



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO SIGN THE ORIGINAL MYLAR PARCEL MAP NO. 19PLN-48 “BRUNSWICK COMMONS” AS REPRESENTATIVE OF PROPERTY OWNER

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 035-400-054 (“Property”); and

WHEREAS, the County is retaining ownership of the Property with the intent to utilize a portion of it for the development of the proposed Brunswick Commons 41-unit affordable housing project for homeless persons and persons with psychiatric disabilities who are homeless, or at risk of homelessness, and their families to achieve permanent supportive housing and self-sufficiency by promoting the integration of affordable housing and appropriate supportive services (“Project”); and

WHEREAS, on June 25, 2019, per Resolution 19-358, the Nevada County Board of Supervisors approved that certain exclusive Option to Ground Lease Agreement by and between the County of Nevada, and jointly Regional Housing Authority (RHA) and Pacific West Communities (PWC) in order to apply for said funding and perform pre-development activities related to the Project; 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 Partnership (“PSH”), of which they will remain the two partners; and

WHEREAS, the No Place Like Home and California Tax Credit Allocation Committee (TCAC) funding has been secured for the project and the construction permit has been approved by the City of Grass Valley; and

WHEREAS, under the terms of the Ground Lease Agreement, PSH will be responsible for the construction and operation of the Project pursuant to the Disposition and Development and Regulatory Agreement entered into between the parties, as well as other Regulatory Agreements between PSH and TCAC and NPLH, pertaining to the Project’s affordability and operational requirements; and

WHEREAS, per Resolution 20-399, the Nevada County Board of Supervisors approved the exercise of the “Ground Lease Agreement” by Grass Valley PSH Associates, a California Limited Partnership (PSH), that consists of RHA and PWC as development partners and authorized the execution of a 99-year lease, approving the Development and Disposition and Regulatory Agreement, and approving the development of the Brunswick Commons Affordable Housing Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Nevada, State of California, authorizes the Board Chair to sign Parcel Map 19PLN-48 "Brunswick Commons" as a representative of the property owner, County of Nevada, with the signed original mylars map to be forwarded to the City of Grass Valley Community Development Department for final processing and recordation by city staff.