OF UNDERSTANDING (“Addendum”), by and between the CITY OF SALIDA, a Colorado statutory municipal corporation (the “City”), and the CHAFFEE HOUSING AUTHORITY, a Colorado multijurisdictional housing authority (“CHA”), (collectively the “Parties”), is made with an effective date of May 3, 2022.

RECITALS

WHEREAS, the City and CHA previously entered into a Memorandum of Understanding (“MOU”) to memorialize the Parties’ collaborative relationship and understanding regarding the “Open Doors” Long-Term Rental Incentive Program, and to clarify the duties of each Party, as well as to set forth all terms and conditions between the Parties; and

WHEREAS, the City and CHA now wish to enter into this Addendum (“Addendum”) to supplement the original MOU, to address the Open Doors RV Rental Program (“RV Program”).

NOW, THEREFORE, the Parties set forth and memorialize their mutual understandings as follows:

1. Applicability. The original Memorandum of Understanding (“MOU”) between the Parties, dated March 1, 2022, and approved by City of Salida Resolution 2022-10, remains in full effect. This Addendum is intended to supplement and create terms additional to the original MOU, specifically as it relates to the RV Program. Should any terms with the MOU and this Addendum conflict, the terms in this Addendum shall apply.

2. Purpose and Description. The intent of the RV Program is to make available ten (10) Recreational Vehicle (“RV”) units for long-term rental for six (6) consecutive months. Interested Salida-area businesses, entities or individuals or will apply to the Program and their employees will be eligible to apply to be a tenant in the Program. If chosen, participating employers will pay a fee to CHA for administrative costs in the amount of Two Hundred Fifty Dollars (\$250.00) per month per employee.

3. Specific Obligations. The Parties have agreed to provide or facilitate the following components of the RV Program, and to comply with the additional terms under this Addendum as follows:

- A. For the duration of the RV Program, the **City** shall:
 - i. Provide up to ten (10) Recreational Vehicle (RV) units for rent for six (6) consecutive months. Said RV units shall be chosen by City staff and will be placed on selected sites at the Salida RV Resort, through a separate agreement between the City and the Salida RV Resort;

- ii. Enter into a Master Lease agreement, whereby the City serves as the Master Lessee and the Salida RV Resort is the Lessor, and whereby the City agrees to pay Salida RV Resort Six Hundred Forty Three Dollars (\$643.00) per month per unit;
- iii. Enter into Sublease agreements with the tenants in the RV Program.

B. For the duration of the RV Program, **CHA** shall:

- i. Manage and operate the RV Program, including all marketing, receipt of applications, and matching tenants to units and/or pairing tenants with roommates;
- ii. Determine and manage eligibility and qualifications of the workforce tenants;
- iii. Manage administrative fees paid by the local businesses for their workforce who are tenants in the RV Program;
- iv. Educate and assist tenants' orientation to the RV units, and to the rules and regulations of the City of Salida and of the Salida RV Resort; and
- v. Collect monthly rental fees from the tenants, and forward those monthly rental fees to the City.

4. Maintenance. For the duration of the RV program, the City and CHA shall enter into a separate agreement with a local RV maintenance entity or individual, who would respond to any maintenance issues reported to them by CHA. City shall be responsible for all expenses. Maintenance expenses over Five Hundred Dollars (\$500.00) shall require prior written City staff approval.

IN WITNESS WHEREOF, the undersigned have executed this Addendum to be effective as of the day and year written above, and acknowledge and accept the terms and conditions herein.

CITY OF SALIDA

ATTEST

By: _____
Mayor Dan Shore

By: _____
City Clerk Erin Kelley

CHAFFEE HOUSING AUTHORITY

ATTEST

By: _____

By: _____
Secretary