



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION RATIFYING A PURCHASE AGREEMENT FOR REAL PROPERTY LOCATED AT 135 EAST EMPIRE STREET, GRASS VALLEY, CALIFORNIA, 95945 (APN029-290-015) 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 \$595,000 FROM FUND 1589, AND AMENDING 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; and

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; and

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; and

WHEREAS, on August 12, 2025, the Board of Supervisors authorized the Director of the Health and Human Services Agency in closed session to negotiate the purchase price, terms of payment and property interest on behalf of the County; and

WHEREAS, the purchase will be funded by the HCD Homekey+ Single-Family

Residential Sites Program as reflected in the May 20, 2025 Conditional Award letter 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; and

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; and

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

WHEREAS, pursuant to Government Code section 25350, on December 16, 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 real property located at 135 East Empire Street, Grass Valley, California 95945 (APN 029-290-015) from the Emily and David Rivines Trust for a total of cost of \$585,000, 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.
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 property 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 \$595,000 Behavioral Health Department's fund balance in Fund 1589 and amend the Behavioral Health Department's Budget for the Fiscal Year 2025/26 as follows:

Fiscal Year 2025/26

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| Expenditure | 1589-40115-493-2200 / 540300 | \$595,000 |
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