



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION RATIFYING A PURCHASE AGREEMENT FOR THREE RESIDENTIAL PROPERTIES CONSISTING OF REAL PROPERTY LOCATED AT 13668 AUBURN ROAD (APN: 023-010-001) 2.0-ACRES, 11855 SLOW POKE LANE (APN: 009-320-004) 1.49-ACRES AND 12875 RATTLESNAKE ROAD (APN: 022-020-026) ALL IN UNINCORPORATED GRASS VALLEY, FOR USE AS PERMANENT SUPPORTIVE HOUSING PURSUANT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S HOMEKEY + SINGLE-FAMILY SCATTERED SITES PROGRAM, AUTHORIZING AND DIRECTING THE AUDITOR CONTROLLER TO RELEASE \$1,800,000 FROM FUND 1589, AND AMEND THE BEHAVIORAL HEALTH DEPARTMENT HOMELESSNESS BUDGET FOR FISCAL YEAR 2025/26 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 (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.

WHEREAS, on February 11, 2025, The Board of Supervisors approved Resolution No. 25-060 authorizing the submittal of a Homekey + application not to exceed \$7,200,000 to purchase and renovate up to four residential homes for use as permanent supportive housing under the Single-Family Scattered Site Housing Program.

WHEREAS, on October 14, 2025, the Board of Supervisors adopted an amended Homekey + Resolution (Resolution No. 25-475) for the Program, as directed by HCD, to name AMI Housing as the County's Co-applicant for the grant.

WHEREAS, on January 14, 2025, the Board of Supervisors adopted Resolutions No's 25-013, 25-014 and 25-015, which established an Exclusive Right and Option to Purchase three properties from Charis Youth Center for purpose of creating permanent supportive housing units funded through the Homekey + Single-Family Scattered Sites Program.

WHEREAS, the three properties have been accepted by HCD for the Program as reflected in the May 20, 2025, HCD Homekey + Conditional Award for Single-Family Scattered Site Housing Program which conditionally awarded the County up to \$5,351,453 with the goal of expanding Nevada County Permanent Supportive Housing by up to 24-beds.

WHEREAS, the County will provide the initial funding for the purchase through the Behavioral Health Department's Homelessness budget for the purchase while the Homekey+ Single-Family Scattered Site Housing Program Standard Agreement is being drafted and executed, after which Homekey+ funds will reimburse the purchase.

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

WHEREAS, pursuant to Government Code section 25350, on November 18, 2025, 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 properties shown below from the Charis Youth Center for a total of cost of \$1,790,000, plus closing costs, is approved in substantially the same form attached hereto and the Board of Supervisors hereby ratifies the Purchase Agreement attached hereto on behalf of the County.
 - a. 12875 Rattlesnake Road, Grass Valley, California (APN: 022-020-026) consisting of 1.54-acres of real property containing an approximately 2,448 square foot single family home from Charis Youth Center, a California Corporation for the purchase price of \$620,000. (Exhibit A)
 - b. 11855 Slow Poke Lane, Grass Valley, California (APN: 009-320-004) consisting of 1.49-acres of real property containing an approximately 2,483 square foot single family home from Charis Youth Center, a California Corporation for the purchase price of \$580,000. (Exhibit B)
 - c. 13668 Auburn Road, Grass Valley, California (APN: 023-010-001) consisting of 2.0-acres of real property containing an approximately 3,360 square foot single family home from Charis Youth Center, a California Corporation for the purchase price of \$590,000. (Exhibit C)
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 properties outlined above, and to execute the certificate of acceptance on behalf of the County for recordation purposes.
6. The purchase and rehabilitation of the properties to provide an expansion to Nevada County permanent supportive housing is hereby approved.

BE IT FURTHER RESOLVED that the Auditor-Controller is authorized and directed to release up to \$1,800,000 Behavioral Health Department's fund balance in Fund 1589 and amend the Behavioral Health Department's Budget for the Fiscal Year 25/26 as follows:

Fiscal Year 2025/26

Expenditure	1589-40115-493-2200 / 540300	\$1,800,000
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