



**NEVADA COUNTY**  
**HEALTH & HUMAN SERVICES**  
**AGENCY**

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Agency Director

**Housing and Community Services**

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**NEVADA COUNTY BOARD OF SUPERVISORS**  
**Board Agenda Memo**

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**MEETING DATE:** April 27, 2021

**TO:** Board of Supervisors

**FROM:** **Mike Dent**

**SUBJECT:** Resolution authorizing the County of Nevada Director of Housing and Community Services to sign the First Amendment of the agreement with the Regional Housing Authority (“RHA”) to provide RHA an unsecured \$50,000 loan of Homeless Mentally Ill Outreach and Treatment Program funds to secure permanent affordable housing within the proposed Cashin’s Field Affordable Housing Development project.

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**RECOMMENDATION:** Approve the attached Resolution.

**FUNDING:** There is no funding change proposed with this Amendment.

**BACKGROUND:** The California Department of Health Care Services (“DHCS”) announced the availability for one-time funding for the Homeless Mentally Ill Outreach and Treatment Program (“HMIOT”) on July 31, 2018, under SB-840. Through the non-competitive allocation available to all California counties, Nevada County was allocated \$100,000 for the HMIOT program with the requirement that all funding must be fully expended by June 30, 2020. Nevada County submitted a letter of intent to utilize the funds for the purposes outlined in the provisions of SB 840 by serving individuals with severe mental illness currently experiencing homelessness or at risk of becoming homeless. The County of Nevada Board of Supervisors authorized the acceptance of these funds on September 11, 2018, per Resolution 18-453.

On May 12, 2020, the Board of Supervisors approved a 5-year forgivable loan to the Regional Housing Authority (Resolution 20-165) for a proposed 57-unit affordable workforce housing project located in Nevada City at 170 Ridge Road, titled Cashin’s Field. The loan was made in furtherance of the construction of the housing project. The project has since been modified to be 51-units of affordable workforce housing.

The RHA is now seeking an amendment to the agreement modifying the terms from a 5-year forgivable loan, with 3% simple interest per year, to a 55-year non-forgivable loan, with 3% simple interest per year, payable through residual receipts and incorporates borrower

responsibilities to the project's actual owner- Nevada City Cashin's Field, LP, a California limited partnership, instead of just RHA. The loan will continue to be used to assist in the construction and development of the property. The original agreement with RHA reserved one unit within the project for affordable housing for individuals with serious mental illness and who are homeless or at risk of becoming homeless. This reservation will now continue and extend reservation of that unit reservation throughout the entire new 55-year term of the agreement. All other terms of the loan remain in full force and affect.

**Item Initiated and Approved by:** Mike Dent, MPA, Director of Child Support, Housing and Community Services