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## MINUTES

Thursday, September 18, 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. Edgar Garcia with City of Modesto stated that the Downtown Streets Team (DST) has informed both the City of Modesto and Stanislaus County of their decision to halt operations in the 16 communities they support, effective October 31, 2025. The city, along with its partners, is actively seeking a solution to the program that will ensure the continuation of the services previously provided by DST

Maryn Pitt offered the support of the Continuum of Care (CoC) in Modesto's effort to replace DST

III. **Policy Issues, Concerns, Actions**

- a. Carlos Cervantes with the Stanislaus Community Services Agency (CSA) briefed the board on the Homeless Housing, Assistance and Prevention (HHAP) Program System Performance Measures (SPM). In order to qualify for the second disbursement of HHAP Round 5 funding, the community is required to meet three SPM's, and Stanislaus County is currently meeting one - Measure 4: the average length of time that individuals experience homelessness while accessing services. Data quality on the system level must be improved, conversations are taking place with various agencies in the county on how and where data quality must be improved with a beginning date of July 1, 2024 – current date. If three SPM's cannot be met, Stanislaus County is at risk of not receiving the second disbursement for HHAP funding. There is hope that the upload of data to the state that takes place in October will have enough improvement; results of the upload will not be known until January 2026. The California Department of Housing & Community Development (HCD) cancelled an appointment with the Homeless Management Information System (HMIS) team; HMIS is having to ask specific questions to obtain answers from HCD as they have not been forthcoming with information

Maryn Pitt expressed concerns that there was no reference to SPM requirements in either the Notice of Funding Availability (NOFA) or the grant agreement; had such references been included, it is possible that different modifications could have been implemented before the application was submitted. The state is facing resistance from CoCs across the state as a result of changes to program stipulations

Maria Armstrong from the Housing Assessment Team (HAT), shared concerns regarding the continuity of services in light of changes in funding and future financial support. Are there any suggested modifications to the reporting requirements that



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might influence how agencies develop their long-term programs?

Edgar Garcia, City of Modesto, asked about the gaps identified by HMIS

Carlos Cervantes, CSA, advised that gaps vary from agency to agency; a common example includes living situations which are not updated in a timely manner

- b. John Pursley with CSA, provided of funding overview of HHAP Round 5 obligated funds and HHAP Round 6 first half of disbursement
- HHAP Round 5 first disbursement of \$1,676,324 has been fully obligated; funds were allocated to
    - i. City of Modesto Projects: Jenny's Place and El Capitan Hotel
    - ii. Turning Point (HAT)
    - iii. Center for Human Services (CHS)
  - HHAP Round 6 first disbursement totals \$1,250,390. Required allocations include:
    - i. Youth Services Operational Subsidies Permanent Housing 10% allocation totaling \$37,512
    - ii. Youth Navigation Center 10% allocation totaling \$87,527
    - iii. HMIS 1% allocation totaling \$25,008
    - iv. County Administration 7% allocation totaling \$87,527
  - The remaining overall allocation totals \$1,012,816

Carlos Cervantes stated that the county must fulfill four SPMs to be eligible for the second disbursement of HHAP Round 6. Each agency contract will incorporate SPM requirements

Christine Huber, Director of CSA spoke with California Department of Housing and Community Development (HCD) with concerns and impact with our community; Stanislaus County is 1 of 5 regions that have met the 75% allocation requirement for the disbursement of HHAP Round 5; HCD seems to be receptive to feedback

- c. Maryn Pitt expressed worries regarding the unpredictability of future funding and structural issues. There are speculations about the future appearance of U.S. Department of Housing and Urban Development (HUD) in the coming years, which could affect both current and future program funding. Difficult discussions will need to take place within the community to formulate a funding strategy that supports the CoC. If an agency possesses a CoC funded renewal with an unspent balance during the project operational period, an extension may be submitted to HUD prior to initiating any new renewal, ensuring that funding is not returned to HUD

#### IV. Action Items

- a. August Minutes: Motion to approve minutes by Edgar Garcia and second from Jason Conway  
**Approved** (14 – Y, 0 – N, 0 – Abstain)
- b. Darren Stratton, Major with Salvation Army (SA), presented on the Salvation Army Shelter located in Downtown Modesto. The Shelter is subdivided inside for two



shelters; Berberian, began operation in 2006 and Access Center Emergency Shelter (ACES) which opened in 2018/2019 in response to the communities need to replace the Modesto Outdoor Emergency Shelter (MOES). The county has provided 100% of the funding for ACES; in 2023, the county sought a new operator with its own financial resources but efforts were unsuccessful. In January 2025, negotiations began for the 8<sup>th</sup> contract amendment between the county and Salvation Army, covering dates July 1, 2025 – June 30, 2026 with a contract value of \$3,295,688; The county has relied on HHAP funding to pay for ACES, however, due to SPMs not being met, there is a potential to lose the second half of HHAP 5 disbursement. The SA is in need of \$600,000 to provide operations through the end of October. If funding is awarded, services may last through January 2026. The shelter may also need to consider operating evening hours, 7 p.m. to 7 a.m. vs. being open all day

Jason Conway stated that in 2018/19, \$7-8 Million dollars was put into renovating the Berberian side of the warehouse space, in addition to the county funds, totaling roughly \$14 million. Jason voiced concerns that the SA is getting lease and operation space funding on a building that they own, which appears to be double dipping

Major Stratton noted that the \$13,000 lease income that is received, goes to Berberian Shelter Operations

Edgar Garcia voiced concerns that if ACES closes, it would create critical issues across the community, as an estimated 182 individuals will be impacted. Modesto and Stanislaus County are working with SA to identify other potential funding sources including Encampment Resolution Funding and Permanent Local Housing Allocation (PLHA)

Raul Mendez, Assistant Executive Officer with Stanislaus County, acknowledged that the work the CoC does is important but is not easy. Raul is supportive of the request which will allow a continued partnership with SA, COM and others to identify additional revenue sources

Maryn Pitt stated that if funding goes into place for SA, she would like to have an agenda item at the upcoming meeting to address other shelters in the county, including Youth, WeCare and Patterson Shelters

Salvation Army ACES Future Funding Availability: Motion to approve by Jason Conway and second from Edgar Garcia to approve \$600,187 from HHAP Round 6 1<sup>st</sup> disbursement Operating Expenses – Interim Housing

***Approved (13 – Y, 0 – N, 1 – Abstain)***

## V. Informational Items

- a. Blanca Ramirez, Administrative Analyst with City of Modesto presented on the city's Consolidated Annual Performance Evaluation Report (CAPER) for Fiscal year 2024-2025. As an Entitlement Community, Modesto is eligible for Community Development Block Grant (CDBG), HOME Investment Partnerships Program



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(HOME), Emergency Solutions Grant (ESG) and HOME American Rescue Plan (ARP) funding through HUD. The purpose is to serve low-income persons/households and develop viable communities by providing decent housing, a suitable living environment, and expand economic opportunities

- CDBG, ESG, HOME & HOME-ARP awarded amount totaled \$6,142,416 of which \$4,621,226 has been expended as of July 30, 2025
  - Six non-profit organizations were awarded and expended \$226,000 with CDBG funds; 593 individuals were served for FY 24/25
  - Four non-profit organizations were awarded \$136,000 of which \$127,171 was expended via ESG funds; 874 individuals were served for FY 24/25
  - City projects that were funded include the renovation of Dr. Martin Luther King Jr. Park; the conversion of Traveler's Motel, located at 710 N. 9<sup>th</sup> Street into Jenny's Place, a 54-unit, permanent support housing apartment units and one manager's unit
  - The CDBG Homeowner Rehabilitation Program assisted 13 households that were awarded \$395,855 through loans and grants
  - Camp2Home launched in 2020 with community partners and provides a path to self-sufficiency for people trying to rebuild their lives out of homelessness
    - i. Camp2Home Outreach benefited both the CHS Youth Street Outreach and CHAT. As of July 18, 2025, CHS homeless outreach contacts totaled 108. CHAT homeless outreach contacts totaled 5,920; 4,940 services were provided including obtaining vital documents, health service connections and case management services
    - ii. Camp2Home Shelter awarded SA \$40,000, serving 786 individuals. HAVEN was awarded \$39,000 serving 106 individuals
    - iii. Camp2Home Job Training & Housing awarded Turning Point Community Programs \$25,000, serving 49 individuals and Job Training for DST employed 31 members, 441 job workshops were provided
  - The City Council Public Hearing for Approval will take place on September 23, 2025
- b. Stanislaus County 24/25 CAPER postponed until October
- c. Jennifer Figueroa, City of Turlock, provided an overview of Turlock's CAPER for Fiscal Year 2024-2025. Funding sources include CDBG, HOME, HOME-ARP and CDBG-CV totaling an awarded amount of \$13,636,425 of which \$1,360,326 has been expended
- Turlock is working with a consultant to write a countywide Notice of Funding Availability with the hopes to have it out by 2026
  - Seven public service grants were awarded with a funding allocation of \$64,500, 779 unduplicated individuals were served
  - One owner-occupied home rehabilitation was completed during FY 2024-2025
  - HOME Investment Partnership Program leveraged PLHA funds with HOME funds to rehabilitate a four-plex that was transferred to a non-profit agency to provide affordable rental housing for 55-years and funded six first time home



buyers

- d. There were no HUD Policy Operations Funding Updates

**VI. Committee Reporting**

- a. Committee Volunteers postponed until October. Maryn Pitt would like to strengthen the CSOC committees with board and public participation.

**VII. General Membership Announcements**

- i. There were no general membership announcements

**VIII. Adjournment**

Meeting Adjourned at 4:30 p.m.

**Next Meeting:** October 16, 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, September 18, 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	<b>VACANT</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>P</b>
	8	Victims Services Provider	Yesenia Solorzano	<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>A</b>
	12	Senior Service Provider - Stanislaus County of Aging & Veterans Services	Hannah Brady	<b>A</b>
<b>BROADER COMMUNITY</b>	13	BIPOC Advocate	Greg Merritt	<b>A</b>
	14	LGBTQ Advocate	Roman Scanlon	<b>A</b>
	15	Lived Experience 1	Miguel Donoso	<b>A</b>
	16	Lived Experience 2	Carrie Turnquist	<b>A</b>
	17	Lived Experience 3	Wanda Jones	<b>P</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	Darlene Barber-Martinez	<b>P</b>
	23	Neighborhood Representative- West	Margie Johnson	<b>P</b>
	24	Education Community Representative	Fred Berry	<b>P</b>
	25	Business Community Representative	Steve Madison	<b>A</b>
	26	Philanthropy Representative	<b>VACANT</b>	
	27	Law Enforcement Representative	<b>VACANT</b>	

A – Absent  
P – Present