



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING A 2-YEAR GROUND LEASE AGREEMENT BY AND BETWEEN THE COUNTY OF NEVADA AND THE NEVADA COUNTY HOUSING DEVELOPMENT CORPORATION (NCHDC), A CALIFORNIA NONPROFIT ORGANIZATION, PERTAINING TO COUNTY-OWNED PROPERTY LOCATED AT 628 SOUTH AUBURN STREET, GRASS VALLEY, CA (APN 029-241-028-000), DESIGNATED AS THE LOCATION OF THE PROPOSED HOMEKEY INTERIM HOUSING COMPLEX (RES. 20-466)

WHEREAS, the Nevada County Board of Supervisors has established homelessness and affordable housing as a legislative priority A; and

WHEREAS, California Assembly Bill No. 83 (2019-2020) added Health and Safety Code sections 50675.1.1 and 50675.1.2 to the Multifamily Housing Program (commencing with section 50675), which serves the statutory basis for the Department of Housing and Community Development's HomeKey Program ("HomeKey"); and

WHEREAS, the HomeKey program is intended to provide housing for individuals and families who are experiencing homelessness, and who are impacted by the COVID-19 Pandemic; and

WHEREAS, The California Department of Housing and Community Development awarded HomeKey funding to the County of Nevada to be used for the rehabilitation of a HomeKey complex pursuant to the HomeKey grant program guidelines; and

WHEREAS, on October 27, 2020, per Resolution 20-465, the Nevada County Board of Supervisors authorized the purchase of a 1.13+/- acre parcel of real property located at 628 South Auburn St., Grass Valley, CA 95945, APN 029-241-028-000 ("Property"), formerly known as the Coach & 4 Motel; and

WHEREAS, the County is retaining ownership of the Property with the intent to lease the Property to the Nevada County Housing Development Corporation (NCHDC), who will oversee the rehabilitation and operation of the site as an interim housing project for County residents experiencing homelessness, or being at-risk of homelessness, and providing a service-enriched environment for participants in the program to achieve permanent housing and self-sufficiency through the integration of services and interim housing opportunities ("Project"); and

WHEREAS, on Oct 27, 2020, per Resolution 20-464, the Nevada County Board of Supervisors approved an amendment to an existing agreement with NCHDC, thereby providing HomeKey funds to NCHDC in furtherance of the Project; and

WHEREAS, under the terms of the 2-year Ground Lease Agreement, NCHDC will be responsible for the rehabilitation of 17 interim housing units, and the operation of the Project in accordance with HomeKey requirements.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that the 2-year Ground Lease Agreement by and between the County of Nevada and the Nevada County Housing Development Corporation, a California Nonprofit organization, pertaining to that certain 1.13 +/- acres of the County-owned real property located at 628 South Auburn St., Grass Valley, CA 95945, APN 029-241-028-000, is hereby approved in substantially the same form attached hereto, and authorizes the Chair of the Board of Supervisors to execute said Ground Lease Agreement on behalf of the County of Nevada.

BE IT FURTHER RESOLVED that the Director of Housing and Community Services, or his designee, is hereby authorized to sign and/or record any other documents required as part of the Lease Agreement.

BE IT FURTHER RESOLVED that the proposed rehabilitation and operation of this real property by the Nevada County Housing Development Corporation pursuant to the terms and conditions of the Ground Lease Agreement and HomeKey guidelines is hereby approved.