

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA: 7.1

AGENDA DATE: September 16, 2025

SUBJECT:

Public Hearing to Consider the Adoption of the Stanislaus HOME Consortium and Stanislaus Urban County Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report for the Federal United States Department of Housing and Urban Development Entitlement Programs

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2025-0485

On motion of Supervisor Withrow Seconded by Supervisor Grewal
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Grewal, C. Condit, and Chairman B. Condit

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: NOEMI LEON, Interim Clerk of the Board of Supervisors

File No.

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Planning and Community Development

BOARD AGENDA:7.1

AGENDA DATE: September 16, 2025

CONSENT ☐

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Public Hearing to Consider the Adoption of the Stanislaus HOME Consortium and Stanislaus Urban County Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report for the Federal United States Department of Housing and Urban Development Entitlement Programs

STAFF RECOMMENDATION:

1. Conduct a public hearing to consider the adoption of the Stanislaus HOME Consortium and Stanislaus Urban County Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) for the United States (U.S.) Department of Housing and Urban Development (HUD) Entitlement programs.
2. Adopt the Stanislaus HOME Consortium and Stanislaus Urban County Fiscal Year 2024-2025 CAPER and authorize staff to submit the CAPER to HUD.
3. Authorize the Planning and Community Development Department to update the CAPER to reflect the closing of the public comment period and to incorporate any comments received during the public review period and the public hearing into the adopted CAPER document and to make alterations to the CAPER as directed by HUD, provided alterations are technical in nature.

DISCUSSION:

Stanislaus County, in partnership with the cities of: Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford, form the Stanislaus Urban County for purposes of receiving U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) program and Emergency Solutions Grants (ESG) program funding. The Stanislaus Urban County members and the City of Turlock also form the Stanislaus HOME Consortium for HOME Investment Partnerships (HOME) program funding. Stanislaus County is the "lead entity" with responsibility for implementing and administering HUD Entitlement funding.

The CAPER is a report required of HUD Entitlement Jurisdictions on the accomplishments and progress toward fulfilling the goals of the adopted Consolidated Plan (Con Plan). Specifically, the CAPER reports on the outcomes, progress, and expenditures of the CDBG, ESG, and Neighborhood Stabilization Program (NSP) programs conducted during the fiscal year by the members participating in the Stanislaus Urban County and the Stanislaus HOME Consortium; as well as a summary of accomplishments for the non-profit agencies that were awarded public services

grants from the CDBG and ESG programs.

Attachment 1 – *Fiscal Year 2024-2025 CAPER Draft* was released for a 15-day public review and comment period on August 8, 2025. In Fiscal Year 2024-2025 (FY 24-25), the Stanislaus Urban County received \$2,305,008 for CDBG and \$205,225 for ESG activities and the Stanislaus HOME Consortium received \$1,262,718 for HOME activities from HUD.

The chart below provides a summary of the funding allocation among the Stanislaus Urban County members.

Table 1 – CDBG and ESG Fiscal Year 2024-2025 Allocations

Urban County Member	Activities	Activity Delivery/ Administration	Total
Ceres	\$210,621	\$5,000	\$215,621
Hughson	\$155,001	\$5,000	\$160,001
Newman	\$141,700	\$5,000	\$146,700
Oakdale	\$160,813	\$5,000	\$165,813
Patterson	\$173,636	\$5,000	\$178,636
Riverbank	\$137,062	\$5,000	\$142,062
Waterford	\$214,543	\$5,000	\$219,543
Stanislaus County	\$325,632	\$401,002	\$726,634
Public Services	\$325,000		\$325,000
Fair Housing		\$25,000	\$25,000
CDBG Subtotal	\$1,844,006	\$461,002	\$2,305,008
ESG	\$189,834	\$15,391	\$205,225
Total	\$2,033,840	\$476,393	\$2,510,233

Note: Total may not add due to rounding.

The chart below provides a summary of the funding allocation among the Stanislaus HOME Consortium members.

Table 2 – HOME Fiscal Year 2024-2025 Allocation

HOME Consortium Member	Allocation
Ceres	\$106,408
Hughson	\$94,221
Newman	\$100,536
Oakdale	\$102,904
Patterson	\$98,737
Riverbank	\$97,544
Turlock	\$116,257
Waterford	\$94,475
Stanislaus County	\$135,956
Community Housing Development Organization (CHDO) Set-aside @ 15%	\$189,408
HOME Subtotal	\$1,136,446
County Administration Total	\$126,272
Total Allocation	\$1,262,718

Both the CDBG activities funding and HOME funding are allocated among all the Stanislaus HOME Consortium members based on a population and poverty formula. No CDBG or HOME program income was received in FY 24-25.

In addition to the funding listed above, the CAPER also reports on the use of federal CDBG and ESG Coronavirus Aid, Relief, and Economic Security (CARES) Act funding (also known as CV funding) that was awarded to the Stanislaus Urban County. The CARES Act provided additional funding to prevent, prepare for, and respond to the community impacts of the Coronavirus (COVID-19) pandemic. HUD's distribution plan for CDBG CARES Act funding included multiple rounds of funding: an initial round (CV1) that would allow for quick access to funding necessary to address the immediate crisis resulting from the pandemic and round three (CV3) that would support post-pandemic community recovery. Round two (CV2) was only provided to states and not entitlement jurisdictions. The Stanislaus Urban County received the following funding:

- CDBG CV1 Allocation: \$1,358,994
- CDBG CV3 Allocation: \$1,432,755

The deadline for 100% expenditure of CDBG CV funds is June 30, 2026.

The Stanislaus Urban County was also awarded CV1 and CV2 ESG CARES Act funding and all funding was fully expended prior to FY 24-25.

Con Plan Progress

On May 12, 2020, the Board of Supervisors (Board) adopted the Fiscal Year 2020-2025 (FY 20-25) Con Plan that identifies the following six goals:

- Increase and improve the supply of affordable housing;
- Work to end and prevent homelessness;
- Improve infrastructure and public facilities;
- Provide public services;
- Community emergency response; and
- Administration.

The Con Plan was prepared jointly with the City of Turlock, which at the time of adoption, was the lead entity for the City of Turlock/Stanislaus Urban County HOME Consortium. In Fiscal Year 2023-2024 (FY 23-24), Stanislaus County took over as the lead entity for HOME funds and, as a newly formed consortium, the Stanislaus HOME Consortium, continues to utilize the goals identified in the FY 20-25 Con Plan as the membership of the consortium remains the same. The City of Turlock prepares its own CAPER for any funding received as lead entity of the prior HOME consortium.

Use of HUD Entitlement funding was prioritized according to the Con Plan's goals, which included specific units of measurement for each goal based on households, individuals, or other measurement (as defined by HUD). The table provided below outlines the Con Plan's goals along with the actual outcomes for FY 24-25, the Con Plan's 5th year, and the entirety of the Con Plan's five years.

Table 3 – Consolidated Plan Goals and Outcomes

CONSOLIDATED PLAN GOALS YEAR 5	UNIT OF MEASURE	FY 24-25 GOAL	FY 24-25 OUTCOME	FY 24-25 OUTCOME %	5-YEAR GOAL	5-YEAR OUTCOME	5-YEAR OUTCOME %
Community Emergency Response							
Rapid Re-Housing	Households	10	0	0.0%	385	35	9.0%
Homeless Overnight Shelter	Individuals	300	154	51.3%	970	1,785	183.9%
Homeless Prevention	Individuals	10	23	230.0%	900	50	5.5%
Other	Other	1,000	37	3.7%	4,361	6,267	143.6%
Improve Public Infrastructure	Households	1,500	116	7.7%	7,500	1,177	15.6%
Provide Public Services	Individuals	1,088	1,900	174.6%	7,000	12,453	177.9%
Work to End and Prevent Homelessness	Other	286	403	140.9%	2,100	2,160	102.8%
Affordable Housing	Other	21	0	0.0%	60	57	95.0%

For FY 24-25, the Stanislaus Urban County met and exceeded several of its goals; however, some outcomes fell short of meeting the goals. The "Community Emergency Response" goal, established in response to CARES Act funding, reflects the categories of "Rapid Re-Housing" and "Homeless Overnight Shelter" as not being met. When the goals were originally established in 2020, the significant demand for shelter support and the limited availability of affordable housing units in our community was not anticipated. The pandemic increased the need for shelter resources, while the number of vacant and

available housing units remained stagnant due to the statewide rent moratorium. Landlords were unable to evict tenants for a few years, which reduced turnover in the housing market and limited opportunities to place new households. While the “Improve Public Infrastructure” goal was also not met, all Stanislaus Urban County members have projects underway to be completed by June 2026. The overall five-year goal for “Affordable Housing” reflects activities undertaken by the City of Turlock/Stanislaus Urban County HOME Consortium prior to Stanislaus County taking over as the lead entity.

The following is a summary of activities for each of the funded programs (HOME, CDBG, ESG, and NSP) reported in the FY 24-25 CAPER:

HOME PROGRAM

Activities undertaken in FY 24-25 by the Stanislaus HOME Consortium included contracting with a housing services provider to assist with preparing policies and procedures and a request for proposals (RFP) for housing development projects and services. The RFP is being finalized for release in September 2025 and will include the HOME allocations for the Stanislaus HOME Consortium’s first three years of funding: FY 23-24, FY 24-25, and Fiscal Year 2025-2026 (FY 25-26).

Annually, all members are given the opportunity to propose projects using their HOME allocation, with a requirement that funding for the project(s) be encumbered with Stanislaus County’s approval for use within six months of the beginning of the fiscal year. No projects were proposed by any of the members in FY 23-24 or FY 24-25. Unencumbered funds are pooled for use by Stanislaus County in delivery of eligible housing programs and projects on behalf of the entire membership.

During FY 24-25, administrative activities continued to be supported through prior-year HOME funding. A total of \$143,394 in HOME administration funds from the FY 23-24 allocation was utilized, leaving a remaining balance of \$27,442. No expenditures were made from the FY 24-25 HOME allocation for administration during the reporting period. Unlike CDBG administration funds, which must be spent within the program year, HOME administration funds may be carried forward and expended within a reasonable planning period, generally within the five-year Con Plan cycle, providing greater flexibility in managing administrative costs. The County’s approach has been to draw down prior year funds first, ensuring compliance with HUD requirements and efficient use of available resources. The unspent balance from FY 24-25 will be carried forward to support future administrative costs associated with program oversight, monitoring, reporting, and coordination with participating jurisdictions.

CDBG PROGRAM

Reporting for the CDBG program reflects funding allocations for program administration, public infrastructure, fair housing, public service grants, and CARES Act (CV).

Program Administration

Each of the Stanislaus Urban County members receives an independent CDBG project administration allocation (shown above in Table 1) to cover administrative costs for CDBG-related projects. As the lead entity with responsibilities for implementing, monitoring and administration of CDBG and ESG funding, Stanislaus County receives the majority of the available CDBG administrative funding, which is capped at 20% of

the overall annual CDBG allocation and any program income received. HUD recognizes Stanislaus County as the sole grantee responsible for administration and oversight of CDBG, ESG, and NSP funding. Accordingly, Stanislaus County's Planning and Community Development Department is responsible for the receipt and timely expenditure of funds, environmental documentation for projects, eligibility determination of projects and those persons accessing services of the programs, and program monitoring for the Stanislaus Urban County.

In terms of program monitoring, Stanislaus County follows a HUD approved monitoring plan. As part of the monitoring plan, staff conducts program and project monitoring of all program activities on a quarterly basis to ensure statutory and regulatory requirements are met by the subrecipients (which include Stanislaus Urban County members, along with the locally funded non-profit service providers), and that information submitted to the County is accurate and complete.

Agreements are executed with all subrecipients, which clearly state the project's scope of work, performance measurement standards, reporting requirements, draw-down reimbursement requirements, and all applicable federal compliance program requirements. In FY 24-25, the monitoring process consisted of on-site visits and desk audits (conducted via virtual meetings and on-site visits). Technical assistance to subrecipients on how to create a comprehensive data collection and reporting system was also provided.

In FY 24-25, 100% of the total CDBG administrative funding provided to Stanislaus Urban County members was expended.

Public Infrastructure

Each of the Stanislaus Urban County members receives an independent activities allocation (shown above in Table 1) to cover design/engineering/construction costs for public infrastructure projects. In many cases the Stanislaus Urban County members have allocations from prior fiscal years to cover project development. Due to the overall cost and project changes, the members must often accumulate several years of CDBG funding in order to proceed with the construction of a project. Members also leverage other funding sources when they are available. The summary below is broken down by each member and only reflects the CDBG funding expended on projects during FY 24-25.

Stanislaus County – West Modesto Sewer Improvement (WMSI) Project

Stanislaus County continued efforts to finalize the design, engineering, and construction of sewer infrastructure in the unincorporated area of West Modesto. The WMSI Project consists of the following three project areas prioritized for sewer infrastructure development:

- **Spencer/Marshall** – The project area is generally located south of Maze Boulevard, east of the Modesto Irrigation District Lateral No. 5, north of California Avenue, and west of the Briggs Ditch.
- **Rouse/Colorado** – The project area is generally located between Sutter Avenue and Sunset Avenue, south of South Avenue, and north of Garden Avenue.
- **Beverly/Waverly** – The project area is generally located south of Chicago Avenue, north of Paradise Road, and east of Carpenter Road.

All together the three project areas include an estimated 1,038 residential, commercial, and mixed-use parcels. These parcels currently rely on septic tanks for treatment of sewage. The project's purpose is to provide a sanitary sewer system that will allow property owners to abandon their existing failing septic tanks and connect to a public sewer system.

Environmental review in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) has been completed for the entire WMSI Project, and HUD has provided the County an Authority to Use Grants Funds, authorizing the release of funds for the entire project. The following is the project status for all three project areas:

- **Spencer/Marshall** – Design and engineering plans have been completed for the entire project area, along with construction of two phases of the project. The County has been awarded State Water Resource Control Board (SWRCB) funding to complete construction of the Spencer/Marshall project area. Construction is tentatively scheduled for spring 2026.

One of the delays in obtaining funding has been the need to confirm with the SWRCB that the County has sufficient assurances from property owners that individual sewer connections will occur within a few years of the sewer system construction. At the SWRCB's direction, the County surveyed property owners to demonstrate willingness to connect; however, the SWRCB also required a sufficient number of Right of Entry (ROE) Agreements from property owners as further assurance. In partnership with the City of Modesto, Self-Help Enterprises, and the West Modesto Collaborative, County staff has continued outreach efforts to explain the sewer connection process to property owners in an effort to obtain the necessary assurances.

County staff has also worked with the City of Modesto on a partnership to leverage SWRCB funding with the City's Sewer Connection Program. The SWRCB funding includes additional funding to cover all property owner/private side construction and hook-up costs associated with connecting into the sewer system.

- **Rouse/Colorado** – Construction of the Colorado Fly line portion of the sewer infrastructure using CDBG funding was completed in May 2024. Development of the Colorado Fly line was completed in partnership with the City of Modesto, which was also in the process of upgrading its wastewater collection system through the River Trunk Realignment – Gravity System Project along Colorado Avenue located in the project area. The partnership allowed for construction scheduling efficiencies, reduced impact to neighborhood from separate projects, and new pavement cost efficiencies.

On September 20, 2022, the Board authorized the allocation of \$10 million of American Rescue Plan (ARPA) funding for use in the Rouse/Colorado neighborhood. These funds are being used to complete the design and engineering of the sewer project. The County has also applied for SWRCB funds to help leverage the ARPA funding to complete construction of the project. As with the Spencer/Marshall project, the County is working with the SWRCB to provide the necessary assurances needed for the awarding of funding.

- **Beverly/Waverly** – Design and engineering plans are still under development.

WMSI Project implementation has been dependent on funding availability; to ensure CDBG timeliness requirements are met, the project has and will continue to be designed to allow for phased construction to mitigate any risk if state funding is delayed or not received. Use of CDBG funds for design and engineering without construction occurring is a liability to the County which may require repayment of funds. As such, construction progress must be balanced with design and engineering work.

In FY 24-25, a total of \$286,300 in CDBG funding was expended on the County's infrastructure project.

City of Ceres – Morrow Village Americans with Disabilities Act (ADA) Improvements Infrastructure Project

The City of Ceres has completed construction of two phases of the Morrow Village ADA Improvements Infrastructure Project and will be working on completing the final phase in FY 25-26. The project will result in the installation of curb, gutter, ADA ramps, sidewalk, and sidewalk repairs. The project area is bounded by Moffett Road to the west, Mitchell Road to the east, Whitmore Avenue to the south, and Garrison Road to the north.

In FY 24-25, no CDBG funding was expended on the City of Ceres' infrastructure project.

City of Hughson – Walker Lane Infrastructure Project

The City of Hughson completed the construction of the Walker Lane Infrastructure Project. The project is part of a multi-year effort to complete sidewalk infill projects to improve connectivity, mobility, and access for non-motorized users of the city. The project included the installation of curb, gutter, sidewalk, pedestrian, and ADA improvements. The project area is located along Walker Lane, between 2nd Street and Tully Road, and on Tully Road, between Walker Lane and Fox Road.

In FY 24-25, a total of \$19,295 in CDBG funding was expended on the City of Hughson's infrastructure project.

City of Newman – Steffensen Area Infrastructure Project

The City of Newman continued with the planning and design of the Steffensen Area Infrastructure Project and construction is tentatively scheduled to start in the fall of 2025. The project consists of tree removal, sidewalk, curb, gutter, street repair, and overlay. These repairs are necessary due to severe damage by tree roots. The work will be performed on both sides of the 1900 block of Leslie Avenue, Sydney Avenue, Pine Street, and Pine Court.

In FY 24-25, no CDBG funding was expended on the City of Newman's infrastructure project.

City of Oakdale – Southwest Downtown – Safe Routes to School Project

The City of Oakdale continued the environmental review, planning, design, and engineering of the Southwest Downtown – Safe Routes to School Project and construction began in the spring of 2025. The project will provide bike, pedestrian, and ADA improvements for the area of South First, South Second, and South Third Avenues from West G to West J Streets (including East H and East I Streets from South First

Avenue to South Yosemite Avenue). Due to the overall cost and project changes, the City of Oakdale has had to accumulate multiple years of CDBG funding in order to proceed with the construction of the project.

In FY 24-25, no CDBG funding was expended on the City of Oakdale's infrastructure project.

City of Patterson – Washburn Infrastructure Improvements Project

The City of Patterson continued the planning, design, engineering, and construction of the multi-phase Washburn Infrastructure Improvements Project that will begin construction in fall of 2025. This project includes the installation of curb, gutter, sidewalk, and ADA improvements. The project is bounded by Washburn Street to the north, Tyler Street to the east, Tenbrink Lane to the south, and North First Street to the west.

In FY 24-25, no CDBG funding was expended on the City of Patterson's infrastructure project.

City of Riverbank – Pioneer Park Improvements Project

The City of Riverbank resumed the planning and engineering work on the Pioneer Park Improvements Project, which had previously been postponed pending funding to be leveraged with CDBG funds. The project consists of rehabilitation and repairs for pedestrian safety and ADA improvements. The project is scheduled to begin construction in the fall of 2025. The project includes ADA enhancements to ensure accessibility by the disabled community to areas such as the playground and restrooms. The Pioneer Park Project is located at the corner of 1st and High Streets.

In FY 24-25, no CDBG funding was expended on the City of Riverbank's infrastructure project.

City of Waterford – G Street Infrastructure Improvements Project

The City of Waterford began the environmental review process, planning, and engineering work on the G Street Infrastructure Improvements Project this past fiscal year (FY 24-25). The project is on G Street between Church Street and Yosemite Ave. The work to be performed consists of constructing sidewalks, curb, gutter, pedestrian ramps, reconstruction of the existing asphalt concrete, and streetscape improvements including trees, irrigation, and lighting.

In FY 24-25, a total of \$83,719 in CDBG funding was expended on the City of Waterford's infrastructure project.

As is reflected above, minimal funding was expended on infrastructure projects in FY 24-25. As such, the Stanislaus Urban County has not met the latest CDBG timeliness deadline due to a combination of project delays and external factors. Many public infrastructure projects experienced slower-than-expected implementation, including delays in construction starts and environmental clearances. In addition, several partner cities faced staff turnover, which affected project management capacity and contributed to slower progress. Rising costs of materials and labor also created funding gaps and extended project timelines. On June 17, 2025, the County received notice that the May 2, 2025, timeliness deadline of having less than 1.5 of the current CDBG allocation (FY

24-25) expended was not met. The County has been working with its member cities to ensure that the upcoming timeliness deadline of May 2, 2026, is met.

FAIR HOUSING SERVICES PROGRAM

As a HUD mandated requirement, the Stanislaus Urban County must provide a fair housing services program to the community designed to address impediments to fair housing choice through education and investigation. The cost for providing a fair housing services program is subject to the 20% administrative funding cap. Stanislaus County, on behalf of the Stanislaus Urban County, contracted with Project Sentinel to provide fair housing services. The main objective of the services provided by Project Sentinel is to raise the level of awareness of fair housing rights and responsibilities among home seekers, owners, managers, and the general public, as well as to enforce fair housing laws via investigation of housing discrimination claims.

In FY 24-25, Project Sentinel responded to a total of 319 calls for landlord/tenant mediation and fair housing information within the Stanislaus Urban County area. A total of seven fair housing cases and 15 tenant/landlord cases were handled by the agency during the fiscal year. Additionally, Project Sentinel fielded 196 fair housing information and service referral calls, benefiting 718 residents.

In FY 24-25, a total of \$25,000 in CDBG funding was expended on the Fair Housing program.

PUBLIC SERVICES GRANT (PSG) PROGRAM

The Stanislaus Urban County set-aside \$325,000, approximately 14% of its CDBG funds for the PSG program. Under the PSG program, grants are awarded to non-profit organizations that provide new or expanded services to eligible Stanislaus Urban County area residents. The activities funded must be targeted for one of the following three CDBG national objectives: directly benefit below moderate individuals; eliminate blight conditions; or response to economic distress and dislocation.

On April 30, 2024, the Board authorized the awarding of \$325,000 in PSG funding to five non-profit service providers for eight different programs.

During FY 24-25, 1,900 individuals received services from the five non-profit service providers awarded CDBG PSG funding. Services received included emergency food assistance, utility assistance, respite childcare, case management, shelter services, education classes, and resource referrals.

A listing of the CDBG PSG awarded agencies unduplicated numbers served by area during the fiscal year is provided in Attachment 2 – *CDBG PSG Program - Numbers Served by Area*.

Of the FY 24-25 annual allocation, 99% of the overall CDBG PSG funds were expended. Unexpended CDBG PSG funds have been reallocated to the County's WMSI Project.

CARES ACT (CV) PROGRAM

The Stanislaus Urban County set aside \$1,087,196 in CDBG CV1 and \$1,146,204 in CDBG CV3 funds, a total of \$2,233,400, to assist eligible service providers to prepare, prevent, and protect Stanislaus Urban County residents from COVID-19 through public services.

In FY 24-25 a total of 235 individuals were served by CDBG CV funded programs. Services received included emergency food assistance, utility assistance, respite childcare, case management, shelter services, employment training, employee hazard pay, and resource referrals.

As of June 30, 2025, a total of \$593,181 has been expended in CDBG CV funds by awarded service providers and \$29,404 in administration by the County's Planning department for program management. Overall, 70.1% (\$1,958,087) of CDBG CV funding set aside for services and 43.9% (\$179,354) of CDBG CV funding set aside for administration have been expended.

A listing of the CDBG CV awarded agencies unduplicated numbers served by area during the fiscal year is provided in Attachment 3 – *CDBG CARES (CV) Program - Numbers Served by Area*.

EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

In FY 24-25, the Stanislaus Urban County was awarded \$205,225 in funding to provide public services to the homeless, such as emergency and transitional shelters, and homeless prevention and rapid re-housing assistance to homeless persons or persons at-risk of homelessness. ESG projects must serve either homeless persons or extremely low-income households; defined as those at or below 30% of the area median income.

On April 30, 2024, the Board authorized the awarding of ESG funding to two non-profit service providers for two different programs. A total of 48% of the grant awards went toward emergency shelter programs, 40% went toward homeless prevention and rapid re-housing program, 4.5% went towards funding data entry for the Homeless Management and Information System (HMIS), and the remaining 7.5% went to Stanislaus County for the administration of the ESG program. Over 403 homeless persons, or persons at-risk of becoming homeless, were assisted with overnight shelter, emergency food, and housing stability assistance throughout FY 24-25.

A listing of the ESG awarded agencies unduplicated numbers served by area during the fiscal year is provided in Attachment 4 – *ESG Program - Numbers Served by Area*.

Federal regulations allow 24 months to expend ESG program funds. In FY 24-25, 34% of the total FY 24-25 allocation was expended totaling, \$70,545. Additionally, \$72,956 of the FY 23-24 ESG allocation was expended by the awarded non-profit service providers. All FY 23-24 ESG funds were expended within 24 months. Any unspent FY 24-25 ESG funds must be expended in FY 25-26.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

In FY 24-25, there was no program activity and no expenditures for the NSP. The program ended the year with a balance of \$327,102 in NSP 1 and \$681,050 in NSP 3 program income funding. While the remaining NSP funding has been authorized for use as part of the Abandoned and Dangerous Buildings program, Stanislaus County will be working to close-out the program which could allow for use of the funding for housing development or infrastructure activities.

PARTNERSHIPS

The Con Plan emphasizes the need for jurisdictions and other agencies to form partnerships to achieve the communities' objectives. HUD requires community outreach and engagement to be done in collaboration with the Stanislaus Community System of Care (CSOC), the local federally recognized Continuum of Care (CoC), on homeless services and programs. The Stanislaus HOME Consortium and Stanislaus Urban County have ongoing partnerships with other local jurisdictions, service providers, and community groups throughout the County. These partnerships include focused efforts to improve homeless services through the identification of service gaps, communication of upcoming events, and uniform data collection and reporting.

PUBLIC REVIEW

The Draft CAPER was made available from August 8, 2025, to August 27, 2025, for public review and comment, exceeding the required 15-day public review period. A public hearing notice was published in both English and Spanish in The Modesto Bee on August 8, 2025, defining the CAPER review process and how persons, agencies, and interested groups may participate, as well as instructions on how to submit written comments. As part of the public review process, the Draft CAPER was also made available for public review via the County's Planning and Community Development Department website and copies of the Draft CAPER were made available for review at the planning departments of all the Stanislaus Urban County and Stanislaus HOME Consortium members. A link to the document was emailed out to persons registered to receive Community Development notices via the County's StanAware system. The Draft CAPER was also distributed to the CSOC via their email listserv.

When this report was prepared, no public comments had been received. Any comments received after release of this report will be presented to the Board at the September 16, 2025, public hearing. Any public comments received during the public review period and/or during the public hearing will be inserted into the final CAPER to be submitted to HUD.

POLICY ISSUE:

HUD Entitlement Jurisdictions are required to hold a public hearing in accordance with the locally adopted Citizen Participation Plan (CPP) for the CAPER.

The Con Plan identifies public infrastructure, economic development, affordable housing, public services, and community emergency response to COVID-19 high priority needs. The programs and projects represented in the CAPER are consistent with the priorities of the Con Plan, and the General Plans of all respective Stanislaus HOME Consortium and Stanislaus Urban County members.

FISCAL IMPACT:

In FY 24-25, the Stanislaus Urban County received \$2,305,008 for CDBG and \$205,225 for ESG activities and the Stanislaus HOME Consortium received \$1,262,718 for HOME activities from HUD. The period in which these funds may be used varies by project activity and any unspent FY 24-25 funding is either encumbered through a contract or has been reallocated to a FY 25-26 approved project. Pursuant to federal regulations, CDBG funds must be spent within seven years and ESG funds must be spent within two years, or the funds will be released back to HUD. The oldest allocation of CDBG funds

are required to be drawn first. Currently, Stanislaus County has CDBG allocated funds as far back as FY 19-20 and ESG allocated funds available back to FY 24-25.

HOME program regulations require that HOME funds be committed within 24 months from the start of the program year and that at least 15% of the annual HOME allocation must be reserved for investment in housing that is developed, sponsored, or owned by a Community Housing Development Organization (CHDO). As of 2023, the 24-month commitment requirement has been suspended until December 31, 2025; providing the Stanislaus HOME Consortium an additional four months to commit the FY 24-25 allocation. As of current, the five-year expenditure requirement for HOME grants received after FY 14-15 has also been indefinitely eliminated from the program; however, jurisdictions are still expected to monitor their expenditure rates to ensure the funds are used in a timely manner.

General administration costs for the preparation and distribution of the CAPER are paid for by the Planning – Special Revenue Grants budget. There is no fiscal impact to the County General Fund.

BOARD OF SUPERVISORS' PRIORITY:

The programs and projects represented in the CAPER support the Board's priorities of *Supporting a Strong and Safe Community*, *Supporting a Healthy Community*, *Delivering Efficient Public Services*, and *Enhancing Community Infrastructure* by providing the community with the necessary funds to implement needed programs and projects.

STAFFING IMPACT:

Administrative oversight of all CDBG, ESG, and NSP funds, allocated to the Stanislaus Urban County and the HOME program funds allocated to the Stanislaus HOME Consortium are assumed by existing Planning and Community Development staff.

CONTACT PERSON:

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ATTACHMENT(S):

1. Fiscal Year 2024-2025 CAPER Draft
2. CDBG PSG Program - Numbers Served by Area
3. CDBG CARES (CV) Program - Numbers Served by Area
4. ESG Program - Numbers Served by Area



Fiscal Year 2024-2025
Stanislaus HOME Consortium and Stanislaus Urban
County Consolidated Annual Performance
and Evaluation Report (CAPER)
for U.S. Housing and Urban Development Entitlement
Programs

September 2025

Prepared by:
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Planning and Community
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**STANISLAUS HOME CONSORTIUM AND STANISLAUS URBAN COUNTY
FISCAL YEAR 2024-2025 CAPER**



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PROGRAM YEAR – 5

CONSOLIDATED PLAN 2020-2024

2024-2025 STANISLAUS HOME CONSORTIUM & STANISLAUS URBAN COUNTY
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

INTRODUCTION

The 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) constitutes the fifth reporting period (the Fiscal Year covering July 1, 2024 to June 30, 2025) of the Five-Year Consolidated Planning period. Stanislaus County, in partnership with the cities of: Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford form the Stanislaus Urban County (hereafter "Urban County") for purposes of receiving U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) program funds. The Stanislaus Urban County, in partnership with the City of Turlock for the Stanislaus HOME Consortium for purposes of receiving HUD HOME Investment Partnerships (HOME) funding. Stanislaus County serves as lead entity for both the Stanislaus HOME Consortium and the Urban County.

HUD requires the Stanislaus HOME Consortium and Urban County to prepare and adopt a Five-year Consolidated Plan (Con Plan) and Annual Action Plans to inform HUD on how the allocated grant funds will be used. At the end of each fiscal year (FY), HUD requires this annual CAPER to report the progress made in accomplishing the goals set forth in the Con Plan, also referred to as a Strategic Plan, and Annual Action Plan (AAP). As a recipient of Neighborhood Stabilization Program (NSP) funding in prior fiscal years, the Urban County reports on NSP program income funds still programmed for use. The projects and activities outlined within this CAPER were administered and overseen by the County's Department of Planning and Community Development.

In Fiscal Year 2024-2025, the Stanislaus HOME Consortium and Urban County continued focusing on effectively administering and implementing CDBG, ESG, HOME, and NSP programs. HUD funded infrastructure projects continued with a mixture of preliminary design, engineering, environmental assessments, and construction activities. Non-profits were awarded CDBG and ESG funding for delivery of public services and emergency shelter operations continued to provide needed services to the communities most vulnerable populations.

The annual HUD Entitlement program funding allocated to the Stanislaus Urban County in Fiscal Year 2024-2025 were:

CDBG	\$2,305,008
ESG	\$ 205,225
Total:	\$2,510,233

The annual HUD Entitlement program funding allocated to the Stanislaus HOME Consortium in Fiscal Year 2024-2025 was:

HOME	\$1,262,718.33
------	----------------

Fiscal Year 2024-2025 was the second year of the Stanislaus HOME Consortium. The County utilized the year to establish the foundation for identifying projects and expend funding in accordance with HUD requirements. Staff's efforts included working with the City of Turlock to coordinate the programming of unallocated City of Turlock/Stanislaus Urban County HOME Consortium funds (both the annual allocation and program income) held by the City of Turlock. A consultant was obtained to assist the County with program development and administration of the new Consortium.

In addition to the funding listed above, the CAPER also reports on the use of HUD CDBG and ESG Coronavirus Aid, Relief, and Economic Security (CARES) Act funding awarded to the Stanislaus Urban County in Fiscal Years 2019-2020 and 2020-2021. The CARES Act identified additional funding for the CDBG and ESG programs to prevent, prepare for, and respond to the community impacts of the COVID-19 pandemic. The ESG CV funding expenditure deadlines were in Fiscal Year 2023-2024 and funded activities were a part of the Fiscal Year 2023-2024. The CDBG CV funding expenditure deadline is June 30, 2026, and funded activities will be reported in the CAPERs for Fiscal Year 2024-2025 and 2025-2026.

HUD's distribution plan for CDBG and ESG CARES Act funding included multiple rounds: an initial round (CV1) that allowed for quick access to funding necessary to address the immediate crisis resulting from the pandemic and funding rounds two and three, CV2 and CV3, that supported post-pandemic community recovery. Below are the amounts that the Stanislaus Urban County was awarded for CDBG CV1 and CDBG CV3) funding The Stanislaus Urban County was not covered CV2 funding:

CDBG Round One (CV1) Allocation:	\$1,358,994
CDBG Round Three (CV3) Allocation:	<u>\$1,432,755</u>
Total	\$2,791,749

CDBG, ESG, NSP, and HOME funds are designed to primarily serve the low-income community as defined by the Area Median Income (AMI) limits per program for Stanislaus County as determined by HUD. Funds are used by the Stanislaus HOME Consortium and Urban County to meet the following goals of the Con Plan:

1. Increase and improve supply of affordable housing
2. Work to end and prevent homelessness
3. Improve infrastructure and public facilities
4. Provide public services
5. Community emergency responses
6. Administration

In Fiscal Year 2024-2025, the Stanislaus HOME Consortium and Urban County continued to collaborate with the Stanislaus Community System of Care (CSOC), the local federally recognized Continuum of Care (CoC), on homeless services and programs. A CoC is an integrated system of care that guides and tracks homeless individuals and households through a comprehensive array of housing and services designed to prevent and end homelessness. Services supported with ESG funding are brought to the local CoC for feedback and to ensure coordination with countywide efforts to address homelessness.

The County's Department of Planning and Community Development has also served as the Administrative Entity for the local CoC for state ESG (CA-ESG) since 2017. The department works with the CoC to identify service needs and allocates the CA-ESG funding through its annual grant application process that is later

described in the CAPER. Over the last few years, the local CoC area has received approximately two hundred eighty thousand dollars (\$280,000) annually in CA-ESG funding.

This CAPER is presented in the template format generated by HUD which includes a series of questions and answers in relation to specific program funding received by the Stanislaus HOME Consortium and Urban County. The information provided in the CAPER is limited to the specific questions that HUD requires of Stanislaus County, as the lead entity, and does not address any other federal or state funding received by the members of the Stanislaus HOME Consortium and Urban County. The CAPER is submitted through HUD's Integrated Disbursement and Information System (IDIS) which limits the length of responses to each question.

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CR-05 – GOALS AND OUTCOMES

PROGRESS THE JURISDICTION HAS MADE IN CARRYING OUT ITS STRATEGIC PLAN AND ITS ACTION PLAN. 91.520(A)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The priorities identified in the Con Plan are public infrastructure, economic development, affordable housing, public services, and community emergency response to COVID-19. In many neighborhoods and communities throughout the planning area, public infrastructure (sewer, curb, gutter, sidewalk, storm drainage, etc.) is minimal or non-existent, causing this to be a high priority need. All of the Stanislaus Urban County members utilize CDBG funds for infrastructure improvement projects in an effort to improve the quality of life for residents in and around the project areas.

Through the CDBG Public Services Grant (CDBG-PSG) program, the Urban County set aside approximately fourteen percent (14%) of its annual CDBG allocation for programs that provide services to low to moderate-income households (families or individuals). A total of three hundred twenty-five thousand dollars (\$325,000) in funding was awarded to eight (8) public service programs to carry-out a number of needed services that included assistance to the homeless and those at risk of becoming homeless. Approximately nineteen hundred (1,900) individuals received some form of service, from CDBG PSG funded programs ranging from meals and shelter for low-income households to emergency food assistance.

Throughout Fiscal Year 2024-2025, the Urban County and the local CoC worked together on strengthening efforts to address and collaborate on homeless issues. Those efforts included working with the CoC and other entitlement jurisdictions to:

- Oversee and monitor programs for federal compliance
- Support the Coordinated Entry System (CES)
- Support the Homeless Management Information System (HMIS)
- Update local CES policies and procedures

CDBG CV1 and CDBG CV3, funding, were awarded through a competitive grant application process. A total of twelve (12) programs provided by eight (8) service providers were funded CDBG CV. During Fiscal Year 2024-2025, a total of two hundred thirty-five (235) individuals were assisted with CDBG CV funds.

COMPARISON OF THE PROPOSED VERSUS ACTUAL OUTCOMES FOR EACH OUTCOME MEASURE SUBMITTED WITH THE CONSOLIDATED PLAN AND EXPLAIN, IF APPLICABLE, WHY PROGRESS WAS NOT MADE TOWARD MEETING GOALS AND OBJECTIVES. 91.520(G)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Consolidated Plan Accomplishments					Strategic Plan to Date			Program Year 5		
Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Administration	Other-Administration	CDBG: \$436,002 ESG: \$15,391 HOME: \$126,272.33 CDBG CV1: \$90,462 CDBG CV3: \$286,551	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Community Emergency Response Program	Other-Emergency Assistance	CDBG CV1: \$565,761.91 CDBG CV3: \$482,075.20	Rapid Re-Housing	Households Assisted	385	35	9%	10	0	0%
			Homeless Persons Overnight Shelter	Persons Assisted	970	1,785	184%	300	154	51%
			Homeless Prevention	Persons Assisted	900	50	6%	10	23	230%
			Other	Other	4,361	6,267	144%	1,000	37	4%
Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$1,519,006	Infrastructure Activities	Households Assisted	7,500	1,177	16%	1,500	116	8%
Provide Public Services	Homeless Non-Homeless Special Needs	CDBG Public Services: \$325,000	Public service activities other than Low/Moderate-Income Housing Benefit	Persons Assisted	7,000	12,453	178%	1,088	1,900	174%
Work to End and Prevent Homelessness	Homeless	ESG: \$189,834	Other	Other	2,100	2,315	110%	286	558	195%
*Affordable Housing	Affordable Housing	HOME: \$1,136,446 NSP: \$3,000,000	Housing Units	60	60	57	95%	21	0	0%

Table 1 – Consolidated Plan Accomplishments – Program Year 5 and Strategic Plan to Date

*The Affordable Housing goal is in the FY 2020-2025 Con Plan as a goal for the overall City of Turlock/Stanslaus Urban County HOME Consortium, which was administered by the City of Turlock until July, 1, 2023. All HOME Program funded projects, housing goals and related activities that were funded prior to June 30, 2024 are reported in the City of Turlock's CAPER and any HOME funded projects after that are reported by the County on behalf of the Stanislaus HOME Consortium.

ASSESS HOW THE JURISDICTION'S USE OF FUNDS, PARTICULARLY CDBG, ADDRESSES THE PRIORITIES AND SPECIFIC OBJECTIVES IDENTIFIED IN THE PLAN, GIVING SPECIAL ATTENTION TO THE HIGHEST PRIORITY ACTIVITIES IDENTIFIED.

The Con Plan identifies public infrastructure and facility improvements, affordable housing, community and economic development, public services, homeless services, and community emergency response as the high priority needs. Consistent with these priorities, the following activities were undertaken:

- Each Urban County member continued with the design, engineering, and construction of various public infrastructure projects contributing to the improvement of neighborhoods.
- Continued to fund public service programs through a competitive grant process to assist non-profits that aid low- and moderate-income persons in need of services (i.e., food, shelter, and youth services).
- Continued to oversee CDBG CV awarded grants, to non-profits, that were offered through a competitive process to assist the community to prepare, prevent, and protect its residents, service providers, and businesses from the impact of COVID-19.
- A consultant assisted with technical assistance in establishing program policies and procedures and development of a Request for Proposals (RFP) for housing development projects and services, in an effort to establish the program's administrative foundation.

The following expenditures of public services program funding occurred during the FY:

CDBG-PSG Program Funded Service Providers (Fiscal Year 2024-2025)

Court Appointed Special Advocates of Stanislaus County – Direct Services Project	\$35,000
Center for Human Services – Economic and Mobility Program	\$35,000
Children's Crisis Center of Stanislaus County – Guardian House	\$35,000
Children's Crisis Center of Stanislaus County – Marsha's House	\$35,000
Children's Crisis Center of Stanislaus County – Verda's House	\$35,000
The Salvation Army Modesto Red Shield – After School Program	\$35,000
We Care Program – Turlock – Emergency Shelter Program	\$35,000
We Care Program – Turlock – Substance Abuse-Counseling Program	\$80,000

2024 ESG Program Funded Service Providers

Center for Human Services – Youth Low Barrier Shelter Program	\$77,042
Haven Women's Center of Stanislaus – Haven Emergency Shelter Program	\$26,830
Turning Point Community Programs – Rapid Re-Housing Program	\$85,962

2023 ESG Program Funded Service Providers

Community Housing and Shelter Services – Rental Assistance Program	\$88,010.40
We Care Program – Turlock – Emergency Shelter Program	\$104,683.60

CDBG CV1 Program Funded Service Providers

Cambridge Academies – Enterprise Connection Program	\$201,731.50
Center for Human Services – Family Resource Center Concrete Support	\$201,731.50
Children's Crisis Center – CDBG CARES Program	\$170,691.50
Family Promise of Greater Modesto – Rent/Utility Assistance Program	\$201,731.50

The Salvation Army Modesto Red Shield – Feed the Need Program	\$201,731.50
United Samaritans Foundation – Employee Hazard Pay	\$109,578.50

CDBG CV3 Program Funded Service Providers

Cambridge Academies – HOST House Shelter Program	\$200,000
Cambridge Academies – Naomi’s House Shelter Program	\$200,000
Center for Human Services – Family Resource Center Concrete Support	\$200,000
Community Housing and Shelter Services – Rental Assistance Program	\$180,000
Haven Women’s Center of Stanislaus – Haven Emergency Shelter Program	\$166,204
The Salvation Army Modesto Red Shield – Feed the Need Program	\$200,000

The competitive grant review process utilized a Grant Review Panel made up of representatives from each of the Urban County’s members and the CSOC to assure progress towards meeting the Con Plan’s priorities and addressing community needs.

As the Urban County’s lead entity, county staff administratively supported all of the Urban County members on their paths towards meeting the goals in the Con Plan. The following were the projects that the Stanislaus Urban County Members had underway in the last fiscal year.

Stanislaus Urban County Members Infrastructure Projects

Stanislaus County: West Modesto Infrastructure Improvements Project
City of Ceres: Morrow Village Phase III Improvements Project
City of Hughson: 2nd Street Improvements Infrastructure Project
City of Newman: Steffensen-Sunshine Area Infrastructure Project
City of Oakdale: Southwest Downtown Safe Routes to School Improvements Project
City of Patterson: Washburn Infrastructure Improvements Project
City of Riverbank: Water and Sewer Line- High Street/Riverside Drive Project
City of Waterford: G Street Pedestrian Infrastructure Improvements Project

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CR-10 – RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

DESCRIBE THE FAMILIES ASSISTED (INCLUDING THE RACIAL AND ETHNIC STATUS OF FAMILIES ASSISTED). 91.520(A)

Race/Ethnicity	CDBG	%	ESG	%	HOME	%
White	1,508	79.3%	192	34.4%	0	N/A
Black or African American	132	6.9	62	11.1	0	N/A
Asian	12	0.6	5	0.9	0	N/A
American Indian or American Native	42	2.2	5	0.9	0	N/A
Native Hawaiian or Other Pacific Islander	20	1.0	8	1.2	0	N/A
Other	186	9.7	286	51.1	0	N/A
Refused to Answer	-	-	-	-	0	N/A
Total	1,900	100	558	100	0	N/A
Hispanic	1,207	63.5	203	36.4	0	N/A
Not Hispanic	693	36.4	355	63.5	0	N/A

Table 2 – Table of Assistance to Racial and Ethnic Populations by Source of Funds

Race/Ethnicity	CDBG CV	%
White	1,615	81.60%
Black or African American	155	7.83
Asian	17	0.85
American Indian or American Native	23	1.16
Native Hawaiian or Other Pacific Islander	14	0.70
Other	155	7.83
Refused to Answer	-	-
Total	1,979	100
Hispanic	1,415	71.50
Not Hispanic	564	28.49

Table 2 A – Table of Assistance to Racial and Ethnic Populations by Source of Funds

NARRATIVE

The Urban County identifies priority needs and offers services and programs to eligible individuals and households regardless of race and ethnicity. Tables 2 and 2 A above reflect the CDBG-PSG, ESG, and CDBG CV programs administered Fiscal Year 2024-2025 and is auto generated by the HUD CAPER template reflecting demographic information provided by participants and recorded in the HUD Integrated Disbursement and Information System (IDIS) reporting system.

CDBG-PSG funds were used by several non-profits that addressed the needs of special populations in the Urban County. Of the total nineteen hundred (1,900) individuals assisted, approximately five hundred (500) individuals with disabilities were assisted, nine hundred four (904) were assisted with emergency food, eight hundred twenty (820) were assisted with shelter, and seven hundred sixty-one (761) were assisted with utility assistance. Among the total assisted individuals, there were ninety-two (92) female head of households, eighty (80) veterans, one hundred forty-four (144) seniors, one hundred eighteen (118) domestic violence victims, and one thousand thirty-eight (1,038) homeless. Of those assisted, thirty

(30) were provided with homeless prevention services, seven hundred thirty-two (732) were provided case management, and nine hundred four (904) were provided emergency food assistance.

ESG funds were used by several non-profits that assisted homeless persons and families, both the chronically homeless populations and temporarily homeless households, make a transition to permanent housing and independent living. While enrolled in these programs, case managers worked with each household to set goals and work on a housing action plan in order to identify and connect with any needed services such as: Temporary Assistance for Needy Families (TANF), food stamps, Veteran's benefits, future employment opportunities, etc. ESG homeless prevention and rapid re-housing funds placed thirteen (13) homeless individuals into permanent housing with all eight being stably housed by the end of the fiscal year.

ESG funds were also used to provide emergency shelter to homeless individuals and households. Clients that showed progress and motivation toward self-sufficiency receive extended case management in conjunction with rapid re-housing assistance funds to assist in the placement of job and permanent housing. Shelter service providers assisted sixteen individuals to obtain housing this last fiscal year. The ESG funded programs assisted a total of five hundred fifty-eight (558) individuals throughout the fiscal year.

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IDENTIFY THE RESOURCES MADE AVAILABLE.

Source of Funds	Resources Made Available	Amount Expended During Program Year- Program Year 2024
CDBG	\$2,305,008	\$1,727,261
ESG 2023	\$208,317	\$176,343
ESG 2024	\$205,225	\$66,215
HOME	\$1,262,718	76,808

Table 3 – Resources Made Available

NARRATIVE

The annual entitlement CDBG, HOME, ESG and CARES Act CDBG CV funding, in the amounts identified in *Table 3 – Resources Made Available*, continued to provide much needed public infrastructure, public services, and support to alleviate the impact of COVID 19, especially for the most vulnerable in the community. Collectively, CDBG and ESG funding assist the Urban County in addressing infrastructure needs and to provide services to the most vulnerable of our community. When other resources are available, Urban County members leverage CDBG funds with local, state, or other federal funds. In Fiscal Year 2024-2025, CDBG and ESG activities leveraged two million five hundred fourteen thousand one hundred sixty-eight dollars (\$2,514,168) and one million two hundred fifty-four thousand nine hundred eighty-six dollars (\$1,254,986) respectively to support service delivery. There was no HOME funding expended in Fiscal Year 2024-2025 and there is no match or leveraged funding to report.

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IDENTIFY THE GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Target Area	Planned % of Allocation	Actual % of Allocation	Narrative Description
Ceres	16	16	Infrastructure, Public Services, and Economic Development
Newman	9	9	Infrastructure, Public Services, and Economic Development
Oakdale	10	10	Infrastructure, Public Services, and Economic Development
Patterson	11	11	Infrastructure, Public Services, and Economic Development
Riverbank	9	9	Infrastructure, Public Services, and Economic Development
Stanislaus Urban County	20	20	Infrastructure, Public Services, and Economic Development
Unincorporated Stanislaus County	8	8	Infrastructure, Public Services, and Economic Development
Waterford	9	9	Infrastructure, Public Services, and Economic Development
Hughson	8	8	Infrastructure, Public Services, and Economic Development
Turlock	N/A	N/A	Affordable Housing and Services

Table 4 – Identify the Geographic Distribution and Location of Investments

NARRATIVE

CDBG funding is allocated among all the Urban County's members based on a population and poverty formula, along with an equitable amount of funding for administration. Stanislaus County, as lead entity, receives a greater percentage of funding for administration. Each member sets their own priority for public infrastructure projects. In many neighborhoods and communities within the Urban County's planning area, public infrastructure is minimal or non-existent, causing this to be a high priority need. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods but are non-existent or antiquated in older neighborhoods. The Urban County members each use the majority of their annual CDBG entitlement funds for infrastructure improvement-related projects. CDBG-PSG and ESG funding, are made available for use throughout the entire Urban County planning area. CDBG funding is also used to fund fair housing services throughout the Urban County.

HOME funding is allocated among all the Stanislaus HOME Consortium members based on a population and poverty formula for activities. All members are given the opportunity to propose projects using their HOME allocation, with a requirement that funding for the project(s) must be encumbered for use within six (6) months of the beginning of each fiscal year. Unencumbered funds will be utilized by Stanislaus County, as lead entity, in delivery of eligible housing programs and projects. Programs and projects will be developed through the release of request for proposal (RFP) for housing rehabilitation services, down payment assistant services, and general affordable housing projects for the entire Stanislaus HOME Consortium. The County will retain an ongoing list of projects, developed from RFPs (to be released to

developers, realtors, and with others interested in participating in affordable housing development) seeking funding for projects. The project list will be prioritized based on community need, project feasibility (i.e., funding, entitlements, design stage, etc.), and time frame for full implementation.

LEVERAGING

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

LEVERAGING RESOURCES

CDBG and ESG activities leveraged two million five hundred fourteen thousand one hundred sixty-eight dollars (\$2,514,168) and one million two hundred fifty-four thousand nine hundred eighty-six dollars (\$1,254,986) respectively to support service delivery. The sources of leveraged funding included: private donations, other local funding, program income, and in-kind donations. Match was not required of the CDBG funded service providers during, however, awarded agencies were still required to report the amounts.

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FISCAL YEAR SUMMARY – HOME MATCH

Excess match from prior Federal fiscal year	\$0
Match contributed during current Federal fiscal year	\$0
Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$0
Match Liability for current Federal fiscal year	\$0
Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$0

MATCHING

Under the ESG program (federal and state), fifty percent (50%) of the costs related to the projects are reimbursed and the remainder of the costs paid by non-ESG match funding sources (i.e., local unrestricted donations). In this manner, the subrecipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-ESG sources.

The HOME Program requires that a contribution or match of no less than twenty-five (25) cents for each dollar of HOME funds be spent on affordable housing. HOME housing development projects selected through an RFP process will be subject to meeting the match requirement. For this reporting period there were no housing activity funds expended.

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EVALUATION OF THE JURISDICTION'S PROGRESS IN PROVIDING AFFORDABLE HOUSING, INCLUDING THE NUMBER AND TYPES OF FAMILIES SERVED, THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, MODERATE-INCOME, AND MIDDLE-INCOME PERSONS SERVED.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	10	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	10	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	11	0
Number of households supported through Acquisition of Existing Units	0	0
Total	11	0

Table 6 – Number of Households Supported

DISCUSS THE DIFFERENCE BETWEEN GOALS AND OUTCOMES AND PROBLEMS ENCOUNTERED IN MEETING THESE GOALS.

As the second year of the Stanislaus HOME Consortium, efforts continued to be focused on establishing the program foundation which included contracting with a housing services provider to assist with preparing policies and procedures and a Request for Proposals (RFP) for housing development projects and services. Efforts also included collaborating with the City of Turlock to develop a joint Request for Proposals (RFP) for housing development and services that recognizes funding from the prior HOME Consortium that are still administered by the City of Turlock.

DISCUSS HOW THESE OUTCOMES WILL IMPACT FUTURE ANNUAL ACTION PLANS.

The Stanislaus HOME Consortium will continue to coordinate at a regional level with the Stanislaus Regional Housing Authority (SRHA), non-profit housing developers, the CSOC (and participating agencies with housing funds), and other entitlement jurisdictions (City of Modesto) to address affordable housing issues as well as homeless prevention strategies. New sources of funding for the planning and development of affordable housing have been made available at the state level and efforts continue throughout Stanislaus County to accelerate affordable and market-rate housing in Stanislaus County; however, while the new source of funding will aid the efforts to address affordable housing needs, the

high cost of developing affordable housing will remain a challenge in getting actual units developed in the volume needed.

State funding has become increasingly dependent on state certification of jurisdictions (cities and counties) General Plan Housing Elements. The members of the Stanislaus HOME Consortium and Urban County continue in their efforts to attain state certification of their respective housing elements. As June 30, 2025, the cities of Ceres, Newman had attained certification.

With respect to HUD funding, there are simply not enough funds available from the yearly CDBG and HOME allocation or remaining one million two thousand eight hundred five dollars (\$1,002,805) in NSP PI to make any significant impact on the Stanislaus HOME Consortium's affordable housing need. The Urban County will continue to use its annual CDBG allocation to: improve the public infrastructure needed to preserve existing affordable housing and support new affordable housing, and to provide fair housing services to assist with tenant/landlord issues. Moving forward in Fiscal Year 2025-2026 the HOME Consortium members will combine their previous through an RFP process. The HOME funding is available will be made available.

INCLUDE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME PERSONS SERVED BY EACH ACTIVITY WHERE INFORMATION ON INCOME BY FAMILY SIZE IS REQUIRED TO DETERMINE THE ELIGIBILITY OF THE ACTIVITY.

Number of Persons Served	CDBG Actual	Percentage	HOME Actual	Percentage
Extremely Low-income	1,378	72.53%	0	0%
Low-income	516	27.16%	0	0%
Moderate-income	6	0.32%	0	0%
Total	1,900	100%	0	0%

Table 7 – Number of Persons Served

NARRATIVE

The Urban County does not use CDBG funds directly for affordable housing development but does provide CDBG-PSG and ESG funding to assist the homeless and those at risk of becoming homeless with housing needs. ESG demographical information is shown in CR- 65 Persons Served.

During Fiscal Year 2024-2025, nineteen hundred (1,900) individuals received services from the five (5) non-profit service providers awarded CDBG PSG funding and two hundred thirty-five (235) individuals received services from the eight (8) non-profit service providers awarded CDBG CV funding. Services received included: emergency food assistance, utility assistance, respite childcare, case management, shelter services, education classes, and resource referrals.

A total of one hundred thirty-six (136) clients with special needs were assisted in obtaining shelter services through ESG funded programs and a total of thirteen (13) individuals were assisted with ESG funds in finding affordable rental housing.

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EVALUATE THE JURISDICTION'S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The Urban County utilized CDBG PSG and ESG funding to implement outreach strategies to assist in addressing the homeless population. The Urban County awarded grants to non-profit homeless service providers to provide: homeless prevention, case management, food, shelter, and rapid re-housing. All grantees are required to actively participate in the CSOC in an effort to enhance the coordinated outreach and engagement efforts to the homeless population. The Urban County continued to be actively involved in the development and planning of the local CSOC's outreach and engagement efforts to identify needs and gaps in services for the homeless. The CSOC has developed a system for coordinated intake, assessment, and referral that fully complies with federal CoC requirements.

In Fiscal Year 2024-2025, ESG funding was also provided to non-profit service providers to assist with Homeless Management Information System (HMIS) data entry. During the fiscal year, a total of four hundred eighty three (483) individuals were sheltered and thirteen (13) individuals obtained housing through ESG funded programs. All Urban County ESG funded non-profits maintain client information in the HMIS system and track the progress of the clients while in the programs. Once out of the programs, progress is difficult to track due to lack of funding to pay for the cost of follow-up.

In addition to federal ESG funding, the County's has also served as the Administrative Entity for the local Continuum of Care (CoC) for California Emergency Solutions Grants (CA-ESG) funding since 2017. CA-ESG funding administered during fiscal year included the annual allocation and the continued expenditure of CA-ESG CV funding used throughout Stanislaus County.

Activities undertaken utilizing CA-ESG CV funding included a youth low barrier shelter with a navigation center that coordinates the needs of homeless and emancipated youth.

The members of the Stanislaus HOME Consortium and Urban County, through participation in the CSOC, continue to engage in homeless discharge coordination through participation in the Stanislaus County Hospital and Shelter Partners (SCHSP) meetings. Since April 2019, the Hospital Council of Northern California has coordinated SCHSP monthly meetings with representatives from local hospitals, homeless shelters, public agencies, and stakeholder groups to plan for the discharge of homeless individuals from health care facilities to comply with SB 1152. The objective has been to create a community standard of care and greater connection and cooperation between discharging and receiving providers of services for the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Throughout Fiscal Year 2024-2025, the Urban County provided CDBG-PSG and ESG grant funding to various emergency shelters and housing service providers to address emergency shelter needs of homeless persons and households. A total of thirteen (13) emergency shelter clients subsequently received housing assistance and became stably housed.

The Stanislaus HOME Consortium and Urban County have been working in collaboration with the local CoC, currently recognized as the CSOC, for over twenty-four (24) years to improve services for the homeless and those at risk of homelessness. This collaborative is comprised of the Stanislaus Regional Housing Authority (SRHA), the City of Turlock, the City of Modesto, various County's Departments (Behavioral Health and Recovery Services [BHRS], Community Services Agency [CSA], and Planning & Community Development), shelter providers, housing and housing counseling services providers, faith-based organizations, and over a dozen housing and supportive service providers.

The HMIS sub-committee of the CSOC, continued to work diligently throughout the fiscal year to improve the data quality of the current HMIS system. Through ESG funding from the Urban County, Community Housing and Shelter Services (CHSS) has entered non-HUD funded homeless service providers client information into the HMIS system. This data allows the CSOC's homeless data collection to be a much more valuable tool for tracking individuals patterns into and out of homelessness. Improving data quality will allow funding to be better prioritized to meet homeless population needs within Stanislaus County.

While not funded by the Urban County, the following are some of the facilities available, and efforts undertaken, during the fiscal year to address the emergency shelter and transitional housing needs of homeless persons countywide:

Access Center Emergency Shelter (ACES)

The Access Center Emergency Shelter (ACES), located in the City of Modesto, is a one hundred eighty-two (182) bed, low-barrier, shelter focused on providing shelter to the most vulnerable unsheltered population by decreasing common barriers to individuals accepting shelter service, such as, pets, partners, and possessions. ACES opened November 26, 2019 and operated by the Salvation Army through an agreement approved by the Board of Supervisors on October 1, 2019. Included in the bed count is a twenty-two (22) bed dorm area available for those individuals experiencing homelessness that suffer from a significant mental illness. This dorm-style room reduces instances of victimization and increases the efficacy of therapeutic intervention. The County's Community Assessment Response and Engagement (CARE) Team is also able to use the location to provide case management and shelter to the most vulnerable unsheltered individuals. ACES has also afforded an opportunity for the most vulnerable unsheltered population to be sheltered and connected with case management services, with a strong emphasis on assisting shelter guests to become document ready for entry into the community's coordinated entry housing continuum. Additionally, Stanislaus County Animal Services Agency partnered with ACES to create a healthy pets program. This program provides pet food, crates, and animal health services to pets residing at ACES. A total of six hundred seventeen (617) homeless individuals were provided shelter services this fiscal year.

Empire Cold Weather Family Shelter

The Empire Cold Weather Family Shelter, located in the community of Empire, was initiated by the County's Community Services Agency (CSA) in November 2018 as a partnership with the SRHA. The target population served are families who are currently being case managed in CSA Housing Support Program (HSP) unit, have used all available temporary shelter nights, are still engaged in the search for permanent housing and have been unsheltered the longest based on date of referral to the HSP program.

CSA works in partnership with Community Housing and Shelter Services (CHSS) for placement of

families at the Empire Cold Weather Family Shelter and has an existing contract with CHSS to administer, arrange and facilitate temporary housing services to CalWORKs and Welfare-to-Work eligible families. CHSS also provides case management services, which include assisting and educating participants on their income, household budgets, and housing options; aiding participants in completion of housing applications and landlord outreach; and providing housing search workshops.

The Empire Migrant center consists of ninety (90) dwelling units used for farmworker housing from April to October each year. This project allows CSA to use twenty-two (22) units during the months of November through March. In Fiscal Year 2024-2025, twenty-two (22) families and sixty-four (64) individuals were served with case management services. Of the families served, eighty-seven percent (87%) received permanent housing.

Family Housing Facility (FHF)

In November 2019, CSA began leasing a motel, located in Modesto area, to operate a year-round family shelter using the model implemented at the Empire Cold Weather Family Shelter. The property has twenty-three (23) units and a three (3) room office space.

CSA works in partnership with CHSS for placement at FHF. CHSS services include primary case management oversight which include: assisting participants with household budget, understanding their income, housing options, completing housing application, landlord outreach and housing search workshops, working with families to remove barriers to self-sufficiency, and connecting families to applicable and relevant community resources.

In Fiscal Year 2024-2025, the FHF program continued running at full capacity, served thirty-nine (39) families receiving case management services and employment services/employment connections.

FHF complements the seasonal Empire Cold Weather Shelter by offering continuous availability throughout the year, prioritizing families with longer-term unsheltered status or those nearing exhaustion of temporary shelter nights. Through integrated services and stable housing options, FHF reinforces the County's homelessness prevention and support strategy.

Access Center

On February 3, 2020, the Access Center, a "hub location" for multiple homeless programs and the entry way into the shelter system, opened in the City of Modesto. The Access Center serves as a one-stop hub and physical entry point for individuals at-risk of or currently experiencing homelessness to access a wide range of co-located homelessness services including centralized homeless outreach and engagement; housing assessments and navigation; and homelessness support services and referrals. The Access Center also employs a "meet you where you are" strategy that has specialized homeless outreach workers meet individuals on the street and in homeless encampment areas and encourages individuals to connect to services.

The following partners are co-located at the Access Center: Center for Human Services; Community Housing and Shelter Services; Community Impact Central Valley; Disability Resource Agency for Independent Living; Downtown Streets Team Modesto; Golden Valley Health Centers; Salvation Army - Modesto; Stanislaus County (Behavioral Health and Recovery Services and Community Services Agency); Telecare Corporation; and Turning Point Community Programs.

ACES provides low barrier shelter, including accommodations for pets, partners, and personal possessions and provides a trauma informed environment with flexible intake and supportive services.

Naomi's House

Naomi's House is a transitional living and shelter program located in the City of Patterson run by Cambridge Academies, a nonprofit founded in 2004 focused on education and shelter assistance.

It provides safe, transitional housing for homeless women and children on the west side of Stanislaus County, including areas like Patterson, Crows Landing, Newman, and nearby communities.

The program uses Cambridge Academies' Enterprise RESTART model - a six to eight (6-8) month residential and workforce development program. It equips residents with life and employment skills such as literacy, goal-setting, conflict resolution, and work readiness, aiming to empower men at Sierra House and women at Naomi's House to pursue employment, education, or training after graduation

Sierra House — City of Riverbank's Shelter & Service Program

Sierra House is a residential training and shelter program operated collaboratively by the City of Riverbank and Cambridge Academies. The City acquired the property specifically to offer a structured pathway out of homelessness for vulnerable individuals in the community. The live-in component provides GED and life-skills training alongside case-managed support. Cambridge Academies staff oversee operations.

Adjacent to the main site, their Day-Use Facility offers essential services to Riverbank's unhoused population, including hot showers, clean clothing, and warm meals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Stanislaus Urban County continued to actively participate in the CSOC to ensure CDBG PSG and ESG funding aligned with countywide efforts to help low-income individuals and families to avoid becoming homeless. CSOC efforts include improving the program planning for homeless funding utilization throughout Stanislaus County and working with private hospitals to encourage the incorporation of rental assistance and case management into discharge planning. CSOC representatives actively collaborate with the County Sheriff's Office and the Probation Department to identify services available for recently discharged parolees to help prevent homelessness among that population. Non-profits awarded CDBG PSG and ESG funding are required to participate in the CSOC as part of the effort to ensure alignment with the broader community efforts to address homelessness and to allow for education opportunities on new community programs that can add value to existing programs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Stanislaus Urban County partnered with CHSS, CHS, Turning Point Community Programs, and the We Care Program to help homeless individuals and families make a transition to permanent housing and independent living. With the use of ESG grant funds, both the chronically homeless populations and temporarily homeless households were provided the opportunity to be placed into permanent housing. While enrolled in these programs, case managers work with each household to set goals and work on a housing action plan in order to identify and connect with any needed services, such as: Temporary Assistance for Needy Families (TANF), Food Stamps, Veteran's Benefits, future employment opportunities, etc. Throughout the fiscal year, ESG shelter, homeless prevention, and rapid re-housing funds placed thirteen (13) homeless individuals into permanent housing. At the end of the fiscal year, eight (8) of those individuals were stably housed.

Center for Human Services and the We Care Program utilized ESG funds to provide emergency shelter to homeless individuals. Clients that showed progress toward self-sufficiency received extended case management in conjunction with rapid re-housing assistance funds to assist in the placement of job and permanent housing placement.

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ACTIONS TAKEN TO ADDRESS THE NEEDS OF PUBLIC HOUSING.

In California, public housing is administered directly through local Public Housing Authorities (PHAs). The Stanislaus Regional Housing Authority (SRHA) continues to play a vital role in addressing housing needs across Stanislaus County, particularly for extremely low and very low-income households. The SRHA is the largest property manager of multi-family and single household public housing units for the lower income population of Stanislaus County. And the SRHA also serves as the administrator of the Housing Authority of the City of Riverbank is committed to providing decent affordable housing to its residents and, in doing so, the SRHA keeps public housing units in favorable conditions so that its residents have a safe and healthy living environment. According to the SRHA 2024 PHA Plan, the SRHA currently operates six hundred forty-seven (647) public housing units and four thousand nine hundred twenty-nine (4,929) housing choice vouchers as the SRHA and a combined total of ninety (90) units (all public housing units) as the Housing Authority of the City of Riverbank. The Housing Authority of the City of Riverbank operates sixty (60) units for seniors and thirty (30) family units for low-income households.

The SHRA operates an overall one thousand eight hundred seventy-two (1,872) housing units that include conventional public housing, affordable rental development, and specialized farm labor housing.

As of FY 2024, the housing authority's portfolio includes:

- Six hundred forty-seven (647) public housing units under the Asset Management Program (AMP), located throughout the cities of Modesto, Turlock, Ceres, Oakdale, Patterson, Newman, Hughson, and Westley.
- Five hundred eighty (580) farm labor and migrant worker housing units, providing safe and affordable seasonal housing in rural communities such as Empire, Westley, Patterson, and Ceres.
- Five hundred fifty (550) affordable housing units managed independently or in partnership with nonprofit developers, that serve low-income individuals and families, some of which are financed through USDA or other state/federal programs.

These units are managed and maintained by SRHA to HUD standards and contribute to the County's broader affordable housing inventory. The Stanislaus HOME Consortium coordinates closely with SRHA to align planning, voucher administration, and other programs in support of shared housing goals.

Of four thousand nine hundred twenty-nine (4,929) vouchers in Stanislaus County, two hundred twelve (212) vouchers are specifically for homeless veterans (Veterans Affairs Supportive Housing [VASH] vouchers), two hundred seventy (270) vouchers are specifically for reunifying families that are facing homelessness or living in substandard housing with children removed from the home, three hundred eighty (380) are project-based vouchers, and eleven (11) are project-based vouchers for a senior complex in the City of Patterson.

During the fiscal year, SRHA's public housing stock remained a critical component of the affordable housing landscape, particularly as the demand for deeply affordable units outpaced supply across Stanislaus County. The Stanislaus HOME Consortium continues to support regional collaboration and strategic planning to preserve and expand housing opportunities for vulnerable households. The SRHA

and the Stanislaus HOME Consortium have a strong relationship and continue to work together towards furthering decent, safe, and affordable housing throughout the community.

ACTIONS TAKEN TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP.

SRHA has a Resident Advisory Board (RAB) which is comprised of PHA and Voucher program participants. Any time there are substantial policy changes (such as prioritization of the wait list, program termination changes, or areas where there is flexibility in establishing program guidelines), this board must be notified and given an opportunity to respond by either supporting and/or rejecting policy changes. The RAB's determination then goes to the Housing Authority Board of Commissioners (BOC) for consideration of whether to support or reject. The SRHA is required to have program participants sit on their BOC per regulations.

ACTIONS TAKEN TO PROVIDE ASSISTANCE TO TROUBLED PHAS.

There are no PHA's operating within the Stanislaus HOME Consortium area that are troubled and/or that have requested assistance.

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ACTIONS TAKEN TO REMOVE OR AMELIORATE THE NEGATIVE EFFECTS OF PUBLIC POLICIES THAT SERVE AS BARRIERS TO AFFORDABLE HOUSING SUCH AS LAND USE CONTROLS, TAX POLICIES AFFECTING LAND, ZONING ORDINANCES, BUILDING CODES, FEES AND CHARGES, GROWTH LIMITATIONS, AND POLICIES AFFECTING THE RETURN ON RESIDENTIAL INVESTMENT. 91.220 (J); 91.320 (I)

The Con Plan identifies the following public policies as having the potential to negatively affect affordable housing and residential investment: shortage of affordable housing funding, climate change, environmental protection, growth management, planning and development fees, and prevailing wages. To address the potential negative effects of these policies, the members of the Stanislaus HOME Consortium strive to consistently review all potential barriers to affordable housing that are within their authority to address (local development standards and development review procedures); to continue to pursue and utilize available funding for mortgage assistance and housing rehabilitation; and to continue to work with, and partner with, housing developers, from the nonprofit and for-profit sectors, to promote the development of affordable housing and special-needs housing.

During the fiscal year, Stanislaus County continued to take steps to address barriers to affordable housing, even though no new construction was completed using CDBG or HOME funds. The Stanislaus HOME Consortium prioritized long-term planning and policy work, including efforts to rezone land in key areas to facilitate the development of affordable housing. These zoning changes are aimed at increasing the availability of multifamily and mixed-use sites, reducing regulatory constraints, and aligning with the County's Housing Element goals. These actions lay the groundwork for future affordable housing projects by improving the feasibility of development and attracting affordable housing developers.

The members of the Stanislaus HOME Consortium continued to take steps to program various state funding sources aimed at increasing the production of housing. Funding sources include the SB 2 Planning Grant and Permanent Local Housing Allocation (PLHA) is an ongoing state funding source that is based on the Stanislaus Urban County's 2017 CDBG entitlement allocation. As such, the funding is targeted for use in the unincorporated areas of Stanislaus County along with cities of: Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford. The City of Riverbank joined the Stanislaus Urban County in Fiscal Year 2020-2021 and, as such, is eligible for PLHA funding directly from the state. The City of Turlock, although a member of the HOME Consortium also receives its own PLHA allocation from the state. PLHA funding provides for the: acquisition/development of permanent supportive housing, development/preservation of ADUs, fiscal incentives, and multi-family rental housing.

ACTIONS TAKEN TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS. 91.220(K); 91.320(J)

The Urban County continuously tries to identify community needs through community and program engagement. Applications for CDBG Public Service Grant (CDBG PSG) and ESG grants are reviewed and scored based on defined criteria that emphasize: collaboration, prevention focused services, and innovative methods to providing public services. The grant review panel for both CDBG PSG and ESG funding is comprised of one representative from each for Urban County members and a representative from the CoC to ensure needs being addressed are reflective of the entire Urban County area and align with efforts being taken by other agencies throughout Stanislaus County.

A total of three hundred twenty five thousand dollars (\$325,000) in CDBG-PSG funds were allocated based on a competitive grant process to which public service providers had the opportunity to apply for grants up to thirty-five thousand dollars (\$35,000) and up to fifty percent (50%) of the CDBG public services allocation for prioritization funding for substance abuse-treatment programs. A total of eight (8) grants were awarded to non-profits to provide services such as: food assistance, emergency shelter, counseling, utility assistance, and tutoring to areas and individuals. CDBG funding in the amount of twenty-five thousand dollars (\$25,000) for fair housing services was awarded to Project Sentinel. Over nineteen hundred (1,900) individuals received assistance through the CDBG-PSG funded service providers throughout Fiscal Year 2024-2025.

For Fiscal Year 2024-2025, a total of one hundred eighty-nine thousand eight hundred thirty-four dollars (\$189,834) in ESG funds were allocated based a competitive grant process. A total of forty-five percent (45%) of the grants awarded went towards emergency shelter programs, forty percent (40%) went toward homeless prevention and rapid re-housing program, seven and a half percent (7.5%) went towards funding data entry for the Homeless Management and Information System (HMIS), and the remaining seven and a half percent (7.5%) went to Stanislaus County for the administration of the ESG program. Approximately five hundred fifty-eight (558) homeless persons, or persons at-risk of becoming homeless, were assisted with overnight shelter, emergency food, and housing stability assistance throughout the fiscal year.

In addition to the allocation of Fiscal Year 2024-2025 CDBG and ESG entitlement funding, the remaining Fiscal Year 2023-2024 ESG entitlement funding contracts along with CDBG CV contracted funding were used to provide a variety of services aimed at meeting the needs of the community. Section CR-15 – Resources and Investments states the amounts expended by all funding sources.

ACTIONS TAKEN TO REDUCE LEAD-BASED PAINT HAZARDS. 91.220(K); 91.320(J)

The Health Services Agency (HSA) of Stanislaus County is the lead agency for the identification, documentation, and prevention of lead poisoning in Stanislaus County. HSA works with referrals from schools and other agencies to test for lead-based paint hazards. During the fiscal year, approximately twelve (12) homes were tested and three (3) were found to have contamination. If a housing unit is found to have lead-based paint, the abatement process and consequences of living in a home that is contaminated, is explained to the residents. The Urban County members provide lead-based paint information to all residents that participate in the down payment assistance and/or housing rehabilitation programs. If, during a housing rehabilitation, a housing unit is found to have any lead-based paint issues, information on the dangers of lead-based paint is provided to the property owner and lead abatement is conducted as part of the rehabilitation work. Every effort is made to provide a safe and healthy housing opportunity for clients participating in Stanislaus Urban County funded housing assistance programs. During the fiscal year, no activities necessitating the need to test for lead-based paint were undertaken.

ACTIONS TAKEN TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES. 91.220(K); 91.320(J)

To reduce the number of persons living under the poverty level, the Urban County has continued its partnership with other local entitlement jurisdictions, agencies, and the CSOC, to provide services and resources to families in need.

The Stanislaus Urban County supported local nonprofit agencies through three hundred twenty-five thousand dollars (\$325,000) in CDBG PSG and one hundred eighty-nine thousand eight hundred thirty-

four dollars (\$189,834) in ESG funds, which provided services aimed at stabilizing low-income households. Funded programs included emergency shelter operations, homeless prevention services, housing navigation, and case management. These services support individuals and families in obtaining or maintaining stable housing, reducing the likelihood of continued or recurring poverty.

ACTIONS TAKEN TO DEVELOP INSTITUTIONAL STRUCTURE. 91.220(K); 91.320(J)

The strategies identified in the Con Plan for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs are to: 1) continue to work collaboratively with service and shelter providers to identify and address gaps in the service delivery system; and 2) continue to invest time and resources to strengthen the entire CoC system and not one particular agency or organization.

The Stanislaus Urban County continued its active involvement in the Stanislaus Community System of Care (CSOC) to enhance collaboration with homeless service providers, local jurisdictions, and the Housing Authority. Staff participated in regular meetings, coordinated funding strategies, and provided technical assistance to local partners to strengthen program delivery and compliance.

During CDBG PSG and ESG program monitoring, agency-to-agency referrals are reviewed to verify that participants receiving services do not experience gaps in services as they strive to reach their goal of independence from the need of public services.

The CoC, locally recognized as the Stanislaus Community System of Care (CSOC), is a dedicated network of service providers, consumers, and government agencies that work collaboratively to identify where gaps exist and how they can be best addressed. The CSOC continues working to improve coordination among service providers and to further enhance the Coordinated Entry System (CES). The main goal of the CES is to assist service providers with tracking and responding to the needs of individuals that seek services. To date, only a limited number of service providers utilize the HMIS coordinated entry system component to track clients and report program accomplishments.

Building the capacity of non-profits continues to be an important issue for the Urban County and other entitlement jurisdictions (the cities of Modesto and Turlock). The Urban County has partnered with both the cities of Modesto and Turlock to provide technical assistance and trainings to local service providers in the areas of client screening, HMIS data collection, and basic case management requirements.

ACTIONS TAKEN TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES. 91.220(K); 91.320(J)

Stanislaus County maintained coordination with the SRHA and other housing and service providers to support the planning of future affordable housing developments. The Stanislaus HOME Consortium County also collaborated with local jurisdictions and community-based organizations on fair housing outreach, housing referrals, and funding alignment.

The Stanislaus HOME Consortium recognizes it cannot work alone in achieving the housing goals outlined in the Con Plan. Therefore, the Stanislaus HOME Consortium participates with and coordinates with the following collaboratives and public housing agency in order to better serve and coordinate the needs of the community:

Turlock Community Collaborative

This collaborative was formed to deal with homeless issues facing the Turlock community. The group is comprised of concerned community members, faith-based groups, and government agencies working together to deal with issues concerning the homeless and the community. County staff regularly attends and presents to the group on CDBG, ESG and HOME programs throughout the year.

Stanislaus Community System of Care (CSOC)

The CSOC, the locally recognized CoC, is a collaborative comprised of local government agencies, shelter providers, housing and housing counseling services providers, faith-based organizations, and over a dozen housing and supportive service providers. The Stanislaus County's Community Services Agency (CSA), serving as the Collaborative Applicant (CA), assists the CSOC to coordinate with service providers, law enforcement, and community members to conduct the County's annual Homeless Point in Time (PIT) Count. The Stanislaus HOME Consortium members participate in efforts to improving the functionality of the CSOC's HMIS, including the CES component, and to update the CES policies and procedures. Fiscal year efforts have also included working with the CSOC's CA on the operations of the HMIS in order to meet HUD's mandate that all ESG program participants are part of and actively entering pertinent universal data elements into the HMIS.

Stanislaus Regional Housing Authority (SRHA)

The SRHA and the Stanislaus HOME Consortium have a strong relationship and continue to work towards furthering decent, safe, and affordable housing throughout the County. The SRHA serves as the administrator for housing rehabilitation and Emergency Sewer Lateral Connection programs for the County. The SRHA also serves on several housing and community development related committees alongside HOME Consortium members.

IDENTIFY ACTIONS TAKEN TO OVERCOME THE EFFECTS OF ANY IMPEDIMENTS IDENTIFIED IN THE JURISDICTION'S ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE. 91.520(A)

Project Sentinel, as the Urban County's fair housing service provider, responded to a total of three hundred nineteen (319) calls for landlord/tenant mediation and fair housing information within the Urban County area. A total seven (7) of fair housing cases and fifteen (15) tenant/landlord cases were handled by the agency during the fiscal year. Additionally, Project Sentinel fielded one hundred ninety-six (196) fair housing information and service referral calls, benefiting seven hundred eighteen (718) residents. The U.S. Department of Justice, through their Fair Housing Testing Program, contracts out with fair housing agencies to conduct testing separate from their service agreements with any jurisdiction. Project Sentinel conducted no fair housing tests within the Urban County in Fiscal Year 2024-2025.

Additional Actions Taken to Address Obstacles to Meeting Underserved Needs

Some non-profits and community organizations may not be familiar with the HUD funding grant process, the Urban County, working collaboratively with agencies familiar with HUD processes, continued to share program and funding information with service providers and grassroots organizations throughout the community to better meet the needs of the community.

An annual Notice of Funding Availability (NOFA) was announced for the release of CDBG and ESG funds for the Public Service Grant cycle. The NOFA included an announcement of a mandatory Grant Technical Workshop and a timeline for the grant cycle. The NOFA was advertised in the local newspaper, The Modesto Bee, in English and Spanish. An e-mail was sent out to all past and current grantees and applicants that had applied in the last five (5) years. County staff also announced the NOFA at the local CSOC meeting, distributed a reminder, and e-mailed the local CSOC agencies a NOFA announcement. County staff coordinated with Stanislaus Urban County members to distribute the NOFA announcement to service providers working in their respective cities. It is with funds awarded through the NOFA process that the Stanislaus Urban County is able to provide much needed services to communities.

The annual Grant Technical Workshop provides an opportunity for questions and answers. In addition to the workshop, County staff are available via phone, in person, and by e-mail to answer questions throughout the grant application process. Once grant awards are announced, the County also requires grantees to attend a Grantee Technical Workshop prior to receiving their agreements. In the workshop, the policies, procedures, program regulations, requirements, and obligations of the grant are explained. All grantees receive the information covered in the workshop via email.

Technical assistance is ongoing to those agencies awarded funding and those agencies interested in competing for future funding. Reference, guidance, and support materials are provided upon request, and staff is available to addressing inquiries in person, by phone/virtually, or via email. The Stanislaus Urban County is constantly looking for ways to expand service provider capacity and to encourage public and private partnerships and joint ventures between non-profit and for-profit housing developers.

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EVALUATE THE JURISDICTION'S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH:

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

During the program year, the Stanislaus Urban County continued to implement its monitoring plan to ensure compliance with applicable HUD regulations for CDBG and ESG programs. Monitoring was conducted using a combination of desk reviews, on-site visits (when feasible), and virtual monitoring protocols. Funding and service agreements set clear performance measures, reporting procedures, timeliness, and budgets against which goals are measured. County staff regularly monitors compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, reimbursement requests and desk and on-site monitoring. When necessary, County staff provided technical assistance to improve reporting and performance.

ESG financial and program files are reviewed to ensure compliance with 24 CFR Part 576, particularly around participant eligibility, habitability standards, and allowable costs. County staff reviews quarterly ESG statistical tables, narratives, HMIS activity reports, RFF forms and budget printouts, which identify the total funds used/requested by each grantee during that reporting period. ESG funded agencies are provided with ongoing HMIS system training. As part of the ESG monitoring process, only fifty percent (50%) of the costs related to the project are reimbursed, as the remainder of the costs is paid by non-ESG match funding sources (i.e., local unrestricted donations). In this manner, the subrecipient in turn ensures that dollar-to-dollar matching requirements are satisfied by paying the remainder of the expenses from non-ESG sources.

For non-profits awarded CDBG-PSG and ESG funds, County staff conducts an initial technical workshop to provide a comprehensive overview of the quarterly reporting, request for funds, and monitoring processes and requirements. County staff is available to awarded agencies during regular business hours to address technical concerns and questions as they arise. Non-profits that reach a certain performance threshold become eligible for bi-annual monitoring reviews in place of the quarterly reviews.

The County uses a risk-based approach to prioritize monitoring, giving special attention to new subrecipients, high-dollar contracts, or organizations with past performance issues. Subrecipients are evaluated based on factors such as program size, type of activity, complexity, and prior audit findings

CITIZEN PARTICIPATION PLAN. 91.105(D); 91.115(D)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The following public comment period, community meeting and public hearing information provided in italics is for public notification purposes and will not be included as part of the final CAPER submitted to HUD:

Public comment period: August 8, 2025 to August 27 2025. Written public comments must be submitted to the Stanislaus County Planning and Community Development Department by 4:30 p.m. on Wednesday, August 27, 2025. Written public comments can be mailed to 1010 10th Street, Suite # 3400, Modesto, CA 95354 or emailed to CommunityDevelopment@stancounty.com.

As part of the CAPER process the following community meetings are being held:

LIVE MEETING OPTIONS

Meeting Date: September 9, 2025 **Meeting Time:** 12:00 PM
Meeting Location: 1010 10th Street, Basement Training Room, Modesto, CA 95354

Meeting Date: September 9, 2025 **Meeting Time:** 6:00 PM
Meeting Location: 1010 10th Street, Basement Training Room, Modesto, CA 95354

VIRTUAL MEETING OPTIONS

Meeting Date: September 8, 2025 **Meeting Time:** 12:00 PM
Meeting Location: Via Zoom
Meeting Link: <https://us06web.zoom.us/j/85154170533?pwd=2wAb5XzhVajZDFaghD9om0RbkHaY15.1>
Join by Phone: +1 669 444 9171 US
Meeting ID: 851 5417 0533 **Passcode:** 7eGpQS

Meeting Date: September 8, 2025 **Meeting Time:** 5:30 PM
Meeting Location: Via Zoom
Meeting Link: <https://us06web.zoom.us/j/87350952563?pwd=A5uFgbRpbPQ5eaCs4OsbT3AazCTcHu.1>
Join by Phone: +1 669 444 9171 US
Meeting ID: 828 7660 0667 **Passcode:** nMph4y

Meeting Date: September 13, 2025 **Meeting Time:** 10:00 AM
Meeting Location: Via Zoom
Meeting Link: <https://us06web.zoom.us/j/82280046460?pwd=tJ2oOg7VpHln4NzNtNjhiNU7qxAoUZ.1>
Join by Phone: +1 669 444 9171 US
Meeting ID: 843 5990 5634 **Passcode:** PZzQOs

Additional community meetings for the Cities and County will be posted online at:
<https://www.stancounty.com/planning/cdbg/notices.shtm>

A Notice of Public Hearing and Document Availability was released in accordance with the Stanislaus HOME Consortium and Urban County's Citizen Participation Plan advising residents of the availability of the draft CAPER for a fifteen (15) day public review period. The notice was published in both English and Spanish on August 8, 2025 in The Modesto Bee, defining the CAPER review process and how persons, agencies, and interested groups may participate; as well as instructions on how to submit written comments. As part of the public review process, notice of the Draft CAPER was also distributed electronically to the CSOC and to persons registered through the County Planning and Community Development Department's Community Development StanAware electronic notification system. The Draft CAPER was also made available for public review via the County's Planning and Community Development Department website and copies of the Draft CAPER were available for review at the Planning Departments of all the Stanislaus HOME Consortium members.

A public hearing was be held in accordance with the County's Citizen Participation Plan on September 16, 2025, at 6:30 p.m., at Tenth Street Place, the County Administration Building, 1010 10th Street, Board Chambers, Modesto, CA 95354. Notice of the public hearing will be sent out through the County's StanAware electronic notification system, the CSOC list serve, and will be made available by email to community members that had expressed interest in the CAPER.

[Space below intentionally left blank.]

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes in the Urban County's program objectives occurred.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[Space below intentionally left blank.]

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR 92.504 (d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

There are no inspection results to report. The Stanislaus HOME Consortium has not yet funded any projects requiring inspections.

An assessment of the jurisdiction's affirmative marketing actions for HOME units. 91.520 (e) and 92.351 (a)

There are no marketing actions to assess. No home funds have been used for activities requiring marketing actions.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics?

Not applicable. No program income has been generated by HOME funds to date.

Other actions taken to foster and maintain affordable housing. 24 CFR 91.220 (k)

The County advanced efforts to support affordable housing development through rezoning initiatives and updates to planning documents. Stanislaus HOME consortium members continued with efforts to certify and/or implement their respective Housing Elements which include policies that aim to reduce regulatory barriers and encourage the construction of affordable housing units in priority areas, including unincorporated communities and areas of high need.

Stanislaus HOME Consortium continued partnerships with the Stanislaus Regional Housing Authority and local nonprofit developers to identify sites for new affordable housing projects and preserve existing affordable units. Coordination included discussions around leveraging federal and state funds, including HOME, ESG, and PLHA, to support site acquisition, rehabilitation, and new construction.

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TOTAL LABOR HOURS:

	CDBG	HOME	ESG
Total Number of Activities	1	0	0
Total Labor Hours	3,920	0	0
Total Section 3 Hours	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0

QUALITATIVE EFFORTS – NUMBER OF ACTIVITIES BY PROGRAM:

	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing.	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs.	0	0	0
Outreach efforts to identify and secure bids from Section 3 business.	1	0	0
Technical assistance to help Section 3 businesses understand and bid on contracts.	1	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 businesses.	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
Assisted residents with finding child care.	0	0	0
Assisted residents to apply for or attend community college or a 4 year educational institution.	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0

Bonding assistance, guaranties or other efforts to support viable bids from Section 3 businesses.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0
Outreach, engagement or referrals with the state one-stop system, as designed in Section 121 (e) (2) of the Workforce Innovation and Opportunity Act.	0	0	0
Other.	0	0	0

NARRATIVE

The Urban County had one project, the City of Oakdale's Southwest Downtown Safe Routes to School Project that reported hours as required by Section 3 regulations. The hours are reflected in the table above. There were no Section 3 hours to report for any HOME or ESG projects this last fiscal year.

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**ESG SUPPLEMENT TO THE CAPER IN E-SNAPS
FOR PAPERWORK REDUCTION ACT**

1. RECIPIENT INFORMATION—ALL RECIPIENTS COMPLETE**Basic Grant Information**

Recipient Name: STANISLAUS COUNTY
Organizational DUNS Number: [REDACTED]
EIN/TIN Number: [REDACTED]
Identify the Field Office: San Francisco
Identify CoC(s) in which the recipient or subrecipients will provide ESG assistance: Turlock/Modesto/Stanslaus CoC

ESG Contact Name

Prefix: Ms. **Suffix:** -
First Name: Angela **Middle Name:** -
Last Name: Freitas **Title:** Planning and Community Development Director

ESG Contact Address

Street Address 1: 1010 10th Street **Street Address 2:** Suite 3400
City: Modesto **State:** CA **Zip Code:** 95354
Phone Number: (209) 525-6330 **Extension:** -
Fax Number: (209) 525-5911 **Email Address:** angela@stancounty.com

ESG Secondary Contact

Prefix: Ms. **Suffix:** -
First Name: Ana **Middle Name:** -
Last Name: San Nicolas **Title:** Deputy Director
Phone Number: (209) 525-6330 **Extension:** -
Number:
Email: sannicolasa@stancounty.com




2. REPORTING PERIOD—ALL RECIPIENTS COMPLETE

Program Year Start Date	07/01/2024
Program Year End Date	06/30/2026

3. SUBRECIPIENT FORM – COMPLETE ONE FORM FOR EACH SUBRECIPIENT

Fiscal Year 2024 ESG FUNDS

*Balance remaining as of June 30, 2025.

Subrecipient or Contractor Name:	Stanislaus County – Administration		
City:	Modesto	State:	CA
Zip Code:	95354	DUNS Number:	
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Unit of Government		
ESG Subgrant or Contract Award Amount:	\$15,391 (Administration)		
Subrecipient or Contractor Name:	Center for Human Services-Youth Low Barrier Shelter		
City:	Modesto	State:	CA
Zip Code:	95358	DUNS Number:	
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Other Non-Profit Organization		
ESG Subgrant or Contract Award Amount:	\$77,042 (Shelter) *\$10,002		
Subrecipient or Contractor Name:	HAVEN – Emergency Shelter Program		
City:	Modesto	State:	CA
Zip Code:	95358	DUNS Number:	
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Other Non-Profit Organization		
ESG Subgrant or Contract Award Amount:	\$26,830 (Shelter) *\$00		

Subrecipient or Contractor Name: Turning Point Community Programs – Rental Assistance Program

City: Modesto **State:** CA
Zip Code: 95354 **DUNS** [REDACTED]
Number:

Is subrecipient a victim services provider: No

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$85,962 (Rapid-Re-Housing)
*\$20,015

Reporting Period

Program Year Start Date: 07/01/2023

Program Year end date: 06/30/2025

Fiscal year 2023 ESG Funds – Year 2 Carry-Over

**Funds remaining.*

Subrecipient or Contractor Name: Stanislaus County – Administration

City: Modesto **State:** CA
Zip Code: 95354-0859 **DUNS** [REDACTED]
Number:

Is subrecipient a victim services provider: No

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: \$15,623 (Administration)
*\$0

Subrecipient or Contractor Name: Community Housing and Shelter Services – Rental Assistance Program

City: Modesto **State:** CA
Zip Code: 95354 **DUNS** [REDACTED]
Number:

Is subrecipient a victim services provider: No

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$88,010.40 (Homeless Prevention)
*\$0

Subrecipient or Contractor Name: We Care Program – Turlock – Emergency Shelter Program

City: Turlock

Zip Code: 95380

Is subrecipient a victim services provider: No

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$104,683 (Shelter)*\$0

[Space below intentionally left blank.]

4. PERSONS SERVED

4a. Complete for Homelessness Prevention activities.

Number of Persons	Total	Percentages
Adults	5	100%
Children	0	-
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	5	100%

Table 8 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing activities

Number of Persons	Total	Percentages
Adults	64	91.4%
Children	6	8.5%
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	70	100%

Table 9 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons	Total	Percentages
Adults	483	100%
Children	0	-
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	483	100%

Table 10 – Shelter Information

4d. Street Outreach

Number of Persons	Total	Percentages
Adults	0	-
Children	0	-
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	0	-

Table 11 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons	Total	Percentages
Adults	552	98.9%
Children	6	1.0%
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	558	100%

Table 12 – Household Information for Persons Served with ESG

6. AGE—COMPLETE FOR ALL ACTIVITIES

Age	Total	Percentage
Under 18	6	1.4%
18-24	199	35.6%
25-61	317	56.8%
62 and Over	36	6.2%
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	558	100%

Table 13 – Age Information

7. SPECIAL POPULATIONS SERVED—COMPLETE FOR ALL ACTIVITIES

Subpopulation	Total	Total Persons Served – Homeless Prevention	Total Persons Served – Rapid Re-Housing	Total Persons Served in Emergency Shelters
Veterans	27	0	0	27
Victims of Domestic Violence	12	1	4	7
Elderly	15	0	0	15
HIV/AIDS	2	0	0	2
Chronically Homeless	159	0	2	157
Persons with Disabilities:				
Severely Mentally Ill	161	1	7	153
Chronic Substance Abuse	130	1	3	126
Other Disability	157	2	2	153

Table 14 - Special Population Served

[Space below intentionally left blank.]

8. SHELTER UTILIZATION

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	26,645
Total Number of bed-nights provided	25,623
Capacity Utilization	96.17%

Table 15 - Shelter Capacity

9. PROJECT OUTCOMES DATA MEASURED UNDER THE PERFORMANCE STANDARDS DEVELOPED IN CONSULTATION WITH THE COC(S)

The County regularly updates and utilizes a CDBG and ESG program Desk Guide for subrecipients. This guide was developed and is updated in consultation with the local CoC. The Desk Guide covers both federal and state ESG funds administered by Stanislaus County. Under the CDBG and ESG program, County staff track the progress of individual subrecipients in fulfilling goals and objectives set forth in the Con Plan in order to ensure that programs remain on task. Tracked data is reviewed and entered into the IDIS system on a semiannual basis. If tracked data falls short of the goals and objectives set forth, appropriate adjustments will be made, and notification sent to the respective subrecipients to make them aware of milestones and timeliness needing to be met in order to ensure continued receipt of funding.

The coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each and every program funded with CDBG and ESG funds.

County staff reviews quarterly ESG statistical tables, narratives, HMIS activity reports, Request for Funds forms, and budget printouts, which identify the total funds used/requested by each subrecipient during that reporting period. County staff also verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by County staff for each grantee to ensure appropriate expenditure of funds. As part of the ESG monitoring process, invoices and accompanying receipts are reviewed for reimbursement eligibility. Once eligibility is confirmed, fifty percent (50%) of the costs related to the project are reimbursed, as the remainder of the costs are paid by a non-ESG match funding sources (i.e., local unrestricted donations). In this manner, the subrecipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-Federal sources.

Center for Human Services: Work and Economic Mobility Project-CDBG													
Goal: 30 individuals / 10 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
317	48	0	29	45	74	27	7	0	0	0	0	0	0
TOTALS	317	0	29	45	74	27	7	0	0	0	0	0	0
Children's Crisis Center of Stanislaus County Inc.: Oakdale Children's Shelter & Trauma Recovery Center (Guardian)-CDBG													
Goal: 90 individuals / 35 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
199	0	0	0	68	0	0	21	6	3	0	0	0	0
TOTALS	199	0	0	68	0	0	21	6	3	0	0	0	0
Children's Crisis Center: Ceres Children's Shelter & Trauma Recovery Center (Marsha)-CDBG													
Goal: 92 individuals / 43 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
182	71	0	0	0	0	0	0	0	3	19	0	0	0
TOTALS	182	71	0	0	0	0	0	0	3	19	0	0	0
Children's Crisis Center: Turlock Children's Shelter & Trauma Recovery Center (Verda)-CDBG													
Goal: 20 individuals / 20 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
133	0	0	4	0	0	0	0	0	0	7	5	7	5
TOTALS	133	0	4	0	0	0	0	0	0	7	5	7	5
Court Appointed Special Advocates of Stanislaus County: Direct Services Project-CDBG													
Goal: 65 individuals / 20 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
10	0	0	2	4	0	2	2	0	0	0	0	0	0
TOTALS	10	0	2	4	0	2	2	0	0	0	0	0	0
We Care Program-Turlock: Emergency Shelter-CDBG													
Goal: 100 individuals / 100 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
240	2	1	0	1	0	3	1	0	1	2	0	2	0
TOTALS	240	2	1	1	0	3	1	0	1	2	0	2	0
We Care Program-Turlock: Substance Abuse Counseling and Treatment Program-CDBG													
Goal: 300 individuals / 300 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
240	2	1	0	1	0	3	1	0	1	2	0	2	0
TOTALS	240	2	1	1	0	3	1	0	1	2	0	2	0
Project Sentinel, Inc.: Fair Housing Program (Case Investigations and Fair Housing Enforcement)- CDBG													
Goal: 20 individuals / 5 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
319	36	3	19	16	36	17	7	7	5	52	1	1	1
Fair Housing	7	4	0	0	0	3	0	0	0	0	0	0	0
TOTALS	319	7	19	16	36	20	7	7	5	52	1	1	1
The Salvation Army Modesto Red Shield- After School Homework Program- CDBG													
Goal: 30 individuals / 30 households													
Numbers Served by Area													
Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home
253	31	1	0	0	0	0	0	0	0	78	62	0	0
TOTALS	253	31	1	0	0	0	0	0	0	78	62	0	0

Stanislaus Urban County
Fiscal Year 2024-2025
Community Development Block Grant CARES Act (CDBG-CV) - Numbers Served by Area

Cambridge Academies: Enterprise Connection Program- CDBG-CV1																		
Goal: 250 individuals / 50 households																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	23	0	0	2	0	0	21	0	0	0	0	0	0	0	0	0	0	0
Greater Modesto Interfaith Hospitality Network (Family Promise): CDBG Cares- Emergency Shelter Program- CDBG-CV1																		
Goal: 200 individuals / 50 households																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	111	11	0	0	6	0	2	0	0	0	0	84	6	0	0	0	0	2
Community Housing and Shelter Services: Homeless Prevention/Rental Assistance- CDBG-CV3																		
Goal: 90 individuals / 30 households																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	23	9	6	0	3	0	0	0	0	0	3	2	0	0	0	0	0	0
Healthy Alternatives to Violent Environments: HAVEN Emergency Shelter - CDBG-CV3																		
Goal: 120 individuals / 57 households																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	114	1	0	0	4	0	0	0	0	0	1	108	0	0	0	0	0	0

Stanislaus Urban County
Fiscal Year 2024-2025
Emergency Solutions Grants (ESG) Program - Numbers Served by Area

Community Housing and Shelter Services: Homeless Prevention/Rental Assistance - ESG 2023 Allocation																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	47	14	1	7	8	0	5	0	0	0	0	6	1	0	0	0	0	5

We Care Program - Turlock: Turlock Emergency Shelter - ESG 2023 Allocation																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	240	3	1	0	1	0	30	1	0	1	2	0	2	0	0	0	0	199

Center for Human Services: Low Barrier Youth Shelter - ESG 2024 Allocation																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	129	5	0	1	2	0	3	4	1	3	2	28	0	0	0	0	0	80

Healthy Alternatives to Violent Environments: HAVEN Emergency Shelter - ESG 2024 Allocation																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	80	1	0	0	2	0	0	0	1	0	0	76	0	0	0	0	0	0

Turning Point Community Programs: Housing Assessment Team - Rapid Rehousing Program - ESG 2024 Allocation																		
Numbers Served by Area																		
	Total	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford	Salida	Empire	South Modesto	Keyes	Denair	Valley Home	Knights Ferry	La Grange	Hickman	Other
TOTALS	62	16	0	0	0	0	2	0	0	0	12	3	0	0	0	0	0	29

**STANISLAUS HOME CONSORTIUM &
STANISLAUS URBAN COUNTY**

Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Year 2024-2025

**Board of Supervisors Meeting
September 16, 2025**



Consortium & Urban County Members



- HUD Entitlement Since 2001
- Lead Entity for the Stanislaus Urban County since 2001-2022
- City of Riverbank joined the Stanislaus Urban County- in Fiscal Year 2020-2021
- Stanislaus County became the Lead Entity in 2023 for the Stanislaus HOME Consortium

FY 2024-2025 CAPER

HUD Entitlement Requirements

- Consolidated Plan-Con Plan
5 Years
- Annual Action Plan-AAP
Annually
- Consolidated Annual Performance Evaluation Report-CAPER
Annually

Fiscal Year 2024-2025

HUD Entitlement Funding

Programs	2024 Allocations
Community Development Block Grant (CDBG)*:	\$2,305,008
Emergency Solutions Grants (ESG):	\$205,225
Community Development Block Grant CDBG-CV1:	\$1,358,994
Community Development Block Grant CDBG-CV3:	\$1,432,755
HOME Investment Partnership Program (HOME)**:	\$1,262,718

*The amount for the CDBG Program is shared among 7 cities.

**The amount for the HOME Program is shared among 8 cities.



CDBG AND ESG ALLOCATIONS

URBAN COUNTY MEMBER	ACTIVITIES	ADMINISTRATION	TOTAL
City of Ceres	\$210,620.75	\$5,000	\$215,620.75
City of Hughson	\$155,000.75	\$5,000	\$160,000.75
City of Newman	\$141,699.75	\$5,000	\$146,699.75
City of Oakdale	\$160,812.75	\$5,000	\$165,812.75
City of Patterson	\$173,635.75	\$5,000	\$178,635.75
City of Riverbank	\$137,061.75	\$5,000	\$142,061.75
City of Waterford	\$214,542.75	\$5,000	\$219,542.75
Stanislaus County	\$325,631.75	\$401,002	\$726,633.75
Public Services @14%	\$325,000		\$325,000
Fair Housing		\$25,000	\$25,000
CDBG Total	\$1,844,006	\$461,002	\$2,305,008
ESG Total	\$189,834	\$15,391	\$205,225
TOTAL ALLOCATION	\$2,033,840	\$476,393	\$2,510,233

FY 2024-2025 Stanislaus Urban County Funding Allocations

CDBG \$2,305,008

ESG \$205,225

Total \$2,510,233



Community Development Block Grant (CDBG) Program

Community Development Block Grant Objectives

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

Community Development Block Grant 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	CDBG Funds (Est.)	Status / Timeline
Stanislaus County	West Modesto Sewer Improvements (WMSI)	\$3,000,000	Area 7- Phase 1–2 complete & Phase 3- Bidding underway. Area 9- Bidding underway
Ceres	Morrow Village ADA Improvements Infrastructure	\$990,000	Phase 3 begins Fall 2025
Hughson	Walker Lane Infrastructure	\$366,375	Phase 2 starts early Fall 2025
Newman	Steffensen– Sunshine Area Infrastructure	\$1,041,326	Bidding Fall 2025
Oakdale	Southwest Downtown Improvements	\$504,381	Construction underway
Patterson	Washburn Infrastructure Improvements	\$550,000	Bidding Fall 2025
Riverbank	Pioneer Park Improvements	\$770,000	Completion expected Fall 2025
Waterford	G Street Pedestrian Improvements	\$670,875	Bidding Fall 2025

Stanislaus Urban County FY 2024-2025 CDBG Public Services



Public Services Grants Program

- Funds Allocated: \$325,000
- 8 Public Service Programs/ \$35,000 max
- 80% AMI or below
- 1,900 Unduplicated Individuals Served
- 500 Individuals with Disabilities
- 1,038 Homeless persons assisted
- 144 over 62 yrs. of age
- 92 Female Head of Households

CDBG-CV Grant Program

- Funds Allocated: \$2,791,749
- 12 Programs Funded
- 235 Individuals Served

Stanislaus Urban County CDBG-CV1 Public Services

CDBG CV1 Program Funded Service Providers

Cambridge Academies- Enterprise Connection Program	\$201,731.50
Center for Human Services- Family Resource Center Concrete Support	\$201,731.50
Children's Crisis Center-CDBG CARES Program	\$170,691.50
Family Promise of Greater Modesto- Rent/Utility Assistance Program	\$201,731.50
Salvation Army -Red Shield- Feed the Need Program	\$201,731.50
United Samaritans Foundation-Employee Hazard Pay	\$109,578.50



**Center for
Human Services**

changing lives building futures helping families



Stanislaus Urban County CDBG-CV3 Public Services

CDBG CV3 Program Funded Service Providers

Cambridge Academies - HOST House Shelter Program	\$200,000
Cambridge Academies - Naomi's House Shelter Program	\$200,000
Center for Human Services - Family Resource Center Concrete Support	\$200,000
Community Housing and Shelter Services - Rental Assistance Program	\$180,000
Haven Women's Center of Stanislaus-Haven Emergency Shelter Program	\$166,204
Salvation Army - Red Shield- Feed the Need Program	\$200,000



Emergency Solutions Grants Program

ESG Purpose

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

Stanislaus Urban County FY 2024-2025 ESG Program



ESG Program

- Funds Allocated: \$205,225
- 3 Public Service Grants
- 30% AMI or below
- 558 Unduplicated Individuals Served
- 157 Individuals with Disabilities
- 36 Seniors
- 27 Veterans



HOME Investment Partnership (HOME) Program

Stanislaus HOME Consortium

- Request for Proposals (RFP) for Affordable Rental Housing released September 2025
- Funds may be used for a variety of affordable housing activities that generally fall into four categories:
 - Rehabilitation of owner-occupied housing;
Assistance to homebuyers;
 - Acquisition, rehabilitation, or construction of rental housing; and
 - Tenant-based rental assistance.

FY 2024-2025 CAPER

FY 2024-2025 Outcomes and Progress of 5-Year Goals

CONSOLIDATED PLAN GOALS YEAR 5	UNIT OF MEASURE	FY 24-25 GOAL	FY 24-25 OUTCOME	FY 24-25 OUTCOME %	5-YEAR GOAL	5-YEAR OUTCOME	5-YEAR OUTCOME %
Community Emergency Response							
Rapid Re-Housing	Households	10	0	0.0%	385	35	9.0%
Homeless Overnight Shelter	Individuals	300	154	51.3%	970	1,785	183.9%
Homeless Prevention	Individuals	10	23	230.0%	900	50	5.5%
Other	Other	1,000	37	3.7%	4,361	6,267	143.6%
Improve Public Infrastructure	Households	1,500	116	7.7%	7,500	1,177	15.6%
Provide Public Services	Individuals	1,088	1,900	174.6%	7,000	12,453	177.9%
Work to End and Prevent Homelessness	Other	286	403	140.9%	2,100	2,160	102.8%
Affordable Housing	Other	21	0	0.0%	60	57	95.0%

Public Comment Period

Public Comment Period: August 8, 2025- September 16, 2025

- Planning and Community Development Website- 8/8/2025
- Community Development Email Listserv- 8/13/2025
- Notice Document Availability Published in the Modesto Bee- 8/8/2025
- CoC Email Listserv- 8/13/2025
- Urban County Members Meetings- August- September 2025
- Continuum of Care (CoC) Meeting- September 2025
- Turlock Community Collaborative Meeting- September 2025
- Stanislaus County Board of Supervisors –Public Hearing- September 16, 2025

Staff Recommendations

- Conduct Public Hearing
- Approvals
 - Fiscal Year 2024-2025 CAPER
- Authorizations
 - Staff to incorporate comments received
 - Staff to submit CAPER to HUD
 - Staff to make any technical alterations as directed by HUD

Questions

