



RESOLUTION No. 23-227

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AWARDING THE WESTERN NEVADA COUNTY REGIONAL HOUSING TRUST FUND (WNCRHTF) REQUEST FOR PROPOSAL NUMBER THREE (RFP #3) IN THE MAXIMUM AMOUNT OF \$1,024,755 TO PACIFIC WEST COMMUNITIES FOR DEVELOPMENT OF LONE OAK SENIOR APARTMENTS II, A 31 UNIT AFFORDABLE HOUSING PROJECT FOR LOW INCOME SENIORS

WHEREAS, the Board of Supervisors established as a 2021 Board Objective to “Coordinate with local jurisdictions, developers and other partners to maximize leveraging opportunities with new state funding for affordable and workforce housing development”; and

WHEREAS, the Federal Low-Income Tax Credit program was established by the Tax Reform Act of 1986 to encourage the construction and rehabilitation of low-income rental housing, and the California Tax Credit Allocation Committee (“CTCAC”) is responsible for allocating tax credits to owners of qualifying residential rental housing projects; and

WHEREAS, CTCAC encourages local government agencies to provide financial assistance to aid in the development and construction of low-income rental housing; and

WHEREAS, in 2018, Proposition 1 was approved by California voters and created Health and Safety Code Sections 50842.1, 50842.2, 50843.5 and Section 54006(f), which granted the California Department of Housing and Community Development (“Department”) authority to provide matching grants to Local Housing Trust Funds to create a funding source to be used by local jurisdictions to increase the supply of affordable housing, and;

WHEREAS, on July 14, 2020, this Board approved Resolution 20-316 entering into a contract with the City of Nevada City and the City of Grass Valley for the purpose of establishing the WNCRHTF, to be administered by the County, and jointly submitting an application for matching funds to the Department’s Local Housing Trust Fund (“LHTF”) program; and

WHEREAS, on February 3, 2021 Nevada County was notified of a successful LHTF matching funds award; and

WHEREAS, the County of Nevada conducted a Request for Proposals to identify and select a low-income affordable housing project; and

WHEREAS, one proposal was received and reviewed by representatives from the City of Nevada City, the City of Grass Valley and the County of Nevada; and

WHEREAS, it is recommended the Board of Supervisors award RFP #3 to Pacific West Communities, as developer of the Lone Oak Senior Apartments II located in Penn Valley, CA; and

WHEREAS, the Project will further the public purpose and Nevada County Board of Supervisors’ Objectives of addressing affordable housing needs within the County of Nevada while supporting the WNCRHTF objectives.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that RFP #3 through WNCRHTF is awarded to Pacific West Communities as developer of the Lone Oak Senior Apartments II, a 31 unit affordable housing development for low income seniors, located in Penn Valley, CA.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 23rd day of May, 2023, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward C. Scofield, Lisa Swarthout, Susan Hoek and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 


Edward C. Scofield, Chair

5/23/2023 cc: Housing*
AC*