



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION TO RATIFY A PURCHASE AGREEMENT BETWEEN THE COUNTY OF NEVADA AND MR. RAMESH PITAMBER, TRUSTEE OF THE PITAMBER IRREVOCABLE TRUST DATED MARCH 26, 2002, FOR PURCHASE OF APPROXIMATELY 0.3-ACRES OF REAL PROPERTY, OTHERWISE KNOWN AS THE “STAGECOACH MOTEL”, LOCATED AT 405 SOUTH AUBURN STREET, GRASS VALLEY, CALIFORNIA, 95945 (APN 008-510-042) IN THE AMOUNT OF \$934,000, FOR USE AS PERMANENT SUPPORTIVE VETERAN’S HOUSING PURSUANT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S HOMEKEY+ VETERAN’S HOUSING PROGRAM, AND AUTHORIZING THE DIRECTOR OF INFORMATION AND GENERAL SERVICES, OR THEIR DESIGNEE, TO EXECUTE ALL ESCROW DOCUMENTS RELATED TO THE PURCHASE ON BEHALF OF THE COUNTY AND DIRECTS AND AUTHORIZES THE AUDITOR-CONTROLLER TO AMEND THE BEHAVIORAL HEALTH FISCAL YEAR 2026/27 BUDGET. (4/5 AFFIRMATIVE VOTE REQUIRED)

WHEREAS, The Department of Housing and Community Development (“HCD”) has issued a Notice of Funding Availability, dated November 26, 2024 (“NOFA”), for the Homekey+ Program (“Homekey+” or “Program”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively; and

WHEREAS, on May 13, 2025, The Board of Supervisors approved Resolution 25-165 authorizing the submittal of a Homekey+ application not to exceed \$8,000,000 to purchase and renovate the Stagecoach Motel for use as veteran’s permanent supportive housing under the HOMEKEY + Veteran’s Housing Program; and

WHEREAS, on October 14, 2025, the Board of Supervisors adopted an amended Homekey + Resolution (Resolution 25-4756) for the Program, as directed by HCD, to name AMI Housing as the County’s Co-applicant for the grant; and

WHEREAS, on June 9, 2026, the Board of Supervisors authorized the Director of the Health and Human Services Agency in closed session to negotiate the final purchase price, terms of payment and property interest on behalf of the County; and

WHEREAS, the purchase will be funded by the HCD Homekey+ Veteran's Housing Program as reflected in the November 25, 2025, Conditional Award letter which conditionally awarded the County up to \$5,267,632 with the goal of expanding Nevada County Permanent Supportive Housing by up to 16-beds, 10 of which are restricted to Veterans and the remaining for general Behavioral Health clients; and

WHEREAS, the County will utilize Homekey+ Veteran's Housing Program funding; and

WHEREAS, A Standard Agreement with the State of California Department of Housing and Community Services, HOMEKEY+ will be brought before the Board for approval at a later date; and

WHEREAS, the County will incur up to \$10,000 for the closing costs; and

WHEREAS, pursuant to Government Code section 25350, on August 11, 2026, the Board of Supervisors held a duly noticed public hearing to consider acquisition of the Property on the terms and conditions set forth in the Purchase Agreement.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Nevada, State of California:

1. The above recitals are true and correct.
2. The purchase of the real property located at 405 South Auburn Street, Grass Valley, California (APN: 008-510-043) consisting of 0.3-acres of real property containing the sixteen-unit Stagecoach Motel from Ramesh Pitamber, Trustee of the Pitamber Irrevocable Family Trust dated March 26, 2002, for the purchase price of \$934,000, plus closing costs, is approved in substantially the same form attached hereto and the execution of the Purchase Agreement attached hereto by the Director of Information and General services, or their designee, on behalf of the County, is hereby ratified.
3. Allocation of up to \$10,000.00 for the closing costs is hereby approved.
4. The Director of Information and General Services, or their designee is hereby authorized to execute on behalf of the County all escrow documents required to consummate this real property transaction.
5. The Director of Information and General Services, or their designee, is hereby authorized to accept conveyance of the deed from the property outlined above, and to execute the certificate of acceptance on behalf of the County for recordation purposes.
6. The purchase and rehabilitation of the property to provide an expansion to Nevada County permanent supportive housing focused on ending veteran's homelessness in Nevada County is in the public benefit and is hereby approved.

BE IT FURTHER RESOLVED that the Auditor-Controller is authorized and directed to release up to \$934,000 Behavioral Health Department's fund balance in Fund 1589 and amend the Behavioral Health Department's budget (4/5 affirmative vote required) for the Fiscal Year 2026/27 as follows:

Fiscal Year 2026/27

Expenditure	FD1589 CC40115 PG4932200 SC40300	\$934,000
-------------	----------------------------------	-----------