

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF STATE FINANCIAL ASSISTANCE**

651 BANNON STREET, SUITE 400, SACRAMENTO, CA 95811
P. O. BOX 952054, SACRAMENTO, CA 94252-2054
(916) 263-2771
www.hcd.ca.gov



May 20, 2025

Phebe Bell, Director
Department of Behavioral Health
County of Nevada
950 Maidu Avenue
Nevada City, CA 95959

Jennifer Price, CEO
Advocates for Mentally Ill Housing, Inc.
3123 Professional Drive, Ste. 210
Auburn, CA 95603

Dear Phebe Bell and Jennifer Price,

**RE: Conditional Award For Single-Family Scattered Site Housing, Commitment and Acceptance of Terms and Conditions
Homekey+ Program, Notice of Funding Availability (NOFA), Fiscal Year 2025/2026
Eligible Applicant: County of Nevada
Co-Applicant: Advocates for Mentally Ill Housing, Inc.
Project: Nevada County Permanent Supportive Housing Expansion Project
Contract No. 24-HK+-18617**

The California Department of Housing and Community Development (“**Department**” or “**HCD**”) issued a Homekey+ Program, Notice of Funding Availability (“**NOFA**”) on November 26, 2024, and subsequently amended it on January 31, 2025. The NOFA outlines the process for Eligible Applicants to request grant funding for eligible projects. Among the eligible projects listed in NOFA §202, Single-Family Scattered Site (“SFSS”) housing projects may seek funding under the requirements in NOFA §303. SFSS projects are a form of scattered site housing that consists of any combination of multiple single-family homes, duplexes, and/or triplexes. The Department recognizes that the SFSS housing model differs from other eligible project types, and therefore the NOFA requires the following accommodations to successfully obtain Homekey+ grant funds:

1. Allows for specific deliverables to be submitted after the initial application submittal, as set forth in NOFA §303 and in Part II below;
2. The issuance of this Conditional Award letter with specific Terms and Conditions; and
3. Full review of the application after the Applicant meets the Terms and Conditions to finalize the award as specified in Part III.

After an initial review of the application package for the above reference project, the Department is pleased to inform you of this Conditional Award to the County of Nevada and Advocates for Mentally Ill Housing, Inc. (“**Awardees**”). This Conditional Award is a reservation of funds in the amount up to \$5,351,453 (the “**Conditional Award**”) and includes funding for the following eligible uses:

Program	Award Amount	Contract Number
Capital Award- Up to	\$4,641,430	24-HK+-18617
Relocation Award	\$0	24-HK+-18617
Operating Award- Up to	\$710,023	24-HK+-18617
Homekey+ Award Total- Up to	\$5,351,453	24-HK+-18617

This Homekey+ Program NOFA award is under a media and public announcement embargo until released by the Office of the Governor or otherwise notified by HCD staff. HCD will provide updates on the timing of the public award announcement and provide a social media toolkit and a quote from the HCD Director for use in local media releases.

The Conditional Award is based on and subject to the Applicant Representations and the Terms and Conditions of Conditional Award, both as further specified and described in this notice of the Conditional Award (the “**Conditional Award Commitment**”). This Conditional Award may only be accepted by timely delivery of a fully executed Acceptance of Terms and Conditions of Conditional Award form to the Department (an executed copy of this form is enclosed herein).

I. Applicant Representations – Basis of Conditional Award

In response to the above-mentioned NOFA, the Awardee(s) submitted an application for grant funding of the Project (that application, and all communications and documentation submitted to the Department in support thereof, the “**Application**”).

The Department is making this Conditional Award to the Awardee(s) on the basis of, and in reliance upon, the representations, warranties, projections, and descriptions that the Awardee(s) submitted as part of the Application (the “**Applicant Representations**”). Due to the accommodations for SFSS projects detailed above, the Department could not perform a full review of the Application and has instead performed a limited review of the Application. All Applications for SFSS housing projects shall be subject to a full threshold review, scoring assessment, and feasibility review following the submittal of a complete Application with all supporting documentation, as set forth in Part III of this Conditional Award.

The Department may rescind this Conditional Award if the Department discovers, at any time, that the Applicant Representations included material misrepresentations or omissions, regardless of whether or not such misrepresentations or omissions were innocent, unintentional, and/or based upon belief.

II. Terms and Conditions of Conditional Award

The Department may rescind this Conditional Award if any of the terms and conditions enumerated in this Section II (the “**Terms and Conditions of Conditional Award**”) are not timely satisfied. The Terms and Conditions of this Conditional Award and their corresponding timelines are described below.

All timelines shall be calculated in calendar days. Any deadline falling on a weekend or State of California holiday shall be extended to the next business day.

If the Terms and Conditions of the Conditional Award are satisfied within the timelines specified below, the Department will 1) provide written notification to the Applicant via electronic mail; and 2) initiate a final review of the Application and all supporting documentation to finalize the award as specified in Part III of this Conditional Award.

A. Timely Delivery of Program Requirements

The Applicant shall meet the requirements in NOFA §303 Single-Family Scattered Site Housing Requirements, along with all other threshold requirements, no later than sixty (60) and ninety (90) days of the Conditional Award as described in Part II of this Conditional Award. The deliverables must be submitted to HomekeyClarify@hcd.ca.gov no later than 5:00 PM on the deadline listed below. The Department may agree to a one-time extension of fifteen (15) calendar days of the deadlines below if the Applicant demonstrates substantial necessity based on the Department’s sole and absolute discretion.

Deliverables	NOFA Section	Deadline
Evidence of Site Control	300(x)	Monday July 21, 2025
A Preliminary Title Report dated within 60 days of initial conditional award	300 (xi)	Monday July 21, 2025
Relocation Assistance Narrative	300(xvii)	Monday August 18, 2025
Appraisal(s) within 12 months of submittal	300(xiii)	Monday August 18, 2025
Physical Needs Assessment or other Evidence of Rehabilitation Costs	300(xiv)	Monday August 18, 2025
Environmental Site Assessment	300(xvi)	Monday August 18, 2025
Updated Authorizing Resolutions	300(vi)(a)	Monday August 18, 2025

Supportive Services Plan, including budget	302	Monday August 18, 2025
Completed Local & Environmental Verification Form for each site	300(xiii)	Monday August 18, 2025
Updated Equity Statement	300(viii)	Monday August 18, 2025
Engaging the Target Population Statement	300(ix)	Monday August 18, 2025
Updated Development Plan	300(xii)	Monday August 18, 2025
Updated Rehabilitation Description	300(xiv)	Monday August 18, 2025
Enforceable Funding Commitment(s)	300(xviii)	Monday August 18, 2025
Housing Site Map, if applicable	300(xxi) (d)	Monday August 18, 2025
Minimum Project Score of 100	305	Monday August 18, 2025

B. Timely Execution of Acceptance of Terms and Conditions of Conditional Award Form

The Awardee(s) shall execute and deliver a copy of the enclosed Acceptance of Terms and Conditions of Conditional Award to the Department within ten (10) calendar days of the date of this Conditional Award Commitment. The signed Acceptance of Terms and Conditions of Conditional Award form must be submitted to Homekey@hcd.ca.gov.

III. Finalizing the Application

Upon the receipt of the deliverables listed in the Terms and Conditions of Conditional Award, the Department will review the Application and supporting documentation to determine if the project meets all program requirements to pass the threshold, scoring, and feasibility stages of review. The Department will notify the Applicant if the project has been awarded or if the Applicant failed to meet the requirements and the Conditional Award will be rescinded.

Your contract is assigned to a Single Point of Contact (SPOC), Lisa Blaskoski HCD Rep II DSFA lisa.blaskoski@hcd.ca.gov, which will serve as your contact for any and all inquiries related to this project. Should you have any changes to the status or make-up of your project, please communicate these changes as soon as possible to your assigned SPOC.

Homekey+ Program, NOFA, Conditional Award Commitment
County of Nevada and Advocates for Mentally Ill Housing, Inc.
Contract No. 24-HK+-18617
May 20, 2025
Page 5

Congratulations on your successful Application. For further information, please contact your SPOC as outlined in Section III above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Seeger".

Jennifer Seeger
Deputy Director
Division of State Financial Assistance

Enclosure: Acceptance of Terms and Conditions of Conditional Award form

California Department of Housing and Community Development

**Homekey+ Program
Notice of Funding Availability
Acceptance of Terms and Conditions of Conditional Award**

County of Nevada and AMI Housing Inc. (“**Awardee(s)**”)
Nevada County Permanent Supportive Housing Expansion Project (“**Project**”)

Homekey+ Program NOFA award totaling up to \$5,351,453 (“**Conditional Award**”), as detailed below:

Program	Award Amount	Contract Number
Capital Award- Up to	\$4,641,430	24-HK+-18617
Operating Award- Up to	\$710,023	24-HK+-18617

By signing this Acceptance of Terms and Conditions of Conditional Award, the Awardee acknowledges having read and fully understood the terms and conditions of the Conditional Award Commitment, May 20, 2025, in connection with the Project.

This Homekey+ Program NOFA award is under a media and public announcement embargo until released by the Office of the Governor or otherwise notified by HCD staff. HCD will provide updates on the timing of the public award announcement and provide a social media toolkit and a quote from the HCD Director for use in local media releases.

Phebe Bell, Director, Department of Behavioral Health
County of Nevada

Date

Jennifer Price, CEO
Advocates for Mentally Ill Housing, Inc.

Date

**** For HCD Use Only ****

☐ Authorized Representatives Verified

☐ All Parties Signed

Date Received: _____