



COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

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NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

MEETING DATE: March 9, 2021

TO: Board of Supervisors

FROM: **Mike Dent**

SUBJECT: Resolution approving an agreement for purchase of +/- 2.07 acres of real property located at 13192 Brunswick Road, Grass Valley, California (APN 006-481-004-000), authorizing the Director of Information And General Services to execute the Purchase Agreement, approving the use of the real property to expand interim housing options for County residents who are participating in Behavioral Health Department services and programming, and Authorizing and Directing the Auditor-Controller to amend the Health and Human Services Agency Housing and Community Services Division's Budget for Fiscal Year 2020/21. (4/5 affirmative vote required)

RECOMMENDATION: Approve the attached Resolution.

FUNDING: Funding is from a state Community Services Infrastructure Grant (CSIG), managed by the California Health Facilities Financing Authority (CHFFA). A budget amendment for the 2020-2021 Housing and Community Services budget is included in this resolution. There are no General Fund dollars required as match for this application.

BACKGROUND: On April 3, 2020, CHFFA, under CSIG, allocated to the Nevada County Behavioral Health Department \$1,085,664 to improve and expand jail diversion programs. County staff reviewed the project activities and decided to align them with department expertise. In this case, the Department of Housing and Community Services is taking on the acquisition and renovation aspect of the project while Behavioral Health will be coordinating and executing the operations and services elements. On August 11, 2020, the Board of Supervisors accepted the funds and approved the negotiation of purchase for an identified site. As part of the negotiations, Housing and Community Services commissioned an appraisal that was completed on September 16, 2020. Negotiations culminated with this purchase agreement being considered by the Board.

With approval of the purchase agreement, Housing and Community Services will begin the renovation phase of the project.

The CSIG funding grant is a reimbursement grant for the acquisition and rehabilitation of a building to house a minimum of 4 beds of “diversion” housing for individuals who experience high recidivism in jail due to mental illness or co-occurring disorders. The Nevada County grant application also identified homeless status as part of the target population. Nevada County Behavioral Health will use already awarded Prop-47 funds (currently contracted to AMI Housing and Turning Point Community Programs) to provide onsite services at the home and the home will have a live-in peer support specialist for overnight monitoring of the facility.

Property Description: The property is located roughly two miles south of the Behavioral Health Department near the intersection of Highway 174 and Brunswick Road in rural Nevada County. The Assessor Parcel Number is: 006-481-004-000. The property is in a rural setting with few neighbors. In the recent past, it was operated for five years by Turning Point as the County’s Insight Respite Center. It is approximately 4,200 total square feet, with 3 bedrooms and 2 baths upstairs, and a 1-bedroom apartment with a kitchenette and bath and an additional separate office space downstairs. It has a large 2-car garage with extensive storage and a separate 928 square foot detached garage/barn. There is no central A/C. Heating is from a newer diesel furnace upstairs and propane radiant stove in the apartment. The property’s 2.07 acres in zoned Office Professional (light industrial), which allows for a care facility. It has several mature fruit trees and open pasture areas. The property is bordered by large acreage residential properties to the north, east and west, and a church and auto repair facility to the south.

It is respectfully recommended that the Board approve this purchase of real property in an effort to further expand supportive and intervention services provided by the Nevada County Behavioral Health Department in an effort to help program participants succeed in interim housing while receiving departmental services.

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