



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

**RESOLUTION APPROVING THE ENCLOSED
DECLARATION OF RESTRICTIONS, PERFORMANCE DEED
OF TRUST, AND DISCLAIMER OF INTEREST FOR THE
COUNTY RANCH HOUSE PROPERTY LOCATED AT 16782
STATE HIGHWAY 49, UNINCORPORATED NEVADA
COUNTY, ALSO KNOWN AS ASSESSOR'S PARCEL
NUMBER (APN: 004-140-067) AND AUTHORIZING THE
DIRECTOR OF INFORMATION AND GENERAL SERVICES
OR THEIR DESIGNEE TO SIGN THE DOCUMENTS AS
REQUIRED BY THE STATE DEPARTMENT OF SOCIAL
SERVICES**

WHEREAS, on October 8, 2021, Governor Gavin Newsom signed AB 172 which created the Community Care Expansion (CCE) program aimed at preserving and expanding access to long term care for seniors and adults with disabilities in the least restrictive settings, prioritizing applicants and recipients of Supplemental Security Income/State Supplementary Payment (SSI/SSP) and Cash Assistance Program for Immigrants (CAPI) who are experiencing or at risk of homelessness; and

WHEREAS, The California Department of Social Services, through its contractor HORNE, ("Department") issued a Request for Applications dated January 31, 2022 ("RFA"), for the Community Care Expansion (CCE) Program ("Program"); and

WHEREAS, The Department issued the RFA for Program grant funds pursuant to Welfare and Institutions Code, Division 9, Part 6, commencing with section 18999.97; and

WHEREAS, Community Care Expansion (CCE) provides funding for acquisition, construction, and rehabilitation projects in several grant funding options to be used for various projects such as Board and Care and Permanent Supportive Housing; and

WHEREAS, The County of Nevada ("Applicant"), applied for CCE Expansion Program grant funds for expansion of permanent supportive housing, namely construction of the Ranch House, by submitting an application for Program funds ("Application") to the Department for review and consideration; and

WHEREAS, the Board of Supervisors passed Resolution 24-192 on May 14, 2024, authorizing the County of Nevada to deliver a Program Funding Agreement, and all other legal requirements of the program to the State Department of Social Services in a total amount not to exceed \$2,893,867; and

WHEREAS, The County of Nevada was awarded a total of \$2,893,867 for the purpose of utilizing a county owned property to construct a single-story apartment complex containing six one-bedroom apartments dedicated to chronically homeless households with serious mental illness; and

WHEREAS, The Ranch House project, a six-unit permanent supportive housing complex, received a final certificate of occupancy from the County Building Department on May 12, 2025; and

WHEREAS, The Ranch House property is also home to a County Solar Farm where solar equipment is located and the Banc of America Leasing and Capital, LLC is the priority lien holder for the solar equipment; and

WHEREAS, The Horne, LLC on behalf of the State Department of Social Services in working with the County and Banc of America has assisted with preparing the enclosed Declaration of Restrictions (Exhibit 1), Performance Deed of Trust (Exhibit 2) and Disclaimer of Interest (Exhibit 3) as required by the Program Funding Agreement and for the County to receive the program funds.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Nevada County Board of Supervisors that:

1. The County of Nevada hereby approves the attached Declaration of Restrictions, Performance Deed of Trust, and Disclaimer of Interest in substantial form as provided for in Exhibits 1-3 attached hereto.
2. The Director of Information and General Services or their designee (“Authorized Signatory”), is hereby authorized and directed to sign the enclosed Documents on behalf of County of Nevada.