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## Meeting Minutes Wednesday, September 11, 2024 5:30 p.m. – 7:30 p.m.

- I. **Roll Call** – Stanislaus Homeless Alliance (SHA) meeting called to order by Chairperson, Brad Hawn, at 5:33 pm. Please see attachment for roll call.
  
- II. **Public Comment Period** –
  - a. Casey Armstrong had a handout regarding CalAim
  - b. Sarah Cherry from T-Mobile Government spoke in regards to adding resources to the government for homeless people, adding apps to the phones that give resources in their specific area, such as food and shelter
  - c. Mariah Brazil- Introduced herself as the new director for Family Promise and is in the process of making changes and additions such as Day Center and other homeless resources.
  
- III. **Action Items**
  - a. August 2024 Minutes-Motion to approve minutes by David Wright and second from Lise Talbott  
**Approved** (8– Y, 0 – N, 0 – Abstain)
  
- IV. **Informational Items**
  - a. Stanislaus County Consolidated Annual Performance and Evaluation Report (CAPER) FY 23/24 presented by Ana San Nicolas
    1. HUD Entitlement Requirements
      - 5 Year Consolidated Plan (Con Plan)
      - 5 Year Analysis of Impediments to Fair Housing (AI)
      - Annual Action Plan (AAP)
      - Consolidated Annual Performance Evaluation Report (CAPER)
    2. HUD Entitlement Funding for FY 23/24
      - The amount for the CDBG Program is shared among 7 cities, each having their own allocated amount
      - The amount for the HOME Project is shared among 8 cities
      - Community Development Block Grant (CDBG) Objectives
        - Directly benefit low and moderate income people
        - Prevent/eliminate slum and blight conditions
        - 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
    3. FY 2023-2024 Projects
      - Stanislaus Urban County Projects
        - Stanislaus County: West Modesto Sewer Infrastructure Improvements

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- Ceres: Morrow Village ADA and Infrastructure Improvements
- Hughson: Walker Lane Infrastructure Improvements
- Newman: Steffensen-Sunshine Area Infrastructure
- Oakdale: Southwest Downtown Improvements
- Patterson: Washburn Infrastructure Improvements
- Riverbank: Castleberg Park ADA and Trail Improvements
- Waterford: Pecan, Dorsey, & Western Infrastructure Improvements

## 4. Stanislaus Urban County FY 2023/2024 CDBG Public Services

- Public Services Grants Programs
  - Funds Allocated: \$233,503
  - 9 Public Service Grants
  - 80% AMI or below
  - 3,111 Unduplicated Individuals Served
  - 802 Individuals with disabilities
  - 996 Homeless persons assisted
  - 1,111 over 62 years of age
  - 669 Female Head of Households
- CDBG-CV Grant Program
  - Funds Allocated: \$2,791,749
  - 12 Programs Funded
- CDBG-CV1 Public Services
  - Cambridge Academies-Enterprise Connection Program
  - Center for Human Services-Family Resource Center Concrete Program
  - Children's Crisis Center-CDBG CARES Program
  - Family Promise of Greater Modesto-Rent/Utility Assistance Program
  - Salvation Army-Red Shield-Feed the Need Program
  - United Samaritans Foundation-Employee Hazard Pay
- CDBG-CV3 Public Services
  - Cambridge Academies-HOST House Shelter Program
  - Cambridge Academies-Naomi's House Shelter Program
  - Center for Human Services-Family Resource Center Concrete Support
  - Community Housing and Shelter Services-Rental Assistance Program
  - Haven Women's Center of Stanislaus-Haven Emergency Shelter Program
  - Salvation Army-Red Shield-Feed the Need Program

## 5. Emergency Solutions Grants Programs

- 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

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- ESG CV Purpose
  - All funded activities must be ESG eligible activities and for the purpose of preventing, preparing, and/or responding to COVID-19
- 6. HOME Investment Partnership (HOME) Program
  - 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
    - Tenant-based rental assistance
- b. City of Modesto Consolidated Annual Performance Evaluation Report (CAPER) FY 23/24 presented by Heather Jones
  - 1. Background
    - An Entitlement Community, the City of Modesto receives the following HUD funds
      - Community Development Block Grant (CDBG)
      - HOME Investment Partnerships Program (HOME)
      - Emergency Solutions Grant (ESG)
    - Purpose
      - Serve low income persons/households
      - Develop viable communities by providing decent housing, a suitable living environment, and expand economic opportunities
    - Each fiscal Year, an Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER) are completed detailing the use of HUDS funds.
  - 2. Annual Funding Allocations
    - Community Development Block Grant (CDBG) funded \$1,800,000.
      - Used to serve low/moderate-income persons
        - Public Infrastructure Improvements
        - Public Facilities
        - Housing Acquisition and Rehabilitation
        - Public Services
    - Emergency Solution Grants (ESG) was funded \$161,451
      - Used for Homeless Persons/Families
        - Homeless Prevention
        - Rapid Rehousing
        - Emergency Shelter Operations
        - Homeless Management Information System (HMIS)
    - Home Investment Partnership Programs (HOME) funded \$900,000
      - Used for Affordable Housing
        - Construction of new housing
        - Rehabilitation to existing housing
        - First time homebuyer assistance
  - 3. 2023-2024 Projects and Status Updates
    - CDBG Homeowner Rehabilitation Program
      - Total Households Assisted: 8

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- Total Awarded: \$211,247 through loans and grants
- Repairs Included:
  - Health & Safety Repairs
  - Energy Efficient Windows
  - HVAC Repairs/Replacements
  - Roof Repairs/Replacements
  - ADA Accessibility
- CDBG Senior Playground
  - Partner: Parks Department
  - Location: Corner of Downey and I
  - Funding Contribution: City assisted with \$650,000 and leveraged \$550.00 from the State of CA Parks and Recreation Grant
  - Project Completed July 2023
- ESG Camp2Home
  - Launched in 2020 with community partners
  - Camp2Home provides a path to self-sufficiency for people trying to rebuild their lives out of homelessness through:
    - Outreach
    - Shelter
    - Robust Job Training
    - Permanent Employment
    - Permanent Housing

## 4. Upcoming Projects

- Home & Home-ARP Traveler's Motel, 710 N. 9<sup>th</sup> Street
  - Partner: Modesto Homekey LP
  - Funding: \$3,473,712
  - Leverage Funds: \$19,709,839
  - Permanent Supportive Housing
    - 55 units, 17 homeless, 38 youth, 1 manager
  - Status: Under development
- BHBH Bridge Housing, 402 9<sup>th</sup> Street-Dignity Village
  - Partnerships:
    - Operator & Property Manager: Modesto BHBH LP
    - Infrastructure Funding & Oversight: Stanislaus County BHRS
    - Developer & Builder: Dignity Moves
    - Landowner: City of Modesto
    - Funding & Leverage: Behavioral Health Bridge Housing
    - Development: \$3,023,037 (City contribution \$325,000)
    - Operations: \$2,781,970
    - 42 Sleeping Cabins
    - Shared Restrooms, Laundry, Communal Offices & Gathering Areas
- HOME & CDBG 7<sup>th</sup> Street Village
  - Partner: Visionary Home Builders
  - Mixed-use affordable housing on 7<sup>th</sup> Street with first floor commercial that includes a Head Start Program

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- 79 total units
  - One bedroom: 12 units (700 sf)
  - Two bedrooms: 35 units (896 sf)
  - Three bedrooms: 32 (1260 sf)
- Project Status: Project Developer has submitted a Tax Credit financing application and is pending award results.

## V. SHA General Membership announcements

**City of Waterford:** Has been in touch with CSA staff to receive data that was requested at the last meeting and will be connecting with the cities who are interested to meet later and analyze the data together.

**County of Modesto:** Had a grand opening on for the Vine Street Project, consisting of 35 units. It was a great collaborative effort of all those involved.

**City of Modesto:** DTS had 412 volunteer and picked up 9,814 pounds of trash through the cities and 18 parks.

2 team members secured permanent housing

1 team member gained employment

Salvation Army Day Center- Seeing new people coming in for cooling and other services

Berberian- 250 Unduplicated individuals were served.

Safe Park-15 Unduplicated individuals were admitted to park, 11 on site

MGM- 66 women and children received services

**Housing Authority:** Had the grand opening of the Vine Street project, part of the Modesto Central Valley Homes project. 3 of these units are in Turlock and hope to get a certificate of occupancy, just waiting for MID to sign off. Great turn out at the grand opening. Thankful for all the partnerships to get this project complete. Behavioral health clients will be able to transition into some these units.

The Sisk Road project of 144 units is on schedule. Should be open in early 2025.

These are studio units.

Made an offer in Turlock for about 10 single family homes, and will partnering California Housing Association for first time home buyers.

Acquired apartments on Rumble Road for rent.

**City of Patterson:** Still has their shelter, Naomi's House open. Host House is looking for a new provider to re-open the men's shelter soon.

**SCOE/CSOC:** Making sure that people are aware of CSOC and SHA meetings so that more people can be involved.

## VI. Adjournment

Meeting adjourned at 7:12 p.m.

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**ATTACHMENT A - ROLL CALL**  
**Stanislaus Homeless Alliance Board**  
**Wednesday, September 11, 2024**

**Attendance**

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