



Health and Human Services Agency

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BEHAVIORAL HEALTH DEPARTMENT

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: July 28, 2026

TO: Board of Supervisors

FROM: Cari Yardley, Acting Behavioral Health Director

SUBJECT: Resolution approving an agreement with Nevada County Housing Development Corporation, dba: AMI Housing, for Phase I project efforts supporting Homekey+ conditional award of funds dated November 25, 2025 for permanent supportive housing in the maximum amount of \$269,260 for the contract term of July 1, 2026 through June 30, 2027 and directs the Auditor-Controller to amend the Behavioral Health Budget for Fiscal Year 2026/27 (4/5 Affirmative Vote Required).

RECOMMENDATION: Approve the attached Resolution.

FUNDING: Funding for this project will be provided through Homekey+ funds made available through the Department of Housing and Community Development (HCD). This initial phase I cost of \$269,260 will support project design. Behavioral Health Fund Balance is sufficient to cover costs and will be reimbursed by grant funds. A budget amendment for the expense side is included. The revenue portion will be included with the Resolution accepting the grant funds. No general fund is requested in this project.

BACKGROUND: The California Department of Housing and Community Development has conditionally awarded Nevada County (Applicant) and Nevada County Housing Development Corporation dba: AMI Housing (Co-Applicant) \$5.26 million in funding to acquire and renovate the Stagecoach Motel located at 405 South Auburn Street in Grass Valley) to be used as Permanent Supportive Housing (PSH) for up to 16 people experiencing homelessness with mental health needs with at least 10 beds dedicated to housing homeless veterans. Upon completion of the project, the County will be able to provide an additional 16 PSH housing bed units for Nevada County Behavioral Health clients experiencing homelessness.

In order to support the project the County is required to initiate a Contract with AMI Housing for all-encompassing project management including but not limited to, design services, construction renovations, construction management and full project management for the site.

Due to the 12 months grant time frame requirement, it is in the best interest of the County to approach this project in two phases to ensure full completion within the project timeline. Phase I will include design services and project management support.

Upon final approval of the Homekey+ grant award agreement, the Department will return to the Board for grant acceptance approval, and a request to expand the contract with AMI Housing for Phase II which will include construction renovations, construction management and project management.

It is recommended that the Board approve the Resolution, approving Contract award to AMI Housing in the not to exceed amount of \$269,260 for Phase I Project Homekey + for the term beginning July 1, 2026 through June 30, 2027 providing the needed funding to complete Phase I of the Homekey+ scattered site Permanent Supportive Housing project.

Approved by: Cari Yardley, Acting Behavioral Health Director