



MINUTES

Thursday, April 17, 2025

2:30 p.m. – 4:30 p.m.

I. **Roll Call** – Community System of Care (CSOC) Council Meeting called to order by chairperson, Jason Conway at 2:35 p.m. Please see the attachment for roll call.

II. Public Comment Period

- a. Hallie Van Deventer, Director of Cambridge Academies announced the closure of the Naomi's House in Patterson, CA will be closing as of June 20, 2025 due to unsecured funding for operations
- b. Noah Ortiz and Andrea Escamilla with UPHoldings announced the opening of Jenny's Place will be in May. Jenny's Place consists of 54 studio apartments for youth households and individuals emerging from homelessness and is located at 710 North 9th Street, Modesto, California 95350
 - To qualify for Jenny's Place, households will need to make a combined income of at/below 30% of the Area Median Income.
 - Meet the California Department of Housing & Community Development (HCD) definition of "at risk" of or experiencing homelessness
 - Be willing to participate in the Coordinated Entry System (CES) and complete a housing assessment

Edgar Garcia, with the City of Modesto announced the Ribbon Cutting Ceremony is set to take place on Thursday, May 29. Additionally, efforts are underway to secure housing vouchers for individuals who will be accommodated

III. Action Items

- a. March Minutes: Motion to approve minutes by Edgar Garcia and second from Fred Berry
Approved (14 – Y, 0 – N, 0 – Abstain)
- b. Sara Yarbrough, accountant for the Community Services Agency, gave an overview of the U.S. Department of Housing and Urban Development (HUD) funding for CSOC
 - FY 25/26 has an increased funding amount of \$184,886 for HMIS activities
 - HUD Planning Grant increased to \$263,385 in 2024
 - Homeless Housing, Assistance and Prevention (HHAP) Round 1 expires 6/30/2025: StanCo and Turning Point Housing Assessment Team (HAT) awards are expected to be fully expended; 1208 9th Street Operational Subsidies, Youth Navigation Center Operations and Homebase are fully expended; County Administration expenditure is at \$90,321 with \$68,242 remaining. After March and June quarter costs, County Administration is anticipated to be fully expended
 - HHAP Round 2 expires 6/30/2026: Center for Human Services (CHS) will be fully expended. Workforce Development, CSOC NOFO Support and County Administration have not been expended
 - HHAP Round 3 expires 6/30/2026: Traveler's Motel Conversion, and ACES

Emergency Shelter are fully expended. StanCo is expected to be fully expended by the end of FY. Youth Services, Turning Point HAT, Systems Support Activities and County Administration have not been expended

- HHAP Round 4 expires 6/30/2027: Traveler's Motel Conversion, Salvation Army ACES and Turlock Gospel Mission are fully expended. Youth Services, Turning Point HAT, Family Promise, We Care, CHS and County Administration have not been expended
- HHAP Round 5 expires 6/30/2028: funding categories consist of Prevention and Shelter Diversion, Operational Subsidies Interim Housing, Street Outreach and County Administration. City of Modesto was awarded \$922,838 for the El Capitan Motel Conversion and is at 0% expenditure. Youth Services totaling \$300,684 was awarded to Center for Human Services, the contract is currently in progress

John Pursley, Accounting Manager for Community Services Agency, indicated that HAT has funding through June 30, 2025. The total contract amount for FY 2025 is \$555,360; as of January, \$314,894 has been utilized, with an anticipated need of \$186,278 to be covered by CSOC HHAP Round 1 and HHAP Round 3 funds. The contract amount for FY 2026 is \$610,519; allocated funding from HHAP Round 3 and 4 funding totals \$350,000, resulting in a funding shortfall of \$260,519 necessary to sustain services until June 30, 2026

- Hannah Brady proposed that, moving forward, it would be advantageous for the CoC to establish a process for priorities, vision and planning that would ensure automatic funding for HAT as a standalone priority, given the work the organization provides to the local community. This would bypass HAT having to go through the Request for Proposal (RFP) process

Motion to approve the funding request of \$260,519, awarded from HHAP Round 5 Street Outreach allocation by Darlene Barber-Martinez and second by Edgar Garcia

Approved (14 – Y, 0 – N, 0 – Abstain)

- Ana San Nicolas with Stanislaus County Planning & Community Development briefed on the Consolidated Plan for FY 2025-2029, and the Annual Action Plan for FY 2025 Stanislaus Urban County and City of Turlock. The Urban County consists of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank and Waterford. Home Consortium includes all cities, including Turlock but excludes Modesto
 - HUD requires an updated planning document every five years in order to receive federal funding; framework for community-wide dialogue identifies housing and community development priorities that align with HUD funding programs
 - Stanislaus Urban County anticipated funding allocations for Community Development Block Grant Funds (CDBG) is \$11,525,040, Home Investment Partnerships Program (HOME) is \$6,313,590, Emergency Solutions Grants (ESG) is \$1,026,125
 - City of Turlock's anticipated funding allocation for CDBG is \$3,105,000
 - The communities top five most important topics consist of highlighting the highest housing needs, homelessness, emphasizing support for domestic violence and elder abuse victims, prioritizing community facilities, and, improving transportation infrastructure
 - Proposed Urban County CDBG Projects include infrastructure



improvements, tenant-landlord and housing services program and various projects in Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank and Waterford

- Proposed City of Turlock CDBG Projects include housing rehabilitation, CHS, City of Turlock Recreation, Healthy Alternatives to Violent Environments (HAVEN), Housing Resources Services, United Samaritans Foundation senior meals and food box program(s)

No action was needed for the HUD Consolidated Plan Stanislaus County

IV. Informational Items

- a. Kelly Alvarado, Manager for the Community Services Agency (CSA) provided a comprehensive overview of the Housing and Disability Advocacy Program (HDAP). The target population for HDAP are single adults without minor children, currently unhoused and without a disability-based income source. Program services are provided through contracted partnerships with DRAIL, Community Housing and Shelter Services (CHSS) and Downtown Streets team; services include motel vouchers, application fees, bus passes, rental deposits, rent subsidies, resources and referrals, support through the entire Supplemental Security Income (SSI)/ State Supplementary Payments (SSP) application process. Participants stay in the HDAP program for 2-4 years due to the length of time to receive an SSI/SSP award
 - Stanislaus County's annual allocation for FY 2024-2025 is \$273,427, compared to the previous annual budget of \$978,427
 - A decrease in funding would have an impact on motel vouchers and existing contractors - Downtown Streets Team (DST), CHSS, Disability Resources Agency for Independent Living (DRAIL)
 - In December 2024, an informal meeting was held with a California State Analyst. Subsequently, in January 2025, Stanislaus County was the first to engage in a formal discussion regarding the challenges of redistribution and the impacts of various programs. In March 2025, Stanislaus was given the opportunity to retroactively claim unclaimed matching funds. On March 26, 2025, HDAP was granted \$658,675 for expenditures to be utilized by March 30, 2026
 - All contracts were able to renew on short timeframe and restored program funding for CHSS, DRAIL and DST. HDAP services will continue through FY 2026 and 36 households will retain housing through 2026
- b. Jhonathan Ardenmagni with Health Plan of San Joaquin, Camille Cooley with Kaiser Permanente and Lakin Ambriz with HealthNet discussed a new housing related benefit under CalAIM called Transitional Rent that had a statewide launch as a Community Support Service effective 1/1/2026.
 - Coverage includes 6 months of transitional rent for transitioning members experiencing homelessness and meet certain additional eligibility criteria; it does not cover rent arrears or prospective rental assistance for individuals that are housed but at risk of homelessness
 - To be eligible, members must meet clinical risk factors, experience or be at risk of homelessness, specified transitioning populations (transitioning out of a correctional facility setting, homeless shelter, short-term post hospitalization)

- An established connection with the following County agencies to ultimately have members receive permanent housing support include the CoC, Public Housing Agencies (PHA), County Behavioral Health, Landlords/Housing Providers and Transitional Rent Providers
 - Alignment of efforts will be key including streamlined authorization procedures and referral processes, intake and documentation process into the Coordinated Entry System (CES) and Homeless Management Information System (HMIS)
 - Information and data sharing to support members through the transition to reduce any duplication of services
 - Maximize the uptake of any federally funded housing supports such as housing vouchers; assist in locating and applying for an apartment unit
 - Bridge transitional rent with Behavioral Health Services Act (BHSA) housing interventions by 7/1/2026

V. Policy Issues, Concerns, Actions

- a. Leng Kutil, representing Thurmond Consulting, provided the board members with an active briefing on the latest updates regarding the current Administration's Executive Orders
 - As of April 15, 2025, the U.S. Interagency Council on Homelessness (USICH) staff were placed on administrative leave. USICH coordinated homeless policies to ensure that policies related to homeless action were applied equally, and communities had an access point at a federal level to understand how policies were impacting communities
 - Rollbacks on Diversity, Equity, and Inclusion (DEI) efforts are continuing
 - The operations of U.S. Immigration and Customs Enforcement (ICE) have been affecting homeless shelters by apprehending individuals, including minors. Service providers are encouraged to seek legal advice from organizations like the National Homeless Law Center; furthermore, Homebase and National Alliance to End Homelessness may offer additional resources
 - Certain reductions at the federal level affected not only federal employees but also some contractors, including those offering technical assistance. Some contracts have been reinstated, and further information regarding which contracts will be provided soon
 - Some CoC jurisdictions have received their standard grant agreements and have cited unfamiliar clauses; legal and technical experts are reviewing verbiage to determine what those implications could mean. Thurmond will send a link to the CoC so that everyone has the same information
 - Three hundred staff members from HUD have been reinstated after legal actions; however, many continue to be on administrative leave. Consequently, HUD is operating at reduced capacity, which may lead to slower technical support and possible alterations in points of contact
 - The proposed budget by Congress includes a potential of \$1.5 trillion, which entails substantial cuts to Medicaid and SNAP benefits. Congress is advancing in the reconciliation process, which will subsequently be



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- presented to the Senate
 - New Affordable Housing Credit Improvement Act (AHCIA) 2025 is expected to be introduced. AHCIA expands the reforms of low incoming housing tax credit; 50% increase in tax credit allocations and provides for a stronger incentive for deeply affordable housing.

VI. Committee Reporting

- a. Carlos Cervantes, Manager at CSA, noted that HUD has not given a date as to when the database for the 2025 PIT Count will be opened to upload collected data. As of April, HUD did state that beginning in October of 2025, the category of gender will be removed and individuals will be asked what sex they identify as. More information to come.
- b. Edgar Garcia, a member of the Grants & Funding Committee, indicated that the committee is responsible for overseeing funding and making recommendations to the CSOC body with the funding that the Continuum of Care (CoC) receives through the Federal Government, which are subsequently managed by the Stanislaus County Community Services Agency. All attendees of CSOC are invited to sign up and engage in the committee's activities
Carlos Cervantes noted that Maryn Pitt and Emily Webster seek a more efficient process for agencies applying for funding from the CoC; such requests would be reviewed by the funding committee before being submitted to the board, accompanied by a recommendation regarding their alignment with the CoC's vision
- c. The Committee Organization Breakout would involve people who signed up for committees splitting into their groups for introductions and next steps. This agenda item will be postponed until the May meeting

VII. General Membership Announcements

- i. Leng Kutil – Thurmond Consulting is hosting a training on April 26, 2026 on ensuring families are not separated due to the Equal Access and Gender Identity Final Rule
- ii. Jason Conway – Modesto Gospel Mission has two projects coming to completion. Hannah's House, an addition of 65 beds for women and women with children. 12 bridge houses will be available Late May – Early June
- iii. Carlos Cervantes – CSA is working on sending budget information to the board after meetings so that members can be updated on the CoC funding status
- iv. Edgar Garcia – 42 bridge housing units, Dignity Village, opened on the corner of 9th and D Streets in Downtown Modesto. Jenny's Place will open and have it's ribbon cutting ceremony on May 29, 2025

VIII. Adjournment

Meeting Adjourned at 4:30 p.m.

Next Meeting: May 15, 2025 from 2:30 p.m. – 4:30 p.m.
Location: Harvest Hall Rooms D & E at the Agricultural Commissioner's Office
3800 Cornucopia Way, Modesto CA 95358



ATTACHMENT A - ROLL CALL - CSOC COUNCIL
Thursday, April 17, 2025

Attendance

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

A – Absent
P – Present