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May 26, 2020

Attn: Chair Josie Andrews
Nevada City Planning Commission
317 Broad Street
Nevada City, CA 95959
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RE: Letter of Support for Cashin's Field Affordable Housing Development located at 170 Gold Flat Road, Nevada City, CA to expand affordable housing in Nevada County

Dear Chair Andrews,

On behalf of the Nevada County Board of Supervisors, I am sending you this Letter of Support for the Cashin' Field Affordable Housing Development Project located at 170 Gold Flat Road, Nevada City, California. We are pleased at the opportunity to partner with the City of Nevada City, Central California Housing Corporation (CCHC) and Regional Housing Authority (RHA) to expand affordable housing for residents of Nevada County and Nevada City alike.

The proposed development would make available fifty-six (56) units of low-income affordable housing via eleven (11) one-bedroom, thirty (30) two-bedroom, and fifteen (15) three-bedroom units, as well as one (1) manager's unit. Included on site is a community building with managerial/leasing offices, multi-purpose lounge, kitchenette, and outdoor gathering spaces. To protect the most vulnerable, the development will be rent restricted for qualified residents with income ranging from 30%-60% of the area medium income for a fifty-five-year affordability period. This project design uses a "village concept" that promotes three high-level objectives: 1. To provide an environment that is supportive of family residents that assist in creating supportive community relationships; 2. Substantially preserve the existing ecological context of the site including maintenance of much of the existing forest and stormwater patterns; and 3. Provide an architecture that is consistent with the mining heritage of Nevada City that is reflective of current construction systems and aesthetics.

The project is ideally located walking distance to local public transportation, elementary and middle schools, Pioneer Park, and the Seven-Hills Business District that includes access to a full-scale grocery store and medical pharmacy, among other amenities. The Development Team has partnered

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with Mogavero Architects and SCPO Planning, Engineering & Surveying, Inc. to incorporate design features that embed local aesthetics, community green spaces, energy efficiency, low visibility parking with hazardous vegetation defense improvements against wildfire.

Cashin's Field Affordable Housing Development is a win-win project as it promotes five of the County's 2020 Objectives that reflect the top priorities of the sounding community by promoting affordable housing, preventing homelessness, supporting local economic development, creating defensible space to reduce the risk of wildfire, and advancing community resiliency through energy efficiency. Moreover, the Project aligns with the efforts of Nevada City to promote affordable housing that reflects the aesthetic values of the community. To underscore support for the project, Nevada County has already allocated \$50,000 in Homeless Mentally Ill Outreach and Treatment (HMIOT) Program funds in the form of an unsecured loan to the Regional Housing Authority which will be forgiven, principle and interest, upon the Developer fulfilling the commitment to provide the agreed upon affordable housing unit for at least five years from the date of occupancy, among other forthcoming financial contributions being considered. Therefore, I strongly urge your support for the Cashin' Field Affordable Housing Development Project located at 170 Gold Flat Road, Nevada City, California.

Please feel free to contact me with any questions.

Sincerely,



Heidi Hall
Chair, Board of Supervisors

Copied:
City of Nevada City City Council
City of Grass Valley City Council
Central California Housing Corporation
Regional Housing Authority
Hospitality House