



COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

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NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

MEETING DATE: December 5, 2023

TO: Board of Supervisors

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

SUBJECT: Resolution approving a 2-year Real Property Lease Agreement by and between the County of Nevada and Nevada County Housing Development Corporation (NCHDC), a California Nonprofit Organization, pertaining to County-owned property located at 628 South Auburn St., Grass Valley, CA (APN NO 029-241-028-000), designated as the location of the proposed Homekey Interim Housing Complex (Resolution No. 20-466).

RECOMMENDATION: Approve the Resolution.

FUNDING: There is no impact on the General Fund and no budget amended is required.

BACKGROUND: California Assembly Bill No. 83 (2019-2020) added Health and Safety 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"). The purpose of 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 .

On October 27, 2020, per Resolution 20-464, the Nevada County Board of Supervisors approved acceptance of \$2,797,750 in HomeKey funds to purchase a site to implement a 2-year interim housing program combining on-sight services with the ultimate intent to rehabilitate and provide 17 interim housing units during the term of the lease for County residents experiencing homelessness or at-risk of experiencing homelessness. Additionally, Also on October 27, 2020, per Resolution 20-465, the Nevada County Board of Supervisors

approved an agreement to purchase a 1.13+/- acre parcel located at 628 South Auburn St., Grass Valley, CA 95945, (APN# 029-241-028-000), formerly the location of the Coach & 4 Motel, using funds awarded by the California Department of Housing and Community Services HomeKey grant program for the property acquisition.

Per Resolution 20-466, this Board approved an amendment to the existing agreement with the NCHDC to add \$519,750 in HomeKey funds to the existing agreement for the purpose of having NCHDC utilize the funds to rehabilitate and operate the site. This Project was in furtherance of the Nevada County Board of Supervisors "A" Priority to established affordable housing in an effort to reduce homelessness. That contract has since been renewed through approval of Resolution 22-360 and subsequent amendments (RES 22-538 and RES 23-03) On December 15, 2020, per Resolution 20-504, this Board approved a ground lease agreement between the County of Nevada and the NCHDC pertaining to the County owned property referenced above and purchased through Homekey funds. The lease agreement outlined terms and conditions to rehabilitate and operate the site.

It is respectfully requested that the Board approve this 2-year real property lease with NCHDC, thereby allowing NCHDC to coordinate for the successful operation of the permanent housing program for individuals at risk of homelessness.

Item Initiated by: Angela Masker, Senior Administrative Analyst

Item Approved by: Mike Dent, Director – Housing and Community Services