

**Stanislaus County
Public Facilities Fees Committee
Meeting Minutes**

May 15, 2025
1010 10th Street, Room 2005 (2nd floor conference room)

- ☒ County Counsel Advisor: Mobin Bhatti
- ☒ Executive Assistant (Recorder): Mila Romo

Voting Members or Alternate Present Marked with an X:

Voting Member

- ☒ Andy Johnson (GSA-Capital Facilities)
- ☒ Chris Barnes (Auditor/Controller)
- ☐ David Leamon (Public Works)
- ☒ Denny Ferreira (Building)
- ☒ Erica Inacio (Chief Executive Office)
- ☒ Kristy Doud (Planning)
- ☐

Alternate Member

- ☐ Al Valencia (GSA-Capital Facilities)
- ☐ Maryam Yonan Kavalan (Auditor/Controller)
- ☒ Janelle Kostlivy (Public Works)
- ☐ Patrick Cavanah (Chief Executive Office)
- ☐ Angela Freitas (Planning)

Present Member / Alternate, But Not Voting:

- ☒ Maryam Yonan Kavalan

Guests Present:

Edgar Garcia – City of Modesto; Heather Jones – City of Modesto; Steve Madison – Stanislaus County Affordable Housing Corporation.

A. Meeting called to order at 2:00 p.m. by Chair Kristy Doud

B. Public Comment

- None

C. Roll call: A quorum of membership was established.
(Noted that Member Ferreira was present at 2:01 p.m.)

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting from April 17, 2025
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from April 17, 2025

Motion: Johnson | Second: Doud | Unanimous (6 | 0) | Abstain: (0)

2. Request from UP Modesto Homekey, in partnership with City of Modesto to waive PFF fees for Jenny's place project, 710 N. 9th Street, Modesto, CA (APN-115-002-004-0000)

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – May 15, 2025

Heather Jones from the City of Modesto delivered a PowerPoint presentation on the Jenny's Place project, a permanent supportive housing initiative located at 710 N. 9th Street, Modesto, CA, formerly known as the Traveler's Motel. The project will provide 100% affordable housing units targeting individuals at or below 30% of the Area Median Income (AMI). The development will include 54 total units. 37 Youth units, 16 traditional units and 1 manager unit. The project is supported by enforceable funding commitments ensuring 55 years of operational support, with resources coming from the City of Modesto, HOME and HOME-ARP funds, and California State's Homekey Program. The existing structure of the building will remain unchanged. An on-site office will be included, and while there is a restaurant space on the premises, it will remain vacant and unused. During the discussion, it was clarified that the Manager's Unit and Office should be excluded from the waiver/deferral request.

Motion by Chairwoman Doud to approve the waiver/deferral for the low-income units, with the stipulation that a recalculation be provided to exclude the Manager's Unit and Office from the request.

Motion: Doud | Second: Inacio | Unanimous (6 | 0) | Abstain: (0)

3. Request from Modesto Gospel Mission and City of Modesto to waive PFF Funds for project on 1530 Owens Drive, Modesto, CA

Steven Madison from StanCO presented a collaborative project between the City of Modesto and Modesto Gospel Mission, to address homelessness through the installation of prefabricated sleeping cabins at 1530 Owens Drive, Modesto, CA. The project consists of 12 prefabricated sleeping units and 1 ADA accessible unit. Each unit will be 70 square feet, equipped with climate control, a charging station, one bed and a nightstand, offering basic shelter for unhoused individuals.

These units are intended to serve individuals at 0% of the Area Median Income (AMI), providing 100% affordable supportive housing. The Modesto Gospel Mission's main facility will serve as a central hub, offering wraparound support services as needed.

While the Modesto Gospel Mission has historically been self-funded, this project will utilize Encampment Resolution Funding (ERF), which is secured for a three-year period only.

Motion was made by Committee Member Ferreira to approve the waiver/deferral for 17 units of permanent supportive housing at Modesto Gospel Mission, 1530 Owens Drive, Modesto, CA.

Motion: Ferreira | Second: Johnson | Unanimous (6 | 0) | Abstain: (0)

4. Approve the Waiver/Deferral and Exemption forms for use

Last month's meeting, Committee Member Inacio introduced a newly developed Waiver/Deferral and Exemption forms designed for outside agencies seeking to request a Waiver, Deferral, or Exemption of Public Facilities Fees (PFF funds). Following the initial presentation, updates and revisions were made based on committee feedback. At this meeting, Inacio requested formal approval of the updated forms for use.

A motion was made by Chairwoman Doud to approve the forms, with the stipulation that additional edits be incorporated before final implementation.

Motion: Doud | Second: Johnson | Unanimous (6 | 0) | Abstain: (0)

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – May 15, 2025

E. Discussion Items

1. PFF Tracking Log:

The PFF (Public Facilities Fees) Tracking Log was presented to the committee as a tool for monitoring all projects that have been submitted, approved, or denied in relation to Waiver/Deferral or Exemption requests.

The April Tracking Log was reviewed during the meeting, providing committee members with an up-to-date snapshot of project statuses and decisions.

No formal action was noted; the log was presented for review and informational purposes.

2. PFF Flyer:

A PFF flyer was created by the CEO office as a simple information guideline to describe what the PFF Committee does. The flyer will be made accessible on the County's Connect page once the page is re-launched.

3. Auditor's Report (see attached report)
Unobligated Cash Balance - \$27,777,923.92

F. Next Regular Meeting:

- Thursday June 26, 2025 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:59 p.m.

Submitted by: Mila Romo, Confidential Assistant IV