

## Claire Swanson

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**From:** Michael Livak [REDACTED]  
**Sent:** Monday, May 12, 2025 1:07 PM  
**To:** Hardy Bullock; BOS Public Comment; bdofsupervisors  
**Cc:** Ryan Gruver; Phebe Bell; jzabriskie@townoftruckee.gov; aklovstad@townoftruckee.gov; dpolivy@townoftruckee.gov; chenderson@townoftruckee.gov; lromack@townoftruckee.gov; JD HOSS; Alison Bermant; jcallaway@townoftruckee.gov; Mitch Clarin; LINDA CARSON; carol fromson; Holly Jacobson; Dale Lawrence; Valerie Brinker; Vanessa Breth; Julia Demyanenko; Jeff Morse; Alyssa Ganong; Merri Broglio; Birgitta Depaoli; Jennifer Jackson; Nicole Dreon; Priya Hutner; Megan Lacy Music; [REDACTED]; LEEANN CURTIS; Mike Kahlich; Ben Strand; [REDACTED]; Samantha Read; [REDACTED] Jennifer L. Pennington; Kristin Bohm  
**Subject:** NV County BOS TTHAC Comments

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Nevada County Supervisors:

Please consider the following comments on the TTHAC plan that will be heard at the Nevada County Board of Supervisors meeting on May 13th. I appended these comments to prior discussions with Supervisor Bullock, in case the Board finds these references helpful, that are contained in the email string below.

Please adopt the plan consistently with the provisions that were adopted by the Town of Truckee, and the supporting comments and commitments that were made by Supervisor Bullock. Nevada County staff, residents, and the Truckee Town Council engaged in meaningful discussions about the Town's adoption of the Truckee Tahoe Regional Homeless Action Plan. Our elected and appointed officials listened to the contributions of concerned citizens with open hearts and minds, and the process resulted in a better outcome:

1. At the request of Truckee residents, the staff report for the Town's adoption of the Homeless Plan established that Nevada County will bring each future proposal for Scattered Site Homeless Housing in residential neighborhoods to the Town Council and our community for review and input: "all future projects outlined in the Action Plan would be presented to the Town Council for consideration and support before implementation..."

2. The Town adopted the Homeless Action plan with the exception of strategy 1 on page 21 of the plan:

~~Strategy 1 Move forward with securing a single-family residence in Truckee, leveraging state funds (Homekey funding) to create 5-6 units of Permanent Supportive Housing. •Tactic: Apply for Homekey funding by meeting specific application deadlines and preparing the necessary documentation. •Tactic: Raise local capital (through public agencies, nonprofits, and foundations) to enhance the eligibility and competitiveness of the application in the selection process.~~

Strategy 2 Continue to support the Pacific Crest Commons affordable housing project in Truckee, which will provide up to 10 units of Permanent Supportive Housing. •Tactic: Foster a strong partnership with the Regional Housing Authority to benefit our high vulnerability community members.

Strategy 3 Identify future opportunities to create Permanent Supportive Housing inventory based on need as our system evolves. •Tactic: Work with partners to support the development of affordable housing, specifically those that include Permanent Supportive Housing units

3. In an email April 28, Supervisor Bullock confirmed "My understanding of the Town's direction is that the Council (Town), along with key stakeholders, intends to focus primarily on Navigation Centers. A potential point of synergy between the County and Town may begin with Navigation Centers as a priority. Given the evolving nature of this effort, both the County, the Town, and the nonprofit community are actively engaged in discussions."

4. In an email April 23, Supervisor Bullock confirmed "...Nevada County has no plans to acquire permanent supportive housing within a neighborhood [in Truckee] at this time."

5. In an email April 28, Supervisor Bullock confirmed that Nevada County "will refine and expand our responses [regarding permanent supportive housing] and post them on our website as we get closer to the Pacific Crest Commons housing project. This will include outreach efforts, service descriptions, and a community component. Our goal is to provide more relevant and detailed information once tied to a specific project."

Thank you again for listening to input about the Truckee Tahoe Homeless Action plan, and for acting to improve it.

Sincerely,

Mike Livak

Truckee

On Mon, Apr 28, 2025 at 2:15 PM Hardy Bullock <[Hardy.Bullock@nevadacountyca.gov](mailto:Hardy.Bullock@nevadacountyca.gov)> wrote:

Dear Michael,

Thank you for your insight and participation. I wanted to provide a few clarifications regarding your information, particularly on Item 3. My understanding of the Town's direction is that the Council (Town), along with key stakeholders, intends to focus primarily on Navigation Centers. A potential point of synergy between the County and Town may begin with Navigation Centers as a priority. Given the evolving nature of this effort, both the County, the Town, and the nonprofit community are actively engaged in discussions.

Regarding supportive housing details—specifically related to placements and services—we will refine and expand our responses and post them on our website as we get closer to the Pacific Crest Commons housing project. This will include outreach efforts, service descriptions, and a community component. Our goal is to provide more relevant and detailed information once tied to a specific project.

Some ideas to improve awareness and transparency around these topics include:

- Establishing additional liaisons within TTHAC from the community.
- Considering making TTHAC a Brown Act group with posted content (though this may slow progress).
- Creating a local advisory committee.
- Hosting a panel discussion on current service recipients and housing options in West County or other communities.

I also want to highlight that the Nevada County Board of Supervisors has not yet reviewed or weighed in on the TTHAC plan. While the Town has provided recommendations, the BOS is a separate and independent elected body. This discussion is scheduled for May 13th, which is why I strongly encourage attendance at one of the upcoming listening sessions if possible.

Please find the flyer attached for details. I appreciate your engagement and look forward to further discussions.

**Hardy S. Bullock**

District 5 Supervisor

Nevada County, California

Desk: 530-582-7826

Cell: 530-557-7019

[hardy.bullock@nevadacountyca.gov](mailto:hardy.bullock@nevadacountyca.gov)

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**From:** Michael Livak <[michaelilivak@gmail.com](mailto:michaelilivak@gmail.com)>

**Sent:** Friday, April 25, 2025 5:23 PM

**To:** Hardy Bullock <[Hardy.Bullock@nevadacountyca.gov](mailto:Hardy.Bullock@nevadacountyca.gov)>

**Cc:** Ryan Gruver <[Ryan.Gruver@nevadacountyca.gov](mailto:Ryan.Gruver@nevadacountyca.gov)>; Phebe Bell <[Phebe.Bell@nevadacountyca.gov](mailto:Phebe.Bell@nevadacountyca.gov)>;

[jzabriskie@townoftruckee.gov](mailto:jzabriskie@townoftruckee.gov); [aklovstad@townoftruckee.gov](mailto:aklovstad@townoftruckee.gov); [dpolivy@townoftruckee.gov](mailto:dpolivy@townoftruckee.gov);

[chenderson@townoftruckee.gov](mailto:chenderson@townoftruckee.gov); [lromack@townoftruckee.gov](mailto:lromack@townoftruckee.gov); JD HOSS [REDACTED]; Alison Bermant [REDACTED]; [jcallaway@townoftruckee.gov](mailto:jcallaway@townoftruckee.gov); Mitch Clarin [REDACTED]; LINDA CARSON [REDACTED];

[REDACTED]; carol fromson [REDACTED]; Holly Jacobson [REDACTED];

Dale Lawrence [REDACTED]; Valerie Brinker [REDACTED]; Vanessa Breth [REDACTED];

[REDACTED]; Julia Demyanenko [REDACTED]; Jeff Morse [REDACTED]; Alyssa

Ganong [REDACTED]; Merri Broglio [REDACTED]; Birgitta Depaoli [REDACTED];

[REDACTED]; Jennifer Jackson [REDACTED]; Nicole Dreon [REDACTED];

[REDACTED]; Priya Hutner [REDACTED]; Megan Lacy Music [REDACTED];

[REDACTED]; LEEANN CURTIS [REDACTED]; Mike Kahlich [REDACTED]; Ben

Strand [REDACTED]; Samantha Read [REDACTED];

[REDACTED]; Jennifer L. Pennington [REDACTED]; Kristin Bohm [REDACTED]

**Subject:** Thank you for good outcomes and more questions about Scattered Site Homeless facilities

Hardy,

Thanks to you, Nevada County staff, and the Town Council for engaging in a substantive and meaningful dialog about the Town's adoption of the Truckee Tahoe Regional Homeless Action Plan. Our elected and appointed officials listened to the contributions of concerned citizens with open hearts and minds, and the process resulted in a much better outcome:

1. Nevada County originally intended to lease and purchase residential homes in Truckee with little or informal notice or process, beginning with the "Hope Ridge House" in Armstrong tract, that was planned to open February 1. At the request of Truckee residents, the staff report for the Town's adoption of the Homeless Plan established that Nevada County will bring **each future proposal** for Scattered Site Homeless Housing in residential neighborhoods to the Town Council and our community for review and input: "all future projects outlined in the Action Plan would be presented to the Town Council for consideration and support before implementation. It should be noted again that projects such as Permanent Supportive Housing, are allowed per state law, in residential neighborhoods and the Town nor County would [not] be allowed to require approval...." That's a great change!

2. I understood that the Town adopted the Homeless Action plan with the exception of strategy 1 on page 21 of the plan:

~~Strategy 1 Move forward with securing a single-family residence in Truckee, leveraging state funds (Homekey funding) to create 5-6 units of Permanent Supportive Housing. •Tactic: Apply for Homekey funding by meeting specific application deadlines and preparing the necessary documentation. •Tactic: Raise local capital (through public agencies, nonprofits, and foundations) to enhance the eligibility and competitiveness of the application in the selection process.~~

Strategy 2 Continue to support the Pacific Crest Commons affordable housing project in Truckee, which will provide up to 10 units of Permanent Supportive Housing. •Tactic: Foster a strong partnership with the Regional Housing Authority to benefit our high vulnerability community members.

Strategy 3 Identify future opportunities to create Permanent Supportive Housing inventory based on need as our system evolves. •Tactic: Work with partners to support the development of affordable housing, specifically those that include Permanent Supportive Housing units

3. The Town requested that the County's initial focus should be upon establishing Navigation Centers, not Scattered Site Supportive Housing in neighborhoods.

4. In email April 23, you agreed to conduct additional community meetings April 30 and May 7 and confirmed "...Nevada County has no plans to acquire permanent supportive housing within a neighborhood at this time."

Thank you again for listening to input about the Truckee Tahoe Homeless Action plan, and for acting to improve it.

At the meeting April 22, several people commented on the perceived inadequacy of the answers to community questions that were posted at the website [Homelessness In Eastern County | Nevada County, CA](#) late on the evening of April 21, which you cited in the email below.

If and when the County decides to pursue Scattered Site Homeless Facilities in Truckee neighborhoods again, please consider working to improve some of these answers, to support additional public outreach. I'd be interested to attend the near-term additional outreach meetings you are planning if refined answers to these questions will be a topic of consideration.

3. *Will felons be eligible to live in Scattered Site Supportive Housing?* Criminal history does not automatically disqualify individuals from housing under the Housing First model. Each case is assessed individually. People with a history of violence or with any history of sex offenses are not eligible to live in scattered site housing.

**Merriam Webster defines a felony as a "grave crime." What sort of grave crimes that are not violence or sex offenses will residents have committed, if they are determined to be suitable candidates to live at the homes through individual assessment?**

8. *Does Nevada County assert that property values in impacted neighborhoods will not be affected?* Studies have shown that well-managed supportive housing does not negatively impact, and may even enhance, nearby property values. For instance, research in New York City found property values increased more near supportive housing than in comparable areas without such housing.

31. *Please characterize and cite research regarding frequency of fire and police calls to Scattered Site Homeless sites vs average residential conditions in Truckee.* Specific data for Truckee scattered site permanent supportive housing is not readily available due to not having this resource in our community

**Why is it appropriate to cite housing data from New York City, which is not comparable, while it is not deemed appropriate to cite comparable data from existing western Nevada County Scattered Site Homeless Housing facilities, respecting the frequency of emergency calls?**

**Some specific questions were not answered, such as:**

*Strategy 1 Ensure adequate staffing matches the growing inventory of units. • Tactic: Develop a staffing plan that scales with the increase in Permanent Supportive Housing units. Comment: No staffing plan has been provided. Appendix 1 of the Plan contains the "Tahoe Truckee Homeless Response System: Gap Analysis and Recommendations Prepared by Bowling Business Strategies January 2025." The following table is contained at page 11:*

Assertive Community Treatment	
Clients	High Vulnerability
Client-to-Staff Ratio	10 clients per 1 FTE
Services	<ul style="list-style-type: none"> <li>• Psychiatrist</li> <li>• Case Managers</li> <li>• Nurse</li> <li>• Employment Specialist</li> <li>• Housing Specialist</li> <li>• Behavioral Health Specialist</li> <li>• Peer Support</li> </ul>

And the following table is contained at page 16:

Staffing for Permanent Supportive Housing	<ul style="list-style-type: none"> <li>• Case Manager (1 FTE per 15 clients)</li> <li>• Behavioral Health Counselor (0.5 FTE per 15 clients)</li> <li>• Peer Specialist (1 FTE per 15 clients)</li> <li>• Nurse (0.25 FTE per 15 clients)</li> </ul>
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**Please provide the schedules that correspond to the recommendations in The Plan if and when Scattered Site Homeless facilities in residential neighborhoods are proposed again.**

*41. What staff or agency will conduct the inspection of buildings, and what standards will be applied?*

Inspections are conducted by staff who are employed by the lead jurisdiction agency: The Town of Truckee for properties within Town limits or Nevada County for properties located in unincorporated areas. Inspectors follow Housing Quality Standards (HQS), ADA, and building code standards.

**Shortly before the planned opening of Hope Ridge House, the Senior Building official in Truckee reported to me that he believed the Town had no jurisdiction or capability to inspect Scattered Site Homeless Facilities. Likewise, I spoke with the senior building inspector at Nevada County who reported to me that he had no knowledge of the Hope Ridge house, and that Scattered Site Homeless facilities would not be inspected by the County because there is "no change in use." Either Town and County building officials need to be educated about their new roles, or the answer provided is inaccurate.**

Many other answers regarding Scattered Site Homeless facilities could be improved, if and when the County proposes such facilities in the future.

Sincerely,

Mike Livak

On Mon, Apr 21, 2025 at 8:31 PM Hardy Bullock <[Hardy.Bullock@nevadacountyca.gov](mailto:Hardy.Bullock@nevadacountyca.gov)> wrote:

You will the QA section at the bottom of this webpage. This includes a number of questions from various community members/agencies, and answer from a collection of County team members and other stakeholders engaged in serving our homeless population.

[Homelessness In Eastern County | Nevada County, CA](#)

## Hardy S. Bullock

District 5 Supervisor

Nevada County, California

Desk: 530-582-7826

Cell: 530-557-7019

[hardy.bullock@nevadacountyca.gov](mailto:hardy.bullock@nevadacountyca.gov)

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**From:** Hardy Bullock

**Sent:** Friday, April 18, 2025 8:00 AM

**To:** Michael Livak <[michaeljlivak@gmail.com](mailto:michaeljlivak@gmail.com)>

**Cc:** 

**Subject:** RE: Questions about Scattered Site Homeless facilities

Mike, [et.al.](#),



FYI update.

Our team has completed compiling responses to all 52 questions you submitted. We are currently reviewing the final draft, ensuring its accuracy and quality for submission to you and public posting.

We anticipate completing the review by Monday, which will allow us to submit the finalized document in advance of the Town Council meeting scheduled for April 22nd. Please don't hesitate to reach out if you have any questions or require further information in the meantime.

## Hardy S. Bullock

District 5 Supervisor

Nevada County, California

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[hardy.bullock@nevadacountyca.gov](mailto:hardy.bullock@nevadacountyca.gov)

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**From:** Michael Livak [REDACTED]  
**Sent:** Monday, April 14, 2025 12:48 PM  
**To:** Hardy Bullock <[Hardy.Bullock@nevadacountyca.gov](mailto:Hardy.Bullock@nevadacountyca.gov)>  
**Cc:** [REDACTED]

**Subject:** Re: Questions about Scattered Site Homeless facilities

Hardy,

Thank you very much. I am copying some other interested community members, and look forward to the responses. There is a website at [www.hoperidgehouse.com](http://www.hoperidgehouse.com) where the questions have been posted, and the answers can be posted following receipt.

Sincerely,

Mike Livak

On Mon, Apr 14, 2025 at 4:31 AM Hardy Bullock <[Hardy.Bullock@nevadacountyca.gov](mailto:Hardy.Bullock@nevadacountyca.gov)> wrote:

Mike, thank you again for participating in the Town workshop and also for taking time to meet with me. I have circulated these questions, and I will send out a response to the group.

## Hardy S. Bullock

District 5 Supervisor

Nevada County, California

Desk: 530-582-7826

Cell: 530-557-7019

[hardy.bullock@nevadacountyca.gov](mailto:hardy.bullock@nevadacountyca.gov)

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**From:** Michael Livak [REDACTED]  
**Sent:** Sunday, April 6, 2025 4:55 PM  
**To:** Hardy Bullock <[Hardy.Bullock@nevadacountyca.gov](mailto:Hardy.Bullock@nevadacountyca.gov)>  
**Cc:** Ryan Gruver <[Ryan.Gruver@nevadacountyca.gov](mailto:Ryan.Gruver@nevadacountyca.gov)>; Phebe Bell <[Phebe.Bell@nevadacountyca.gov](mailto:Phebe.Bell@nevadacountyca.gov)>; [jzabriskie@townoftruckee.gov](mailto:jzabriskie@townoftruckee.gov); [aklovstad@townoftruckee.gov](mailto:aklovstad@townoftruckee.gov); [dpolivy@townoftruckee.gov](mailto:dpolivy@townoftruckee.gov); [chenderson@townoftruckee.gov](mailto:chenderson@townoftruckee.gov); [lromack@townoftruckee.gov](mailto:lromack@townoftruckee.gov); JD HOSS [REDACTED] Alison Bermant <[truckeelawyer@gmail.com](mailto:truckeelawyer@gmail.com)>; [jcallaway@townoftruckee.gov](mailto:jcallaway@townoftruckee.gov)  
**Subject:** Questions about Scattered Site Homeless facilities

Supervisor Bullock:

As we discussed, please consider the attached letter, containing questions about Scattered Site Homeless housing.

I generally support the Town's adoption of the Tahoe Truckee Regional Homeless Action Plan, with the exception of Scattered Site Homeless facilities that are proposed to be located in residential neighborhoods. Further community outreach and education, and more information, is necessary before the Town should be asked to support Scattered Site Homeless facilities in neighborhoods.

Sincerely,

Mike Livak

Truckee

## Claire Swanson

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**From:** Jessica Penman [REDACTED]  
**Sent:** Monday, May 12, 2025 3:03 PM  
**To:** BOS Public Comment  
**Subject:** Support for the Tahoe Truckee Regional Homeless Action Plan

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Dear Nevada County Board of Supervisors,

On behalf of the Truckee Chamber of Commerce I am here to express our strong support for the Tahoe Truckee Regional Homeless Action Plan currently under consideration.

This plan is the result of over 18 months of thoughtful collaboration among dozens of community partners, public agencies, and individuals with lived experience and represent a tremendous step forward in how our region can approach one of its most complex challenges.

We recognize that this document is not a mandate. It does not commit Nevada County, or any single partner, to specific responsibilities or funding obligations. Rather, it offers a shared “North Star” to guide regional coordination, align available resources, and support locally tailored solutions to homelessness. In a community with limited capacity and overlapping jurisdictional boundaries, this kind of coordinated planning is critical.

The Truckee Chamber is especially encouraged by the plan’s emphasis on compassionate, data-driven, and actionable strategies. From expanded navigation services and shelter beds to permanent supportive housing and community education, each focus area aligns with our vision of a resilient and inclusive community—one in which all residents and business owners can thrive. We understand that some community members have questions or concerns about scattered-site supportive housing. It’s helpful to note that this model is supported by California state law and has been shown to be an effective approach in similar communities, including Western Nevada County. We believe that we can find a way to make this type of solution work for everyone in the community while reducing homelessness with dignity and care while still listening to and respecting all Truckee neighbors.

We also want to emphasize that homelessness, when left unaddressed, carries real economic consequences for our region. Whether it’s strained emergency services, impacts on workforce availability, or business environments, the costs are tangible. Implementing even incremental steps from this plan will yield positive returns for both the wellbeing of individuals and the broader community.

Finally, the Chamber would like to offer our continued partnership and participation in the Tahoe Truckee Homeless Advisory Committee. If Nevada County chooses to move forward with exploring the recommendations in this plan, we are ready to assist in connecting with the business community, hosting informational forums, and supporting constructive dialogue that keeps the public informed and engaged.

Thank you for your thoughtful consideration of this important initiative.

Sincerely,



Jessica Penman  
President & CEO  
Truckee Chamber of Commerce

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**Jessica Penman**

**President & CEO**

**Truckee Chamber of Commerce**

**Direct Line:** [REDACTED]

**Cell Phone:** [REDACTED]

**[Click here to book a meeting with me](#)**

**[Truckee.com](#)**



## Claire Swanson

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**From:** Merri Broglio [REDACTED]  
**Sent:** Monday, May 12, 2025 3:56 PM  
**To:** BOS Public Comment  
**Subject:** May 13th - Agenda Item SR 25-1526

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Nevada County Supervisors,

After attending several meetings in Truckee regarding the Tahoe Truckee Homeless Advisory Action Plan, I urge you to consider adopting the plan with the provisions adopted by the Truckee Town Council including:

~~Striking Strategy 1 from page 21: Strategy 1 Move forward with securing a single-family residence in Truckee, leveraging state funds (Homekey funding) to create 5-6 units of Permanent Supportive Housing. --Tactic: Apply for Homekey funding by meeting specific application deadlines and preparing the necessary documentation. --Tactic: Raise local capital (through public agencies, nonprofits, and foundations) to enhance the eligibility and competitiveness of the application in the selection process.~~

Many residents have voiced concern about the use of scattered site housing and purchasing homes in working class neighborhoods in Truckee. The Truckee Town Council engaged in thoughtful discussions and listened to community concerns. They also agreed to prioritize the development of a navigation center, with the goal of supporting more than just 5 to 6 residents. I would hope that Nevada County BOS follow the lead of Truckee Town Council in supporting these amendments.

The County, Town, and Stakeholders must work together to create a clear path so that delays can be avoided in creating the Navigation Center, as this is clearly a priority for our community.

Please also commit to a transparent process for any future permanent supportive housing sites, so that community members have the opportunity to be involved and provide input.

Additionally, I urge the Board of Supervisors to commit to funding more robust behavioral services within the Town of Truckee. There are many residents in need of these services and with proper care and support, we may be able to lower or prevent an increase in our local unhoused population.

Thank you,  
Merri Broglio  
Truckee Resident