



MINUTES

Thursday, July 16, 2026

2:30 p.m. – 4:30 p.m.

- I. **Roll Call** – Community System of Care (CSOC) Council Meeting called to order by chairperson, Emily Webster at 2:34 p.m. Please see the attachment for roll call.

Board Members Present: Meggan Clifford, Isaac Moreno, Marisela Garcia, Rosana Gonzalez, Esther Rosas, Darren Stratton, Emily Webster, Yesenia Solorzano, Hannah Brady, Roman Scanlon, Darlene Barber-Martinez, Fred Berry

Board Members Absent: Marissa Black, Jose Ortega, Jason Conway, Maryn Pitt, Margie Johnson, Steve Madison

II. **Public Comment Period**

- a. There were no public comments

III. **Action Items**

- a. June Minutes: Motion to approve minutes by Darlene Barber-Martinez and second from Meggan Clifford
Approved (10 – Y, 0 – N, 2 – Abstain)
- b. June Special Meeting Minutes: Motion to approve minutes by Marisela Garcia and second from Darlene Barber-Martinez
Approved (10 – Y, 0 – N, 2 – Abstain)
- c. HMIS Policy and Procedure Updates pertaining to data quality reporting expectations; a removal of verbiage that refers to “gender” will be replaced with “sex”. Motion to approve changes by Hannah Brady and second from Rosana Gonzalez
Approved (12 – Y, 0 – N, 0 – Abstain)

IV. **Funding Opportunities**

- a. Kasey Houck announced that the United States Department of Housing and Urban Development (HUD) released the FY 2026 Continuum of Care (CoC) Builds Notice of Funding Opportunity (NOFO), which provides \$100 million to support the construction of new Permanent Supportive Housing (PSH) units. Applications are due by July 23, 2026. If more than two applications are submitted, they will be scored, as only one application may be submitted

V. **Informational Items**

- a. Emily Webster notified the board of the necessity for the Grants & Funding Committee to commence meetings to establish decisions regarding funding processes. Margie Johnson is currently serving as the interim lead until a permanent replacement is appointed; those interested in joining or taking on the chair position should contact via email;
- b. The Secretary board position has been vacant for some time. The Secretary will be



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- responsible for keeping the board on track, as well as adhering to the established bylaws;
- c. Pam Esparza has formally applied for the Neighborhood Representative North board position following her retirement from Stanislaus County. A vote regarding her application will occur during the regularly scheduled monthly meeting on August 20. Pam is eager to contribute in any way she can
 - d. Charles Crane has spent two decades as a project coordinator and community liaison, aiding communities in Turlock and working alongside Bay Area nonprofits on community outreach, food initiatives, and toy drives. He introduced Darren Silva, the owner of the Direct Assistance (DA) Housing Stabilization & Transition Campus. Both Charles and Darren do not represent any agency. DA's goal is not to provide programs or services; instead, they focus on increasing housing capacity through partnerships with community organizations. The 21-unit residential property located at 1403 Leonard Ave in Modesto includes 1-, 2-, and 3-bedroom units, with the possibility of adding more buildings for cafeteria services, computer facilities, and potentially administrative offices. This property is ideal for long-term or transitional housing. DA owns an additional 9-unit complex and plans to acquire more properties to meet community needs. The project is interested in both a master lease and tenant lease, requiring background and credit checks for anyone aged 18 and older, with some leniency regarding credit history
 - e. Marcus Becerra and Andrea Escamilla provided an overview and updates pertaining to Jenny's Place. The current occupancy rate is 63% with 20 vacant units. Barriers include finding qualified occupants that meet the income requirements to be able to afford an estimated \$517/month for rent.
 - Strategies to increase occupancy includes sending weekly vacancies to service providers, announcing at both the CoC and Coordinated Entry System (CES) meetings;
 - Lowering the income screening threshold is necessary to fill vacant units;
 - Approximately 5 tenants are enrolled in school; 13 tenants secured employment, additional tenants participate in volunteer work;
 - Homeless Housing, Assistance, And Prevention (HHAP) funds from the CoC allowed occupancy for tenants with no income. A new HHAP agreement will be routed through the City of Modesto; access to new funding is anticipated for fall of 2026;
 - Service providers will give support to help tenants prepare for the transition to paying their tenant rent portions. Ongoing case management will focus on housing stability;
 - 25 households are delinquent; 2 households are participating in payment plans, many households have no income and declined to engage in payment plans. At this time, the goal is to not exit residents;
 - Behavioral Health Recovery Services (BHRS) is working to fund rents for eligible clients residing at Jenny's place

VI. Policy Issues, Concerns, Actions

- a. Nicole McCray-Dickerson with Homebase announced that the CoC has over \$6 million in estimated available funding. The Grant Inventory Worksheet (GIW) submissions have been sent to HUD. Tier 1 is estimated at \$2.8 million, Tier 2



estimated at \$3.7 million + the additional CoC planning grant that the collaborative applicant will be applying for

- Tier 1 Annual Renewal Demand (ARD) is capped at 60% and will fund the Homeless Management Information System (HMIS) and Permanent Supportive Housing (PSH) renewal grants that make the rank list
 - Tier 2 projects will be ranked by Transitional Housing (TH) renewals, new TH, TH Domestic Violence (DV), Supportive Services Only (SSO) new and Street Outreach new, which will then be followed by any of the PSH renewals that do not fall within Tier 1
 - Orientation for the rank and review panel was held on July 16
 - Applications must be submitted by Wednesday, July 22 at 11:59 p.m. The rank and review panel is scheduled to meet from July 29 to August 5. The final ranking list will be presented for CSOC approval by August 6. Deadline for eSNAPs has been extended by one week due to unavailability and are due August 21 at 11:59 p.m.;
- b. It was found that the 2025 NOFO was unlawful due to the change of policies away from housing first without sufficient notice. The court denied the motion of adding the 2026 NOFO to the lawsuit filed by the National Alliance to End Homelessness (NAEH) that was previously filed in 2025; a new lawsuit was filed for the 2026 NOFO. More information to come
- Hannah asked that if the requirements change for the 2026 NOFO, would the rank and review criteria that was just modified for 2025, would need to be modified? Nicole believes so, depending on what the court rules

VII. Committee Reporting

- a. Emily stated that Maryn is working on gathering support for items that will be provided in the Point-in-Time (PIT) comfort kits. Because of budget constraints, comfort kits will not be purchased for the 2027 count. The PIT work group is going to be crucial this year for planning. Maryn is seeking out volunteers to put kits together
- A QR code was made available to board members, and attendees to sign up for a committee or work group
 - Darlene reminded the board that reporting from each established committee is required

VIII. General Membership Announcements

- i. Hannah Brady provided flyers for the upcoming Senior Advocacy Network Power of Attorney Workshops

IX. Adjournment

Meeting Adjourned at 4:01 p.m.

Next Meeting: August 6, 2026 from 12:00 p.m. – 1:00 p.m.

Location: **Special Meeting will be held via Zoom**