



Stanislaus Community System of Care

Thursday, September 17, 2026

Regular Meeting

Agenda

- I. Roll Call – Community System of Care (CSOC) Council
- II. Public Comment Period
- III. Action Items
- IV. Informational Items
- V. Policy Issues, Concerns, Actions
- VI. Committee Reporting
- VII. Shelter Updates
- 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	Meggan Clifford
2	Entitlement Jurisdiction: Turlock	Isaac Moreno
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. August Minutes – Emily Webster
- b. Grants & Funding Committee Chair Nomination – Emily Webster

Agenda Item IV – Informational Items

- a. Stanislaus County CAPER – Ana San Nicolas, County Planning
- b. City of Modesto CAPER – Blanca Ramirez, City of Modesto
- c. The Salvation Army – Edgar Garcia, City of Modesto
 - i. Jenny's Place Reallocation
 - ii. Funding Request

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FISCAL YEAR 2025-2026

**Stanislaus Urban County
Stanislaus HOME Consortium**

Continuum of Care Meeting
September 17, 2026



Stanislaus Urban County and HOME Consortium



- HUD Entitlement Since 2001
- Stanislaus County Lead Entity for Urban County (2001) and for HOME Consortium (2023)
- City of Turlock participates only in the HOME Consortium

HUD Entitlement Requirements

HUD Planning & Reporting Cycle



Consolidated Plan (Con Plan)- Goal & Priorities – 5 Years



Annual Action Plan (AAP)- Annual Funding & Activities – Annually



Consolidated Annual Performance Evaluation Report – (CAPER)- Annual Results & Accomplishments – Annually

FY 2025-2026

Stanislaus Urban County Funding Allocations

- **CDBG** **\$2,302,867**
- **ESG** **\$202,582**
- **Total** **\$2,505,449**

CDBG AND ESG ALLOCATIONS

URBAN COUNTY MEMBER	ACTIVITIES	ACTIVITY DELIVERY MIN. COSTS/ADMINISTRATION	TOTAL
City of Ceres	\$200,497	\$5,000	\$205,497
City of Hughson	\$149,744	\$5,000	\$154,744
City of Newman	\$137,606	\$5,000	\$142,606
City of Oakdale	\$155,047	\$5,000	\$160,047
City of Patterson	\$166,748	\$5,000	\$171,748
City of Riverbank	\$133,373	\$5,000	\$138,373
City of Waterford	\$204,076	\$5,000	\$209,076
Stanislaus County	\$349,773	\$400,573	\$750,346
Public Services @15%	\$345,430		\$345,430
Fair Housing		\$25,000	\$25,000
CDBG Total	\$1,842,294	\$460,573	\$2,302,867
ESG Total	\$187,389	\$15,193	\$202,582
TOTAL ALLOCATION	\$2,029,683	\$475,766	\$2,505,449

Community Development Block Grant (CDBG) Program

CDBG Objectives

- Directly benefit low- and moderate-income people;
- Prevent/eliminate slum and blight conditions; and/or
- Meet a particular urgent community development need.

CDBG-CV Objectives

- All funded activities must be CDBG- eligible activities and for the purpose of preventing, preparing and or responding to COVID-19.

Stanislaus Urban County Projects

City	Project	Status / Timeline
Stanislaus County	West Modesto Sewer Improvements (WMSI)	Spencer-Marshall: Area 7- Phase 1–2 complete & Phase 3- Construction underway. Rouse-Colorado: Area 9- Construction underway
Ceres	Morrow Village ADA Improvements Infrastructure	Bidding (Phase 3) Spring 2026
Hughson	2 nd Street Improvements	Project completed Fall 2025
Newman	Steffensen– Sunshine Area Infrastructure	Bidding Spring 2026
Oakdale	Southwest Downtown Improvements	Project completed Spring 2026
Patterson	6B- E Street and 9 th Street Infrastructure	Bidding Fall 2026
Riverbank	Pioneer Park Improvements	Construction to begin Fall 2026
Waterford	G Street Pedestrian Improvements	Project completed Fall 2025

CDBG Public Services - FY 2025-2026



Public Services Grants Program

- Funds Allocated: \$345,430
- 6 Public Service Programs
- 80% AMI or below
- 1,211 Unduplicated Individuals Served
 - 821 provided case management / 12 homeless prevention
- 158 Individuals with Disabilities
- 98 Female Head of Households / 111 Seniors
- 154 assisted with Emergency Food
- 245 Homeless persons assisted

CDBG COVID-19 Response

\$2.79 million Total Funding

12 Programs Funded

7,369 Persons Served: FY 2020-2026 Accomplishments

127 Persons Served: FY 2025-2026 Accomplishments

Emergency Solutions Grants (ESG) Program

ESG Purpose

- Engage homeless individuals and families living on the street.
- Rapidly re-house homeless individuals and families.
- Help operate and provide essential services in emergency shelters for homeless individuals and families.
- Prevent individuals and families from becoming homeless.

Emergency Solutions Grants (ESG) Program



ESG Program

- Funds Allocated: \$202,582
- 3 Public Service Grants
- 30% AMI or below
- 223 Unduplicated Individuals Served
 - Homeless persons and families
 - Rapid Re-housing assistance
 - 8 individuals transition to permanent housing and independent living



Goals Accomplishments

Goal #	Goal Indicator	Units Measure	Expected Outcome	Actual Outcome	Percent Complete
	5 Year Strategic Plan				
1	Housing	Housing Units	40	0	0%
2	Homeless Services	Persons Assisted	1,700	223	13%
3	Infrastructure Activities	Households Assisted	2,500	250	10%
4	Public Services	Persons Assisted	6,000	1,211	20%
	Program Year 1				
1	Housing	Housing Units	10	0	0%
2	Homeless Services	Persons Assisted	350	223	64%
3	Infrastructure Activities	Households Assisted	500	250	50%
4	Public Services	Persons Assisted	1,200	1,211	101%

HOME Investment Partnership (HOME) Program

HOME Consortium

HOME affordable housing eligible activities

- Rehabilitation of owner-occupied housing;
- Assistance to homebuyers;
- Acquisition, rehabilitation, or construction of rental housing; and
- Tenant-based rental assistance.

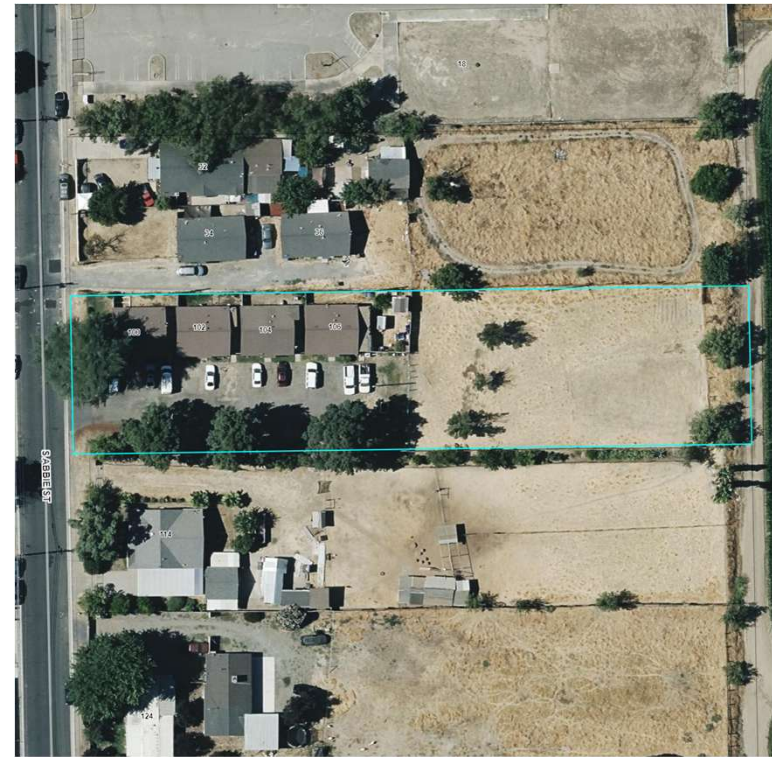
HOME Investment Partnership (HOME) Program Housing Projects Moving Forward

Abbie Street

\$1,262,970 Award

100 South Abbie Street, Empire, CA

- Acquisition and rehabilitation of rental housing to serve Low Income Households.
- Existing buildings include four 2-bedroom homes.
- Project will construct five additional 2-bedroom homes along the southern lot line.



HOME Investment Partnership (HOME) Program Housing Projects Moving Forward

Park Street Cottages

\$1,664,392 Award

1143/1145 Park Street, Turlock, CA

- Acquisition and rehabilitation of rental housing to serve Low Income Households.
- Existing buildings include a 3-bedroom single-family home and a triplex.
- Project will add a new triplex and a five-unit building, creating eight new one-bedroom units.



Questions





Our City.
Our Future.

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

Blanca Ramirez
Administrative Analyst II

September 17, 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

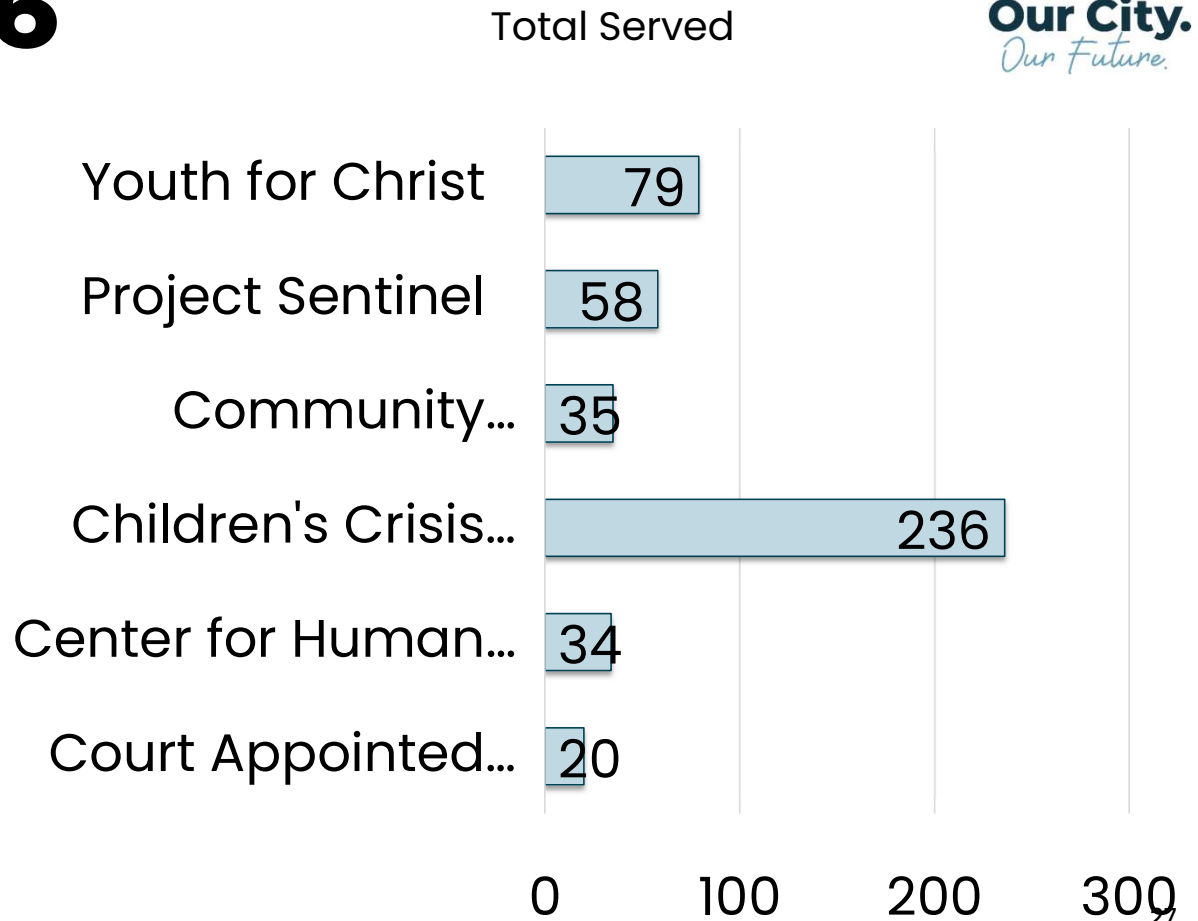
Expended numbers are as of 07/31/2026, there may be further adjustments during the draft period

*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

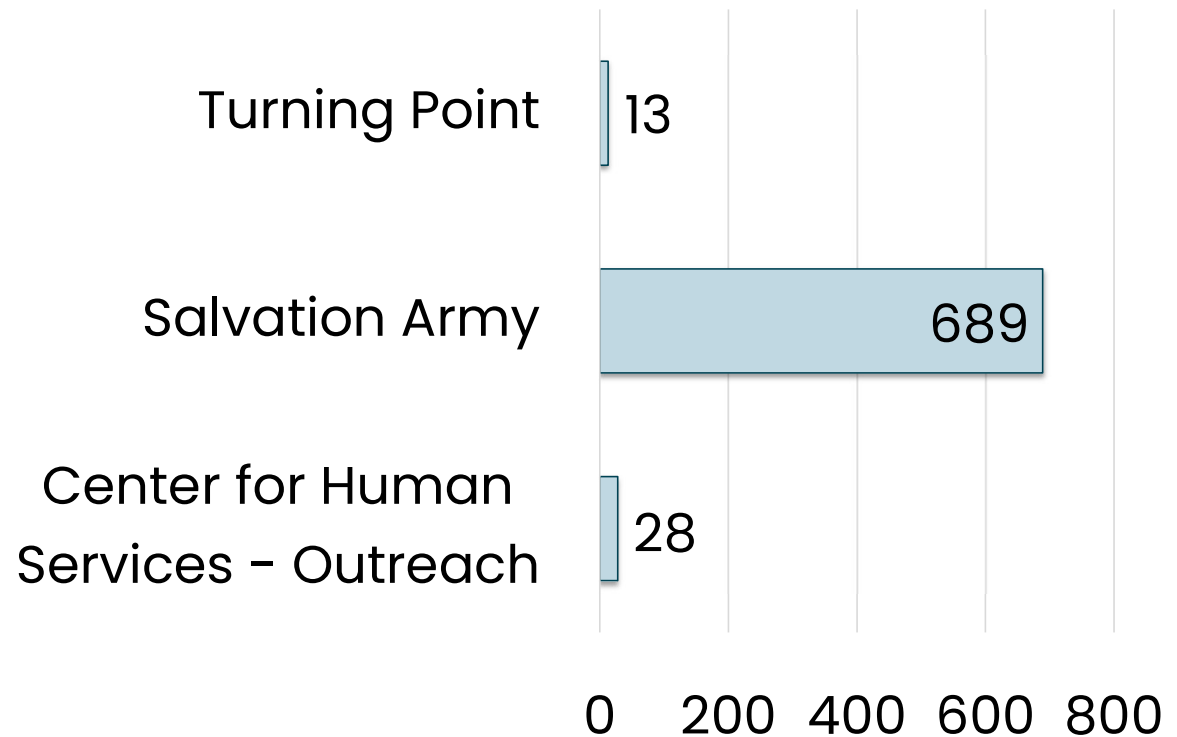


FY 2025-2026

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

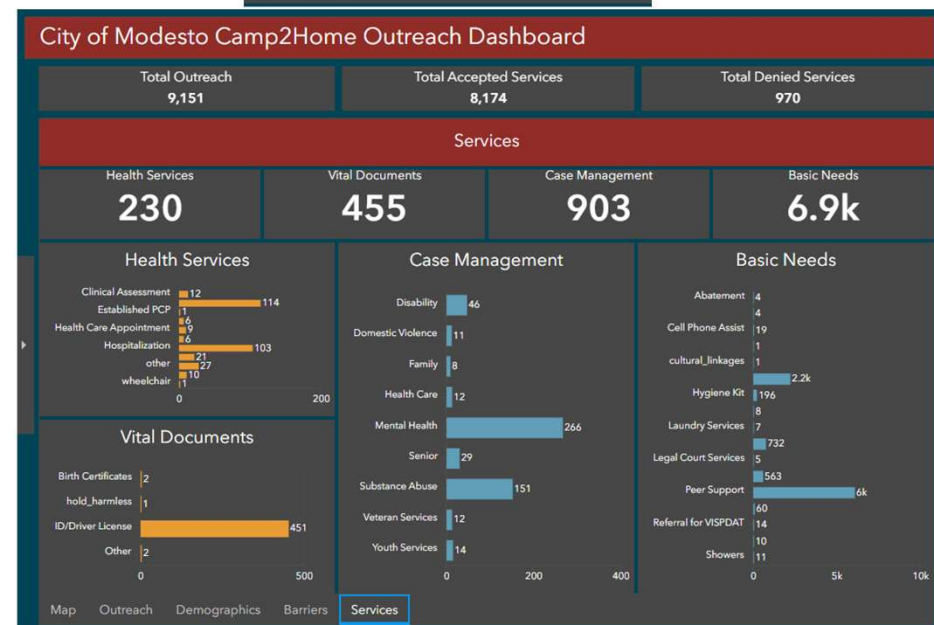
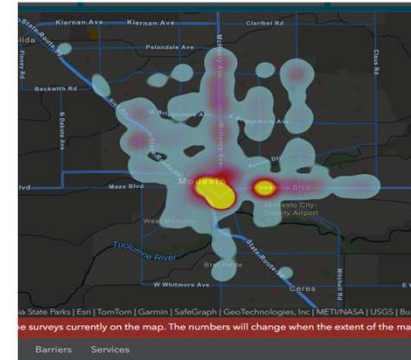


Permanent
Housing

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>



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 AMI.
 - 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 AML.
 - 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?



CITY OF
MODESTO
CALIFORNIA

Our City.
Our Future.





Our City.
Our Future.



Emergency Shelter Operations

Stanislaus County / City of Modesto



Overview

Fall 2025

- ACES operational deficit Identified
 - The City of Modesto with support from the CSOC, secured HHAP funds to provide resources through June 30, 2026.

Winter 2025

- Salvation Army notified the City and County of a budget deficit at both ACES and Berberian, creating a risk of a potential program closure.
 - ACES: Funding through June 30, 2026
 - Berberian: Funding through September 30, 2026



Strategic Actions Through December 2026

- ACES – Extension to December 31, 2026
 - Board of Supervisors item – September 29th
 - City Council item – September 22nd
 - Permanent Local Housing Allocation (PLHA) funding
 - Other funds
- Leveraging Cal-AIM Funding
 - Short Term Post Hospitalization
 - Day Habilitation
 - Housing Navigation Service
- City, County & Salvation Army continued collaboration
- Request for Qualifications

Upcoming Partnership Request

January 1st – Onward



- **CSOC HHAP 5.2: \$389,994 – Interim Housing**
 - This is the balance available for Interim Housing that the CSOC has available to allocate.
- **CSOC HHAP 4/ 5.1: \$450,000 – Permanent Housing (*pending reclassification*)**
 - This is the amount that was initially approved for operations of the Jenny's Place project. Since this was last presented, the Jenny's Place project received a Project Based Voucher award.
- Due to the emergency nature of the shelter, it is recommended that these funds be reallocated to support ongoing shelter operations, pending a City/County operations plan.

Next Steps

January 1st – Onward



- No action is being taken today. City/County staff will return in October to present how this will be implemented.
- With approval in October, this allocation will need to be considered by the Board of Supervisors prior to the end of the calendar year, and a contract will need to be routed for execution effective January 1st.
- City/ County staff will continue to collaborate on a long-term pro forma that can establish the sustainability of the operations.
- City is exploring the possibility of becoming a CalAIM provider/administrator to support potential reimbursements.



Any Questions?

Agenda Item V – Policy Issues, Concerns, Actions

- a. FY2026 CoC Competition NOFO Updates – Emily Webster
- b. HUD NOFO Litigation/Funding Issues – Emily Webster

Agenda Item VI – Committee Reporting

- a. Monthly Committee Report Out

CSOC Committee & Working
Group Sign-Ups



Agenda Item VII – Shelter Updates

- a. We Care – Corey Mai, 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

Funding Sources

- ▶ Federal, State & City Grants
- ▶ Community Grants
- ▶ Contributions

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 VIII – General Membership Announcements

Open Discussion & Announcements to all attendees





Adjournment

Regular Meeting: Thursday, October 15, 2026 from 2:30 PM to 4:30 PM

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