



COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

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NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

MEETING DATE: May 26, 2020
TO: Board of Supervisors
FROM: **Heidi Hall, District I Supervisor**
SUBJECT: Letter of support for Cashin's Field Affordable Housing Development located at 170 Gold Flat Road, Nevada City CA to expand affordable housing in Nevada County

RECOMMENDATION: Approve and authorize the Chair to sign the Letter of Support for the Cashin's Field Affordable Housing Development located at 170 Gold Flat Road, Nevada City CA.

FUNDING: N/A

BACKGROUND:

The purpose of this item is to give full support of the Board of Supervisors towards the Cashin's Field Affordable Housing Project located at 170 Gold Flat Road in Nevada City. This project is a partnership between the City of Nevada City, County of Nevada and Regional Housing Authority in partnership with housing developer Central California Housing Corporation as it supports the Board's goal of expanding affordable housing to the residents of Nevada County.

Like other counties in California, Nevada County has seen an increase in homelessness in recent years. The loss of housing to wildfires compounds the issue with wide sweeping impacts on schools, rental markets, and availability of single-family homes that are felt throughout the community.

The proposed development is a multi-family apartment community located at the corner of Ridge Road and Zion Street, historically known as Cashin's Field. The project has been submitted to

the Nevada City Community Development Division for immediate consideration as a 56-unit low-income affordable housing project serving income qualified residents in Nevada City and the surrounding areas. The proposed development will include 11 one-bedroom, 30 two-bedroom, and 15 three-bedroom units as well as a manager's unit. Also included on site would be a community building with managerial/leasing offices, multi-purpose lounge, kitchenette, and outdoor gathering spaces. 100% of the units will be rent restricted for qualified residents with income ranging from 30% to 60% of the area medium income for a 55-year affordability period.

In early support of the project, the Board adopted Resolution 20-165 on May 12, 2020 approving an agreement with the Regional Housing Authority (RHA) to provide RHA an unsecured loan in the amount of \$50,000 of Homeless Mentally-Ill Outreach and Treatment (HMIOT) Program funds to secure the Project which will be forgiven, principle and interest, upon the Developer fulfilling the commitment to provide the agreed-upon affordable housing unit for at least five years from the date of occupancy.

Moreover, the County has recently been made aware of Disaster Recovery Tax Credit Allocation Committee credits designated for use by the 13 California counties devastated by the 2017 and 2018 wildfires as passed by Congress in Public Law 116-94 under the Robert T. Stafford Disaster Relief and Emergency Assistance Act in which Nevada County is listed as one of the affected California Counties. Per the proposed regulations under consideration by the California Tax Credit Association Committee (TCAC), Nevada County may be eligible for funding of up to \$3.5 Million. The County has submitted a Letter of Support to TCAC for the allocation and anticipates exploring the opportunity of using a portion of funds for the Project, should they be allocated.

Therefore, please approve and authorize the Chair to sign and submit the attached Letter of Support of the collaborative efforts to advance the Cashin's Field Affordable Housing Development located at 170 Gold Flat Road, Nevada City CA. County staff will be partnering with Nevada City Planning Department to hold an informational presentation with the community on Tuesday May 26th on the proposed project. The Project will go to the Nevada City Planning Commission and then to the Nevada City City Council for approval.

Item Initiated and Approved by: Mike Dent, Director – Housing and Community Services