



**NEVADA
COUNTY**
CALIFORNIA

Health and Human Services Agency

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BEHAVIORAL HEALTH DEPARTMENT

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: November 18, 2025

TO: Board of Supervisors

FROM: **Phebe Bell**

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 May 20, 2025 for permanent supportive housing in the maximum amount of \$236,250 for the contract term of November 18, 2025 through June 30, 2027 and directing the Auditor-Controller to amend the Behavioral Health Budget for fiscal year 2025/26 (4/5 Affirmative Vote Required).

RECOMMENDATION: Approve the attached Resolution.

FUNDING: Funding for this project will be provided through Homekey+ funds. This initial phase I cost of \$236,250 will support project design. Behavioral Health Fund Balance is sufficient to cover costs and will be reimbursed by grant funds. A budget amendment is required and included in this Resolution. 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) \$5.35 million in funding to acquire and renovate four (4) scattered site houses to be used as Permanent Supportive Housing (PSH) for people experiencing homelessness with mental health needs. Upon completion of the project, the County will be able to provide an additional twenty-four (24) 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 each 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 for each site, 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 \$236,250 for Phase I Project Homekey + for the term beginning November 18, 2025 through June 30, 2027 providing the needed funding to complete Phase I of the Homekey+ scattered site Permanent Supportive Housing project.

Approved by: Phebe Bell, Behavioral Health Director