



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AUTHORIZING LETTER OF COMMITMENT OF REAL PROPERTY TO THE CITY OF GRASS VALLEY AND FOOTHILL HOUSE OF HOSPITALITY DBA HOSPITALITY HOUSE UPON SUCCESSFUL APPLICATION OF HOMEKEY 3 GRANT AWARD IN FURTHERANCE OF THE PROPOSED FUNDING AND DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT ON PARCELS 2 AND 3 OF THE COUNTY-OWNED PROPERTY LOCATED AT 936 OLD TUNNEL RD., GRASS VALLEY, CA (APN 035-400-054)

WHEREAS, the Nevada County Board of Supervisors has established a priority to continue efforts to prevent homelessness, provide emergency shelter, expand supportive services, secure housing, and enhance coordination to address the needs of the homeless population and to mitigate impacts on the community; 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 035-400-054 (“Property”); and

WHEREAS, the County intends to retain ownership of the Property and utilize a portion of it, Parcels 2 and 3, for the development of the proposed affordable housing project for homeless persons sponsored by Foothill House of Hospitality dba Hospitality House, a nonprofit corporation, and the City of Grass Valley, as part of an application to the California Housing and Community Development (HCD) Homekey 3 Capital Grant. (“Grant”); and

WHEREAS, the proposed project includes 20-40 studio apartments for people experiencing chronic homelessness; and

WHEREAS, to apply for the Grant, the applicants need to secure a letter of intent from the County to enter into a ground lease to Hospitality House for Parcels 2 and 3 contingent on receipt of the Grant; and

WHEREAS, California Government Code Section 26227 permits the Board of Supervisors to lease County real property to a nonprofit corporation to carry out programs that the Board determines will serve public purposes, upon terms and conditions determined by the Board to be in the best interests of the County and the general public, without complying with any other Government Code provisions relating to leasing County property; and WHEREAS, the provision of housing, reduction of homelessness, and provisions of services to the homeless population are important public purposes and a lease Parcels 2 and 3 would be in best interests of the County and the general public; and

WHEREAS, the County of Nevada agrees to lease Parcels 2 and 3 of the property at 936 Old Tunnel Road, APN 035-400-054, Grass Valley, CA 95945 to the City of Grass Valley and Foothill House of Hospitality dba Hospitality House for the Sierra Studios project without condition or reservation upon successful application of Homekey 3 grant award by the State of California Housing and Community Development to build housing that is compliant with the terms of the Grant. It is understood that the City of Grass Valley is the applicant and Hospitality House is the co-applicant for the Homekey Round 3 NOFA application. The proposed Homekey Round 3 Project at 936 Old Tunnel Road will include 20-40 studio apartments for people experiencing chronic homelessness, and

WHEREAS, The County of Nevada understands the Homekey Round 3 project requires affordability covenants and restrictions. Upon execution of the project, the Affordability Covenant shall be binding, effective, and enforceable against all successors, transferees, and assignees, and it shall continue in full force and effect for a period not less than 55 years.

NOW, THEREFORE, BE IT RESOLVED, that the Nevada County Board of Supervisors authorizes the letter of commitment for Parcels 2 and 3 to the Grant application to be submitted by Hospitality House and the City of Grass Valley in furtherance of the proposed funding and development of Parcels 2 and 3 located at 936 Old Tunnel Rd., Grass Valley, CA (APN 035-400-054).

BE IT FURTHER RESOLVED that the Chair of the Board of Supervisors is authorized to sign any/all documents on behalf of Nevada County necessary to complete the letter of intent to support this project sponsored by Hospitality House and the City of Grass Valley pursuant to this Resolution.