



# **RESOLUTION No. \_\_\_\_\_**

## **OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA**

**RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE RIDER AGREEMENT TO THE GROUND LEASE AGREEMENT BETWEEN NEVADA COUNTY AND GRASS VALLEY PSH ASSOCIATES TO COMPLY WITH TERMS AND CONDITIONS OF NO PLACE LIKE HOME FUNDING AUTHORIZED BY CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY SERVICES AS IT PERTAINS TO COUNTY-OWNED PROPERTY LOCATED AT 936 OLD TUNNEL RD., GRASS VALLEY, CA (APN NO 035-400-054), DESIGNATED AS THE LOCATION OF THE BRUNSWICK COMMONS AFFORDABLE HOUSING PROJECT (RESOLUTION NO. 19-358), AND AUTHORIZING THE NEVADA COUNTY FACILITIES DIRECTOR TO EXECUTE THE LEASE RIDER AGREEMENT AND FURTHER RIDERS OR AMENDMENTS TO THE GROUND LEASE AGREEMENT**

WHEREAS, the Nevada County Board of Supervisors has established homelessness and affordable housing as a legislative priority; and

WHEREAS, the County is the owner of a 5.0+ acre parcel of real property located at 936 Old Tunnel Rd., Grass Valley, CA 95945, APN No. 035-400-054 ("Property"), upon which Brunswick Commons is developed for 41-units of affordable housing for homeless persons and persons with psychiatric disabilities who are homeless, or at risk of homelessness, and their families; and

WHEREAS, Resolutions 19-203 and 19-044 establish and amend the Memorandum of Understanding ("MOU") between the County of Nevada, Hospitality House, and the Regional Housing Authority ("RHA") regarding the intent to work cooperatively towards development of affordable housing on the Property and clarify site control over the Property for purposes of No Place Like Home ("NPLH") funding,

WHEREAS, the Regional Housing Authority contracted with Pacific West Communities ("PWC") to be co-Developer, operator, and manager of the Project, with the intent to develop the Property utilizing 9% Low Income Housing Tax Credits and other funding sources in addition to NPLH funding; and

WHEREAS, Resolution 19-358 authorizes an Option to Ground Lease Agreement between the County and, jointly, RHA and Pacific West Communities for said Property, and Resolution 20-032 authorizes an assignment and assumption of said agreement for the development of Brunswick Commons affordable housing, and

WHEREAS, in order to act as both borrower and operator of the Project, RHA and PWC created the Grass Valley PSH Associates, a California Limited Liability Company (“PSH”), of which they will remain the two partners, and

WHEREAS, Resolutions 20-032 and 20-399 authorize and approve the Assignment and Assumption of the Option to Ground Lease Agreement, whereby Regional Housing Authority and PWC, as “Optionee/Assignors” assigned all right, title, and interest under the Option to Ground Lease to PSH, and PSH assumed all liabilities and obligations under the Option to Ground Lease as “assignee”, and

WHEREAS, the California Department of Housing and Community Services requires the execution of the Lease Rider Agreement to the Ground Lease Agreement for the purposes of No Place Like Home funding,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Nevada, State of California, authorizes the execution of a Lease Rider Agreement to the Ground Lease Agreement, in substantially the same form attached hereto, by and between the County of Nevada and Grass Valley PSH Associates to comply with terms and conditions of No Place Like Home funding as it pertains to County-owned property located at 936 Old Tunnel Rd., Grass Valley, CA (APN NO 035-400-054), designated as the location of the Brunswick Commons affordable housing project (Resolution No. 19-358).

BE IT FURTHER RESOLVED that the Board of Supervisors authorizes the Nevada County Facilities Director to execute the Lease Rider Agreement and any future riders or amendments to the Ground Lease Agreement.