

Acquisition of Real Property for the Sutton Way Wellness Center

Agenda Item SR22-0935

August 23, 2022

Mike Dent, Director of Housing and Community Services

Phebe Bell, Director of Behavioral Health



NEVADA COUNTY
CALIFORNIA

Background

- Brunswick Commons
 - Original project concept included a Navigation Center component for Phase 2
 - No longer feasible as part of the project
 - Construction and operating costs too high
 - Need for daytime services and supports still exists
 - Original Community Development Block Grant Technical Assistance (CDBG-TA) grant is transferable to subject property.

Building Details

- Former retail, office space building
- 7,377 square foot commercial property divided into three retail units
- Property is contiguous to Brunswick Commons
- Initial remodel to include showers, laundry and open space for daily navigation support
- Possible later phase to include on-site interim or permanent housing

SUTTON WAY



PARKING TABULATION	
STANDARD SPACES (9' x 18')	0
COMPACT SPACES (5' x 10')	0
DISABLED SPACES	2
TOTAL SPACES PROVIDED	22
PARKING COUNT REMAINS THE SAME AS EXIST.	



SITE PLAN

SCALE 1" = 10'-0"

APN: 35-400-42
 ADDRESS: 12105 SUTTON WAY GRASS VALLEY, CA 95945
 OWNER: APRIL AND CARRY SMITH 274 2500



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IRWS

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Sutton Way Wellness Center

- Combination of County staff and non-profit providers would be on site
- Key goals of the services:
 - Simplify access to critical services for people experiencing homelessness – behavioral health treatment, sign ups for benefits, legal support, housing access, etc
 - With remodel and partnership with the city, the site will provide a safe place for people to go during the day that includes basic needs services like laundry, showers, food, etc
 - Minimize new ongoing operational costs by utilizing existing staff positions as much as possible



Funding Opportunity

- Initial cash flow funding from HHS Administration Fund Balance pending execution of Standard Agreement with Dept. Health Care Services (DHCS)
- Behavioral Health Community Investment Program (BHCIP) grant award of \$1,999,975
 - Funds used for acquisition
 - 10% match required
- Whole Person Care grant (2019) award
 - Funds used as match requirement
 - acquisition and rehab of Phase 1
- CDBG Technical Assistance (2020) award
 - Planning/design of resource center phasing and bid documents for Phase 1



Recommended Action

- Approve the resolution:
 - Approving an agreement for purchase of +/- 1 acre of real property located at 1101-1105 Sutton Way, Grass Valley, CA (APN 035-400-042-000), authorizing the Director of Information and General Services to execute the Purchase Agreement, and approving the use of the real property to operate as a wellness center for homelessness services adjacent to Brunswick Commons Housing Development (4/5 affirmative vote required)