



**COUNTY OF NEVADA**  
**HEALTH & HUMAN SERVICES AGENCY**  
**Housing & Community Services Division**

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**NEVADA COUNTY BOARD OF SUPERVISORS**  
**Board Agenda Memo**

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**MEETING DATE:** August 23, 2022

**TO:** Board of Supervisors

**FROM:** **Mike Dent – Housing & Community Services**

**SUBJECT:** Resolution approving an agreement for purchase of +/- 1 acre of real property located at 1101-1105 Sutton Way, Grass Valley, California (APN 035-400-042-000), authorizing the Chair of the Board of Supervisors to execute the purchase agreement and approving the use of the real property to operate as a Wellness Center for homelessness services adjacent to Brunswick Commons Housing Development and authorizing and directing the Auditor-Controller to amend the Housing and Community Services Department's Budget for Fiscal Year 22/23 (4/5 Affirmative Vote Required).

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**RECOMMENDATION:** Approve the attached resolution.

**FUNDING:** The initial acquisition will be funded with Health and Human Services Administration operating fund balance, which includes Intergovernmental Transfer revenues. However, these funds will be reimbursed by Behavioral Health Infrastructure Program (BHCIP) funds authorized pursuant to AB-133 and the 2021-2022 California State budget. An item to accept the BHCIP revenue and amend the revenue budgets of Behavioral Health and Housing and Community Services will be brought to the Board at a later date. There are no General Fund dollars required as match for this application. A budget amendment is required and is included in this Resolution.

**BACKGROUND:**

Pursuant to AB-133, in February, 2022, the California Department of Health Care Services released a Joint Request for Applications for the BHCIP, Round #3 funding administered by the California Department of Health Care Services, BHCIP funds totaling \$2.2 billion were made

available to local public entities, including cities, counties, or other local public entities within California to acquire and rehabilitate real estate assets to expand the behavioral health continuum of treatment and service resources for vulnerable populations, including people experiencing homelessness.

In March 2022, the County applied for \$1,999,975 in BHCIP grant funds for purchasing the referenced property on Sutton Way to operate as a wellness center for homeless services. A previous Board authorization to negotiate for purchases of property have culminated in the purchase agreement under consideration in this Board item.

On June 19, 2022, the County received notice of award for acquisition of the proposed project site located at 1101-1105 Sutton Way in Grass Valley (APN 035-400-042-000). The award of \$1,999,975 will be directed towards the \$2 million purchase price. The project will utilize additional HHS funds to complete minor rehabilitation of the property prior to operation as a wellness center.

The County is required to enter into a Standard agreement with the State pertaining to the BHCIP grant, however the Standard Agreement will not be available to bring before the Board in time to meet the close of escrow that is required by the seller. The State Department of Health Care Service has provided Nevada County with a letter of commitment which further outlines its support for this acquisition, the reimbursement for which will be provided upon execution of the Standard Agreement and approval of the reimbursement request. It is recommended that the Board of Supervisors approve the purchase agreement and that the Chair of the Board authorize execution of the agreement and authorize the Director of Information and General Services or his/her designee to sign all other related documents necessary to consummate the purchase.

**Item Initiated by:** Angela Masker, Sr Administrative Analyst

**Approved by:** Mike Dent, MPA, Director of Child Support, Housing and Community Services