



COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

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NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

MEETING DATE: December 15, 2020

TO: Board of Supervisors

FROM: Mike Dent – Housing & Community Services

SUBJECT: Resolution approving a 2-year Ground Lease Agreement by and between the County of Nevada and Nevada County Housing Development Corporation, a California Nonprofit Organization, pertaining to County-owned property located at 628 South Auburn St., Grass Valley, CA (APN NO 029-241-028-000), designated as the location of the proposed HomeKey Interim Housing Complex (RES. 20-466).

RECOMMENDATION: Approve the Resolution.

FUNDING: There is no impact on the General Fund and no budget amended is required.

BACKGROUND: California Assembly Bill No. 83 (2019-2020) added Health and Safety Code sections 50675.1.1 and 50675.1.2 to the Multifamily Housing Program (commencing with section 50675), which serves the statutory basis for the Department of Housing and Community Development's HomeKey program ("HomeKey"). The purpose of the HomeKey program is to provide housing for individuals and families who are experiencing homelessness, and who are impacted by the COVID-19 Pandemic.

On October 27, 2020, per Resolution 20-465, the Nevada County Board of Supervisors approved an agreement to purchase a 1.13+/- acre parcel located at 628 South Auburn St., Grass Valley, CA 95945, (APN# 029-241-028-000), formerly the location of the Coach & 4 Motel, using funds awarded through the HomeKey program for the acquisition. The purchase of this property has been completed, and the County is now partnering with the Nevada County Housing Development Corporation (NCHDC) to utilize the acquired site to implement a 2-

year interim housing program, combining on-sight services with the ultimate intent to rehabilitate and provide 17 interim housing units during the term of the lease for County residents experiencing homelessness or at-risk of experiencing homelessness. Services will be offered to assist participants in acquiring permanent housing and self-sufficiency.

On October 27, 2020, per Resolution 20-464, the Nevada County Board of Supervisors approved the acceptance of \$2,797,750 in HomeKey funds, of which \$1,756,237.61 were used to acquire the site. Also on October 27, 2020, per Resolution 20-466, this Board approved an amendment to the existing agreement with the NCHDC to add \$519,750 in HomeKey funds to the existing agreement for the purpose of having NCHDC rehabilitating and operating the site. Rehabilitation of the site will be overseen by NCHDC in accordance with the terms and conditions of the proposed lease agreement and HomeKey requirements. This Project is in furtherance of the Nevada County Board of Supervisors “A” Priority to established affordable housing in an effort to reduce homelessness.

It is respectfully requested that the Board approve this Resolution, securing a ground lease with HCHDC, thereby allowing NCHDC to coordinate for the successful rehabilitation of the site and commencement of operations no later than December 30 2020.

Item Initiated and Approved by: Mike Dent, Director – Housing and Community Services