

# COUNTY OF NEVADA

## STATE OF CALIFORNIA

*Supervisor Heidi Hall, District I*

*Chair Ed Scofield, District II*

*Supervisor Lisa Swarthout, District III*

*Supervisor Susan Hoek, District IV*

*Vice-Chair Hardy Bullock, District V*

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*Julie Patterson Hunter, Clerk of the Board*

*Alison Lehman, County Executive Officer*

*Katharine L. Elliott, County Counsel*



## BOARD OF SUPERVISORS

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## SUMMARY MINUTES

Date	Time	Location
Friday, January 27, 2023	9:00 AM	Gold Miners Inn Ballroom 121 Bank Street Grass Valley, California 95945

### CONTINUED SPECIAL MEETING: 9:00 A.M.

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*Rollcall. The following Supervisors present:*

*Heidi Hall, 1st District*

*Ed Scofield, 2nd District*

*Lisa Swarthout, 3rd District*

*Sue Hoek, 4th District*

*Hardy Bullock, 5th District*

### BOARD WORKSHOP: Estimated 9:00 a.m. to 4:00 p.m.

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### County Executive Officer: Alison Lehman

#### 16. [SR 23-0136](#) Welcome and Review

ACTION TAKEN: Chair Scofield called the 3-day meeting back into order, and Lori Burkhart Frank, Facilitator, reviewed the agenda for the day.

Supervisor Hoek thanked the individuals in attendance that wore the color red in honor of the military's deployed service members. She requested everyone gather together during the break to take photos for the Veterans Services webpage.

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**17. [SR 23-0128](#)** Housing Objective

ACTION TAKEN: Mike Dent, Housing Director, Tyler Barrington, Principal Planner, and Emily Vitas, Executive Director, Tahoe Truckee Workforce Housing Agency (TTWHA).

Director Dent reviewed the Housing Objective of 2022: To coordinate with local jurisdictions, developers, and other partners to facilitate development of, and access to, affordable and workforce housing development. Affordable Housing is for individuals up to 80% of the area's median income (AMI): \$55,100 or less for 1-person household, and \$78,700 or less for 4-person household.

Director Dent reviewed the housing developments that have been completed: Lone Oak Senior Housing (County); Brunswick Commons (Grass Valley); and Cashin's Field (Nevada City). Hundreds of individuals are waiting for access to affordable housing. Average rents in Nevada County are \$2,028 per month for a 2-bedroom rental, requiring an individual to earn \$39.01 per hour. Active affordable housing projects include: Empire Mine Courthouse (Grass Valley); Ranch House (County); Lone Oak Senior Housing Phase II (County); Pacific Crest Commons (Truckee); and Cameo Drive Apartments (County).

Planner Barrington reviewed projects funded through the State Department of Housing and Community Development Local Early Action Plan (LEAP) grant \$300,000, and Regional Early Access Plan grant (\$472,699). Projects include the Greater Higgins Area Plan; the Building Department's Stock Housing Plans; the Motherlode Region's Accessory Dwelling Unit workbook; Density and Senior Housing ordinance updates; Housing Element updates; and Infrastructure Planning grants for the Cities of Grass Valley and Nevada City (\$60,000) and the Truckee Sanitation District (\$30,000).

Planner Barrington reported on the County's and local jurisdiction's progress to meet the goals of the Regional Housing Needs Allocation (RHNA) 2019 through 2027:

Nevada County 18%

Grass Valley 15.9%

Nevada City 47.4%

Town of Truckee 71%

TTWHA Director Vitas and Ted Owens, Executive Director, Governance and Business Development, Tahoe Forest Health System, reported on Affordable to Workforce Housing Development incentives, and reviewed the history of housing in Eastern County.

The pandemic created changes in housing due to members of the public moving from larger cities into the Truckee Tahoe region. Director Vitas reported on eastern County's Affordable Workforce Housing Joint Powers Agency (JPA), which was created to facilitate workforce housing solutions. Membership includes Tahoe Forest Hospital District, Tahoe Truckee Unified School District, Truckee Tahoe Airport District, Nevada County, Placer County, and the Town of Truckee. Director Vitas explained that the 'Missing Middle' represents the Middle Income Workforce, with earning 80%-120% of Area Median Income (AMI):

1-person household (\$26 to \$40 per hour/1 earner): 80% (\$55,100) to 120% (\$82,650)

4-person housing (\$20 to \$30 per hour/per 2 earners): 80% (\$78,700) to 120% (\$118,000)

Board questioning and discussion ensued.

Alison Lehman, County Executive Officer, clarified proposed changes to the Board's Housing' Objective to include middle income housing, using dollars from the General Fund, and emphasizing the public/private partnership.

Director Vitas reported on housing opportunities for employees of eastern County's seven public member agencies. Their mission is to create innovative housing solutions for the County's middle-income workforce, which is funded through annual member fees using an employee count calculation. The JPA supports 2,300 community service professionals in the Tahoe Truckee region. The Strategic Plan and Agency Expansion includes five goals to address the community's housing needs: 1) Create innovative financial tools to support Workforce Housing solutions; 2) Facilitate development of Workforce Housing on publicly-owned property; 3) Acquire existing properties for immediate and long-term Workforce Housing needs; 4) Expand housing programs to serve more of the regional workforce; and 5) Influence state housing legislation through local coordination. TTWHA has an annual operating budget of \$400,000, which covers administration and programs. The budget is held under the 501C3 Housing Trust Fund and is used for programs and projects that prioritize member employees, but is also available for other qualified employees.

Director Vitas reported on the Hobart Mills Workforce Housing Development opportunity, which is located in unincorporated Nevada County and is a proposed partnership between Nevada County, United States Forest Service (USFS), and TTWHA. The project uses the USFS land-lease model, and is proposed for long-term housing to serve USFS seasonal middle-income workforce.

Board questioning and discussion ensued.

Proposed 2023 Housing Objective: Coordinate with local jurisdictions developers, and other partners to facilitate development of, and access to, affordable and workforce housing development.

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18. [SR 23-0129](#) Homelessness Objective

ACTION TAKEN: Following a short break, Facilitator Burkart Frank welcomed the Board members back to the meeting. Ryan Gruver, Health and Human Services Agency Director, Phebe Bell, Behavioral Health Director, Mike Dent, Housing Director, Sam Holman, Continuum of Care (CoC) Executive Director, and Joe Naake, Hospitality House HOME Team representative, reported on homelessness in Nevada County.

Director Gruver reported on the 2019-2022 Point in Time (PIT) Count data:

2019: 164 individuals were sheltered; 251 were unsheltered.

2022: 284 individuals were sheltered; 243 were unsheltered.

First-time homeless: 135 were counted in 2019. 200 were counted in 2022.

Director Gruver reported that the increase in homelessness has been impacted by the lack of affordable housing. The homeless PIT Count is not static: individuals are moving in and out of homelessness regularly as they get placed in housing. The County's goal is for the period of homelessness to be brief. Consistent with past years, the vast majority of individuals who are homeless in Nevada County have lived in the community for 5 years or more.

Director Gruver provided an overview of the goals and objectives of the County's Homeless Action Plan (CAP): Prevention and diversion; Outreach and supportive services; Shelter expansion; Increased housing stock; and Collaboration. The Governor recently rejected all of California's CAPs. Counties and cities were speaking with one voice in terms of the need for ongoing sustainable funding, consistent programming, and consistent state requirement in terms of county's and CoC's roles. The Governor suggested that if the state were to mandate services then counties would be required to pay for them. The Governor's office required updates to the state's unsheltered metrics that were included within the CAP, and the revised version was approved by the Governor.

Reforms and Opportunities moving forward: 1) Broad system reforms; 2) Leadership elevating local needs; and 3) Focus on opportunities to advance BOS priorities and improve core services.

Director Bell provided information regarding CalAIM, which is a major shift to the Medi-Cal delivery system, with a particular focus on homeless individuals. CalAIM is an opportunity to use health care dollars for a new array of services focusing on improved outcomes, and additional support for the more vulnerable population. Director Bell reviewed the Care Court process, beginning in December 2024 in Nevada County. Funds are available for the planning process and staff is hoping to learn from the Phase One counties.

Director Gruver reviewed the Homeless Action Plan coordination between the County and CoC.

Director Holman and HOME Team Representative Naake provided an overview of the COC organization and their efforts on behalf of the community's homeless population.

Board questioning and discussion ensued.

Proposed 2023 Objective: In partnership with the Continuum of Care, prevent homelessness, address the needs of people experiencing homelessness, and move towards sustainable and ongoing programs.

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19. [SR 23-0142](#) Board of Supervisors Informational Items

- Good neighbor ordinance
- HipCamp

**Good Neighbor Policy:**

ACTION TAKEN: Following a short break, Supervisor Hoek reported that in her District and in other Districts, complaints are received from property owners regarding neighbors that are engaging in activities such as playing loud music lasting over a period of 72 hours, and holding large parties, which also creates large amounts of noise and traffic within their neighborhoods. The purpose for bringing this forward is to provide an opportunity for discussion regarding possible administrative remedies against property owners who permit, allow, or fail to prevent ongoing behaviors and activities that occur on their properties that comprise public health and safety. Neighbors are calling the Sheriff's office asking them to respond to the disturbance, although currently there is no procedure in place that provides the Sheriff with the tools needed to respond to the complaints. Supervisor Hoek noted that the City of Grass Valley does have a Good Neighbor Policy in place, which gives their Police Chief the authority to provide written notice to the property owner, and ultimately an administrative citation and associated costs.

Jeffrey Thorsby, Senior Administrative Analyst, articulated that the complaints are not related to the types of events that are addressed in the County's Event Ordinance; but are disturbances that take place in neighborhoods. Some members of the community have asked for the County to adopt a noise ordinance, although this brings with it practical challenges such as the need for the Sheriff to witness the action, monitor the event, and measure the noise level.

Undersheriff Alicia Burget explained that a disturbance pertains to issues such as noise, barking dogs, parties, or verbal argument. In 2022, the Sheriff responded to 2,032 disturbance calls located within the unincorporated areas of the County. Since the start of January 2023, 134 calls for service were received by the Sheriff. Generally, there are 'hot spots' in the unincorporated areas of the County that generate the majority of the calls. The pandemic elevated the problem, as tenants started subleasing properties. Due to tenant protections that were put into place in response to the pandemic, property owners no longer had the ability to evict tenants from their property. Additionally, it is difficult for neighbors to report their neighbors because it can result in neighborhood conflict. Undersheriff Burget suggested an absentee property owner could be held accountable for continued law enforcement response by adopting an Ordinance that addresses ongoing disturbances such as parties, narcotics sales and trafficking, and animals that continually affects the quality of life in the neighborhood. Undersheriff Burget suggested a combined effort between the Sheriff's office and the Community Development Agency in a process such as the one that responds to illegal cannabis grows.

Board questioning and discussion ensued.

Alison Lehman, County Executive Officer, responded to Board discussion that staff will work with the Sheriff's office and Community Development Agency to look at what options are available and then return to the Board for a decision.

### **Hipcamp:**

**ACTION TAKEN:** Supervisor Bullock reported that Hipcamp is a method of connection between a landowner and someone who is interested in having a light-intensity camping experience. Hipcamps are located all over the United States and some international destinations. Supervisor Bullock brought the item forward to potentially reduce the impacts of camping on working and natural lands, and because there is a potential for enhanced economic benefits within the community. Cassandra Prenn-Vasillakis, Hipcamp Government and Community Relations Manager, reported that Hipcamp is a partnership between private owners and local governments to advance rural economic development and increase access to the outdoors by providing the opportunity for low-intensity camping on private land.

Landowners can sign up with Hipcamp to become Hosts by creating a listing showing the area that is available to campers. Campers can search by location and book stays on Hipcamp's website or mobile app. Low-intensity camping requires less infrastructure, generates less traffic, and has less on-site development than commercial camp sites. Nevada County's current code allows for sites for tent camping on private property, for up to four tent sites per acre. Nevada County could make low-intensity camping more accessible by providing use permits that allow temporary and semi-permanent camping structures, such as "glamping" tents, yurts, and self-contained sties for stationary recreational vehicles, and camper vans.

Low-intensity camping supports tourism and outdoor recreation economics; enables local landowners and agricultural operators to generate sustainable revenue; and takes pressure off of our public lands and resources by dispersing use to locally-run, well-run sites on private land.

Board questioning and discussion ensued.

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**20. [SR 23-0143](#)** Board of Supervisors and Staff Funding Discussion

ACTION TAKEN: Following a short break the meeting was called back into order. Alison Lehman, County Executive Officer, reported on the Fiscal Year 2023/24 budget and process. CEO Lehman looked to the Board for direction on potential items to be added into budget based on the presentations heard and discussions held during the Workshop. Martin Polt, Deputy CEO/Chief Fiscal Officer, reviewed a spreadsheet reflecting the Board's discussion throughout the Workshop. Staff was looking for Board direction on funding priorities. The funding sources include American Rescue Plan Act of 2021 (ARPA) funding, \$5.7 million, General Fund, and Departmental funds. CFO Polt reviewed options for Board consideration:

1. Economic Development
2. Housing/Homelessness
3. Parks, Recreation and Open Space, and Resiliency
4. Broadband

CFO Polt opened the discussion for the Board's direction for prioritization. Board questioning and discussion ensued.

Per the Board's direction, \$350,000 was designated for fire prevention programs.

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**21. [SR 23-0139](#)** Review and Finalize 2023 Board Objectives

ACTION TAKEN: Following a short break, the meeting was called back into order. The Board members voted on their Objectives for 2023.

"A" Objectives: Fiscal Stability and Core Services; Emergency Preparedness; Economic Development (Cannabis was moved under Economic Development); Recreation; Broadband; Housing; and Homelessness.

"B" Objective: Climate Resilience.

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**22. [SR 23-0163](#)** Closing comments from the Board of Supervisors

ACTION TAKEN: Closing comments were provided by the Board members.

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**23. [SR 23-0140](#)** Board of Supervisors Debrief and Wrap-Up

ACTION TAKEN: Alison Lehman, County Executive Officer, thanked the Board for the direction and was looking forward to the upcoming year. She thanked staff and members of the community that presented.

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**ADJOURNMENT:**

ACTION TAKEN: Chair Scofield adjourned the three-day special meeting at 3:19 p.m.

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Signature and Attestation

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Edward C. Scofield, Chair

ATTEST:

By:

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Julie Patterson Hunter, Clerk of the Board