Executive Board Special Meeting Minutes
(Date Approved: October 15, 2026)
September 24, 2026
1:00 to 2:00

112 East 2nd Street, Housing Program Office
Alturas, CA 96101

NorCal CoC Executive Board Meeting
September 24, 2026
1:00pm - 2:00pm
https://us02web.zoom.us/meeting/register/GuljMkZFRjK1UbEwCZXJcw
Meeting ID: 847 5068 8100
Passcode: 262727

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. 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 - 1:04pm. Quorum established.

Members present: Michael Coats, Grace Poor, Tom Sandage, Tim Danielson, Robert Szopa. Cathy Rahmeyer joined after the call to order, during the staff overview under Item 3. Maddelyn Bryan was absent. With the Chair and Vice Chair not yet present, Teddie Pierce called the meeting to order; Chair Rahmeyer presided after joining.

Attendees: Jamie Northrup, Kristen Schreder, Teddie Pierce, Carol Madison, Oretta Groom, Holly Trenerry, Kate Hutchinson, Justin Wandro, Sarah King, Sarah Prieto, Carol Roberts, Emily Kerr.

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

Action Items – Review and Approve HUD 2026 Collaborative Application components

Teddie Pierce gave an overview of the HUD CoC Program competition. HUD issued a revised NOFO on or about June 4, 2026; the NorCal CoC Rating and Ranking Committee rated the new project applications on paper in August, and HUD then placed the NOFO process on hold while litigation over the NOFO proceeded. On September 16, 2026 a federal Court of Appeals paused the lower court ruling so the competition could go forward, and on September 18, 2026 HUD issued new submission dates, with final submission due September 30, 2026 at 5:00pm Pacific. She noted the litigation remains unresolved and the process could change again. Applicants began entering their applications in e-snaps on Monday, September 21, and several participated in a focus group that day to help complete the CoC application. The collaborative application (CoC application, planning grant, and project applications) must be posted publicly on September 25, 2026.

Teddie explained that HUD set the Annual Renewal Demand (ARD) at approximately $417,000 and, with approximately $500,000 in bonus funds, the total the CoC may request is approximately $917,000. No DV bonus requests were received. Tier 1 may not exceed $250,289; projects ranked in Tier 2 ($666,859) compete nationally and may or may not be funded. The Board's role is to approve the final priority ranking and funding amounts; staff did not make a recommendation. She noted that, unlike other CoCs that have had to reject previously funded projects under the new HUD rules, no NorCal project needs to be cut in its entirety.

I.Approve Tier 1 Renewal Projects (estimated Tier 1 funding $250,289)

The Executive Board voted on July 23, 2026 to prioritize the following renewal projects for the available $250,288.80 in Tier 1 funding:

- HMIS - At least $31,911
- CES - $18,378 or less
- Partners in Housing II - $200,000 or less (depending on the balance of the Tier 1 available funding)

Note: The current NorCal CoC renewal projects are HMIS (FY 2025 approved funding amount is $33,956), CES (FY 2025 approved funding amount is $69,969), and Partners in Housing II (FY 2025 approved funding amount is $313,223).

Key discussion points included:

- Teddie Pierce said HMIS and Coordinated Entry, as required CoC infrastructure projects, have historically been ranked in Tier 1, and that moving them to Tier 2 would put them into national competition and at risk of loss. The Coordinated Entry request was reduced to $18,378 and

Partners in Housing II reduced its request to $200,000, making a total of $162,253 in reallocated funds available to other projects.

- Oretta Groom (Shasta Community Health Center) described Partners in Housing II, a permanent supportive housing project with 18 beds, 14 currently occupied and two pending placements from Siskiyou County. The project pays 70% of participants' rent and includes a small supportive services budget (e.g., moving expenses and furniture). Case management is provided through ECM enrollment and the project coordinator in Shasta County and through local case managers in Siskiyou County. Holly Trenerry added that Shasta Community Health Center took the project over from Shasta County in fiscal year 2023.
- Kristen Schreder clarified that, as presented since July 23, Partners in Housing II is an applicant for Tier 1 and the three new projects are applicants for Tier 2, though the Board may change this.
- Tim Danielson asked whether the excess funds could be directed to HMIS or Coordinated Entry for the benefit of the whole CoC. Teddie said Tier 1 cannot exceed $250,289 in total, so additional funds for those projects would have to be requested in Tier 2 and compete nationally. She added that staff had discussed an HMIS expansion grant but did not pursue it because it had not been part of the rating and ranking process with the other applicants.
- Cathy Rahmeyer asked that the remaining $378 of Tier 1 funding be allocated so that Tier 1 is fully requested.

Items I and II were acted on in a single motion; see Item II.

II. Approve ranking of Tier 2 projects and project funding amounts. (TH Lutheran Social Services, TH Rebound Rebrand, Street Outreach, Good News Rescue Mission)

On July 23, 2026 the CoC Executive Board voted to approve the Rating and Ranking tool for new projects that will apply for Tier 2 funding, prioritizing Transitional Housing projects over other project types. The Rating and Ranking Committee met August 6th to rate the projects and HUD put a hold on the NOFO process August 7. The completed scoring was presented, along with recommendations in accordance with EB approved prioritization of Tier 2 eligible funding. As presented on the agenda, the three new applications for Tier 2 funds exceeded the $666,859.20 in potential Tier 2 funding by $35,516.80:

- TH LSS - Score 70; requested amount $354,776 (50.51% of total requests)
- TH Rebound Rebrand - Score 48; requested amount $180,000 (25.63%)
- SO GNRM - Score 49; requested amount $167,600 (23.86%)

DRAFT Project Applications – Provided for review only. Amounts and content are subject to change based on Executive Board action at this meeting. Final applications will be included in the CoC Consolidated Application.

NorCal_CoC App_09.24.26 draft.pdf
NorCal_GNRM App_09.23.26.pdf
NorCal_Luthran Social Svs App_09.23.26.pdf
NorCal_Rebound Rebrand App_09.23.26.pdf
NorCal_SCHC App_09.24.26.pdf

At Chair Rahmeyer's request, each applicant gave a brief overview of its project, including the number of beds served.

Key discussion points included:

- Kate Hutchinson (Lutheran Social Services) said the transitional housing project grew out of LSS's micro shelter work, where clients have a short stay and no next step, and is open to the whole community. The project is 12 beds at scattered/clustered sites. LSS is a trauma-informed certified agency, partners with community AOD and mental health providers, participates in the Housing Collaborative, and runs a Ready to Rent class.
- Justin Wandro (Good News Rescue Mission) said the street outreach project would fund a three-person outreach team for one year, restarting a program whose prior grant lapsed. The prior program moved more than 50 people from the street into permanent housing in one year, and the Mission expects to move 50 to 75 people in a year under this grant. In response to Chair Rahmeyer, he said the request covers staff and the resources staff need (e.g., IT support, a vehicle or vehicle lease for reaching encampments, and food, water and basic outreach items). Teddie Pierce noted the project is applied for as supportive services only.
- Sarah King (Rebound Rebrand) described a new nonprofit providing transitional housing for justice-impacted young adults ages 18 to 25 who are experiencing or at risk of homelessness, starting with 10 beds, with case management staff trained in de-escalation and trauma-informed care and a longer-term goal of contracting for ECM and Community Supports. In response to Chair Rahmeyer, she said the lower amount entered in e-snaps ($104,804) reflected a misunderstanding about the timing of the 25% match, and that her final application requests $180,000.
- Justin Wandro clarified that the $167,600 shown for Good News Rescue Mission was the supportive services line only and that the total request including admin is $184,360. With that correction and Rebound Rebrand at $180,000, Teddie reported that total requests exceeded available funding by $51,899.
- Robert Szopa asked whether the projects could still operate if reduced and suggested any reduction be made across the board. Chair Rahmeyer asked whether Lutheran Social Services could reduce its request to allow a more level distribution.
- Justin Wandro offered to reduce the Good News Rescue Mission request by $20,000, to $164,360. Chair Rahmeyer proposed setting Rebound Rebrand at $165,000. Kate Hutchinson agreed to reduce the Lutheran Social Services request by the remaining $17,277, to $337,499, bringing Tier 2 requests equal to the $666,859 available.
- Teddie asked whether the Board wished to move any project between tiers; no changes were proposed. Kate Hutchinson commented that the ranking as presented protects the PSH, HMIS and Coordinated Entry projects in Tier 1, with the transitional housing and supportive services only projects in Tier 2. Chair Rahmeyer said the result was fair across the programs, thanked the applicants for adjusting their budgets, and noted that PCIRC had intended to apply for transitional housing but stood down.
- Applicants were asked to update their budgets in e-snaps that afternoon and email Teddie when complete; staff will send the final spreadsheet to applicants and post the collaborative application on September 25, 2026.

Final ranking and funding amounts:

- Tier 1 ($250,289): HMIS - $31,911; CES - $18,378; Partners in Housing II (Shasta Community Health Center) - $200,000
- Tier 2 ($666,859): TH Lutheran Social Services - $337,449; TH Rebound Rebrand - $165,000; Street Outreach Good News Rescue Mission - $164,360
- Total request: $917,148

Motion to approve the Tier 1 renewal projects and the Tier 2 project ranking and funding amounts as adjusted during the meeting made by Tim Danielson. Second by Michael Coats. Roll call vote: Cathy Rahmeyer - aye; Michael Coats - aye; Grace Poor - aye; Tom Sandage - aye; Tim Danielson - aye; Robert Szopa - aye. Maddelyn Bryan was absent. Motion passed.

III. Approve Submission of Collaborative Application

Teddie Pierce said she, Jamie Northrup and Kristen Schreder are completing a final review of the CoC application, which will be posted on September 25, 2026 and submitted ahead of the September 30, 2026 deadline. Teddie and Kristen thanked the agencies and partners who responded on short notice, and noted that the process created new connections with recovery bed providers, law enforcement and other organizations that have not been active in the CoC.

Motion to approve the submission of the Collaborative Application made by Tim Danielson. Second by Michael Coats. Roll call vote: Cathy Rahmeyer - aye; Michael Coats - aye; Grace Poor - aye; Tom Sandage - aye; Tim Danielson - aye; Robert Szopa - aye. Maddelyn Bryan was absent. Motion passed.

4. NorCal CoC Members and County Updates

None.

5. Items for next meeting.

Teddie Pierce noted that this special meeting had originally been intended as a closed meeting for Executive Board members regarding the findings related to Pathways, which could not be held once HUD announced the new submission dates. Staff will follow up at the next regular meeting with more information on the competition.

6. Adjournment

Meeting adjourned at 1:53pm.

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 Executive Board Member Meeting
October 15, 2026 1pm – 3pm