



COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

950 Maidu Ave.
Nevada City, California
95959

Agency Director
Ryan Gruver

Telephone (530) 265-1627
Fax (530) 265-2295

Department Directors
Phebe Bell, MSW, Behavioral Health
Erin Mettler, MA, Interim Public Health
Mike Dent, MPA, Child Support Services / Collections / Housing &
Community Services Division
Rachel Pena, LCSW, Social Services

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING

May 23, 20123

TO:

Board of Supervisors

FROM:

**Mike Dent Director of Child Support, Collections, Housing and
Community Services**

SUBJECT:

Resolution awarding the Western Nevada County Regional Housing Trust Fund (WNCRHTF) Request For Proposal Number Three (RFP #3) in the maximum amount of \$1,024,755 to Pacific West Communities for Development Of Lone Oak Senior Apartments II, A 31 Unit Affordable Housing Project For Low Income Seniors.

RECOMMENDATION: Approve the attached Resolution.

FUNDING: On July 14, 2020, this Board approved entering into a contract with the City of Nevada City and the City of Grass Valley for the purpose of establishing the WNCRHTF, to be administered by the County. This item awards the Western Nevada County Regional Housing Trust Fund (WNCRHTF) Request for Proposal number three (RFP #3) in the maximum amount of \$1,024,755 to Pacific West Communities for development of Lone Oak Senior Apartments II, a 31 unit affordable housing project for low income seniors. Funds for the RFP are comprised of Permanent Local Housing Allocation (PLHA) funds, a Local Housing Trust Fund (LHTF) matching award from the State Department of Housing and Community Development, and County general fund monies that were previously authorized for this purpose.

BACKGROUND: In 2018, Proposition 1 was approved by California voters and created Health and Safety Code Sections 50842.1, 50842.2, 50843.5 and Section 54006(f), which govern the LHTF program, which granted the California Department of Housing and Community Development authority to provide matching grants to LHTFs established by cities and counties, Native American tribes, and/or incorporated 501(c)(3) nonprofit organizations. Funds may be used for construction loans and/or permanent financing loans to pay for predevelopment costs, acquisition costs, and other costs associated with development or rehabilitation of affordable rental

housing projects, emergency shelters, permanent supportive housing, transitional housing, or affordable homebuyer/homeowner projects, including assistance to income-eligible households to purchase for-sale units. Funds may also be used for the construction, conversion, repair, reconstruction or rehabilitation of accessory dwelling units.

The LHTF matching fund application was authorized on July 14, 2020, in Resolution 20-317. This followed the Board's acceptance of the Permanent Local Housing Allocation Plan (Resolution 20-315) and the agreement between Nevada City, Grass Valley and the County to form the WNCRHTF (Resolution 20-316) for the purposes of qualifying for the State's LHTF matching funds program and pooling resources to increase the availability of affordable housing in western Nevada County. On July 14th, 2020 the Board authorized a deposit of \$500,000 of general fund monies to be added to the WNCRHTF for affordable housing project funding (Resolution 20-317).

On February 3, 2021, HHSA received a notice of funding award for the LHTF program in the amount of \$1,345,692. These funds will be resources for the WNCRHTF, which is administered by the County as the lead agency, to provide funding to eligible housing projects in the region.

On January 23, 2023, the County of Nevada Purchasing Agent issued a Request for Proposals for an affordable housing project ("RFP") funded through the WNCRHTF. The RFP window closed on March 15, 2023, with one proposal received. Scoring of the proposal(s) was done following Purchasing Agent protocol by a scoring committee comprised of representatives from each jurisdiction.

Pacific West Communities, was selected as the most qualified applicant based on experience and demonstrated ability to deliver an affordable housing project in the required expedited timelines outlined in the RFP. The regulatory agreement, loan agreement, and deed of trust will be presented to this Board for consideration at a future time once the forms are finalized and will follow California Department of Housing and Community Development protocols to meet the LHTF regulations.

Item Initiated by:

Angela Masker, Senior Administrative Analyst, Housing and Community Services

Item Approved by:

Mike Dent, Director, Child Support, Collections, Housing and Community Services