



Health and Human Services Agency

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DEPARTMENT OF HOUSING & COMMUNITY SERVICES

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: August 26, 2025

TO: Board of Supervisors

FROM: Tyler Barrington, Housing and Community Services Director

SUBJECT: Resolution approving execution of a Contract with Adams Ashby Group, Inc. for grant administration, implementation, and compliance services for the development of Lone Oak II affordable senior housing development for a maximum amount of \$220,225 for the term of July 1, 2025, through June 30, 2027.

RECOMMENDATION: Approve the attached Resolution.

FUNDING: Contract services are funded through Housing and Community Services Department funds. A budget amendment was accepted on Reso 25-398. There are no County general fund dollars required in the agreement.

BACKGROUND: In 2025, the Nevada County Board of Supervisors continued the Board Objective to “coordinate with local jurisdictions, developers, and other partners to facilitate development of, and access to, affordable and workforce housing.” To that end, the Housing and Community Services Department has worked with local partners, Regional Housing Authority and Pacific West Communities, to bring forward the Lone Oak II senior housing project for 31 units of affordable housing in Penn Valley, CA.

Nevada County has supported the Lone Oak II development since applying for and receiving an allocation under Community Development Block Grant Disaster Recovery Multifamily Housing Program funds (CDBG-DR MHP) authorized on March 9, 2021, through Resolution 21-053. Resolutions 23-227 and 25-167, approved on May 23, 2023, and May 13, 2025, respectively, authorized commitments through the Western Nevada County Regional Housing Trust Fund (WNCRHTF). Board item SR 25-1838, brought before this board on July 22, 2025, approved an amendment to the CDBG-DR MHP standard agreement to increase the award for development of Lone Oak II to a total not to exceed \$7,447,400, and the HOME Investment Partnerships Program

(HOME) application and acceptance of an award not to exceed \$12,200,000 was approved on March 26, 2024 through Resolution 24-119, with approval to include HOME program income granted through Resolution 23-039. In total, Nevada County's contribution to the Lone Oak II project totals up to \$22 million, and includes a mix of state and federal funds, and local funds as matched through WNCRHTF.

Housing and Community Services has worked with Adams Ashby Group, Inc. previously for both grant writing for CDBG and HOME funds, and for compliance on projects such as Lone Oak I. This contract in the amount of \$220,225 provides requisite support services for all phases of the grant and the project, including development agreements, environmental review compliance, developer compliance with statutory requirements during construction, labor compliance during construction, project monitoring for an additional two years, and grant administrative support for both CDBG and HOME funds awarded to the project, for a contract term of July 1, 2025 through June 30, 2027, furthering a successful development process for Lone Oak II.

Initiated by: Angela Masker, Housing and Community Services Senior Administrative Analyst

Approved by: Tyler Barrington, Housing and Community Services Director