NEVADA COUNTY
CALIFORNIA

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DEPARTMENT OF HOUSING & COMMUNITY SERVICES

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: October 20, 2026

TO: Board of Supervisors

FROM: **Tyler Barrington, Director of Housing and Community Services**

SUBJECT: Resolution to ratify a Purchase Agreement between the County of Nevada and Mr. Ramesh Pitamber, Trustee of the Pitamber Irrevocable Family Trust dated March 26, 2002, for purchase of approximately 0.3-acres of real property, otherwise known as the "Stagecoach Motel", located at 405 South Auburn Street, Grass Valley, California, 95945 (APN 008-510-042) in the amount of $934,000, for use as permanent supportive veteran's housing pursuant to the California Department of Housing and Community Development's Homekey+ Veteran's Housing Program, 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 and directs and authorizes the Auditor-Controller to amend the Behavioral Health Fiscal Year 2026/27 budget. (4/5 affirmative vote required).

RECOMMENDATION: Approve the attached Resolution.

FUNDING: The purchase of the property and motel will be funded utilizing Homekey+ funds as authorized by Proposition 1, passed by voters in March 2024. Nevada County has been conditionally awarded and is waiting on the Standard Agreement with the State Department of Housing and Community Development. Another budget amendment will be brought to recognize the grant revenue as part of the execution of the Standard agreement.

BACKGROUND: Proposition 1, passed by California voters in March 2024, authorized the California Department of Housing and Community Development (HCD) to provide availability of approximately $2.145 billion in funds to expand on the success of the Homekey Program through Homekey+. The Notice of Funding Availability (NOFA) issued November 26, 2024, is a statewide effort to rapidly sustain and expand housing for persons at risk or experiencing homelessness with a focus on veterans and other individuals with mental health and/or experiencing substance use disorder challenges by utilizing State and Federal money

to purchase real property housing options within the community.

The Board of Supervisors on May 13, 2025, approved Resolution No. 25-165 to submit a Homekey + application not to exceed $8.000,000 to purchase and renovate the Stagecoach Motel for use as permanent supportive veteran's housing. Further, on October 14, 2025, the Board of Supervisors adopted an amended Homekey + Resolution (Resolution No. 25-476) for the Program at the direction of HCD to name AMI Housing as the County's co-applicant for the grant. On December 4, 2025, the County and AMI Housing signed the conditional award acceptance letter, dated November 25, 2025, which outlined the County's commitment to the approximately $5.3M Homekey+ Veteran's Housing award.

The Board of Supervisors also adopted Resolution 25-241 on June 3, 2025, which established a mutual agreement with the seller, giving the County the Exclusive Right and Option to Purchase Agreement for the Stagecoach Motel property located at 405 South Auburn Street, Grass Valley, California. This agreement was later extended on January 13, 2026, to allow additional time for the County to perform due diligence on the property. The ratification of the purchase agreement was originally noticed and scheduled for the August 11, 2026, Board of Supervisors meeting, but due to unforeseen circumstances, it was continued to a date and time certain on August 25, 2026. On August 25, 2026, no action was taken by the Board and the Board directed staff to re-notice the requested ratification of the purchase agreement once finalized. This provided additional time to work through some of the finer details within the agreement and both parties have now completed this process.

Pursuant to Government Code Section 25350, the County has provided public notice of the County's intent to purchase 405 South Auburn Street, Grass Valley in the Union newspaper for three consecutive weeks prior to the Board's consideration of the attached Resolution. This notice outlines the following details regarding the proposed purchase:

> 405 South Auburn Street, Grass Valley, California (APN: 008-510-042) consisting of 0.3-acres of real property containing the sixteen-unit Stagecoach Motel from Ramesh Pitamber, Trustee of the Pitamber Irrevocable Family Trust dated March 26, 2002, for the purchase price of $934,000.

Subsequently, it is requested that the Board adopt the attached Resolution ratifying a purchase agreement for the real property located at 405 South Auburn Street, Grass Vally, CA as outlined above. It is further requested that this Board authorize the Nevada County Director of Information and General Services, or designee, to execute all escrow documents related to the proposed purchase on behalf of the County.

Item Initiated and Approved by: Tyler Barrington, Director of Housing and Community Services