



RESOLUTION NO. 19-359

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AUTHORIZING THE COUNTY EXECUTIVE OFFICER TO SIGN A LETTER OF COMMITMENT OF A CAPITAL ASSET UNDER AN EXCLUSIVE OPTION TO GROUND LEASE COUNTY-OWNED PROPERTY LOCATED AT 936 OLD TUNNEL RD, GRASS VALLEY, CA, (APN 035-400-054), FOR THE PROPOSED BRUNSWICK COMMONS AFFORDABLE HOUSING PROJECT

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

WHEREAS, the County intends to retain ownership of the Property, which has been identified as the development location of the proposed “Brunswick Commons” affordable housing complex (“Project”); and

WHEREAS, at the June 25th Nevada County Board of Supervisors meeting, the Board will consider the approval an Option to Ground Lease a portion of the subject property to the Regional Housing Authority (RHA) and its development partner Pacific West Communities, Inc. (“Option to Ground Lease”); and

WHEREAS, the terms of the ground lease would include no pre-payment lease fees and a total annual lease payment of \$1.00 (one dollar) per year up to a maximum of 99-year lease term; and

WHEREAS, per an appraisal of the property by Kinetic Valuation Group, dated May 15, 2019, completed on behalf of Pacific West Communities, the property was appraised at \$500,000; and

WHEREAS, the Regional Housing Authority (RHA) and its development partner Pacific West Communities, Inc. have requested a letter of commitment in regard to the Property for the purpose of applying for Low-Income Housing Tax Credits and other sources of project funding; and

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors authorizes, conditioned upon the Board of Supervisors approving the Option to Ground Lease on this date, the County Executive Officer to sign a letter of commitment of a capital asset under an exclusive Option to Ground Lease on behalf of the Regional Housing Authority and Pacific West Communities, Inc., regarding County-owned property located at 936 Old Tunnel Rd, Grass Valley, Ca, (APN 035-400-054), designated as the location of the proposed Brunswick Commons affordable housing complex, in substantially the same form attached hereto.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 25th day of June, 2019, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Susan K. Hoek and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 



Richard Anderson, Chair

6/25/2019 cc: CEO*
AC*
Housing*



COUNTY OF NEVADA COUNTY EXECUTIVE OFFICE

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June 25, 2019

Mr. Gustavo Becerra
Executive Director
Regional Housing Authority
1455 Butte House Road
Yuba City, CA 95993

Caleb Roope
President/CEO
Pacific West Communities, Inc.
430 East State Street, Suite 100
Eagle, ID 83616

RE: Property Owner Commitment of Capital Asset for the Brunswick Commons Affordable Housing Project
936 Old Tunnel Road, Grass Valley, CA 95945
APN # 035-400-054

Dear Mr. Becerra and Mr. Roope;

The purpose of this letter is to confirm the County of Nevada's commitment of the above-referenced property that consists of 2.32 +/- acres of land located 936 Old Tunnel Road, Grass Valley, California, (APN# 035-400-054) which is owned exclusively by the County of Nevada, a public entity. This property is identified as the development location of the No Place Like Home affordable housing project-Brunswick Commons. At the June 25th Nevada County Board of Supervisors meeting, the Board will consider entering into an Option to Ground Lease the subject property to the Regional Housing Authority (RHA) and its development partner Pacific West Communities, Inc. with affordable housing restrictions as set forth a Disposition & Development and Regulatory Agreement.

According to an appraisal of the property by Kinetic Valuation Group, dated May 15, 2019, completed on behalf of Pacific West Communities, the property was appraised at \$500,000. The County is committing this property to the project to facilitate the development of the above referenced affordable housing project. The terms of the ground lease would include no pre-payment lease fees and a total annual lease payment of \$1.00 (one dollar) per year up to a maximum of 99 year lease term.

Please be advised that this land lease commitment is expressly conditioned upon your successful application for housing tax credits. Additionally, there has been no consideration provided to RHA by anyone connected to the project in exchange for making this financial commitment other than the agreement to provide affordable housing targeted towards homeless, mentally ill and physically disabled, and individuals at risk of homelessness.

The County of Nevada is very supportive of this development initiative and addressing the serious housing needs of targeted populations identified in Welfare and Institutions Code Section 5600.3 living here in Nevada County.

We wish you the best as you attempt to obtain the balance of your required financing. Please contact me should you have any questions concerning this commitment of funds.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alison Lehman".

Alison Lehman
Nevada County Chief Executive Officer