

# Truckee Pilot Navigation Center



**NEVADA  
COUNTY**  
CALIFORNIA



# Tahoe Truckee Homeless Action Coalition:

Working together to Prevent and End Homelessness in the Truckee-Tahoe region

## Accomplishments to date:

- 2025 Homeless Action Plan
- Decision to focus on a navigation center model with a goal of providing services this winter
- Significant community outreach to build support for the navigation center model

## Coalition Partners:

- 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
- United for Action
- Truckee Library

# Pilot Navigation Center

- **Location:** 12315 Deerfield Drive
- **Number served:** 16 beds plus day services
- **Services:**
  - Case management,
  - Meals
  - 6 interim beds (longer term, individual spaces)
  - 10 congregate shelter beds
  - Other needed County and partner services





# 1 Year Navigation Center Pilot Project Budget

| REVENUE                        |                 |
|--------------------------------|-----------------|
| Town of Truckee                | 360,000         |
| Nevada County                  | 360,000         |
| Tahoe Forest Hospital          | 360,000         |
| Placer County                  | 75,000          |
| TTCF grant                     | 200,000         |
| Community + Church Giving Goal | 132,057         |
| TOTAL                          | \$<br>1,487,057 |

| EXPENSES                      |             |
|-------------------------------|-------------|
| Lease/Rent                    | 170,589     |
| Tenant Improvements           | 37,250      |
| Utilities                     | 19,000      |
| Insurance/Prop Tax            | 30,000      |
| VOA Contract                  | 1,118,380   |
| Operations Contingency<br>10% | 111,838     |
| Total                         | \$1,487,057 |

# Lease

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12315 Deerfield Drive - entire building (can sub-lease if appropriate entity is identified)

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1 year lease at \$1.75/SF plus CAM( Common Area Maintenance)

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County has first right of refusal to purchase the property

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If purchase is not possible, County will have the option to lease for (2) additional one-year terms

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Owner splitting costs of Tenant Improvements

# Next steps

**Request today to enter into the following agreements:**

- Revenue contracts with Town of Truckee and Tahoe Forest Hospital
- Contract with Volunteers of America to operate the facility
- Lease agreement with Daniel Fraiman

Architect design and permitting for tenant improvements in process

Actual tenant improvements happen after lease is finalized

Volunteers of America is actively recruiting staff

Targeting early 2026 opening date

Future revenue contracts with Placer County and Fellowship of Compassion

# Questions?



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**Behavioral  
Health**