



# RESOLUTION NO. 20-048

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

### **RESOLUTION AUTHORIZING COMMITMENT OF HEALTH AND HUMAN SERVICES FUNDS IN THE AMOUNT OF \$150,000 TO THE REGIONAL HOUSING AUTHORITY IN FURTHERANCE OF THE PROPOSED FUNDING AND DEVELOPMENT OF THE BRUNSWICK COMMONS AFFORDABLE HOUSING PROJECT ON 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 for the development of the proposed Brunswick Commons 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 January 8, 2019, per Resolution 19-203, the Nevada County Board of Supervisors approved a Memorandum of Understanding (“MOU”) between the County of Nevada, Hospitality House, and the Regional Housing Authority (RHA), which memorialized the intent of the Parties to collaborate and work cooperatively on pre-development activities related to the construction of affordable housing, transitional housing, and a navigation center on the Property; and

WHEREAS, pursuant to the MOU, Regional Housing Authority was designated the Developer of the affordable housing project, and on January 22, 2019, per Resolution 19-044, the Nevada County Board of Supervisors approved Amendment No. 1 to the MOU to clarify site control over the Property for purposes of applying for No Place Like Home (NPLH) funding, and providing the exclusive right to negotiate with the Regional Housing Authority, as Developer, for the acquisition of the Property for purposes of constructing the NPLH affordable housing project; and

WHEREAS, the Regional Housing Authority has contracted with Pacific West Communities (“PWC”) to be a co-Developer, operator, and manager of the Project and intends to develop the Property utilizing 9% Low Income Housing Tax Credits and other funding sources in addition to NPLH; and

WHEREAS, the County, through its Health and Human Services Agency, is willing to grant RHA \$150,000 in additional funding to close any construction funding gaps that caused the TCAC application submitted in July of 2019 to be disqualified by the TCAC allocation committee and to enhance construction funding.

NOW, THEREFORE, BE IT RESOLVED, that the Nevada County Board of Supervisors authorizes the commitment of Health and Human Services funds in the amount of \$150,000 to Regional Housing Authority by and between the County of Nevada, and the Regional Housing Authority in furtherance of the proposed funding and development of the Brunswick Commons affordable housing project on County-owned property 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 grant of funds to the Regional Housing Authority pursuant to this Resolution.

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 February, 2020, by the following vote of said Board:

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

Noes: None.

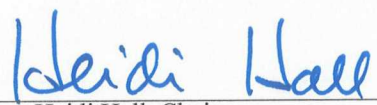
Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: 

  
Heidi Hall, Chair



COUNTY OF NEVADA  
STATE OF CALIFORNIA  
BOARD OF SUPERVISORS



Chair Heidi Hall, 1<sup>st</sup> District  
Edward C. Scofield, 2<sup>nd</sup> District  
Vice-Chair Dan Miller, 3<sup>rd</sup> District  
Susan Hoek, 4<sup>th</sup> District  
Richard Anderson, 5<sup>th</sup> District

Julie Patterson Hunter, Clerk of the Board

February 25, 2020

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

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

RE: Commitment of Additional Funding 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 additional financial 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 February 25, 2020, Nevada County Board of Supervisors meeting, the Board approved the attached Resolution Number 20-048, authorizing the commitment of \$150,000 in Health and Humans Services Agency funding to the Regional Housing Authority in the furtherance of the proposed project, enhancement of construction funding for the project, and to close any construction funding gaps that caused the TCAC application submitted in July of 2019 to be disqualified by the TCAC allocation committee.

Please be advised that this financial 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,

Heidi Hall  
Chair, Board of Supervisors

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