



Coalition Meeting

5:30-7:00pm

October 8, 2025

In-person Meeting, Town of Truckee

*Working Together to Prevent and End
Homelessness in the Tahoe-Truckee Region*



**TAHOE TRUCKEE
HOMELESS
ACTION COALITION**

The Tahoe Truckee Homeless Action Coalition (TTHAC) is a regional coalition of public agencies, nonprofits, faith organizations, and community partners collaborating to **prevent and reduce homelessness** through coordinated planning, shared resources, and compassionate local solutions.

Coalition Members

Coalition Co-Chairs

- Town of Truckee, Mayor, Jan Zabriskie
- Nevada County, Supervisor, Hardy Bullock
- Fellowship of Compassion, Founder, Cindy Basso
- Fellowship of Compassion
- Nevada County
- North Tahoe Truckee Homeless Services, AMI Housing
- Placer County
- Sierra Community House
- Tahoe Forest Hospital Health Systems
- Tahoe Truckee Community Foundation
- Town of Truckee
- Truckee Chamber
- Truckee Library
- United for Action

Tonight's Agenda | 5:30-7pm



- **Welcome (2 min)**
 - Coalition Roll Call
- **Meeting Overview (5 min)**
 - Agenda, Speak Your Peace
- **Coalition Update: Where are we today & celebrate success and progress (12 min)**
- **Decision Points (55 minutes)**
 - **Location**
 - Land Use Approval Process
 - Timing
 - Public Comment
 - Recommendation from TTHAC
 - **Service Model**
 - Model A: Pilot Navigation Center
 - Model B: Pilot Shelter & Interim Beds
 - Pros & Cons
 - Public Comment
 - Recommendation from TTHAC to Funding Partners for Consideration
 - **Community Engagement**
 - **Call to Action: Sustainability of Service Provision**
- **Public Comments (10 min)**
- **Close & Next Steps (5 min)**

Meeting Agreements

- Be respectful
- Lean in, lean out
- Listen
- Be part of the solution

**Guiding Thought:
“Listen With
Intention to
Understand!”**

Reminder: Guiding Direction

Reminder: Direction from September 4th Mtg

- ✓ **Priority:** Priority 1: Operations in effect for winter service
- ✓ **Model:** Model A: Pilot Navigation Center & Interim Beds (4-6)*
 - *there is an openness if an operator, site, and funding present itself, we move towards B / includes keeping an eye out for a drop in shelter pending the receipt of an operator and funding
- ✓ **Location:** Coalition supports identifying sites within mixed use zone, but is open to other sites pending review by the coalition and public

Coalition Updates: Success & Progress

1. Website Up: [Home](#) | Tahoe Truckee Homeless Action Coalition
2. Pacific Crest Commons, exciting progress. TTHAC press release issued.
3. ICT Group Mtgs Discussions:
 - Based on TTHAC Recommendation from Sept 4th: Hone in on locations
 - Service Providers: New provider has proposed Shelter & Interim Bed Model
 - Identified pathway to land use
 - Funding partners are seeking advisory recommendations from TTHAC to present to governing boards for consideration of one-time funding requests
 - Identified Call to Action for TTHAC members

Coalition Discussion and Decision Points

1. Location/Process/Next Steps
2. Model
3. Community Engagement
4. TTHAC Call To Action

Decision Point 1: Location

Site Identified:

12315 Deerfield Drive

- Previously discussed as possible site
- Available and willing property owner (considering lease of 50% of space)
- Close to services, in commercial coordinator
- Currently empty, requires significant upgrades
- Suitable for both service models (discussed later)



12315 Deerfield Drive: Process



- **Current Zoning:** Highway Commercial Zoning
 - Emergency Shelter: Use permit approved by Planning Commission
 - Transitional Housing: Not currently permitted
- **Planning Commission Process:** considering zone changes that would allow these to be permitted uses with staff level zoning clearing on October 21 – will not be in place for several months if approved
- **Invoking Town Development Code 18.02.025 Exemption from Development Code**

12315 Deerfield Drive: Exemption

*(per Development Code 18.02.025 - Exemptions from
Development Code)*



The following activities and uses of land and/or structures are exempt from the provisions and requirements of this Development Code:

- 1) Government activities.** The following activities of government agencies shall be exempt from the provisions of this Code.
- 2) Nevada County.** Activities of the County of Nevada provided any notice of such activity is given to the Town as required by State law or County ordinance or regulation.

12315 Deerfield Drive: Exemption Process & Questions



Development Code 18.02.025 - Exemptions from Development Code – **MOST VIABLE PATH FOR WINTER OPERATIONS TO BEGIN**

1. Does TTHAC believe 12315 Deerfield Drive (the only available site) is appropriate?
2. If Yes, should TTHAC consider recommending that Nevada County notify the Town of Truckee that they will be invoking Development Code Section 18.02.025.
3. If TTHAC recommends Nevada County notify the Town of Truckee of Exemption request, should TTHAC consider recommending to the Town Council that the Town Council pass a resolution waiving the 60-day notification requirement from state law
4. If TTHAC recommends 12315 Deerfield Drive as an appropriate site to move forward, should TTHAC consider recommending that Nevada County place a closed session item on the October 14, 2025, Board Agenda that would seek authority for Nevada County to begin lease negotiations on the property.

NOTE: This does not mean Nevada County would immediately begin negotiations, it would prepare the county to be authorized to do so if and when funding is secured and service proposals are finale.

12315 Deerfield Drive: Exemption Process & Questions



1. Questions on Process Outlined
(4 questions from previous slide)
2. Public Comment
3. TTHAC Deliberation and Coalition Vote

Decision Point 2: Model

Model: New Information/Opportunity Since September TTHAC Meeting

Model A

- Estimated budget: \$750K (\$210k request)
- Operator: AMI Housing
- Model:
 - Day Center on site (limited hours, M-F)
 - 6 interim beds/open year-round
 - Meals
 - Shelter Beds: **None**

Model B

- Estimated budget: \$1.2M (\$350k request)
- Operator: Volunteers of America (VOA)
- Model:
 - **NO** Day Center on site for people not staying at the shelter
 - 6 interim beds/open year-round
 - Meals: 3x day
 - Winter Shelter beds:
 - 10 beds
 - Open 24/7
 - 4 months, winter

Funding Request Process for Navigation Center Pilot

Local Public Agency Requests in October/November

- Request: \$210K or \$350K per agency, depending on model that moves forward tonight
- Formal request to local public agencies, in October 2025, to fund the 1-Year Navigation Center Pilot, decided by elected bodies
 - Town of Truckee, Town Council
 - Nevada County, Board of Supervisors
 - Tahoe Forest Hospital Systems, Board of Directors
 - Placer County, TBD

Community Giving Campaign

- Goal: 100-200K
- Purpose: Cover gap

TTHAC Recommendation

Which Model is recommended to move forward to funding partners with advisory recommendation from TTHAC to funding partners boards/councils for consideration?

1. Questions
2. Public Comment
3. Deliberation and Recommendation

Decision Point 3: Community Engagement

Community Engagement

Proposed timeline, if recommended to advance:

- **October 8:** TTHAC Advisory Recommendations
- **October 9-10:** TTHAC newsletter notification, meeting follow-up and press release of decisions and advisory recommendations made to funding partners
- **October 14:** Nevada County Board of Supervisors Closed session authorization to negotiate property lease (no negotiations start at this point, just provides authority if funding is received).
- **October 14:** Town Council meeting presentation update of recommendations from TTHAC
- **October 23:** Tahoe Forest Hospital District Funding request
- **Community Spotlight:** KTKF discussing location, model and funding
- **October 28:** Truckee Town Council Funding request, Development code exemption resolution of 60-day waiver

Community Engagement

Additional Engagement Recommendations

- **Neighborhood meeting**
 - Ideally located at the proposed site, with specific outreach (mailers?) to Coldstream and Deerfield neighborhoods
 - Meeting will focus on pilot project, model, timeline and answer questions.
- **Town Newsletter**
- **Other ideas from TTHAC?**
 - Chamber Government Affairs Committee Discussion
 - Good Morning Truckee Discussion. etc.?

TTHAC Recommendation

Community Engagement actions and next steps, recommendations from TTHAC for funding partner boards/council consideration?

1. Questions
2. Public Comment
3. Deliberation and Recommendation

Call to Action

Call to Action: Sustainable Funding

1-year Pilot:

- Funding request to local public agencies for 1-Year pilot program

What Else is Needed/What's Next:

- Community Giving Campaign/philanthropic effort for on-going funding
- Development of sustainable, on-going funding plan

Close and Next Steps