



Stanislaus Community System of Care

Thursday, July 16, 2026

Regular Meeting

Agenda

- I. Roll Call – Community System of Care (CSOC) Council
- II. Public Comment Period
- III. Action Items
- IV. Funding Opportunities
- V. Informational Items
- VI. Policy Issues, Concerns, Actions
- VII. Committee Reporting
- VIII. General Membership Announcements

Agenda Item I – Roll Call

	HOUSING / SERVICE PROVIDERS	
1	Permanent Supportive Housing Provider	Rosana Gonzalez
2	Transitional/Rapid-Rehousing Provider	Esther Rosas
3	Emergency Shelter Provider	Darren Stratton
4	Youth Services Provider	Emily Webster
5	Victims Services Provider	Yesenia Solorzano
6	Housing Authority of Stanislaus County	Varies
7	Veteran's Services	Jose Ortega
8	Healthcare Provider	VACANT
9	Senior Service Provider – Senior Advocacy Network	Hannah Brady

Agenda Item I – Roll Call

	BROADER COMMUNITY	
1	BIPOC Advocate	VACANT
2	LGBTQ Advocate	Roman Scanlon
3	Lived Experience 1	VACANT
4	Lived Experience 2	VACANT
5	Lived Experience 3	VACANT
6	Homeless Advocate	VACANT
7	Faith Sector Representative	Jason Conway
8	Neighborhood Representative – North	VACANT
9	Neighborhood Representative – South	Maryn Pitt
10	Neighborhood Representative – East	Darlene Barber-Martinez
11	Neighborhood Representative – West	Margie Johnson
12	Education Community Representative	Fred Berry
13	Business Community Representative	Steve Madison
14	Philanthropy Representative	VACANT
15	Law Enforcement Representative	VACANT

Agenda Item I – Roll Call

	FUNDERS	
1	Entitlement Jurisdiction: Modesto	Heather Jones
2	Entitlement Jurisdiction: Turlock	Jennifer Figueroa
3	Entitlement Jurisdiction: Riverbank	Marisela Garcia

Total Membership	27	
Housing/Services Providers	9	Vacancies = 1
Broader Community	15	Vacancies = 8
Funders	3	Vacancies = 0

Agenda Item II – Public Comment Period

PUBLIC COMMENT: Matters under the jurisdiction of the CSOC and not on this posted agenda may be addressed by the general public at this time. However, California law prohibits the CSOC from taking any action on a matter that is not on the posted agenda unless it is determined to be an emergency by the CSOC. Any member of the public wishing to address the CSOC during the “Public Comment” period is permitted to be heard once for up to 5 minutes.

Five (5) minute time limit

Agenda Item III – Action Items

- a. June Minutes
- b. June Special Meeting Minutes
- c. HMIS Policy and Procedure Updates

Agenda Item III(a) – Action Items

June Minutes

Emily Webster, CSOC Chairperson

Agenda Item III(b) – Action Items

June Special Meeting Minutes

Emily Webster, CSOC Chairperson

Agenda Item III(b) – Action Items

HMIS Policy and Procedure Updates

Jason Conway, HMIS Chair

Agenda Item IV – Funding Opportunities

- a. CoC Builds NOFO

Agenda Item IV(a) – Funding Opportunities

CoC Builds NOFO

Kasey Houck, Community Services Agency

Agenda Item V – Informational Items

- a. Grants & Funding Committee Interim Chair
- b. Secretary Nominations
- c. Neighborhood Representative: Pam Esparza
- d. Direct Assistance Housing Stabilization & Transition Campus
- e. Jenny's Place Updates

Agenda Item V(a) – Informational Items

Grants & Funding Committee Interim Chair

Emily Webster, CSOC Chairperson

Agenda Item V(b) – Informational Items

Secretary Nominations

Emily Webster, CSOC Chairperson

Agenda Item V(c) – Informational Items

Neighborhood Representative: Pam Esparza

Emily Webster, CSOC Chairperson

Agenda Item V(d) – Informational Items

Direct Assistance Housing Stabilization & Transition Campus

Charles Crane

D.A.

Housing Stabilization & Transition Campus

Direct Assistance

Expanding housing capacity through
partnership

Presented to the Stanislaus Community System of Care Board

Charles Crane | Project Sponsor



We Have Been Listening

The project begins with community alignment.

This effort grew from conversations with local housing partners, service providers, and community leaders.

- ✓ Housing capacity remains a critical need.
- ✓ Existing providers are already doing important work.
- ✓ This project is designed to support, not replace, that work.

**D.A. is not trying to replace the system.
D.A. is trying to strengthen it.**



What the Local Plan Already Tells Us

The City has documented needs that this concept can help support.

29,065 households

Modesto households earning below 80% AMI need affordable housing options and support.

85% unsheltered

Households without children make up most of Modesto's unsheltered population.

5-year priorities

Increase affordable housing, address homelessness, and improve access to jobs and services.

The opportunity: add housing capacity that connects people to permanent housing pathways.

Source: City of Modesto 2025-2030 Consolidated Plan and Annual Action Plan, FY 2025-2026.

The Property Opportunity

1403 Leonard Avenue, Modesto



Existing apartment property with redevelopment potential

- ✓ 21 existing residential units
- ✓ 6 buildings, originally built in 1950
- ✓ R-3 zoning supports the intended housing use
- ✓ Potential for laundry, office, lobby, community areas, and outdoor spaces
- ✓ Existing residential asset may move faster than ground-up development

Why it matters: the property can become housing inventory for existing referral systems.

What We Are Building

A housing stabilization and transition campus.

The goal is simple:

Help residents move from instability to permanent housing.

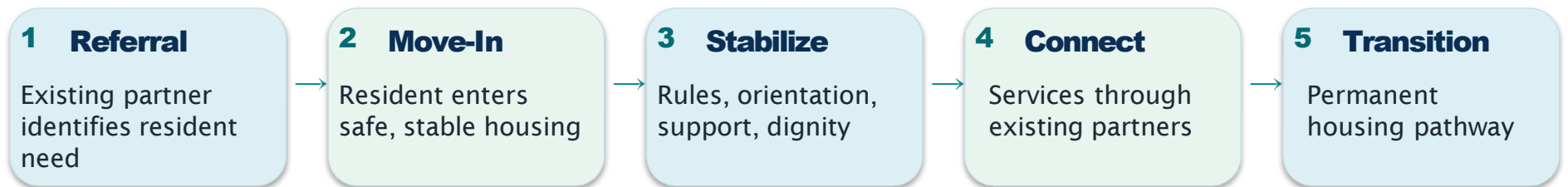
- ✓ Housing capacity first
- ✓ Services through partnerships
- ✓ Permanent housing pathways as the outcome

**Not a shelter. Not a stand-alone service agency.
A community-aligned housing platform.**



A Resident's Journey

A simple pathway from referral to permanent housing.



When one resident successfully transitions, the next person gains access to the opportunity.

That cycle is the community value of housing stabilization capacity.

How D.A. Fits Into the System

Designed to complement existing work.



The project succeeds only if it becomes useful to the partners already doing the work.

Funding Alignment

Different needs may align with different funding streams.

Development & Renovation

CDBG / HOME / foundations / philanthropic capital / future state opportunities

Housing Support

Referral-based subsidies / program-funded placements / housing authority pathways

Services & Stabilization

HHAP-aligned uses / ESG / CalAIM partnerships / workforce and service partners

The goal is not to chase every grant. The goal is to align this housing asset with the county's highest-priority needs.

Sources: City of Modesto Consolidated Plan; California HCD HHAP program resources. Final eligibility and awards depend on public agency and CoC processes.

Where We Need Your Guidance

Five questions that will shape the next phase.

- ✓ Which population should be prioritized?
- ✓ Which referral pathways should we build around?
- ✓ Which partnerships would make this most useful?
- ✓ Which funding priorities should we align with?
- ✓ What would make this project valuable to your organization?

We are ready to listen, adapt, and build this with the community.



Together, we can create more housing opportunities.

The property exists.
The need exists.
The opportunity exists.
The next step is partnership.

Thank you for your leadership, your time, and your guidance.

Charles Crane | Project Sponsor | D.A. Housing Stabilization & Transition Campus



TOGETHER, WE CAN MAKE HOME POSSIBLE

Agenda Item V(e) – Informational Items

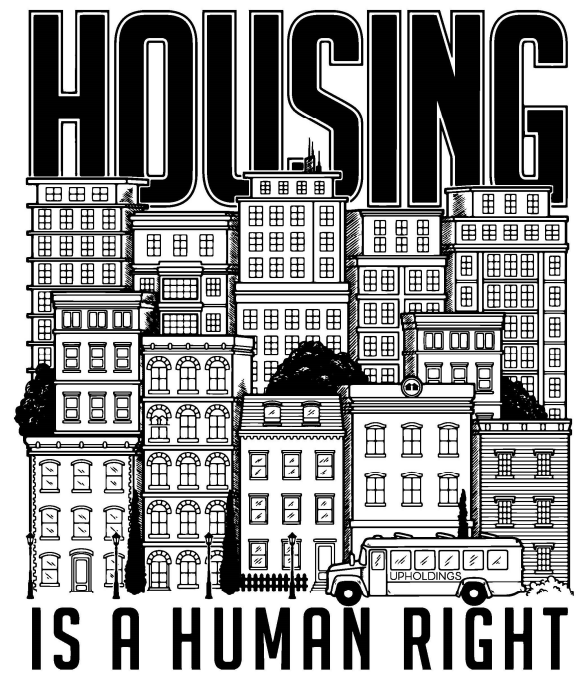
Jenny's Place Updates

Marcus Becerra, UPholdings



CSOC UPDATE

JULY 16, 2026





CURRENT OPERATIONS

Number of current vacancies

- **20 Vacant**

Current occupancy rate

- **63%**

Barriers to maintaining full occupancy

- **Finding qualified applicants that meet the income requirements to afford 30% AMI max rent (\$517) without added support from a subsidy source**

Strategies currently in place to increase occupancy

- **Marketing to partners, sending weekly vacancies to service providers, announcing vacancies at CoC meetings & CES meetings**

Plan for filling vacant units quickly and consistently

- **Lower income screening threshold**

STABILIZATION SUCCESSES

Education & Employment

- **5** tenants currently enrolled in school; **4** more exploring career paths for summer enrollment
- **13** tenants secured employment this year; several others volunteering
- Many tenants have developed resumes and are actively job searching using on-site resources

Engagement & Recovery

- **23** tenants actively participating in supportive services
- Regular follow-up & tenant-centered engagement strategies have been attempted with the ones who aren't connected by TSM onsite.

Housing Stability & Operations

- Significant decline in after-hours calls—none received in over a month (previously nightly) Notices and housing retention meetings down substantially; none issued this month (13+ since August 2025)



Local job and resource board
in the Tenant Support
Manager's office.

HHAP FUNDING STATUS

Generous support from the CoC allowed occupancy for tenants with no income when community vouchers were unavailable.

Initial HHAP grant funded approximately 8 months of rental assistance and was fully expended as of April 1.

The CoC generously approved of a second HHAP allocation to support Operations in March 2026.

New HHAP agreement routing through the City of Modesto. Access to new funding is anticipated for Fall 2026



PARTNER OUTREACH EFFORTS

- Our housing team has conducted extensive outreach to expand subsidy options for residents.
- Partners engaged: Aspiranet, Modesto Gospel Mission, Valley Mountain Regional Center, Lutheran Social Services, HDAP, Turning Point, BHRS, HAT Team and Youth Navigation Center.
- **BHRS has confirmed that Jenny's Place is in their budget to provide BHSA funded rental assistance for 25 client units.**
- **Aspiranet is currently identifying additional clients that will meet criteria for Jenny's Place.**
- **Outreach also includes communicating criteria and site needs at CoC and CES meetings.**



TENANT SUPPORTS IN PLACE

- **Center for Human Services (CHS) and Behavioral Health & Recovery Services (BHRS) are available to work with residents to identify employment opportunities and connect tenants to workforce development resources.**
- **Service providers will give individualized support to help tenants prepare for the transition to paying their required tenant rent portions, including budgeting assistance and benefits navigation.**
- **Ongoing case management will focus on housing stability and income growth to ensure residents can successfully meet new rent obligations.**
- **BHRS and CHS will continue regular check-ins with tenants to address barriers to employment and rent payment and to coordinate supportive services as needed.**

TENANT STABILITY AND COMPLIANCE

- Status of tenant income certifications (current, overdue, upcoming) 1/1/26 - 6/12/2026
 - 6 Initial Certifications = Approved/Complete
 - 27 Recertifications = Approved/Complete
 - 2 Recertifications = In Progress
- Recertifications 30 Days – 120 days
 - 17 Recertifications = Approved/Complete
 - 2 Recertifications = In progress
- Back rents and repayment plans
 - Jenny's Place currently has 25 households that carry a delinquency.
 - 2 households are actively participating in payment plans
 - Jenny's Place staff have connected with all households for payment plans. However, many households do not have income and declined to engage with payment plans.



NEW RENTAL ASSISTANCE OPPORTUNITY – BHRS

BHRS is working to fund rents for eligible clients residing at Jenny's Place

- Residents must be enrolled in BHRS services to qualify.
- Subsidy will cover gap between tenant rent and Fair Market Rent.
- Opportunity to apply this new subsidy is expected to begin as soon as July
 - This would extend the sustainability of Jenny's Place via the HHAP contribution significantly.

Thank You



Agenda Item VI – Policy Issues, Concerns, Actions

- a. FY26 CoC Competition NOFO Updates
- b. HUD NOFO Litigation/Funding Issues

Agenda Item VI(a) – Policy Issues, Concerns, Actions

FY26 CoC Competition NOFO Updates

Nicole McCray-Dickerson, Homebase

Agenda Item VI(b) – Policy Issues, Concerns, Actions

HUD NOFO Litigation/Funding Issues

Nicole McCray-Dickerson, Homebase



Homebase

ADVANCING SOLUTIONS TO HOMELESSNESS

Thursday, July 16, 2026

FY2026 CoC Program Local Competition Update

Today's Agenda

2026 CoC Competition

Lawsuit

Questions

CoC Competition Updates

Estimated Available Funding - \$6,583,422

Tier 1

- \$2,843,838

Tier 2

- \$3,739,584

CoC Planning

- \$263,385

FY2026 Local Available Funding Estimated Tier 1

\$2,843,838

- Capped at 60% of ARD



HMIS

PSH Renewals

FY2026 Local Available Funding Estimated Tier 2

\$3,739,584

Includes:

- CoC Bonus - \$790,154
- DV Bonus - \$1,053,538
- Remaining ARD - \$1,895,892



TH Renewal

TH New



TH DV New

SSO New

SO New



Coordinated Entry New (Collaborative Applicant ONLY)

PSH Renewals that do not fall in Tier 1

Competition Timeline

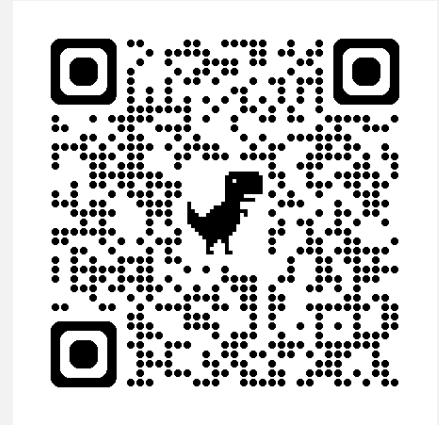
FY2026 to date



Competition Updates

Public CA-510 CoC NOFO Applicant Resources

Public Solicitation
Recordings
Application Materials
Application Resources



FY2026 CoC Competition

Timeline

- **Applications due by Wednesday, July 22nd 11:59PM**
- Rank And Review Panel: July 29th - August 5th
- CSOC Approves Final Rank List: August 6th
- E-Snaps Application edits – August 11th – 21st
- Deadline for E-snaps Applications – August 21st 11:59PM

Consolidated Application Due to HUD – August 26th

Lawsuit Updates

National Alliance to End Homelessness v. HUD

After many months of delays, motion practice, and HUD's shenanigans...

We finally got a decision!!!



But there's a bit more to the story...

National Alliance to End Homelessness v. HUD

- The court denied this motion for leave, meaning they did not grant plaintiff's permission to add the 2026 NOFO to their complaint. Rather, they said that if the plaintiffs want to challenge the legality of the 2026 NOFO, they would have to file a new lawsuit.
- The court did, however, rule on the original lawsuit **and plaintiffs won!!!**
- The court found that the 2025 was unlawful and that many of its provisions would cause irreparable harm had they been allowed to go through. The court also said that HUD acted unlawfully because of the way it pushed the new provisions (i.e. drastically changing the direction of policy away from housing first; requiring service provisions; etc.) without sufficient notice and not within the timeline set by Congress.
- Last week, NAEH and other **plaintiffs filed a new lawsuit**, alleging that the 2026 NOFO is also unlawful.
- The court's ruling in the last lawsuit makes it unclear whether the new lawsuit will be successful.

National Alliance to End Homelessness v. HUD

For now...

We wait to see what the Court will say about the current lawsuit and...

Continue with the local competition under the provisions of the 2026 NOFO.



We will keep you posted on further developments as they become available.

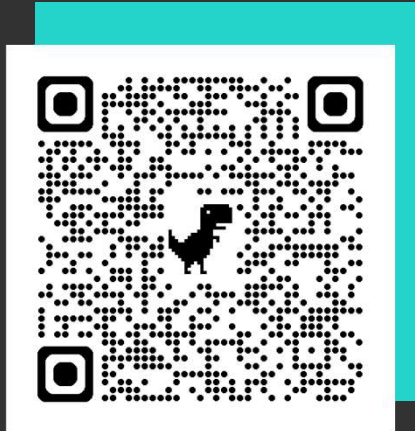
Discussion & Questions



Stay in touch

Reach out to us at stanislaus@homebaseccc.org

Sign up for the Homebase newsletter for updates, tools and resources.



<http://tinyurl.com/HomebaseSignUp>

Agenda Item VII – Committee Reporting

- a. PIT Workgroup Update

Agenda Item VII(a) – Committee Reporting

PIT Workgroup Update

Maryn Pitt

CSOC Committee & Working
Group Sign-Ups



Agenda Item VIII – General Membership Announcements

Open Discussion & Announcements to all attendees





Adjournment

Regular Meeting: Thursday, August 20, 2026 from 2:30 PM to 4:30 PM

If you have any questions or comments, please contact CSOC@stancounty.com

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