



MINUTES

Thursday, March 19, 2026

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 2:36 p.m. Please see the attachment for roll call.
- II. **Public Comment Period**
 - a.
- III. **Action Items**
 - a. February Minutes: Motion to approve minutes by Darlene Barber-Martinez and second from Emily Webster
Approved (12 – Y, 0 – N, 0 – Abstain)
 - b. James Somner with UPHoldings presented on Jenny’s Place which holds an 89% occupancy rate and has 37 units dedicated for transition aged youth. Federal budgets changed at the time when construction started on the project, vouchers were no longer available for rent subsidies. Previously awarded HHAP dollars from CSOC funded approximately 8 months of operating costs and will be fully exhausted by the end of the month. As of April 1, 2026, there is an anticipated 12-month operating deficit of \$443,937, impacting approximately 37 residents.
 - The project is actively pursuing long-term operating subsidy solutions; in the interim, the project is requesting an additional \$450,000 in HHAP funds to bridge critical financial gaps to maintain housing stability for current tenants
 - Pam Esparza with Behavioral Health Recovery Services (BHRS) intends to support 20 units to receive rental subsidies via Proposition 1 Behavioral Health Services Act
 - City of Modesto (COM) has been awarded Homekey funding every year since it became available through California Department of Housing and Community Development (HCD) but there challenges with vouchers available in the community; with the absence of vouchers, subsidies are required to ensure the housing stabilization of youth and BHRS clients
 - Maryn posed the question of UPHoldings and COM’s long-term prognosis to stabilize the funding as CSOC funds is only covering gaps to buy time
 - James informed the committee that any available funding is being sought after; funding has been geared towards interim housing rather than permanent
 - Casey Armstrong with Turning Point, asked about transitional rent to subsidize 6 months of rent per tenant; offered to provide a presentation on transitional rent over the next couple of months
 - Jenn Nielsen with CSA announced that a summary of available HHAP funds was provided for the board members. If the board votes in favor of awarding the ask of \$450k, funding may need to be recategorized
 - Steve recommended an ask of periodic reports of the absorption of funding so that if other rental subsidy money comes in, the short-term viability and



sustainability for the project can be tracked
Jenny's Place: Motion to approve \$450k HHAP funds by Steve Madison with the quarterly report and updates from UPholdings, and second from Esther Rosas
Approved (10 – Y, 0 – N, 2 – Abstain)

IV. Informational Items

- a. Marta Lujan briefed the board on City of Turlock's Annual Action Plan for Fiscal year 2026-2027; Turlock became an entitlement city in 1991. The U.S. Department of Housing and Urban Development (HUD) requires an entitlement to submit a Consolidated 5-year to assess housing needs, an Annual Action Plan that details how funds will be spent each program year and lastly, a Consolidated Annual Performance Evaluation Report (CAPER) annually at the end of each fiscal year to report accomplishments and expenditures
 - Fiscal Year 2026-2027 Community Development Block Grant (CDBG) grant totals \$1,236,784, HOME grant totals \$110,000 for a total of \$1,346,784. Some of the funds include a carryover from a prior year
 - Project categories include program administration, housing rehabilitation, public services grants, public infrastructure and first-time home buyers
 - CDBG Public Services Recommendations include We Care Program – Emergency Shelter, Recreation Department Turlock – Recreation Scholarships, United Samaritans – Emergency Food Box Program, Family Promise – Transitional Housing, HAVEN – Housing, and Project Sentinel – Housing Resources
 - Edgar Garcia with COM asked about City of Turlock's downpayment assistance program for home buyers. Turlock is offering up to \$100,000 in gap financing
 - Pam Esparza asked if the City of Turlock planned to increase their allocation towards homeless services. The Point-In-Time Count shows that homelessness in Turlock is increasing and only \$115,000 is allocated towards homeless services out of a \$1.3 million allocation; she was invited to attend a city council meeting
- b. Maria Armstrong, Program Director for the Housing Assessment Team (HAT) provided an informational presentation on program services. HAT's primary focus is housing assessment by evaluating eligibility for rapid rehouse, permanent supportive housing, and other programs; collaboration with shelters and local organizations/service providers; outreach & engagement and case management
 - Each Fiscal Year, unduplicated individuals served increases; current fiscal Year 2025 – 2026 was at 2,233 unduplicated individuals served upon presentation completion, however, as of March, that had increased to 2,889, duplicated individuals were 4,025
 - In the current Scope of Work contract, HAT is asked to serve 750 individuals; four months remain in the existing contract
 - Fiscal year to date, 234 households exited the program to permanent housing; 85 with no ongoing housing subsidy, 26 with ongoing housing subsidy and 22 are staying or living with family/friends
 - From 7/1/2023 – 6/30/2025, 637 households were exited to permanent situations; the total 2-year contract amount totals \$1,033,769 with a

\$1,622.87 cost per household

- Funding sources include Homeless Housing Assistance & Prevention, City of Modesto, Federal ESG, State ESG, City of Modesto Motel Voucher Program and HDAP.
 - The current operating HHAP Budget is \$610,520; as of Fiscal year 2026 – 2027, the budget will be \$375,117 with a reduction of staff
 - Edgar Garcia requested a presentation on Transitional Rent from Turning Point Enhanced Care Management Director, Casey Armstrong
- c. Maryn would like for the Grants & Funding committee to start meeting to discuss upcoming grants and funding; Heather Jones was the chair, she is no longer with the City of Modesto or CSOC, the committee was encouraged to meet after the CSOC meeting to nominate a new chair
- d. Agenda item was not discussed
- e. The 2027 Point in Time (PIT) Count planning will begin in August. Love Modesto has volunteered to put together comfort kits, which will be a more cost-effective plan for CSOC; a sign-up sheet for the PIT work group was passed around for volunteers

V. Policy Issues, Concerns, Actions

- a. 85% of funding that CSOC receives from HUD is spent on permanent supportive housing; there is a lawsuit that stopped the November and December NOFO from going into effect due to changed stipulations by HUD which would drastically affect CSOC funding. Homebase is working with all the CSOC grantees to file extensions on current grants. A 2026 NOFO will be released, but there are concerns that HUD will apply cuts for housing. A stakeholder input session is scheduled for Wednesday, March 25, 2026, from 2 – 3:30 pm. A QR code was provided for registration
- Jenn Nielsen, with CSA, talked about the Appropriations Bill in February. The bill required HUD to immediately renew any Q1 Grants and while there are none in our community, none have been renewed

VI. General Membership Announcements

- i. Casey Ogelvie-Armstrong with Turning Point agreed to a presentation on Transitional Rent; there may be updated guidelines, and will try to update the presentation as best as possible for the April Meeting
- ii. Darlene Barber-Martinez announced that Central Valley Community Resources, Inc. assists community members with filing taxes for free through a VITA tax event, to schedule an appointment call 209-896-3055
- Darlene also requested an update for a future meeting on CARE Court Updates
- iii. Steve Madison requested that the Grants and Funding committee create a standardized application process when requesting funding from CSOC and inquired as to whether there is an obligation to notify others that funding is available so that other organizations may apply

VII. Adjournment

Meeting Adjourned at 3:50 p.m.

Next Meeting: April 16, 2026 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, March 19, 2026

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	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	A
	11	Healthcare Provider	VACANT	
	12	Senior Service Provider - Stanislaus County of Aging & Veterans Services	Hannah Brady	A
BROADER COMMUNITY	13	BIPOC Advocate	VACANT	
	14	LGBTQ Advocate	Roman Scanlon	P
	15	Lived Experience 1	VACANT	
	16	Lived Experience 2	VACANT	
	17	Lived Experience 3	VACANT	
	18	Homeless Advocate	VACANT	
	19	Faith Sector Representative	Jason Conway	A
	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