



## MINUTES

Thursday, January 16, 2025

2:30 p.m. – 4:30 p.m.

- I. **Roll Call** – Community System of Care (CSOC) Council Meeting called to order by chairperson, Maryn Pitt at 2:33 p.m. Please see the attachment for roll call.
- II. **Public Comment Period**
  - a. Adam Conour, from Merced County, introduced himself as the post commander of a non-profit organization dedicated to providing shelter for unhoused veterans and crisis response services. He is the owner Anabasis LLC, which is presently engaged in a Homekey project Merced. Additionally, Anabasis is in the process of proposing a Homekey project in collaboration with the City of Modesto
- III. **Action Items**
  - a. December Minutes: Motion to approve minutes by Margie Johnson and second from Mindy Harrod  
**Approved** (14 – Y, 0 – N, 0 – Abstain)
  - b. Edgar Garcia, with the City of Modesto, presented background information on the El Capitan Homekey Project. This initiative involves converting a hotel into 49 units of Permanent Supportive Housing, each equipped with an in-unit kitchen and bathroom suitable for single or double occupancy, along with a shared laundry facility. An estimated application request totals \$22,896,000 with Total Capital being \$17,444,510. The required local match is \$4,430,000 that includes an ask of \$922,837 from the Continuum of Care (CoC), plus a letter of commitment from the CoC. If the project is not awarded, the letter of commitment for \$922,837 will be null and void
    - Homekey+ is the states most recent version of Homekey Funding, made available in 2024 through Proposition 1
    - Units will be designated for Veteran and Behavioral Health Units + 1 on-site manager unit
    - One of the Core initiatives of the City’s Community Development Division is to encourage, fund, and support the development of Affordable Housing within the City of Modesto
    - UPholdings, in partnership with the City of Modesto, will submit the Homekey application early February 2025; if awarded, the project will begin Summer of 2025 and is expected to be complete within 12 – 18 months
  - i. Major Stratton raised concerns regarding the rising costs of materials due to recent wildfires in Southern California. Jessica Berzac, President of UPholdings noted that the company collaborates with contractors who are held accountable for cost increase forecasts. The state will likely device solutions, as many applicants are likely to be affected
  - ii. City of Modesto is working with Jose Ortega to identify the volume of veterans that would quality for the housing opportunity at El Capitan Modesto El Capitan Homekey Project: Motion to approve by Jason Conway and



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second from Miguel Donoso

**Approved** (15 – Y, 0 – N, 1 – Abstain)

#### IV. Funding Opportunities

- a. Rebecca Ciszek, Board Administrator for the Emergency Food & Shelter Program (EFSP) presented on Phase 42. EFSP was established on March 24, 1983, and was authorized under the Stewart B. McKinney Homeless Assistance Act (P.L. 100-77) signed into law on July 24, 1987, since renamed the McKinney-Vento Homeless Assistant Act under P.L. 100-628, signed into law on November 7, 1988. It's purpose is to supplement and expand on-going efforts to provide shelter, food and supportive services.
  - FY 2023 Phase 41 awarded \$130 million nationally, FY 2024 Phase 42 awarded \$117 million nationally. Stanislaus County was awarded \$336,996 for Phase 41 and \$318,040 for Phase 42; total awarded amount from 1987 – 2023 is \$15,243,638
  - The national operating objectives of the EFSP are to provide funds to the neediest areas, emergency or fast response in funds delivery, to foster public/private sector partnerships, respond to community needs and to require minimal but accountable reported of services and funds
  - Eligible applicant organizations include nonprofit, faith-based, and governmental organizations that provide food, shelter, and supportive services within the intent of the program. Past EFSP participation is not a requirement. Submit applications to the local board for funding; contact information can be obtained via [www.efsp.unitedway.org](http://www.efsp.unitedway.org); must have a Unique Entity Identifier (UEI), a Federal Employer Identification Number (FEIN), maintain a checking account in the organization's name for EFSP deposits, Pay vendors directly within 90 days for services provided and, submit required reports
  - Any agency that is awarded funds that participated in the EFSP in the past and has outstanding compliance exceptions must resolve them prior to the release of funds
  - January 17, 2025 is the deadline to RSVP for the Zoom Workshop on January 22, 2025 pertaining to Phase 42. Grant applications are due February 19, 2025; board reviews will take place on February 28, 2025

#### V. Informational Items

- a. Steve Madison with Stanislaus County Affordable Housing Corporation (STANCO) provided an overview of the existing projects
  - The 7-unit project at 835 California is a supportive housing is a collaboration between the City of Modesto, Stanislaus County, STANCO, CSOC and the State of California Department of Housing and Community Development
  - There is no foreseeable issues utilizing the HHAP funding totaling \$1,383,090.62 prior to the expenditure deadline of April 2025
  - 1 fully accessible efficiency unit, 3 one-bedroom and 3 two-bedroom will mini splits have been installed into each of the units for heating/cooling to minimize utility costs

The Bridge Housing Project at 1530 Owens is a collaboration between the



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Modesto Gospel Mission (MGM), City of Modesto and STANCO as the consultant as the master developer; the land was gifted to MGM and sits between two residential properties

- 1 fully accessible efficiency unit will have an in-unit restroom; the remaining 11-units will have a shared restroom facility building. Each unit will have a bed, desk and some space for personal items
  - Meals, laundry and showers will be available at MGM
  - County Council will be approached on January 28, 2025 for an amended agreement; a notice to proceed will be issued to the construction contractor will be on January 29, 2025
  - Units will be delivered on February 17, 2025 with a completion date of mid-march; the cost per unit is an estimated \$59,000.00
- b. Carlos Cervantes with Stanislaus County Community Services Agency (CSA), gave updates regarding the upcoming 2025 PIT Count
- Jenn Nielsen has been working with city leads and keeping them up to date with information regarding PIT facilitation
  - All comfort kits have been distributed to the cities; deployment of the kits designated for shelters is being coordinated; kits are in 6 different colors, resource cards will be included for recipients
  - Thurmond Consultant is heading the training for 2025; four trainings have been completed to date
  - 260 volunteers was the goal, 265 signed up
  - 3 additional volunteers are needed for the sheltered count on January 29 at 5 p.m.
  - CSA IT will be filming footage to create a video for future recruitment and the importance of the count
  - Anticipated 2025 PIT Report release date is June 2025; conversations pertaining to the 2026 count will begin in March
- c. Maryn Pitt announced that the Stanislaus County homeless data numbers have gone down, despite an increasing trend throughout the state
- d. Maryn Pitt shared that a draft of the System Mapping Project has been developed, verification of information that came out is underway; a master data base of all the services and service providers, including contact information & e-mails will be available so that all collaborators/partners can work together. In the next coming months, a draft will be shared to the CSOC board

## **VI. Committee Reporting**

- a. Revised committees and their descriptions were displayed throughout the room, allowing both board members and members of the public to register for participation in a workgroup or committee. Each committee will be led by a member of the CoC, but community members are strongly encouraged to volunteer for involvement in one or more committees

## **VII. Shelter Updates**

- a. Kasey Houck from CSA presented a final report indicating that contracts for the Emergency Shelter Services Requests for Proposal (RFP) have been awarded to seven shelters across the county. The total amount for these contracts is



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\$1,024,418.98, with an issuance date of December 15, 2024, and an expiration date of June 30, 2027

**VIII. General Membership Announcements**

- i. Maryn introduced Darlene Barber-Martinez who has recently applied for the CSOC Broader Community East Side Neighborhood Representative position. Darlene is a former councilmember for the City of Riverbank and Co-Chair for the Stanislaus Homeless Alliance (SHA)
- ii. Miguel Donoso inquired about the County Home Consortium Plan. The county will submit on behalf of all cities excluding the City of Turlock and Modesto
  - a. Edgar Garcia mentioned that the City of Modesto will hold community meetings in the near future
- iii. Hannah Brady announced that the Adult Protective Services (APS) was 1 of 5 awardees of the Elder Justice Innovation Program Grant. The Senior Advocacy Network will support APS eligible individuals at least 60 years of age or have a dependent disability to avoid going into or getting out of homelessness. The grant will provide a specific amount of months of residency at Casa De Modesto, while being able to work with a housing case manager to secure housing in the community or transition into supported assisted living. 24 individuals will be assisted in two years
- iv. Pam Esparza with Behavioral Health Recovery Services announced that the Dignity Village project, primarily used for CARE Court, is scheduled to complete construction mid-February with a grand opening in the beginning of March
- v. Family Promise officially opened their transitional housing project the week of January 5, 2025; 28 beds are designated to the program, 25 beds have been filled
- vi. Amy Wyatt with Thurmond Consulting spoke on the Youth Homeless Demonstration Program that released it's Notice of Funding Opportunity (NOFO) on January 14. The application closing date is April 17, 2025. 12 awards will be issued nationwide with \$72 Million available

**IX. Adjournment**

Meeting Adjourned at 4:18 p.m.

**Next Meeting:**

February 20, 2025 from 2:30 p.m. – 4:30 p.m.

**Location:**

Harvest Hall Rooms A, B & C at the Agricultural Commissioner's Office  
3800 Cornucopia Way, Modesto CA 95358



**ATTACHMENT A - ROLL CALL - CSOC COUNCIL**  
**Thursday, January 16, 2025**

**Attendance**

<b>FUNDERS</b>	1	Entitlement Jurisdiction: Modesto	Edgar Garcia	<b>P</b>
	2	Entitlement Jurisdiction: Turlock	Jennifer Figueroa	<b>P</b>
	3	Entitlement Jurisdiction: Riverbank	Marisela Garcia	<b>P</b>
<b>HOUSING/SERVICES PROVIDERS</b>	4	Permanent Supportive Housing Provider	Kevin Smith	<b>A</b>
	5	Transitional/Rapid-Rehousing Provider	Esther Rosas	<b>P</b>
	6	Emergency Shelter Provider	Major Darren Stratton	<b>P</b>
	7	Youth Services Provider	Emily Webster	<b>A</b>
	8	Victims Services Provider	Joshua Palmer	<b>P</b>
	9	Housing Authority of Stanislaus County	Marissa Black	<b>P</b>
	10	Veterans Services	Jose Ortega	<b>A</b>
	11	Healthcare Provider	Lakin Ambriz	<b>P</b>
	12	Senior Service Provider - Stanislaus County of Aging & Veterans Services	Hannah Brady	<b>P</b>
<b>BROADER COMMUNITY</b>	13	BIPOC Advocate	Greg Merritt	<b>A</b>
	14	LGBTQ Advocate	Mindy Harrod	<b>P</b>
	15	Lived Experience 1	Miguel Donoso	<b>P</b>
	16	Lived Experience 2	Carrie Turnquist	<b>A</b>
	17	Lived Experience 3	Wanda Jones	<b>A</b>
	18	Homeless Advocate	<b>VACANT</b>	
	19	Faith Sector Representative	Jason Conway	<b>P</b>
	20	Neighborhood Representative- North	<b>VACANT</b>	
	21	Neighborhood Representative- South	Maryn Pitt	<b>P</b>
	22	Neighborhood Representative- East	<b>VACANT</b>	
	23	Neighborhood Representative- West	Margie Johnson	<b>P</b>
	24	Education Community Representative	Fred Berry	<b>A</b>
	25	Business Community Representative	Steve Madison	<b>P</b>
	26	Philanthropy Representative	<b>VACANT</b>	
	27	Law Enforcement Representative	<b>VACANT</b>	

A – Absent  
P – Present