



BOARD OF DIRECTORS MEETING MINUTES

April 9, 2026 – 11:00 a.m.

San Joaquin County Public Health Services
1601 E. Hazelton Ave.
Stockton, CA 95205

1. Commencement of Meeting - Roll Call

Chair Carney opened the meeting at 11:01 a.m. Roll was called.

Board Members Present: Carney, Phovixay, Garber, Mendelson, Young, Grover, Guarascio, Quan, Jackson, Lozano, and Buettner.

Board Members Excused: Hutchinson and Grant.

2. Announcement of Recusals

Chair Carney called for the announcement of recusals. McLeish advised for agenda item #6, the following Board Members must recuse themselves from voting: Mendelson, Hutchinson.

3. Approval of Minutes

Chair Carney called for a motion to approve the minutes from the February 12, 2026 Board meeting.

Motion made and seconded **(Mendelson/Phovixay)**

Roll call vote taken **(Carney – Yes, Phovixay – Yes, Hutchinson – NP, Garber – Yes, Mendelson – Yes, Young – Yes, Grover – Yes, Guarascio – Yes, Quan – Yes, Grant – NP, Jackson – Yes, Lozano – Yes, Buettner – Yes) 11/0.**

4. Public Comment

No public comments.

5. Collaborative Applicant Updates

San Joaquin County/Collaborative Applicant

- HHAP-5 and HHAP-6 Updates
- AB 130 Requirement
- Community of Learning Event
- Next CoC meeting – June 11, 2026 (Board of Directors Meeting)

Chair Carney introduced Dawn McLeish, Deputy Director of Human Services Agency, to discuss HHAP-5 and HHAP-6 Updates, AB 130 Requirements, Community of Learning Event, and the next CoC Meeting.

HHAP-5 and HHAP-6 Updates – McLeish announced that all contracts have been completed, allowing for HHAP-5 expenditures and projects to begin. She thanked Neighborhood Preservation and the applicants for completing and working through the process. In terms of HHAP-6, it is intended to be made available in the late fall. The process of reviewing the NOFO language and scoring criteria has begun, making sure to review the needs of the community, funding plans, and aligning metrics with community goals. McLeish also reminded subrecipients to be mindful of their expenditures, as HHAP-4 funds need to be expended and HHAP-5 expenditure period starting. There will continue to be ongoing engagement to ensure

expenditure deadlines are met. This is to prevent any funding issues with HHAP Round 7 and ensure that there is no decrease in funding.

AB 130 Requirement – McLeish thanked everyone for collaborating and working together to comply with the new AB130 shelter requirements, inspection, and reporting (a requirement for jurisdictions that receive HHAP and ERP funding). San Joaquin County and City of Stockton have completed their online portal requirement, and all shelter inspections have been completed and notices posted.

Community of Learning Event – McLeish informed that training opportunities are in the process of development. Rajony Poy with Neighborhood Preservation and McLeish have been working with consultant, Melanie Estarziau, to gather resources for these training opportunities and develop a variety of topics that will be useful to service providers throughout the County. All these topics will tie back to recommendations received throughout the various assessments conducted last year. A potential new strategy is to hold training on the days of the CoC meeting so that members and employees who are part of the meeting will be able to attend. These trainings will also be made available on the CoC website when possible so that it is easily accessible. Board Member Grover inquired if these trainings would be in person. McLeish responded that it will be in person as there will be more engagement and smooth flow with the interactive questions and answers.

Next CoC meeting – McLeish suggested canceling May's CoC meeting if there are no agenda items. Next meeting is scheduled for June 11th, 2026.

6. Discuss and Approve the CoC Program Competition Reallocation Tool

Chair Carney introduced Rajony Poy to present the CoC Program Competition Reallocation Tool. Poy recommended that the Board of Directors approve the updated CoC Program Competition Reallocation Tool to evaluate current CoC Program Competition projects in preparation for the 2026 NOFO. Staff discussed recent HUD changes and litigation related to the FY 2025 NOFO. The SJCoC is recommended to begin the reallocation review in anticipation of a 2026 NOFO. The draft Reallocation Tool was previously reviewed by the Data and Performance Committee and Executive Planning Committee, with minimal feedback received. The review process is intended to assess project performance, prioritize effective projects for renewal funding, and potentially shift resources from underperforming projects to new and existing high performing projects. There are no fiscal impact and costs associated with this implementation.

A clarifying question was raised by Board Member Mendelson regarding whether low performing projects could be partially reallocated rather than fully reallocated. Poy responded that HUD has advised that no changes can be made to active contracts that have yet to expire. Poy noted that project performance will be evaluated using the Reallocation Tool, as a NOFO is anticipated to be released this summer. McLeish reiterated that having the tool ready will be beneficial prior to the release of the NOFO and staff will be able to hit the ground running as soon as it is released. Poy stated that project expenditures and performance are closely monitored by the Contract Analysts, with corrective action opportunities provided before any reallocation decisions. Board Member Mendelson expressed his support for the approach and appreciated the inclusion of the core values in the tool. Board Member Buettner also highlighted his concerns about some programs having restrictive criteria that unintentionally could limit participation and staffing. Poy emphasized the importance of ongoing communication to explore adjustments that could be made while maintaining compliance with funding requirements.

Motion made and seconded **(Quan/Grover)**

Roll call vote taken **(Carney – Yes, Phovixay – Yes, Hutchinson – Excused/Recused, Garber – Yes, Mendelson – Recused, Young – Yes, Grover – Yes, Guarascio – Yes, Quan – Yes, Grant – Excused, Jackson – Yes, Lozano – Yes, Buettner – Yes) 10/0.**

7. Quarterly Budget Review

Chair Carney introduced Courtney Nagy with Neighborhood Preservation to present the Quarterly Budget Review. Nagy provided updates for HHAP Rounds 2-5. HHAP 2 has been fully expended. HHAP 3 has a 60% expenditure level; reminder notices regarding the upcoming deadline of June 30th and expenditure requirements have been sent via email. HHAP 4 falls behind the required schedule with expenditures at 31%. As a result, HCD placed the grant under an Alternative Disbursement Plan. To ensure compliance with state requirements and to expedite the utilization of funds, Neighborhood Preservation has required all partner organizations to submit detailed allocation spending plans. They are committed to increasing the rate of expenditure and will conduct ongoing, rigorous monitoring of these plans to ensure all grant funds are fully utilized within the designated program timeline. Lastly for HHAP 5, agreements were formally approved on March 17th and are scheduled for distribution within the upcoming weeks. To ensure a smooth rollout, the Neighborhood Preservation Contracts Analyst will coordinate the distribution process and initiate contact to schedule a brief mandatory meeting with partners to review key Grantee Requirements.

Nagy also went over the fiscal review of the CoC funded programs. She informed that the report consists of payments processed through March 31st, 2026, and noted that the amounts do not reflect all expenses up through March 31st, as billings are usually a month or two behind. In terms of program expenditures, most are where they should be based on the operating start and end dates. Staff will continue to monitor spending and work closely with those whose spending is below the anticipated expenditure level.

8. Committee Updates

- *Executive Planning Committee: Virginia Carney, Chair* – The Executive Planning Committee met and went over the Reallocation Tool and Policy, community of learning trainings, and previously shared Q&As. The next meeting is scheduled for April 27th at 3pm.
- *Data and Performance Management Committee: Jon Mendelson, Chair* – No meeting in March. During the April meeting, they will have a Coordinated Entry System training held by BitFocus. They are also currently awaiting ASR and their data from the unsheltered Point-in-Time (PIT) count, so that those figures can be combined with the numbers pulled from HMIS and meet HUD's reporting deadline. It has a significant impact on the housing inventory count and is anticipated that those figures will be released when ASR compiles the final PIT report.
- *Coordinated Entry and Housing Case Conferencing Committee: Matt Garber, Chair* – No meeting in March but will have a meeting on April 20th, 2026.
- *Shelter and Interim Housing Committee: Jennifer Rhyne and Virginia Carney, Co-Chairs* – No meeting in March but will have a meeting in April. Please reach out to Jennifer Rhyne if currently not on the distribution list, to get added.
- *Youth Action Board: Fanny Aviles, Chair* – Saul Lopez gave an update on behalf of Fanny Aviles. They met twice and had a successful meeting with the Youth Violence Prevention Steering Committee.
- *Outreach and Engagement Committee: Vielka Guarascio and Jamie Grant, Co-Chairs* – No meeting in March but will have a meeting on April 14th, 2026, in-person in Manteca.
- *Ad Hoc PIT Count Planning Committee: Sasha Jackson, Chair* – ASR team is actively in the data analysis phase and finalized numbers are expected to be ready in the coming weeks.

9. Adjourn Board Meeting

Chair Carney called for a motion to adjourn at 11:24 am.
Motion made and seconded (Mendelson/Grover)

Staff confirmed the motion was made by Board Member Mendelson and second was made by Board Member Grover.