



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AUTHORIZING AN “OPTION TO GROUND LEASE AGREEMENT” BY AND BETWEEN THE COUNTY OF NEVADA AND JOINTLY THE REGIONAL HOUSING AUTHORITY AND PACIFIC WEST COMMUNITIES, INC., PERTAINING TO COUNTY-OWNED PROPERTY LOCATED AT 936 OLD TUNNEL RD, GRASS VALLEY, CA, (APN NO 035-400-054), DESIGNATED AS THE LOCATION OF THE PROPOSED BRUNSWICK COMMONS AFFORDABLE HOUSING PROJECT

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 No. 035-400-054 (“Property”); and

WHEREAS, the County intends to retain ownership of the Property with the intent to 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, 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, Regional Housing Authority and PWC desire to enter into an exclusive Option to Ground Lease Agreement with the County in order to apply for said funding and perform pre-development activities related to the Project; and

WHEREAS, the County is willing to grant the Regional Housing Authority and PWC the exclusive Option to enter into a long-term Ground Lease of up to 99 years for 2.32± acres of the Property in furtherance of the proposed construction and operation of the Brunswick Commons project, subject to the terms and conditions contained in the Attached Option to Ground Lease Agreement; and

WHEREAS, the term of the Option to Ground Lease expires on June 30, 2020, unless extended at the County's discretion for a period not to exceed one year.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors approves the execution of the "OPTION TO GROUND LEASE AGREEMENT" in substantially the same form attached hereto, by and between the County of Nevada, and jointly the Regional Housing Authority and Pacific West Communities, Inc., pertaining to County-owned property located at 936 Old Tunnel Rd., Grass Valley, CA 95945, APN No. 035-400-054, designated for the construction and operation of the Brunswick Commons affordable housing project, and authorizes the Chair of the Board to sign said Agreement and all other related documents on behalf of Nevada County.

Exhibit A

(Attach OPTION TO GROUND LEASE AGREEMENT)

Exhibit B

(Attach TCAC Lease Rider)

Exhibit C

(Attach parcel map, legal description, and Memorandum of Option to Ground Lease)