



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING AN AGREEMENT FOR PURCHASE OF +/- 1.13 ACRES OF REAL PROPERTY LOCATED AT 628 SOUTH AUBURN STREET, GRASS VALLEY, CALIFORNIA (APN 029-241-028-000), AUTHORIZING THE DIRECTOR OF INFORMATION AND GENERAL SERVICES TO EXECUTE THE PURCHASE AGREEMENT, AND APPROVING THE USE OF THE REAL PROPERTY TO EXPAND INTERIM AND PERMANENT HOUSING OPTIONS FOR COUNTY RESIDENTS WHO ARE IMPACTED BY COVID-19 AND EXPERIENCING HOMELESSNESS PURSUANT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY SERVICES HOMEKEY PROGRAM, AND APPROVAL OF THE PROJECT

WHEREAS, the Department of Housing and Community Development (Department) issued a Notice of Funding Availability ("NOFA"), dated July 16, 2020, for the Homekey Program ("Homekey" or "Homekey Program"); and

WHEREAS, the Homekey Program provides grant funding to eligible public entities for the purpose of expanding interim and permanent housing options for vulnerable county residents who are impacted by the COVID-19 pandemic and experiencing homelessness or at risk of homelessness; and

WHEREAS, the County applied for and was awarded \$2,797,750 in Homekey grant funds for the purchase, rehabilitation, and two-year operating subsidy of a building to expand interim and permanent housing options for vulnerable county residents who are impacted by the COVID-19 pandemic and experiencing homelessness or at risk of homelessness; and

WHEREAS, the County desires to utilize the Homekey grant funding to purchase and rehabilitate a +/- 1.13 acre parcel located at 628 South Auburn Street, Grass Valley, California (APN 029-241-028-000) ("Property"), currently operating as the Coach N' Four Motel, to provide interim and permanent housing options for vulnerable county residents who are impacted by the COVID-19 pandemic and experiencing homelessness or at risk of homelessness in accordance with Homekey guidelines ("Project"); and

WHEREAS, the County will incur up to \$10,000.00 for the closing costs; and

WHEREAS, pursuant to Government Code section 25350, on October 27, 2020, 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, that:

1. The above recitals are true and correct.

2. Pursuant to Assembly Bill 83 (2020), codified in Health and Safety Code section 50675.1.2, the acquisition and rehabilitation of the Property is not an activity subject to the California Environmental Quality Act (commencing with section 21000 of the Public Resources Code), because Homekey funds are being used for an approved project to provide housing for those who are impacted by the COVID-19 pandemic and experiencing homelessness or at risk of homelessness.
3. The purchase of the +/- 1.13 acre Property located at 628 South Auburn Street, Grass Valley, California (APN 029-241-028-000) from Ramesh Pitamber, Trustee of the Pitamber Irrevocable Family Trust dated March 26, 2002, in the amount of \$1,750,000.00 is approved in substantially the same form attached hereto and the Chair of the Board of Supervisors is hereby authorized to execute the Purchase Agreement on behalf of the County.
4. Allocation of up to \$10,000.00 for the closing costs is hereby approved.
5. Steve Monaghan, Director of Information and General Services, is hereby authorized to execute on behalf of the County any and all documents required to consummate this real property transaction.
6. The Director of Information and General Services is hereby authorized to accept conveyance of the deed from 628 South Auburn Street, Grass Valley, California, and to execute the certificate of acceptances on behalf of the County for recordation purposes.
7. The rehabilitation of the Property to provide housing for those who are impacted by the COVID-19 pandemic and experiencing homelessness or at risk of homelessness ("Project"), is hereby approved.

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to file a Notice of Exemption pursuant to Public Resources Code section 21152(b) and (c) within five (5) day of the adoption of this Resolution.