



Stanislaus Homeless Alliance

A collaborative entity formed to align homelessness services, planning, and funding among stakeholders in Stanislaus County.

Wednesday, September 9, 2026

Agenda

- I. Roll Call – Stanislaus Homeless Alliance Representatives
- II. Public Comment Period
- III. Action Items
- IV. Informational Items
- V. General Membership Announcements
- VI. Adjournment

Agenda Item I – Roll Call

Agency	Primary Voting Member	Alternate Voting Member
City of Ceres	Rosalinda Vierra (Co-Chair)	James Casey
City of Modesto	David Wright	Nick Bavaro
City of Oakdale	Vacant	Jerry Ramar
City of Patterson	Gabriela Hernandez	Kendra Mora
City of Riverbank	Cindy Fosi	Vice Mayor John Pimental
City of Turlock	Cassandra Abram	Kevin Bixel
City of Waterford	Elizabeth Talbott	Christine Harris
Community System of Care	Fred Berry	Maryn Pitt
Focus on Prevention	Brad Hawn (Chair)	Tim Byrd
Stanislaus County	Terry Withrow	Raul Mendez
Stanislaus Regional Housing Authority	Carlos Estacio III	Jim Kruse

Agenda Item II – Public Comment Period

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

To make a comment please complete a Request to Comment form (available at the entrance to Chambers) and provide it to staff. Speakers will be recognized by the SHA Chairperson and called to the podium to speak in the order of receipt.

Agenda Item III – Action Items

- a. July 2026 Minutes

Agenda Item IV – Shelter Updates

- a. WeCare Update

Agenda Item IV (a.) – Shelter Updates

WeCare Update

Guest presenter: Corey Mai, WeCare Executive Director



We Care Program - Turlock

P.O. Box 1291, Turlock, CA 95381
(209) 664-2003
info@wecareturlock.org
501 (c)3 EIN:20-1843967

Executive Director: Corey Mai
(209) 606-9281

Programs Provided

- ▶ Emergency Shelter
- ▶ Permanent Supportive Housing
- ▶ Affordable Housing
- ▶ Rapid Re-Housing
- ▶ Substance Abuse Program

Emergency Shelter

219 S. Broadway, Turlock

Hours of Operation: 5:30PM-8:00AM

- ▶ 49 Beds
- ▶ Men, 18 and over
- ▶ Dinner provided nightly
- ▶ Showers
- ▶ Clothes Closet
- ▶ Drug and Alcohol Services (La Familia)
- ▶ Mental Health Referrals
- ▶ Case Management

Emergency Shelter - Statistics

August 1, 2025 - June 30, 2026	
Unduplicated Count	238
Occupied Shelter Beds	15,355
Disabled	159
Veterans	19
Ages 18-30	40
Ages 31-61	160
Ages 62+	38
Chronically Homeless	105

Emergency Shelter - Statistics

July 15, 2024 - June 30, 2025	
Unduplicated Count	233
Occupied Shelter Beds	16,478
Disabled	140
Veterans	23
Ages 18-30	31
Ages 31-61	160
Ages 62+	42
Chronically Homeless	105

Permanent Supportive Housing

- ▶ Chronically homeless
- ▶ Eight units located in Turlock
- ▶ Case Manager
- ▶ Mental health services
- ▶ Adults only

Affordable Housing

- ▶ Low-income families
- ▶ Long term housing option
- ▶ Eight apartment rentals
- ▶ Two house rentals
- ▶ Singles, Couples, and Families

Rapid Re-Housing Program

- ▶ Literally Homeless
- ▶ Short term assistance (3-6 months)
- ▶ Case Manager
- ▶ VI-SPDAT completed

Substance Abuse Program

- ▶ CDBG-PSG Funds
- ▶ Licensed Drug & Alcohol Counselor on-site & SUD Case Manager
- ▶ Groups held Tuesday-Thursday
- ▶ Includes any unhoused individuals within the county

Substance Abuse Program

- ▶ 68 individuals attended groups
- ▶ 4 individuals began SUD programs
- ▶ 5 individuals obtained employment and one began attending MJC
- ▶ Community Outreach

Shower & Laundry Shuttle

- ▶ We Care has partnered with Dean at showershuttle.org to host the Laundry Shuttle on Tuesday's and Shower Shuttle on Wednesday's.
- ▶ They provide a hot shower, underwear, socks and a hygiene kit to those they serve.

Program Partners

- ▶ Telecare
- ▶ C.A.R.E. Team
- ▶ United Samaritans Foundation
- ▶ Prodigal Sons & Daughters
- ▶ La Familia
- ▶ Dept. of Veterans Affairs
- ▶ CHAT
- ▶ DRAIL
- ▶ Salvation Army - USDA Food Program
- ▶ SHARE

Agenda Item V. – Informational Items

- a. City of Modesto Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2025-2026

Agenda Item V (a.) – Informational Items

City of Modesto Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2025-2026

Guest presenter: Edgar Garcia, Community Development Manager for City of Modesto



Our City.
Our Future.

Consolidated Annual Performance Evaluation Report (CAPER) for FY 2025-2026

Edgar Garcia
Community Development Manager

September 9, 2026

Background

As a HUD Entitlement Community, the City of Modesto receives annual federal funding to address local housing and community development needs through three programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

Purpose:

- Serve low-income persons/households
- Develop viable communities by providing decent housing, a suitable living environment, and expand economic opportunities.
- Each year, the City develops an Annual Action Plan, outlining how HUD funds will be invested, and submits a Consolidated Annual Performance and Evaluation Report (CAPER), which highlights accomplishments, measures outcomes, and demonstrates compliance with HUD requirements.

2025-2026 HUD Grants

Program	Amount Awarded	Expended
Community Development Block Grant (CDBG)	\$1,898,921	\$986,369.88
Emergency Solutions Grant (ESG)	\$157,694	\$147,707.47
HOME Investment Partnerships Program (HOME)	\$800,215.37	\$259,174.05
HOME American Rescue Plan (HOME-ARP)	\$239,268.44*	\$239,268.44
Total	\$3,096,098.81	\$1,632,519.84

Funding may include roll over funds and program income from previous funding years

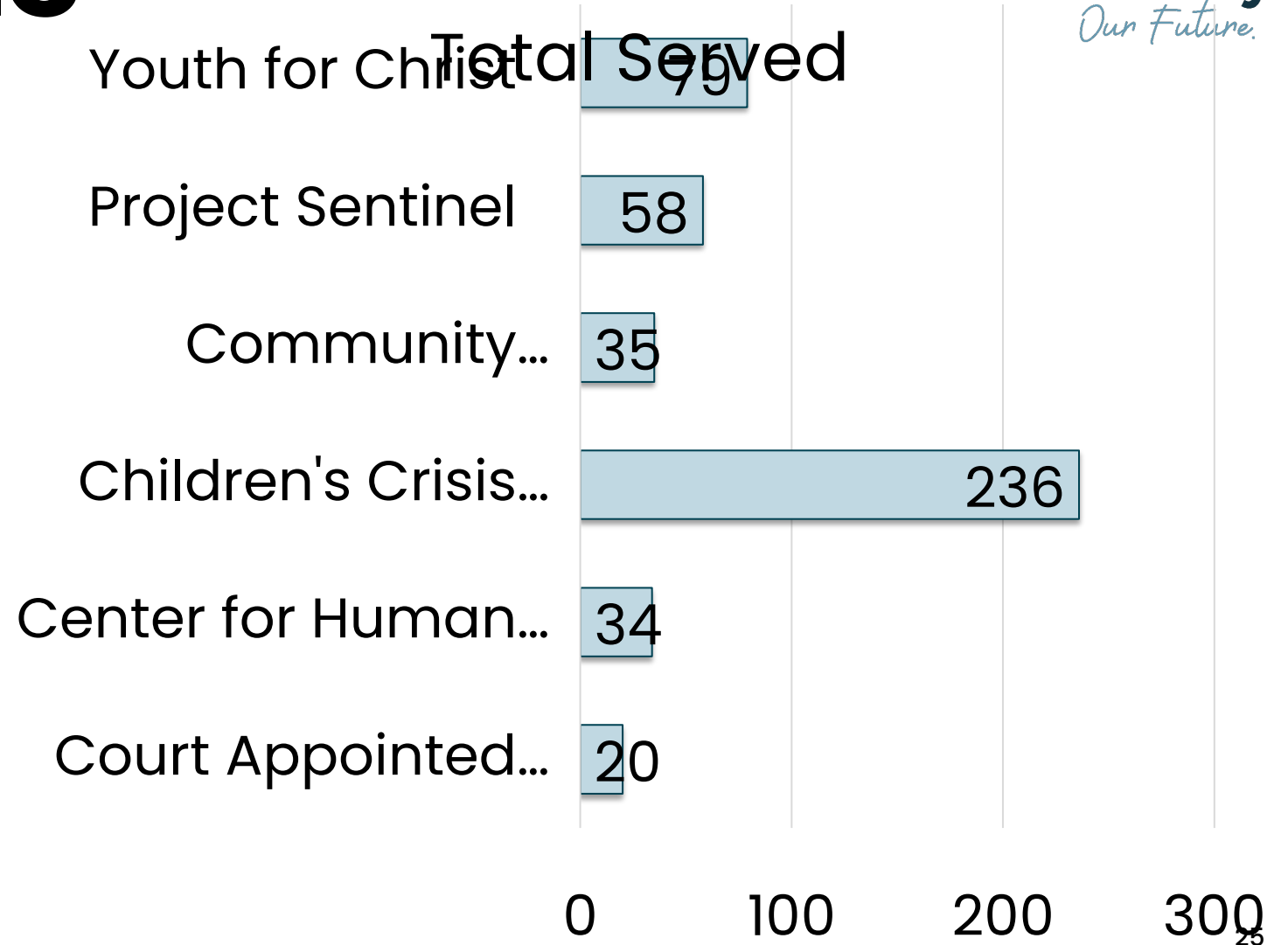
Expended numbers are as of 07/31/2026, there may be further adjustments during the draft period

*HOME ARP funds in the amount of \$3,414,872, were awarded in FY22. There was a remaining \$239k balance to be drawn.

FY 2025-2026

CDBG Public Services

- Total Non-Profit Organizations Awarded: 6
- Total Awarded: \$221,000
- Total Expended: \$221,000
- Total Individuals Served: 462



CDBG Program Spotlights

Community Housing and Shelter Services - HP

- Community Housing and Shelter Services (CHSS) Homeless prevention program supports short-term rental assistance and case management for households facing imminent eviction. Specifically, this assistance is targeted at households that have received a 3-day notice to pay rent or quit and have documented proof of an emergency expense or loss of income that led to their inability to pay rent.
- For program year 25-26, CHSS assisted 11 households (35 individuals) with homeless prevention services.



Project Sentinel – Fair Housing and Tenant/Landlord Mediation

- Project Sentinel serves individuals and households with fair housing and tenant/landlord mediation services, one-on-one counseling and group workshops for housing providers, consumers and social service agencies to educate them about fair housing laws
- For program year 25-26, Project Sentinel served 58 individuals with services, resulting in 19 fair housing investigation cases.



CDBG

Owner Occupied Housing Rehabilitation Program



- Total Households Assisted: 15
- Total Awarded: \$402,496 through loans and grants
- Repairs Included:
 - Health & Safety Repairs
 - Energy Efficient Windows
 - HVAC Repairs/Replacements
 - Roof Repairs/Replacements
 - ADA Accessibility

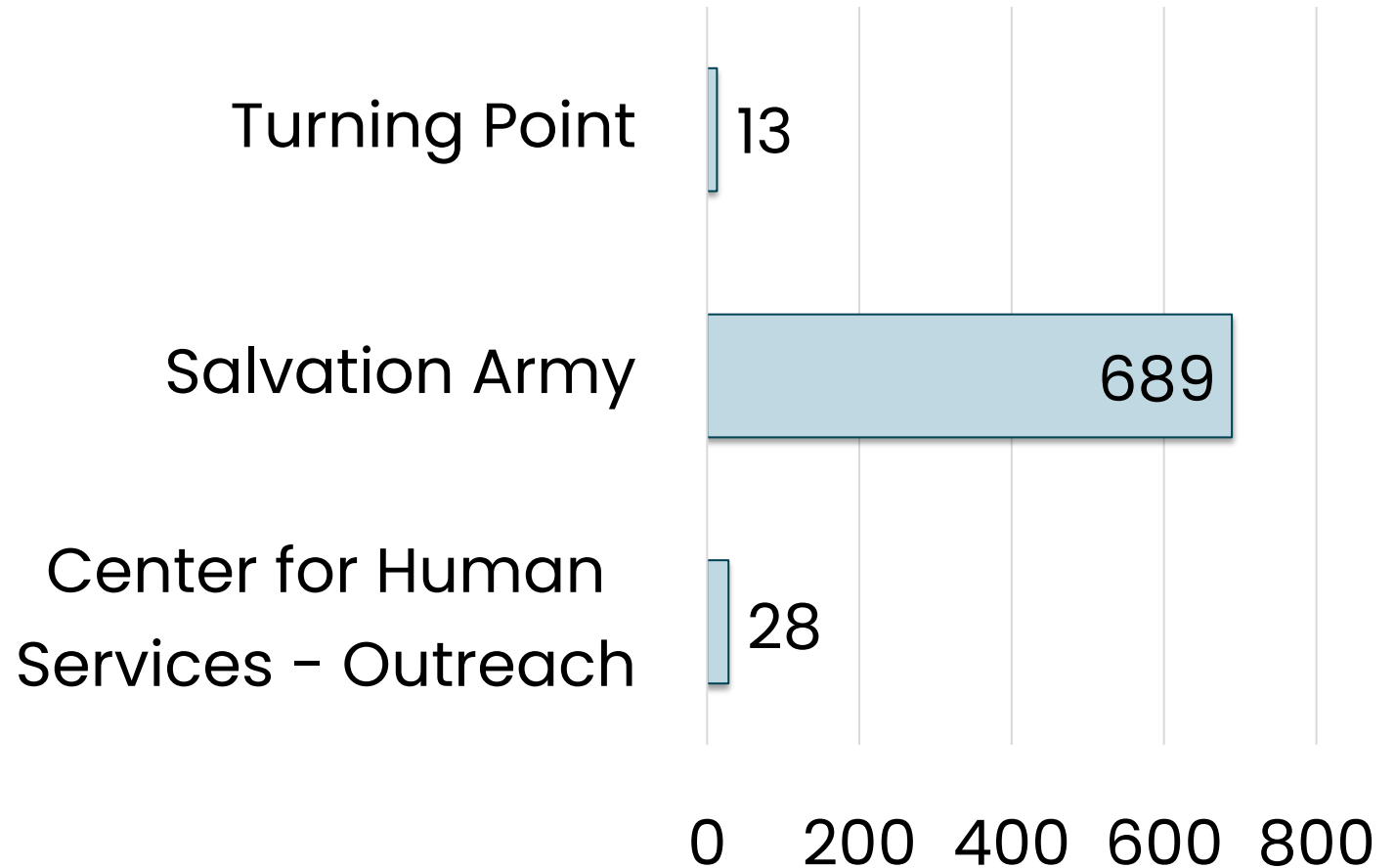


FY 2025-2026

ESG Public Services

- Total Non-Profit Organizations Awarded: 3
- Total Awarded: \$92,900
- Total Expended: \$60,500
- Total Individuals Served: 730

Total Served



Camp2Home (ESG & leveraged funding)

- Camp 2 Home serves as the foundation of Modesto's homelessness response system. Rather than operating as a single program, it coordinates a continuum of outreach, emergency shelter, employment, case management, and housing services designed to move individuals from unsheltered homelessness to permanent housing and long-term stability.
- The model begins with proactive outreach and connects participants to emergency shelter, paid job training, employment assistance, rapid rehousing, and permanent housing resources.
- By integrating housing with employment and supportive services, Camp 2 Home addresses both the immediate crisis of homelessness and the longer-term factors that contribute to housing instability.



Outreach



Shelter



Robust Job Training



Permanent
Employment



Permanent
Housing

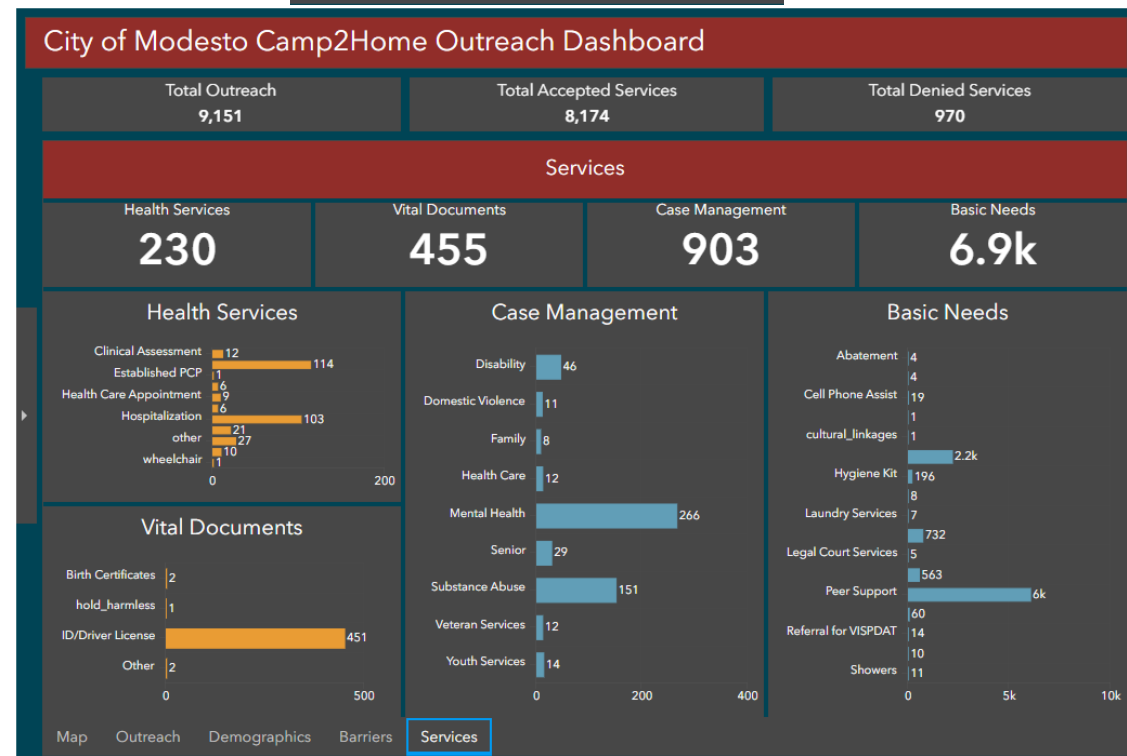
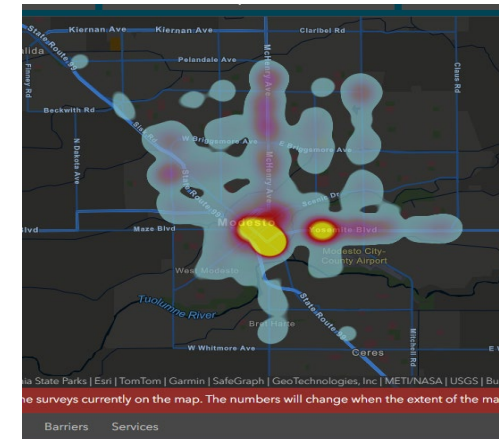
Outreach



- Center for Human Services – Outreach Program
 - Awarded \$32,400 (ESG)
 - Contacted 28 individuals and engaged 15 with outreach services
- Community Health and Assistance Team (CHAT)
 - CHAT conducted 9,151 outreach contacts
 - provided 8,174 supportive service connections
 - <https://www.modestogov.com/2785/outreach-Dashboard>



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Shelter



- Salvation Army Berberian Shelter
 - Awarded and expended: \$40,500 (ESG)
 - 180+ bed facility
 - 689 unduplicated individuals served
 - Services include:
 - Overnight shelter
 - Access to showers
 - meals
 - Case management



Job Training & Permanent Employment



HopeWorks Program – Other funding sources

- City partnered with Modesto Gospel Mission to establish a job training program in January 2026.
- Program is funded through a combination of State Earmark funds, private contributions and City Litter Abatement Funds.
- HopeWorks provides participants with paid work experience, employment readiness training and intensive case management, and connections to permanent employment opportunities.
- Participants are also connected to housing navigation and other supportive services that promote long-term self-sufficiency.
- Through June 2026, 48 individuals were actively working in the program with 5 clients obtaining transitional housing.



Permanent Housing

- Turning Point Rapid Rehousing
 - Awarded and Expended: \$20,000 (ESG)
 - Served 8 households (13 individuals)
 - Services include
 - Rental assistance
 - Deposit and Utility support
 - Landlord engagement
 - Case management



Projects in the pipeline



CDBG

El Capitan, 1121 Needham Street

- Partner: El Capitan Homekey LP
- Funding: \$3,007,163
- Leveraged Funds: \$20,281,237 across federal, state, and local partner sources
- Permanent Supportive Housing
 - Motel conversion to 48 units of Permanent Supportive housing
 - Onsite case management and supportive services.
- Target Population:
 - Individuals and Veterans with behavioral health challenges at 30% of AML.
 - 24 Veteran units
 - 24 Behavioral Health units
 - 1 on-site manager unit
- Project Status:
 - *In construction* completion date Summer 2027



CDBG & HOME

Seventh Street Village, 7th Street between I and J Street

- Partner: Visionary Home Builders
- Funding:
 - \$5,000,000 HOME
 - \$2,000,000 CDBG
- Leveraged Funds: \$61,754,636 across federal, state, and local partner sources
- Mixed Use Development
 - 79 units of housing mixed with 1,2-, and 3-bedroom apartments.
 - Commercial first floor for resident use
- Target Population: Households at 30% – 80% of AMI.
 - 12 – 1 bedrooms
 - 35 – 2 bedrooms
 - 32 – 3 bedroom 2 bath units
- Project Status:
 - *In construction* completion date Winter 2027



Citizen Participation Process



Schedule of Events

West Modesto Community Builders – Community Meeting	September 8, 2026
Stanislaus Homeless Alliance (SHA) Meeting	September 9, 2026
Citizen’s Housing & Community Development Committee	September 10, 2026
Stanislaus Community System of Care – Community Meeting	September 17, 2026
Airport Neighborhood Collaborative – Community Meeting	September 22, 2026
City Council Public Hearing	September 22, 2026

All comments received between September 6, 2026 and September 22, 2026 will be included in the final document.

Questions?



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Agenda Item V (b.) – Informational Items

Stanislaus Regional Housing Authority Updates

Guest presenter:

Agenda Item V – General Membership Announcements





Adjournment

Next Meeting: Wednesday, January 13, 2027

If you have any questions or comments, please contact CSA-SHA_Email@stancounty.com