

MINUTES

Wednesday, April 12, 2023

5:30 p.m. – 7:30 p.m.

- I. **Roll Call** – Stanislaus Homeless Alliance (SHA) Meeting called to order by Chairperson, Brad Hawn, at 5:32 pm. Please see attachments for roll call.

- II. **Public Comment Period**
 - a. Public comment from Christina Kenney, who was formerly a member of the HRP Committee, stated that the Homeowner Rehabilitation Program works; it is great working with families who are able to improve their sometimes, unfortunate circumstances.
 - b. Timothy Shaw, resident of Modesto and local business owner, asked if any council members knew how many homes in Modesto are in foreclosure, bank owned and not actively occupied. Foreclosed homes get broken into, making neighborhoods unsafe. It would be better if the city could renovate the homes for families to move in to and rent.
 - c. Jim Stokes from Salvation Army was present in audience. Reported that the Safe Parking Program, with 25 available spots, is currently on a hold status with logistics.

- III. **Approval of Minutes**

Motion to approve the minutes for March 8, 2023, from Brad Hawn, and second from Christopher Smith. **Approved** (8 – Y, 0 – N, 1 – Abstain)

- IV. **Informational Items**
 - a. City of Modesto FY 2023-2024 Annual Action Plan presented by Edgar Garcia, Housing & Urban Development Supervisor, Community & Economic Development Department:
 - i. An Annual Action Plan provides a concise summary of the actions, activities, specific federal and non-federal resources. The goal is to address priority needs, and specific goals identified by the consolidated plan.
 - ii. A Consolidated Plan is required every 5 years, assessing affordable housing and community development.
 - iii. Available HUD funding sources include \$1.7 million in CDBG (Community Development Block Grant) Funding, serves low/moderate income persons, \$161,451 from ESG (Emergency Solution Grants), and \$929,656 from Home Investment Partnership programs (HOME)
 - iv. Proposed conceptual activities include facilitating construction, acquisition, rehabilitation, and/or preservation, of affordable multifamily rental housing for extremely low and very low income households or as specified by funding source requirements. This includes:
 - Camp2Home, which provides a path of self-sufficiency for people trying to rebuild their lives out homelessness through outreach,

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- shelter, robust job training, permanent employment, and permanent housing.
 - Hotel/motel conversion for permanent housing. 9 local motels responded, partnered with a developer through NOFA.
 - 7th Street Village
 - Homeowner Rehabilitation Program
 - Dr. Martin Luther King Jr Park.
- b. 7th Street Village, presented by Edgar Garcia, Housing & Urban Development Supervisor, Community & Economic Development Department:
- i. a mixed use of development on 7th Street, with 79 units of housing mixed with 1,2, and 3 bedroom apartments. Discussed project location and details. Also discussed Affordable housing and substantial communities grant.
 - ii. There will be bike and pedestrian improvements, sidewalk improvements, transit improvements with 5 improved bus stops on route 21.
 - iii. The Developer will be submitting the AHSC grant in April. If approved, funding agreements will come back for approval. The project has an anticipated start date of spring 2024.
- c. Steve Madison from Stanislaus County Affordable Housing Corporation presented on how we can approach the current housing and homelessness situation and what the corporations stands for and does.
- i. Their mission: To promote the construction and development of affordable housing opportunities for the residents of Stanislaus County.
 - ii. What they do is:
 - acquire and develop land for housing
 - acquire and renovate existing housing
 - construct affordable housing
 - provide affordable single and multifamily housing
 - provide housing property management
 - manage housing and shelter facilities including:
 - Transitional Housing
 - Permanent Supportive Housing
 - Affordable rent housing
 - Own 88 units of housing and manage another 16.
 - iii. Currently in final approval for permits for a new 7-unit multifamily project.
 - iv. Collaborating with City of Modesto on ERF funding for the 7th Street Village project.

V. SHA General Membership announcements:

City of Ceres: James Casey stated there was nothing new to report.

City of Modesto: David Wright stated that there 61 members in the Downtown Street Team. The have helped 4 individuals become fully employed. 4 were enrolled into Bolt Institute, a construction trade school.

- In the last 3 months, they have collected over 130 thousand pounds of garbage off the streets and parks of Modesto.

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- 79 units will become available next year.
- Vine Street has 34 units of permanent supportive housing in the pipeline, including 11 Senior units at the same location.
- 9th Street has 14 units in the pipeline, Coolidge has 8 units for affordable housing.

City of Oakdale: Christopher Smith stated there was tragedy with one of the leaders of a facility and things have slowed down. Stated that this is a good meeting with good information and meetings need to be recorded and posted onto the website for people to see. Please make it a priority.

City of Riverbank: Marisela Garcia stated that there was nothing new to report from last month. However, they are getting closer to issuing requests for bids for rehabilitation of their shelter. Bids will go out within the next 3 weeks. Day Use Facility is waiting for PG&E, who are about 3 weeks out as well. When connection is made, will be able to furnish the Day Use Facility.

City of Turlock: A memo from Turlock City Manager, Reagan Wilson, was handed out to the council members. The memo was in regards to Turlock Activities Regarding the Homeless in the City

City of Waterford: Lise Talbott briefly discussed the Community Health Improvement Plan (CHIP). There is going to be a community convene at the Redeemer Church on May 4, at 8:30 pm. All city managers and council members have received an invite already. If anyone else would like to attend, email CHIP@SCHSA.org, there is also a QR code. There will be a CHIP 101 session on April 27. This will be virtual, starting at 10 am. You can use email address to get an invite to virtual session. There are 4 components, however, the one being promoted is the one on housing and homelessness. We can use as much community participation as possible. The CHIP does align with county strategic plan. This is a community plan, not a county plan. This will be a countywide CHIP.

Community System of Care: Fred Berry stated there was nothing new to report.

Focus on Prevention: Brad Hawn stated that SHA and CSOC workgroups are starting a CalAim workgroup. Focus on Prevention is also working on a housing summit which will be a 2-day event. Everyone should be involved to give data and use this as an opportunity to engage people about the homeless situation. We should see fundamental shifts within the next year. Working together with county and cities makes it easier to help with homelessness.

Stanislaus County: Jody Hayes stated that communication between city and county are important. There was meeting in Sacramento where all counties met regarding homelessness. Stanislaus County was asked to present. Because Stanislaus county is being recognized at state level, it's important to do a better job of reporting out and communicate.

Stanislaus Regional Housing Authority: Jim Kruse discussed current and upcoming projects: 1612 Admin Offices will be towards the end of May and will be moving in at the time as well. Ceremony and ribbon cutting to come. Everyone invited to take tour of facility when complete.

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- 8-unit complex on Coolidge will be completed at the end of the month. BHRS clients will be able to move in next month.
- Walker Point, new apt complex in Hughson. Paperwork has been submitted to purchase property and will be closing at the end of the month. This will be housing for BHRS as well. 19 units will be available with an onsite manager
- Rumble Rd apt complex under construction in the next 60-90 days. Need to discuss further with City of Modesto.
- Central Valley homes. Currently working with MID to get power poles in place. There are 3 existing buildings with homes to be completed in about 4 months. (location not given)
- Vine St units is looking to be completed at the end of this year or early next year. More information to be given at May SHA meeting, featuring 10-15 additional items in the works.

Adjournment

Meeting was adjourned at 7:03 pm

Regular Meeting: Wednesday, May 10, 2023, from 5:30 pm – 7:30 pm
Location: BOS Chambers: 1010 10th Street Place, Modesto, CA 95354

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ATTACHMENT A - ROLL CALL
Stanislaus Homeless Alliance Board
Wednesday, April 12, 2023

Attendance

	Representing:	SHA Board Members		Attendance
1	City of Ceres	James Casey	Primary	P
		Rosalinda Vierra	Alternate	A
2	City of Modesto	David Wright	Primary	P
		Joe Lopez	Alternate	A
3	City of Oakdale	Christopher Smith	Primary	P
		Bryan Whitemyer	Alternate	A
4	City of Patterson	Shivaugn Alves	Primary	A
		Ken Irwin	Alternate	A
5	City of Riverbank	Darlene Barber - Martinez	Primary	A
		Marisela Garcia	Alternate	P
6	City of Turlock	Pam Franco	Primary	A
		Reagan Wilson	Alternate	A
7	City of Waterford	Lise Talbott	Primary	P
		Mike Pitcock	Alternate	A
8	Community System of Care	Fred Berry	Primary	P
		Major Harold Laubach, Jr	Alternate	A
9	Focus on Prevention	Brad Hawn	Primary	P
		Tim Byrd	Alternate	A
10	Stanislaus County	Terry Withrow	Primary	A
		Jody Hayes	Alternate	P
11	Stanislaus Regional Housing Authority	Carlos Estacio III	Primary	A
		Jim Kruse	Alternate	P