



June 18, 2026
Executive Board Meeting Minutes
(Approved: July 16, 2026)
1:00 to 3:00
112 East 2nd Street, Housing Program Office
Alturas, CA 96101

NorCal CoC Executive Board Meeting
June 18, 2026

1:00pm - 3:00pm

<https://us02web.zoom.us/j/87698317560?pwd=k457GFRJUDlniwnkyLWWmequ17BW6M.1>

Meeting ID: 876 9831 7560

Passcode: 541563

Teleconference Locations:

Plumas County
PCIRC
591 Main Street
Quincy, CA 95971

Siskiyou County Behavioral Health
2060 Campus Dr.
Yreka, CA 96097

Del Norte County Health and Human Services
455 K Street
Crescent City, CA 95531

Lassen County Health and Social Services
1445 Paul Bunyan, Suite B
Susanville, CA 96130

Shasta County
1205 Placer St.
Redding, CA 96001

Sierra County Behavioral Health
706 Mill Street
Loyalton, CA 9611

Executive Board Members

Cathy Rahmeyer,
County of Plumas, Chair

Maddelyn Bryan,
County of Siskiyou,
Vice Chair

Michael Coats,
County of Del Norte

Grace Poor,
County of Lassen

Tom Sandage,
County of Modoc

Tim Danielson,
County of Shasta

Robert Szopa,
County of Sierra

To Address the Board: Members of the public may address the Board on any agenda item. Pursuant to the Brown Act (Govt. Code section 54950, et seq.) Board action or discussion cannot be taken on non-agenda matters but the board may briefly respond to statements or questions. You may submit your public comment via email to cmadison@teachinc.org that will be read into the record.

- 1. Call to Order/Quorum Established/Introductions - 1:01pm.** Roll call, quorum established.
Members present: Maddelyn Bryan, Michael Coats, Grace Poor, Tom Sandage, Tim Danielson.

Attendees: Sarah Prieto, Dawn Steffey, Zac Clark, Carol Madison, William Matson, Emily Kerr, Jamie Northrup, Kristen Schreder, Theresa Azevedo, Cassandra Knepp, Kim Decker.

2. Public Comments (limited to 3 mins. per comment) - No public comments.

Members of the public will have the opportunity to address the Board on any issue within the jurisdiction of the Board. Speakers will be limited to three minutes.

3. Action Items

I. Review and Approve the NorCal CoC to be the ERF Applicant for the HomeMore Project in Yreka Zac Clark, HomeMore Project presenting (Kristen)

Zac Clark, Executive Director of HomeMore, will present the updated project details and proposed ERF application for board approval. The HomeMore Project is a 501(c)(3) nonprofit that has acquired property in Yreka, CA, for its first Permanent Supportive Housing project. Phase 1 consists of 8 privately constructed, stick-built units developed in partnership with DignityMoves, who is providing construction guidance. The estimated total project cost is \$3,149,170, with an ERF application request of \$3,000,000. The OPEX budget of approximately \$250,000 per year has been reviewed by the prospective site operator without significant concerns.

If approved, T.E.A.C.H., Inc. will serve as the ERF applicant, holding the state contract and subcontracting directly to HomeMore. T.E.A.C.H., Inc.'s responsibilities will include application submission, quarterly reporting to the state, and subrecipient monitoring. T.E.A.C.H., Inc. will receive \$21,250 in Year 1 and \$21,250 in Year 2 for a total of \$42,500 for its role as applicant and administrative entity, as approved by the Executive Director of T.E.A.C.H., Inc. Note: Responsibility for HMIS data entry has not yet been formally committed to by the prospective site operator and will need to be resolved prior to application submission.

If approved at the June 18 meeting, the application is targeted for submission by June 23, 2026.

Recommended Action: Approve the NorCal CoC to serve as the ERF applicant for the HomeMore Project in Yreka and authorize T.E.A.C.H., Inc. to submit the ERF application on behalf of the NorCal CoC.

Exhibit A-1 — [ERF Condensed Narrative](#) (NorCal CoC Two-Page Summary)

Exhibit A-2 — [ERF Draft Narrative](#)

Exhibit A-3 — [June 18 Presentation Deck](#)

Exhibit A-4 — [OPEX Budget](#)

Exhibit A-5 — [Capital Construction Budget](#)

Exhibit A-6 — [ERF Draft Budget](#) (Application-Specific Template)

Exhibit A-7 — [Letter of Support, Siskiyou County HHSA](#)

Exhibit A-8 — [Letter of Support, Yreka Police Department](#)

Exhibit A-9 — [Letter of Support, City of Yreka](#)

Exhibit A-10 — [Letter of Interest, Northern Valley Catholic Social Service \(NVCSS\)](#)

Kristen Schreder provided context: at the May 21, 2026 Executive Board meeting, the board voted in principle to support the project, pending receipt of final updated information. Zac Clark, Executive Director of HomeMore, then presented.

Zac reported that the project is a Permanent Supportive Housing (PSH) development located at 1106 South Oregon Street in Yreka, CA, on two parcels owned by HomeMore. Phase 1 consists of 8 units, reduced from an earlier target of 15–20 due to current City of Yreka zoning limitations (the city is undergoing a zoning code update; HomeMore intends to pursue additional units in a future phase once zoning allows). Each unit is approximately 200 square feet with an in-unit kitchenette and bathroom, designed for single-person occupancy.

The project uses a flow model: individuals currently at Yreka Base Camp (the local congregate shelter) will be transitioned into the new PSH units, freeing shelter beds for people from two identified encampments along the state right-of-way – (1) Moonlit Oaks Ave to Walmart and (2) Yreka Creek Greenway. HomeMore has coordinated with Caltrans' Jeff Miller, who visited both sites.

As of the meeting, four letters of support were in hand; a fifth, from Caltrans, was expected by the end of the following day. A letter from the Siskiyou County Board of Supervisors was uncertain due to request timing, but is not required – ERF requires a letter from the city and/or county, and the City of Yreka letter satisfies that requirement.

Total project cost is just over \$3 million. The ERF request is approximately \$2.85 million (reduced by \$150,000 from the condensed narrative figure due to additional philanthropic commitments secured after that document was prepared). Approximately \$300,000 will be funded through philanthropy. The OPEX budget is approximately \$250,000 per year for three years of operating support, with CalAIM anticipated to fund operations from Year 4 forward. ERF covers both capital construction and the three-year operating costs.

Carol Madison confirmed T.E.A.C.H., Inc. can adequately perform its grant administration responsibilities within the proposed budget. ERF caps administrative costs at 5%. Zac noted the application is targeted for submission early the following week; the ERF deadline is June 30, 2026. Award notices are anticipated in September 2026, with project implementation to begin October 2026 if awarded.

Discussion: Vice Chair Bryan asked about the “behavioral health infrastructure” line in the OPEX budget. Zac explained the line covers administrative setup to ensure CalAIM billing infrastructure is operational by Year 4 and is funded through ERF for the first three years. Kristen noted that the outcome of today's vote would be communicated to Caltrans' Jeff Miller to enable him to finalize his letter of support.

Motion to approve by Tim Danielson. Second by Grace Poor. All in favor, none opposed. Motion passed.

II. HUD 2026 Notice of Funding Opportunity (NOFO)

Approve Draft FY2026 CoC NOFO Scoring Tool

Review and approve the proposed FY2026 CoC NOFO Scoring Tool to be used in the local competition for evaluating, scoring, and ranking project applications. The scoring tool establishes standardized criteria aligned with HUD priorities, including project performance, system impact, and data quality, to ensure a transparent and consistent review process.

Recommended Approval:

Approve the Draft FY2026 CoC NOFO Scoring Tool for use in the FY2026 local competition and project ranking process.

Exhibit B – [FY2026 CoC NOFO Scoring Tool](#)

William Matson of Pathways presented the Draft FY2026 CoC NOFO Scoring Tool. This is NorCal CoC's first year working with Pathways as its CoC application consultant. William explained that the scoring tool must be approved, posted, and shared with agencies considering applying for CoC funds through the FY2026 NOFO process. The tool was built specifically to align with this year's NOFO criteria, which differ significantly from prior years.

The tool contains four sections: (1) Renewal Project Evaluation; (2) Supportive Services-Only Project Evaluation; (3) Street Outreach Project Evaluation; and (4) New Housing Project



Evaluation. Notes on using the tool appear on the first page. Coordinated Entry and HMIS projects are non-competitive from a CoC perspective and do not require scoring. The only project requiring scoring as a renewal is the currently funded PSH project in Shasta County.

Discussion: Vice Chair Bryan noted the tool looked good overall but raised a concern that the income increase evaluation criterion reflects data that is poorly entered in Siskiyou County. William acknowledged income increases are a common data challenge, that annual update entries are easy to miss, and confirmed that as HMIS administrator Pathways audits for missing entries and provides coaching to organizations that are struggling.

Motion to approve by Tim Danielson. Second by Grace Poor. All in favor, none opposed. Motion passed.

4. NorCal CoC Members and County Updates

Emily Kerr reported that the Sunrise Villages project is nearing completion of its subsidy layering process and is anticipated to break ground later this year. No other county updates were reported.

I. Items for next meeting.

No items for the next meeting were raised.

II. Adjournment - Motion to adjourn by Tim Danielson. Second by Michael Coats. All in favor. Motion adjourned approximately 1:30pm.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. You may contact the T.E.A.C.H., Inc. at (530)233-3111 for disability-related modifications or accommodations, including auxiliary aids or services, in order to participate in the public meeting.

**Next Scheduled Special Executive Board Meeting
June 29, 2026 1pm – 3pm**