



NevCo West
Community
Land Trust
*Housing
Within Reach*

Investment Opportunity
With Community Benefit

OUR CHALLENGE

The cost of housing greatly exceeds what the middle to lower income demographic in our area can bear.

**30% Gross Monthly Income
= Amount Lenders Finance
or
Rent People Can Afford**



NEVADA COUNTY INCOME DATA

Median Income/HH of 4: \$124,000

Affords ~ \$370k mortgage

Minimum Wage:

\$16.50/hr, \$34,000/yr

Affords \$850/month rent

NEVADA COUNTY MARKET DATA

Median Sale Price: \$550,000

\$440,000 mortgage (20% down)

Requires ~ \$150,000 income

Median Rent: \$1350

Requires:

\$54,000/year

\$26/hour



THE NEED

In Nevada County:

- **38.4% of households are lower income (under 80% AMI) ¹**
- **49.2% of households pay >30% of income on housing ¹**
- **17% of children are at risk of homelessness ²**

¹ Nevada County Housing Element

² Nevada County HHS

Nevada County

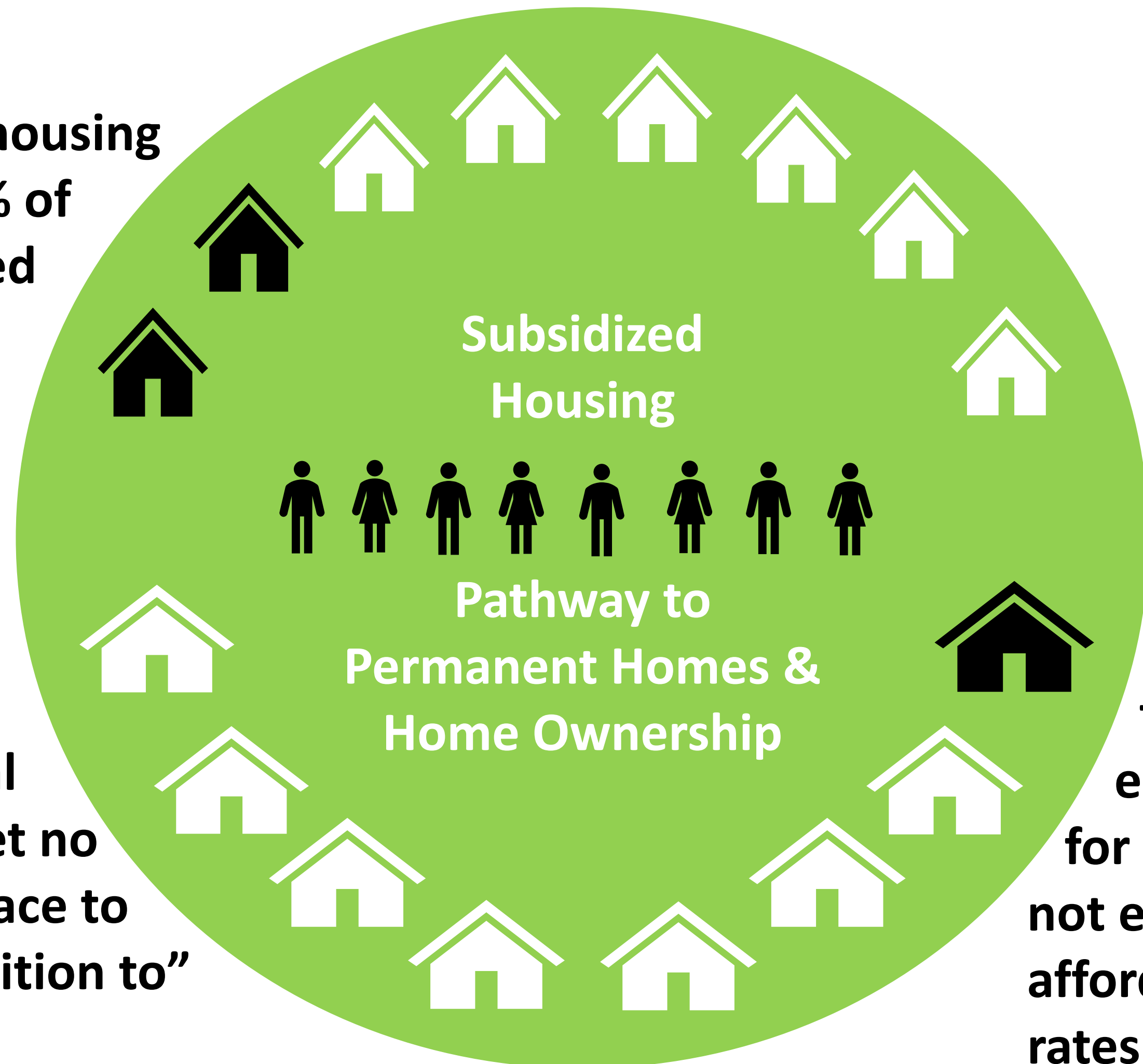


The recently completed Cashin's Field subsidized housing complex in Nevada City had a waitlist of over 1000 households.

Housing Gaps

**Subsidized housing
for only 25% of
those in need**

**“Transitional
housing” yet no
place to
“transition to”**



**Few options
for those who
earn too much
for subsidy and
not enough to
afford market
rates**



SOLUTIONS

We build housing within reach...

For our farmers and teachers, for single parents, the young just starting out and elders on fixed incomes, for our workforce who need a pathway to permanent housing...



Affordable



Up to 80% AMI
30% gross income

GOAL: Rent or Mortgage Aligned with Income

Our model starts with what lower income households can afford—housing at no more than 30% gross monthly income.

AMI 2025	HH1	HH2	HH3	HH 4
Moderate 120%	\$104,650	\$119,600	\$134,550	\$149,500
30% gross	\$2,616	\$2,290	\$3,364	\$3,737
Median 100%	\$87,200	\$99,700	\$112,150	\$124,600
30% gross	\$2,180	\$2,493	\$2,804	\$3,115
80%	\$69,760	\$79,760	\$89,720	\$99,680
30% gross	\$1,744	\$1,994	\$2,243	\$2,492
Low <80%	\$63,700	\$72,800	\$81,900	\$91,000
30% gross	\$1,590	\$1,820	\$2,048	\$2,275
Very Low <50%	\$39,850	\$45,500	\$51,200	\$56,900
30% gross	\$996	\$1,135	\$1,280	\$1,420

Source: HCD 2025 based on HUD



How We Provide Housing Within Reach—of Everyone

1. **Build affordably.**

We reduce the cost of construction through smart design and sound project management so units can be leased or sold at below market rates—without subsidy.

2. **Offer win-win financial solutions.**

We provide residents a pathway to home ownership and funders surplus to reinvest for the benefit of the greater community.

3. **Preserve affordability.**

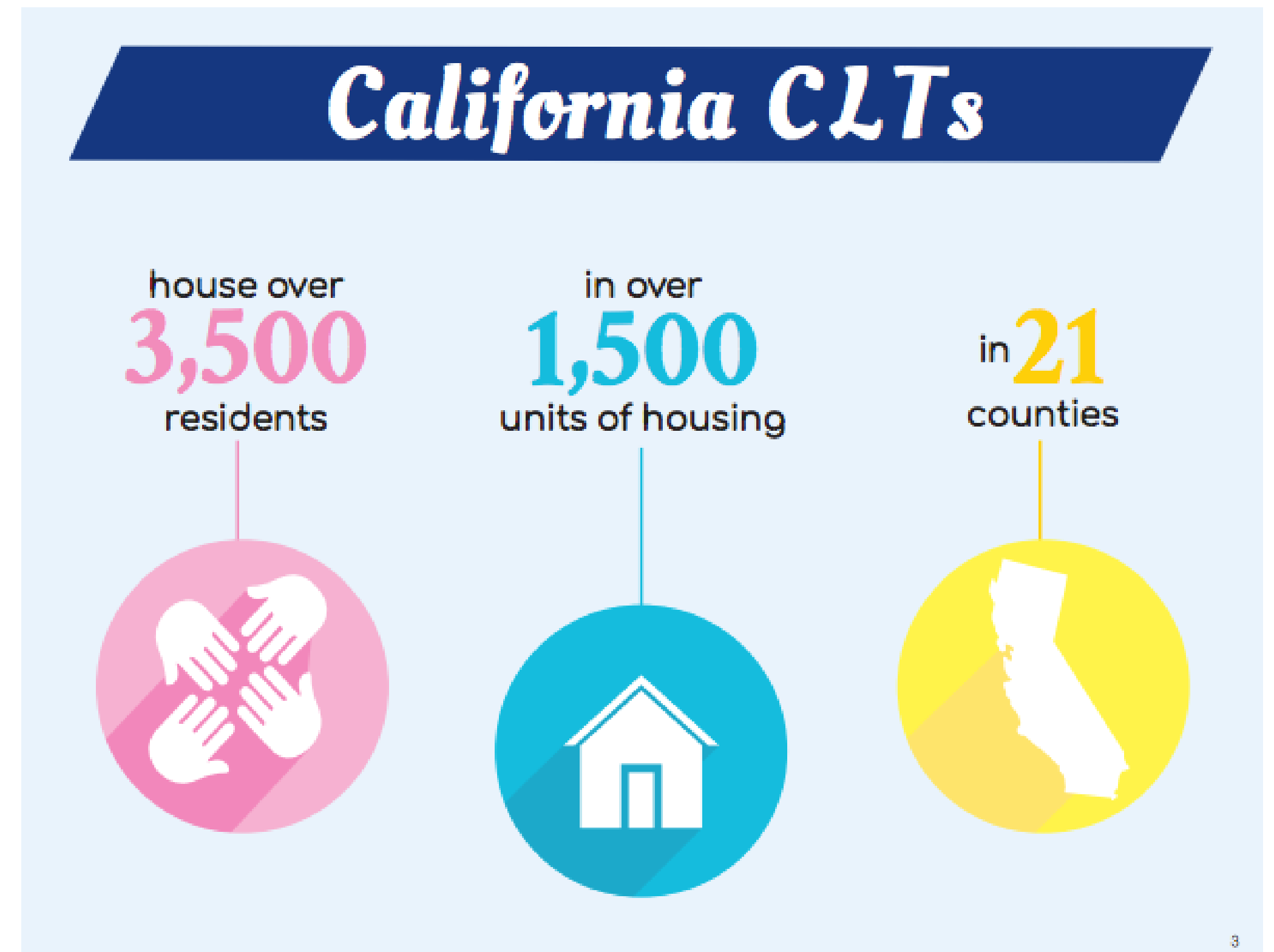
We develop housing through a Community Land Trust (CLT) that limits rent and appreciation increases to no more than AMI increases.

Community Land Trust (CLT)

A CLT is a nonprofit 501c3 whose sole purpose is to acquire and/or develop land, housing, and commercial properties to keep them affordable.

- Land is secured via long term “ground leases” at below market rates (renewable 99 year terms).
- Housing is kept affordable by ground leases and state CLT laws:
 - Limited to HHs earning up to 120% AMI
 - Lease or sale rates at <30% gross monthly income
 - Rates may increase no more than AMI increases.
- Commercial space for economic development is kept affordable to local small businesses.

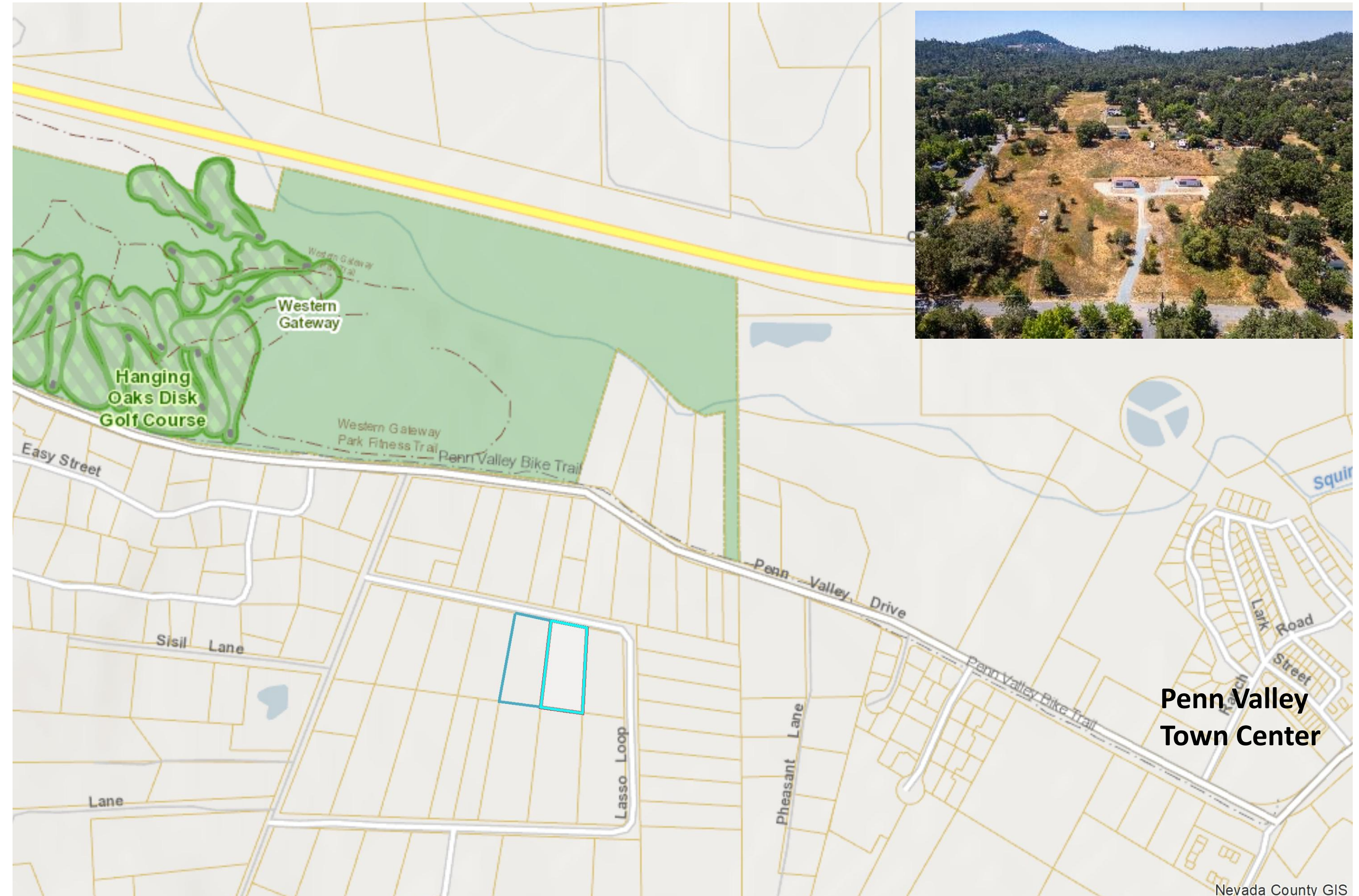
Investors and donors may receive tax benefit.



Property tax assessments < market rates.

Lasso Loop Properties: Penn Valley Town Center, 20 Residents

We are currently developing the CLT's first prototype project, funded by social impact investors.



2 Parcels, each with three 2BR units (6 units total)

Phase 1 Completed: 2 duplexes/4 units, up to 14 residents

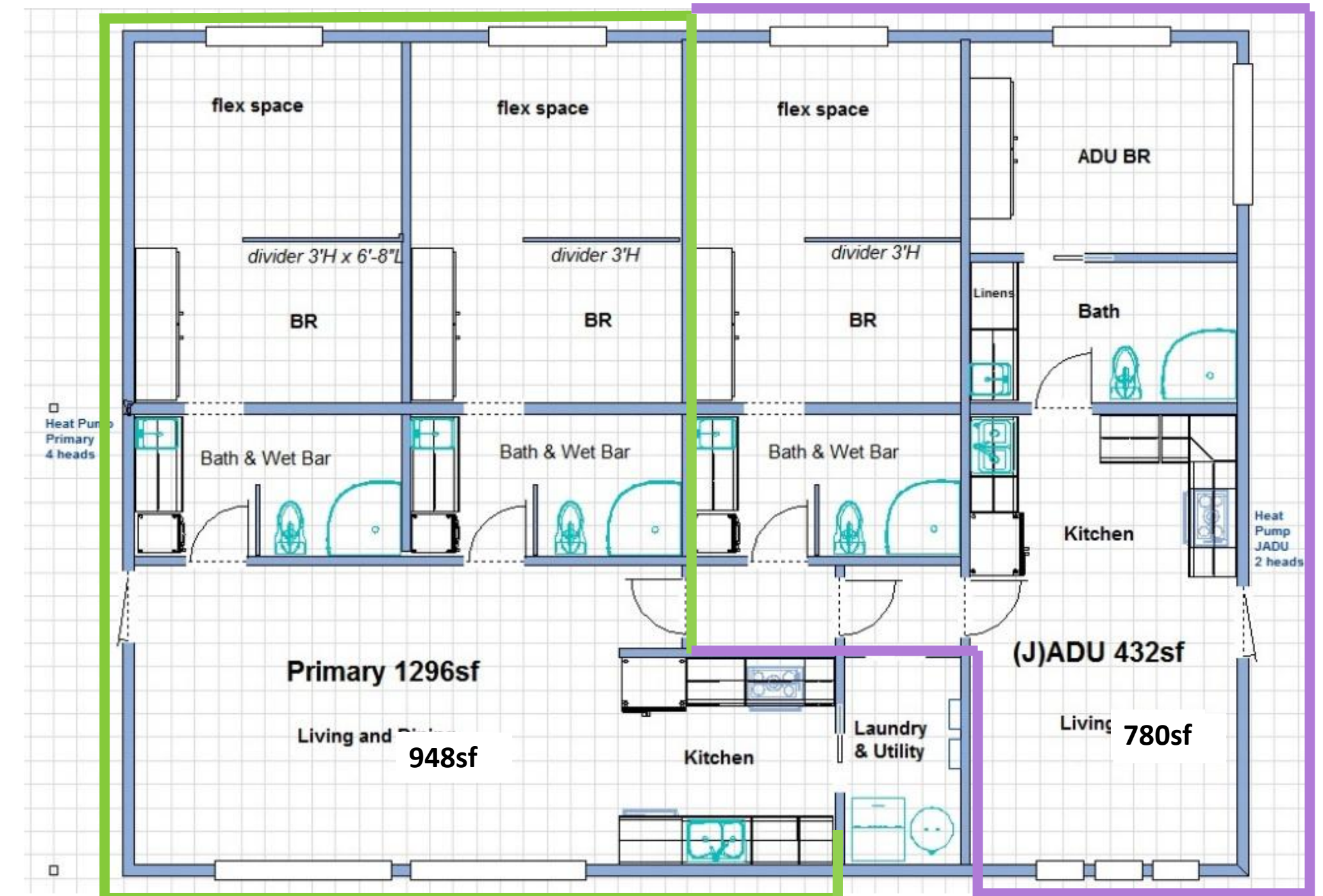
Phase 2 Under Construction: 2 detached ADUs, additional 6 to 8 residents

FOR SALE: Lasso Loop Duplex Investment Property, 1 or Both Units

Total Duplex 1728sf: \$670k

Unit A, Primary 2BR/2BA 948sf: \$355k

Unit B, ADU 2BR/2BA 780sf: \$315k



Maintenance-free

Fire-safe

Energy-efficient

Rent Model:

Even at below market rent rates, investor yield is 5% Year 1 and up to 7% Year 10.

Lasso Loop Social Impact Investment

Financial Summary: Primary-ADU Duplex as Rentals

Type of Unit	Total SF	Sale Price	Monthly Rent	Net Profit *
2BR #1	948	\$355,000	\$1995	\$17,640
2BR #2	780	\$315,000	\$1850	\$15,840

*Net profit after property taxes, insurance, property management fees, and reserves for maintenance, repairs, replacement

“We invested in the project because the financial fundamentals were sound and well considered, and NevCo West CLT proved they can execute.”

Kevin Bundy, Bundy Family Trust, lead investors

CLT Stewardship:

Enjoy stable
monthly income,
without the
hassle of
managing a
rental property.

Property Management



NevCo West CLT provides:

- **Tenant recruitment and screening**
- **On-site property manager**
- **Management of maintenance and reserves for repairs**
- **Bookkeeping and reporting**

All you need to do is collect the monthly checks.

“I have been very pleased with how the CLT has acted as property manager. They have made investing in the units very easy.”

Leo Granucci, investor and donor



WE INVITE YOU TO JOIN US

Help us provide housing within reach by investing in our homes—for financial and community benefit!

CONTACT

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