



Health and Human Services Agency

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HOUSING & COMMUNITY SERVICES DIVISION

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: June 24, 2025

TO: Board of Supervisors

FROM: Tyler Barrington, Housing and Community Services Interim Director

SUBJECT: Resolution to approve a contract in the amount of \$725,000 to Nevada County Habitat for Humanity for the development of four owner-occupied homes for low-income households in the Ventana Sierra development.

RECOMMENDATION: Approve the attached Resolution.

FUNDING: Available funding is from the Western Nevada County Regional Housing Trust Fund dollars in the amount of \$725,000 for owner-occupied construction. There is no further impact on the General Fund.

BACKGROUND: 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 govern the Local Housing Trust Fund (LHTF) program, which granted the California Department of Housing and Community Development authority to provide matching grants to local and regional housing trust funds established by cities and counties, Native American tribes, and/or incorporated 501(c)(3) nonprofit organizations to fund activities related to affordable housing development.

Through Resolution 20-316 and 20-315, respectively, this Board authorized formation of the Western Nevada County Regional Housing Trust Fund (WNCRHTF), to allow collaborative funding of affordable housing projects with various local and state matched funding sources, including LHTF and Permanent Local Housing Allocation (PLHA) dollars, and accepted the PLHA plan outlining use of PLHA funds. Resolution 20-317 authorized an application to and execution of the standard agreement for the first LHTF award to the WNCRHTF.

On March 26, 2024, to prepare for an extremely competitive application for state matching LHTF dollars, this Board approved Resolution 24-121 authorizing Housing and Community Services to conduct Request for Proposal (RFP) processes and select projects for preliminary approval of WNCRHTF dollars for development of affordable housing with final approval by this Board.

Subsequently, Nevada County Housing and Community Services released Request for Proposal (RFP) No. 182920 through the Western Nevada County Regional Housing Trust Fund and in alignment with the PLHA plan to solicit developers for construction of affordable owner-occupied housing.

In collaboration with representatives from both Grass Valley and Nevada City, Habitat for Humanity was selected as the most qualified applicant based on experience and demonstrated ability to deliver an owner-occupied housing project in the required expedited timelines outlined in the RFP. The project will support four owner-occupied homes for low-income households in the Ventana Sierra Project. Projects are located at 146 A and B Ventana Sierra Drive, Grass Valley (APN 035-140-025-000), 148 Ventana Sierra Drive, Grass Valley (APN 035-140-026-000), and 150 Ventana Sierra Drive, Grass Valley (APN 035-140-027-000).

The proposed contract before you with Habitat for Humanity will support development of owner-occupied housing in alignment with Board objectives and the PLHA plan. This project will have a restrictive deed limiting ownership of the property to an 80% Annual Medium Income limit occupant during a 30-year term.

It is recommended that the Board approve the contract with Habitat for Humanity to support development of low-income owner-occupied housing in Nevada County in the total amount of \$725,000.

Item Initiated by: Angela Masker, Senior Administrative Analyst
Approved by: Tyler Barrington, Housing and Community Services Interim Director