



## Health and Human Services Agency

Ryan Gruver, MPA, Agency Director

Phebe Bell, MSW, Behavioral Health

Paul Johnson, JD Child Support

Tyler Barrington, Interim, Housing & Community Services

Jeff Goldman, MPA, Probation

Keri Klein, Public Defender

Kathy Cahill, MPH, Public Health

Rachel Peña, LCSW, Social Services

950 Maidu Ave.  
Nevada City, CA 95959

Phone: (530) 265-1627  
Fax: (530) 265-2295

### DEPARTMENT OF HOUSING & COMMUNITY SERVICES

---

## NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

---

**MEETING DATE:** July 22, 2025

**TO:** Board of Supervisors

**FROM:** Tyler Barrington, Housing and Community Services Interim Director

**SUBJECT:** Resolution approving the attached Declaration of Restrictions, Performance Deed of Trust, and Disclaimer of Interest for the County Ranch House property located at 16782 State Highway 49, unincorporated Nevada County also known as Assessor's Parcel Number (APN: 004-140-067) and authorizing the Director of Information and General Services or their designee to sign the documents as required by the State Department of Social Services.

---

**RECOMMENDATION:** Approve the attached Resolution.

**FUNDING:** This action has no fiscal impact.

**BACKGROUND:** Pursuant to AB-172, in January 2022, the California Department of Social Services (CDSS) released a Joint Request for Applications for the CCE program administered by CDSS. CCE funds were made available to local public entities, including cities, counties, or other local public entities within California, in multiple funding streams, 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. CCE funds were aimed at preserving and expanding access to long term care for seniors and adults with disabilities in the least restrictive settings, prioritizing applicants, and recipients of Supplemental Security Income/State Supplementary Payment (SSI/SSP) and Cash Assistance Program for Immigrants (CAPI) who are experiencing or at risk of homelessness.

In April of 2024, Nevada County received the CCE Program Funding Agreement in the amount of \$2,893,867 for construction of the Ranch House. On May 12, 2025, the County Building Department issued a formal Certificate of Occupancy for the Ranch House, allowing for the house to be occupied and used for its intended purpose. As a condition of receiving the CCE Program Funds, the State Department of Social Services requires that the County execute a Declaration of

Restrictions, as provided as Exhibit 1 to the attached Resolution, limiting the use of the property, as outlined in the original Program Funding Agreement. Further, the County is required to provide the State with a Performance Deed of Trust, provided as Exhibit 2 to the attached Resolution, as security for the performance of the County under the Program Funding Agreement. Finally, the Ranch House is located on a larger parcel of land owned by the County that is location of a County Solar Farm. Therefore, a Disclaimer of Interest and a Memorandum of Understanding, between all parties including the County, the State of California Department of Social Services (c/o Horne, LLC), and Banc of America Leasing and Capital, LLC, the priority lien holder for solar equipment, is provided in Exhibit 3 of the attached Resolution. The Disclaimer of Interest and a Memorandum of Understanding is required to ensure all interests for both the Ranch House and Solar Farm are protected. All three Exhibits were developed with input and review of all responsible parties' legal teams over a several month process and are required for the County to receive the Program Funds for the Ranch House.

Therefore, it is recommended that the Board of Supervisors approve the attached resolution and authorize the Director of Information and General Services or their designee to sign the exhibits as required by the State Department of Social Services.

**Initiated/Approved by:** Tyler Barrington, Housing and Community Services Interim Director