



RESOLUTION No. 25-166

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AUTHORIZING REPURPOSE OF COMMITMENT OF COUNTY GENERAL FUND IN THE AMOUNT OF \$500,000 AND AMERICAN RESCUE PLAN ACT FUNDS IN THE AMOUNT OF \$500,000 PREVIOUSLY AUTHORIZED FOR A LOCAL HOUSING TRUST FUND (LHTF) APPLICATION MATCH TO BE USED TO LEVERAGE AND MATCH PERMANENT LOCAL HOUSING ALLOCATION (PLHA) DOLLARS FOR DEVELOPMENT OF AFFORDABLE RENTAL HOUSING AND OWNER-OCCUPIED HOUSING THROUGH THE WESTERN NEVADA COUNTY REGIONAL HOUSING TRUST FUND

WHEREAS, in 2017, Governor Brown signed the 2017 Building Homes and Jobs Act (SB2) establishing a \$75 recording fee on real estate documents with funding from the fee to be used to create an annual, sustained funding source to be used by local jurisdictions to increase the supply of affordable housing; and

WHEREAS, on June 23, 2020, this Board approved Resolution 20-247 authorizing submittal of an application for Permanent Local Housing Allocation ("PLHA") funds; and

WHEREAS, on July 14, 2020, this board approved Resolution 20-315 and 20-316 adopting the local PLHA plan aimed at increasing affordable housing options and authorizing a Memorandum of Understanding between Nevada County, Nevada City, and Grass Valley wherein both cities agreed to delegate their PLHA allocation to the County as administrator, and establish the Western Nevada County Regional Housing Trust Fund ("WNCRHTF") for collaboration towards development of affordable housing; and

WHEREAS, on May 9, 2023, this Board approved Resolution 23-185 appropriating American Rescue Plan Act (ARPA) funds in the amount of \$500,000, and County General Fund in the amount of \$500,000 to be as a match for a LHTF application to leverage dollars along with PLHA funding towards increasing the supply of affordable housing in the County through the Western Nevada County Regional Housing Trust Fund; and

WHEREAS, on March 26, 2024, this Board approved Resolution 24-121 authorizing Nevada County Housing and Community Services to select projects for preliminary award of Western Nevada County Regional Housing Trust fund RFPs 4 and 5; and

WHEREAS, Nevada County Housing and Community Services released Request for Proposals (RFP) No. 185560 and RFP No. 182920 respectively, through the Western Nevada County Regional Housing Trust Fund, to solicit developers for construction of affordable rental housing and owner-occupied housing to satisfy requirements in the PLHA plan; and

WHEREAS, on May 22, 2024, Pacific West Communities was selected for an award to develop Lone Oak II Senior Housing in response to RFP No. 185560 and on May 6, 2024, Habitat for Humanity was selected to develop additional owner-occupied housing in response to RFP No. 182920; and

WHEREAS, commitments for each project selected for award through the Regional Housing Trust Fund will be brought to this board for approval and authorization in future items.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Supervisors of the County of Nevada, State of California, consistent with previous direction to increase the supply of affordable housing through the Western Nevada County Regional Housing Trust Fund and in alignment with the PLHA plan to develop affordable housing, authorizes the repurpose of commitment of County General Fund in the amount of \$500,000 and American Rescue Plan Act funds in the amount of \$500,000 previously authorized for a Local Housing Trust Fund (LHTF) application match to be used to leverage and match Permanent Local Housing Allocation (PLHA) dollars for development of affordable rental housing and owner-occupied housing through the Western Nevada County Regional Housing Trust Fund.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 13th day of May 2025, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Robb Tucker, Lisa Swarthout, Susan Hoek, and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

Recuse: None.

ATTEST:

TINE MATHIASSEN

Chief Deputy Clerk of the Board of Supervisors

By: Lauriana Cecchi

Heidi Hall

Heidi Hall, Chair