Affordable Workforce Housing

Down Payment Assistance Program

Nevada County Board of Supervisors
November 18, 2025
Housing and Community Services Department

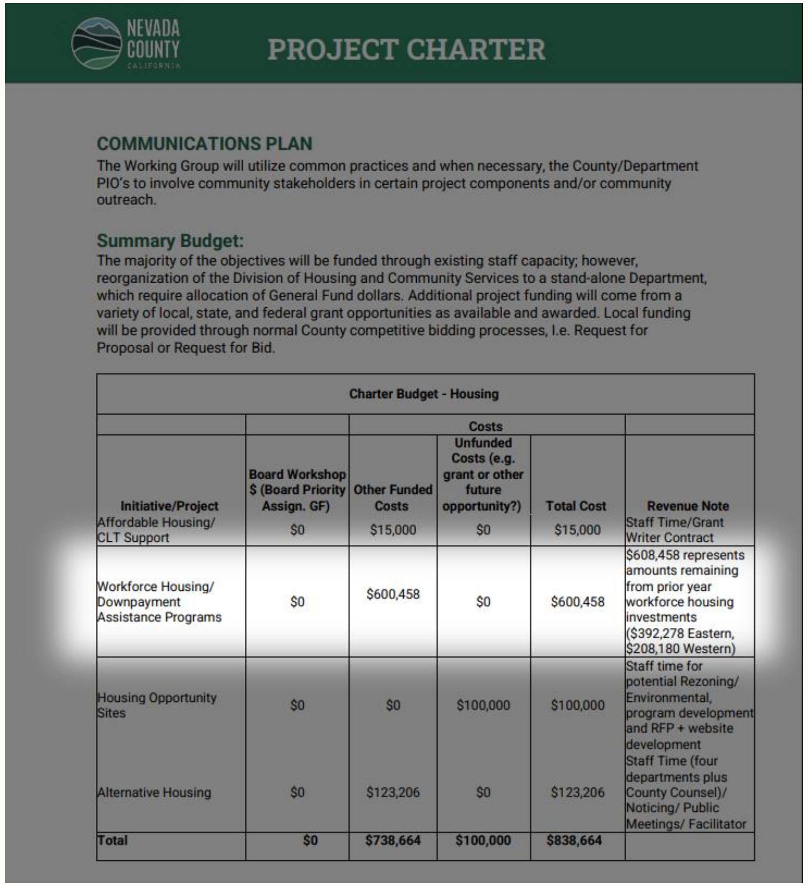
BACKGROUND

- **Board Objective: Workforce Homebuyer Incentive Programs**

- **Housing Ad-Hoc- 2024 & 2025**

- **Town of Truckee/Placer County Program Examples**

- **Housing Charter/Budget (March 2025)**
  - **Spring 2026/Ongoing**



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PROJECT CHARTER

COMMUNICATIONS PLAN

The Working Group will utilize common practices and when necessary, the County/Department PIO's to involve community stakeholders in certain project components and/or community outreach.

Summary Budget:

The majority of the objectives will be funded through existing staff capacity; however, reorganization of the Division of Housing and Community Services to a stand-alone Department, which require allocation of General Fund dollars. Additional project funding will come from a variety of local, state, and federal grant opportunities as available and awarded. Local funding will be provided through normal County competitive bidding processes, I.e. Request for Proposal or Request for Bid.

Charter Budget - Housing					
		Costs			
Initiative/Project	Board Workshop $ (Board Priority Assign. GF)	Other Funded Costs	Unfunded Costs (e.g. grant or other future opportunity?)	Total Cost	Revenue Note
Affordable Housing/ CLT Support	$0	$15,000	$0	$15,000	Staff Time/Grant Writer Contract
Workforce Housing/ Downpayment Assistance Programs	$0	$600,458	$0	$600,458	$608,458 represents amounts remaining from prior year workforce housing investments ($392,278 Eastern, $208,180 Western)
Housing Opportunity Sites	$0	$0	$100,000	$100,000	Staff time for potential Rezoning/ Environmental, program development and RFP + website development
Alternative Housing	$0	$123,206	$0	$123,206	Staff Time (four departments plus County Counsel)/ Noticing/ Public Meetings/ Facilitator
Total	**$0**	**$738,664**	**$100,000**	**$838,664**	

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PROGRAM PURPOSE

Purpose of Program

- Support Nevada County residents in achieving home ownership that aligns with income

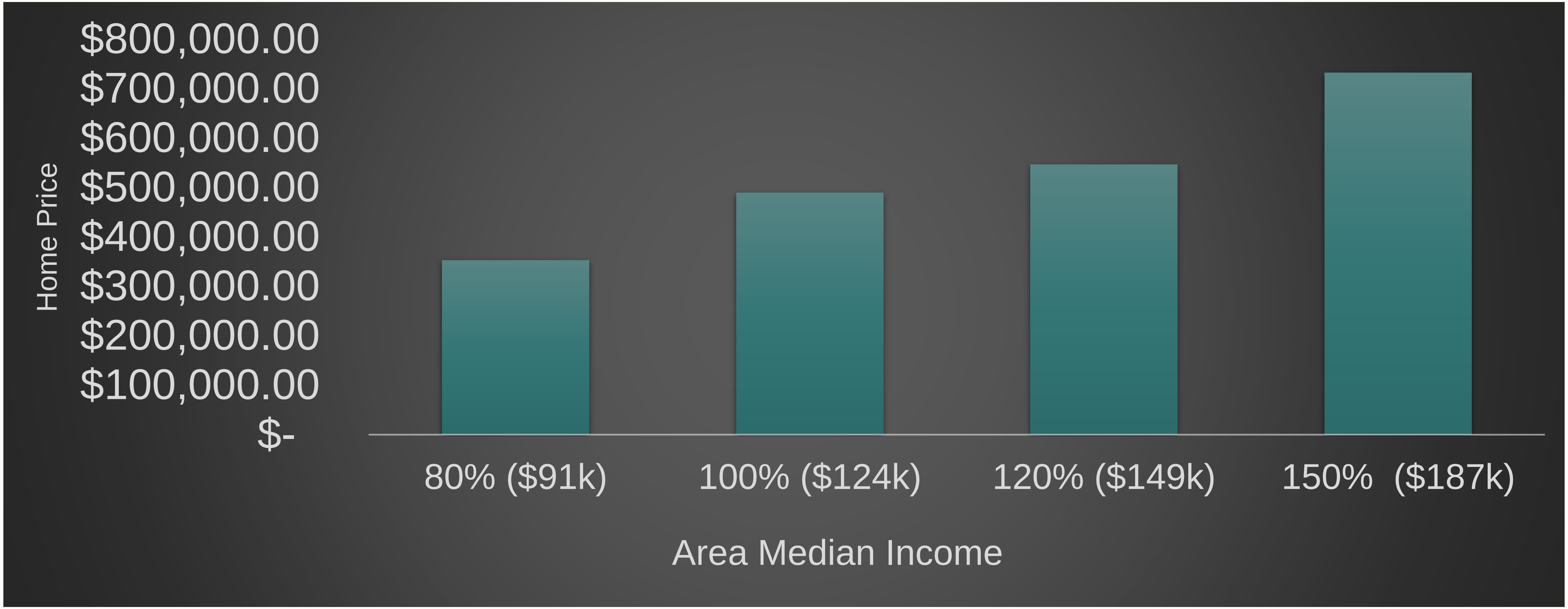
Key Points

- Programs for moderate income levels are less available
- Second loan reduces the mortgage payments, making purchase affordable

Funding

- County General Fund through the Special Projects Continuation Assignment

HOME BUYING POWER



PROGRAM SUMMARY

General Program Structure

- Up to 150% AMI in Eastern County and 120% AMI in Western County
- $50,000 of down payment assistance
- 3% simple interest annually
- 30-year loan agreement

Photo Credit: https://tinyhouseblog.com

- Repayment of loan is deferred until home is sold

Serving Eastern County

- Program funds can stack with Truckee Home Access Program up to 150% AMI
- Provides additional gap funding for high-cost area

Who is This?

- Contractors and Construction Workers
- Service Industry
- Government Employees
- Recreation

PROGRAM FUNDING

Total funding available is approximately $550,000 with a goal to serve 12 households

Funding Source	Income level	Funds	Estimate Served
General Fund	Up to 150% AMI	$550,000	12

- Western County AMI up to 120% AMI; Eastern County AMI up to 150%
- Additional CalHOME funds will be used for lower-income down payment assistance (up to 80% AMI) with the goal of assisting 6-10 more households

NEXT STEPS

- **Program Launch** in spring 2026 – February/March
    - Marketing Campaign
    - Application Portal

Photo Credit: https://tinyhouseblog.com

ACTIONS REQUESTED

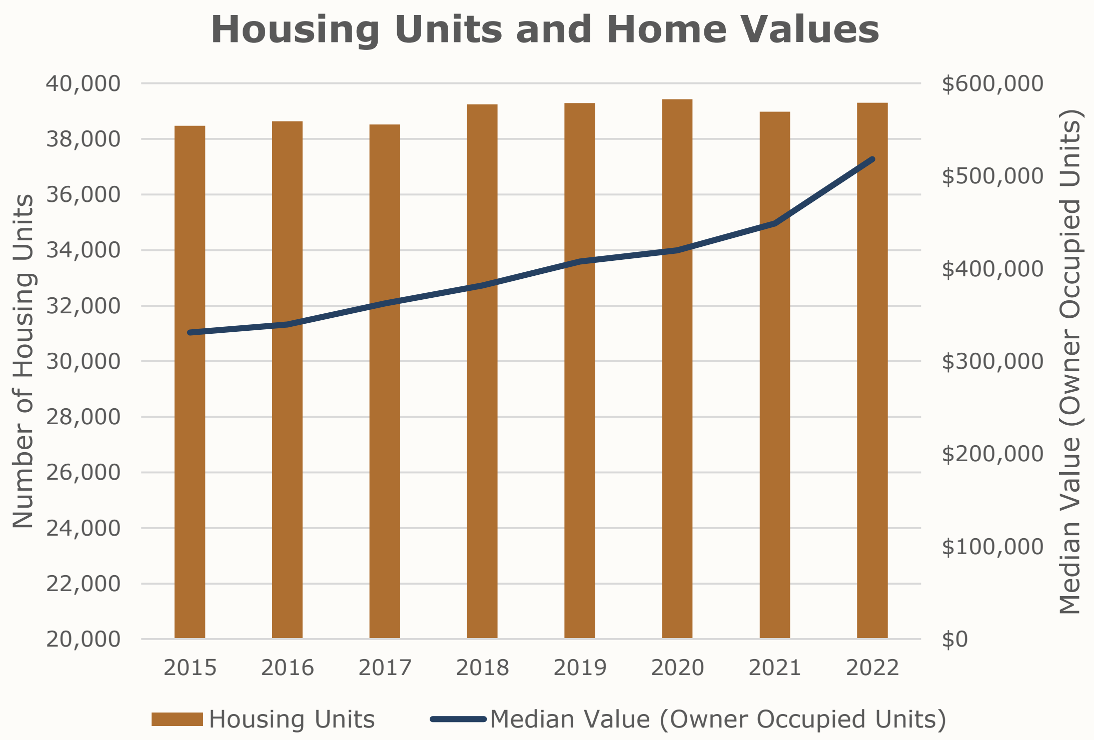
1. Receive Presentation on Nevada County's Down Payment Assistance Program
2. Authorize use of County General Fund Special Project Continuation Assignment for the Down Payment Assistance Program for both Eastern and Western County
3. Approve the program loan documents in substantive form and authorize the Housing and Community Services Director to amend the loan documents as needed for additional funding sources.

Photo Credit: https://tinyhouseblog.com

HOUSING AFFORDABILITY IN NEVADA COUNTY

Source: Western Nevada County Workforce Needs Assessment

- From 2020 to 2022, median home prices in Western Nevada County increased 23%, while the number of units remained unchanged
- 66% said it was hard to find a home in their budget
- 39% said they would prefer to own instead of rent
- 56% said they would like assistance with a downpayment to purchase a home
- About 1,630 households with need above 120% AMI



Source: ACS 5-Year Estimate,
U.S. Census

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