



Health and Human Services Agency

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DEPARTMENT OF HOUSING & COMMUNITY SERVICES

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: December 16, 2025

TO: Board of Supervisors

FROM: Eric Zibbel, Housing Project Manager, Department of Housing and Community Services

SUBJECT: Resolution awarding the Community Care Expansion (CCE) Preservation Grant to Mountain View Assisted Living for operating subsidies and capital projects, authorizing execution of the contract with Mountain View Assisted Living for Operating Subsidy Payments not to exceed \$184,319 and authorizing the Department of Housing and Community Services to release a Request for Proposal (RFP) for capital projects not to exceed \$191,479.

RECOMMENDATION: Approve the attached Resolution.

FUNDING: This funding is from the California Department of Social Services (CDSS) Community Care Expansion (CCE) Preservation funds authorized pursuant to AB-172. The California Department of Social Services contracted through HORNE to administer the CCE Preservation program. Nevada County Behavioral Health will provide required capital project matching funds not to exceed \$20,157 from patient care revenue. The FY 2025/26 funds are within the Department's budget and no general fund dollars are included in this agreement.

BACKGROUND: Pursuant to AB-172, in January 2022, the California Department of Social Services released a Joint Request for Applications for the CCE Preservation program administered by the California Department of Social Services. Funds 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 CCE Preservation funding and was awarded \$418,403 for both operating and capital projects to preserve residential care facilities for adults and seniors whose sole income source is SSI/SSP/CAPI. The funding is separated into two allocations: (1) Operating Subsidy Payments (OSP) to assist with operating budgets and losses; and (2) Capital

Project funding to address deferred maintenance and capital improvement needs.

The State of California Department of Social Services Community Care Licensing Division (CCLD), which administers and inspects Adult Residential Facilities (ARF), Residential Care Facilities for the Elderly (RCFE) and Residential Care Facilities for the Chronically Ill (RCFCI), provided a list of licensed facilities to HCS staff. HCS staff contacted all the facilities on the list to determine which facilities had current residents whose sole income source was SSI/SSP or CAPI. Mountain View Assisted Living was determined to be the only licensed facility in Nevada County eligible to receive the funding as of the Fall of 2025.

Mountain View Assisted Living is a 14-bed facility with 7 residents currently on SSI/SSP or CAPI, including residents receiving services from Nevada County Behavioral Health. Mountain View Assisted Living provides an essential service to low-income community members in Nevada County.

The CCE Preservation Grant provided \$184,319 to the County of Nevada for Operating Subsidy Payments (OSP). The NOFA for the grant outlines two methods to provide OSP payments to facilities: 1) Reimburse for eligible expenses or 2) provide a monthly subsidy of \$1,000 to the facility per qualified resident. The County and Mountain View Assisted Living determined the \$1,000 monthly subsidy payment was the best contract structure for delivering payments with a 5% increase per contract year (fiscal year). The payments will allow the facility to cover operating losses and build up reserves, which will guarantee the long-term financial stability of the facility. Contracted OSP payments will be made until January 2029 or until the funding is expended.

The CCE Preservation Grant provided \$191,479, including County and facility provided match, for Capital Projects (CP). CP funds will be managed by the County due to prevailing wage and labor compliance requirements. Work at the facility will include a new roof, a standby generator, a new HVAC system and kitchen upgrades. The work ensures the facility can remain healthy, safe and open to the County's low-income residents for years to come.

Initiated by: Eric Zibbel, Housing Project Manager, Department of Housing and Community Services

Approved by: Tyler Barrington, Director of Housing and Community Services