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MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Melody D'Haillecourt, Community Programs Coordinator

DESCRIPTION: Bond Authorizing Resolution for \$50,000,000 in Private Activity Bonds for Ponderosa Pines.

SUMMARY: The Douglas County Housing Partnership (DCHP) is currently positioned to issue \$50,000,000 in Private Activity Bonds (PAB) Cap to support the construction of Ponderosa Pines, a workforce housing community that will provide rental units for individuals working in Douglas County who earn below 60% Area Median Income (AMI). Section 147(f) of the Internal Revenue Code requires a publicly elected body to first authorize the issuance of the tax-exempt bonds at a public hearing, which is in the purview of the Douglas County Board of County Commissioners (BCC). Approval of this resolution authorizing the issuance of these bonds creates no debt or liability for Douglas County.

RECOMMENDED ACTION: Staff recommends that the BCC approve the Bond Authorizing Resolution.

REVIEW:

Jennifer Eby	Approve	7/27/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Staff Report 2026_PAB_TEFRA_08.11.26 COMBINED