



MINUTES

Thursday, June 26, 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: p.m. Please see the attachment for roll call

II. **Public Comment Period**

- a. Hallie Van Deventer announced the permanent closure of Naomi’s House in Patterson as of June 27, 2025. Naomi’s House was in operation for 4 years and 3 months, serving over 150 different women and children, over 93% of those are domestic violence survivors or escaping domestic violence situations. While attempting to relocate individuals who were at Naomi’s’ House before its closure, the requirements and responses from other agencies turned out to be problematic. Some agencies claimed that a certain client earned too much, while another agency claimed the client did not earn enough. One agency mentioned that the client was eligible but needed a voucher, and another agency located in Modesto, where public transportation is conveniently available, denied the client due to a lack of personal transportation. In the final case, the client was informed that because she had been living at Naomi’s House, she would need to spend one night on the streets with her two teenage children before they could deem her as homeless and assist her, even though she would be without shelter after June 26. There is a possibility of a temporary closure of We Care in Turlock, which would leave the Turlock Gospel Mission as the only operating shelter in Stanislaus County outside of Modesto. Agency requirements create barriers to say no, rather than helping those in need. Hallie thanked Kelly Alvarado for her assistance in trying to relocate the client, Lynnell Fuller, Melissa Lehman and Teresa Brockman from CSA for all of their HMIS support and stellar training

III. **Action Items**

- a. May Minutes amendment to City of Modesto’s Emergency Solutions Grants - anticipated funding should reflect \$750,000.00. Motion to approve minutes by Steve Madison and second from Margie Johnson
Approved (14 – Y, 0 – N, 0 – Abstain)
- b. Sarah Yarbrough with the Community Services Agency (CSA) presented on the Homeless Housing, Assistance and Prevention (HHAP) funding rounds 1 – 5 updates
 - HHAP Round 1 is fully expended
 - HHAP Round 2 expires 6/30/2026. Workforce Development and Coordinated Entry/Homeless Management Information System (HMIS) will be spend next year and will be fully expended
 - HHAP Round 3 expires 6/30/2026. City of Modesto Traveler’s Motel Conversion, Mapping Project Park & Central LLC, ACES Emergency Shelter are fully expended
 - HHAP Round 4 expires 6/30/2027. City of Modesto Traveler’s Motel



Conversion, Salvation Army ACES, Turlock Gospel Mission and Center for Human Services are fully expended

- HHAP Round 5 expires 6/30/2028 and is broken into two disbursements. The first half of \$1,676,325 has been received. Prevention and Shelter Diversion for \$50,000 and Street Outreach for \$292,626 totaling \$342,626 remains unobligated and unawarded; the second disbursement of \$1,330,513 does not have a release date for FY 2026

James Sommer and Caity Meader from UPholdings presented an allocation request for Jenny's Place located at 710 N. 9th Street. The 54-unit project provides 38 units for Transition age Youth, 15 units without any age restriction and 1 staff unit; services and tenant amenities available onsite. Operating subsidy is critical to long-term sustainability of Permanent Supportive Housing (PSH). The initial Homekey application include operating subsidies from Stanislaus Regional Housing Authority (SRHA) and Behavioral Health Recovery Services (BHRS) based on available resources at the time of application. Aspiranet has signed a master lease for 5 units. Many of the original resources anticipated for Jenny's Place tenants have been deployed and are no longer available. Current Occupancy is 35.2% - 19 units; the project currently faces an operating funding gap for one year in the amount of \$342,000. The project is seeking HHAP funds to support a one-time operating reserve, qualifying tenants matched with an operating subsidy that are actively seeking housing and a long-term operating contract; the deadline for lease up is August 1, 2025

Emily Webster with Center for Human Services shared that CHS is working closely with youth experiencing homelessness through the Coordinated Entry System to link any youth that meet the requirements for subsidies to get them in the process and ready to lease. California State University of Stanislaus has restructured their support to be more of a subsidy so if there are students that need help with leasing, they may be able to help support. Other community resources and organizations are actively being explored

Pam Esparza with BHRS shared Prop 1 is in the process of being analyzed, 30% total allocation has to be spent on housing; an analysis is underway

Major Darren Stratton with the Salvation Army inquired if unallocated HHAP funds are available to all organizations within the county to apply or if the CoC awards to a single agency without the Request For Proposal (RFP) process

Steve Madison with STANCO shared that during the CoC workshop held on June 26, 2025, the board recommendation is to create a policy and procedures for situations that arise for funding so that there may be consistency on funding disbursements/requests

If funding is not obtained and capacity at Jenny's Place is not met, the existing funding will have to be paid back to the State from a non-federal source. Motion to approve \$342,626 from HHAP Round 5 funds by Jason Conway and



second from Steve Madison

Approved (10 – Y, 0 – N, 6 – Abstain)

IV. Informational Items

- a. Maryn Pitt shared updates pertaining to the mapping project. HHAP funds were utilized for the contract; focus groups and interviews were conducted for data gathering. Additional data was extracted from HMIS, Housing Inventory Count (HIC) and Longitudinal studies generated from HMIS. The idea is to understand where services are concentrated, whether or not the system can handle the demand, if it needs to be expanded, if there is redundancy and where there are gaps of services that would hinder or create challenges to move individuals from being homeless into some type of PSH
- b. Teresa Brockman with CSA presented on the 2025 Point-in-Time (PIT data). The count is a snapshot on one single night used to calculate the number of individuals experiencing homelessness and gain a better understand of individuals who are homeless in our community. The count is Mandated by the Department of Housing & Urban Development (HUD) and contributes to the national Annual Homeless Assessment Report (AHAR). Sheltered and Unsheltered (PIT and HIC) data is collected, reviewed by the HMIS team for errors and is cleaned up by archiving unusable surveys. Once Data is reviewed, the data must be submitted by a predetermined date issued by HUD, once submitted, HUD reviews all data and will reach out for any additional data corrections or explanations
 - 2086 individuals were reported as homeless, 1136 are sheltered and 702 are unsheltered of which
 - 72% first became homeless in Stanislaus County, 68% have been homeless in Stanislaus County for more than 36 months, 50% have been in jail or prison, 55% receive public assistance, 26% reported a serious mental illness and the number one reason for becoming homeless was that they were “asked to leave”
 - From 2024, there were 136 less observations, meaning more people were physically talked to, unsheltered count decreased overall by 3% and sheltered increased by 6%
 - Modesto had a 1% decrease of homelessness, Turlock had a 20% increase from the 2024 PIT Data
 - Zip code 95351 had the highest homeless count
 - 266 individuals volunteered for the 2025 PIT count and 87% (232) participated in completing surveys for both PIT/HIC
 - Non-Mandated questions by HUD asked during the PIT/HIC counts will be discussed during an upcoming meeting; some data is not used beyond the day of the PIT
- c. Leng Kutil and Scott Thurmond with Thurmond Consulting presented on HHAP Round 6 CSOC funding allocation totaling \$2,500,780.40; a minimum of \$250,078.04 (10%) must be allocated for unaccompanied youth services, a maximum of \$175,054.63 (7%) may be allocated for administrative activities an additional \$25,007.80 (1%) may be allocated for HMIS activities under the administration categories
 - Housing Solutions include Permanent Housing Solutions, Homeless



Prevention Activities and Interim Housing Solutions; Non-Housing Solutions include solutions that are preventative in nature to those experiencing homelessness. If the CoC decides on any solutions under “non-housing” category, it will trigger the need to complete a Sustainability of Affordable Housing Portfolio

- Permanent Housing Solutions include Rapid Rehousing/Rental Subsidies, Operating Subsidies, Permanent Housing Services and Services Coordination, and Capital for Permanent Housing
- Homeless Prevention include Prevention and Diversion
- Interim Housing Solutions include Navigation Centers, Motel/Hotel Vouchers, Operating Expenses (for currently existing congregate interim housing programs such as emergency shelter and/or transitional housing), Services and Services Coordination, Capital for New Interim Housing, Improvements to Currently Existing Interim Housing
- Non-Housing Solutions include Services and Services Coordination for Unsheltered Individuals, including but not limited to, persons experiencing homelessness coming from encampment sites. It is recommended by Thurmond that the board does not fund into the Non-Housing Solutions because the standards are not guaranteed to be met for the Sustainability of Affordable Housing Portfolio through 2029
- CSOC needs to determine the percentage amounts that will be allocated to various category uses and categories for the 10% Youth Allocation
- CSA’s HHAP 6 allocation, which is comparable to CSOC’s allocation, will primarily go to the Access Center Emergency Shelter (ACES)
- Categories and percentages selected may be modified in the future if needed. The board will need to determine systematically where the biggest impact will be made to help get members of the community housed
 - Roman Scanlon mentioned that it may be helpful to determine which grants that organizations often use, are sundowning

V. Policy Issues, Concerns, Actions

- a. There were no new Executive Order Updates

VI. General Membership Announcements

- i. Ana San Nicolas with Stanislaus County Planning & Community Development, is organizing a Community Development Block Grant (CDBG) & Emergency Solutions Grant (ESG) Grant Workshop on July 15 and 17. She requires a minimum of two (2) volunteers to assist in the selection of the next group of grantees to receive CDBG & ESG funding. An e-mail will be dispatched to the CSOC council to solicit volunteers

VII. Adjournment

Meeting Adjourned at 4:23 p.m.

Next Meeting:

July 17, 2025 from 2:30 p.m. – 4:30 p.m.

Location:

Stanislaus County Office of Education Gratton Room
1100 H Street, Modesto, CA 95354



ATTACHMENT A - ROLL CALL - CSOC COUNCIL

Thursday, June 26, 2025

Attendance

FUNDERS	1	Entitlement Jurisdiction: Modesto	Heather Jones	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	A
	6	Emergency Shelter Provider	Major Darren Stratton	P
	7	Youth Services Provider	Emily Webster	P
	8	Victims Services Provider	Yesenia Solorzano	P
	9	Housing Authority of Stanislaus County	Marissa Black	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	Roman Scanlon	P
	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	P
	22	Neighborhood Representative- East	Darlene Barber-Martinez	P
	23	Neighborhood Representative- West	Margie Johnson	P
	24	Education Community Representative	Fred Berry	A
	25	Business Community Representative	Steve Madison	P
	26	Philanthropy Representative	VACANT	
	27	Law Enforcement Representative	VACANT	

A – Absent
P – Present