
Meeting Minutes Wednesday, February 12, 2025 5:30 p.m. – 7:30 p.m.

- I. **Roll Call** – Stanislaus Homeless Alliance (SHA) meeting called to order by Chairperson, Brad Hawn, at 5:30 pm. Please see attachment for roll call.
- II. **Public Comment Period** - None
- III. **Action Items**
 - a. January 2025 Minutes-Motion to approve minutes by Jim Kruse with a second from Rosalinda Vierra.
Approved (7 – Y, 0 – N, 0 – Abstain)
- IV. **Informational Items**
 - a. New SHA Board Members:
 1. Councilmember Gabriella Hernandez introduced herself and will be representing the City of Patterson
 2. Councilmember Stacy Call introduced herself and will be representing the City of Riverbank.
 - b. Homekey+ Program Presentation was given by Brian Bulaya, representing Thurmond Consulting.
 1. Began with an overview of Thurmond Consulting and what they do and represent.
 - Has over 20 years of experience with grant writing and management, affordable housing development and housing rehab programs, strategic planning, homeless project management, and treatments service project development.
 - Are a certified state-wide consultant via the CalAim Technical Assistance (TA) Marketplace via the Department of Health Care Services.
 2. Homekey+: Expanding housing solutions for California’s most vulnerable.
 - It is the permanent housing component of California’s Behavioral Health Infrastructure Bond Act (Proposition 1, 2024) and builds on the success of Homekey Rounds 1, 2, and 3 to provide affordable housing with supportive services for veterans and individuals facing mental health or substance use challenges.
 - Prioritized rapid project delivery, focusing on acquisition & rehabilitation of existing building, new construction for long-term housing solutions and sustainable funding and supportive services for residents.
 - Funds available:
 - Approximately \$2.145 billion, of which approximately \$1 billion is for veterans.
 - Tiered operating award per assisted unit-demonstrate a minimum three-year commitment to qualify for the Operating Award

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- Eligible Applicants: Local public entities (includes cities, counties, and public housing authorities), and Tribal entities.
 - Populations served:
 - Veterans
 - Individuals Experiencing Homelessness
 - Behavioral Health Challenge
3. Gap Financing and Overview
- Eligibility & Prioritization:
 - Projects with an existing HCD Award Commitment facing potential disencumbrance within 6 months.
 - Projects with an existing HCD Award Commitment that have unsuccessfully applied for tax credits/bonds, ranked by total HCD funds committed.
 - HCD-funded projects, ranked by total HCD funds committed.
 - Homekey 'interim to permanent' conversion projects
 - Stalled projects
 - Funding & Requirements
 - Award Cap: Up to \$450,000 per unit, including operating costs to adjust units above 30% AMI.
 - Additional funding: Amounts exceeding \$450,000 per unit require an Enforceable Funding Commitment at the time of application.
 - Alternative Funding: Applicants seeking gap financing for only a portion of units must secure a non-Homekey+ capital source for remaining units.
 - Start construction with 6 months.
 - Obtain Temporary Certificate of Occupancy (TCO) within 24 months.
 - Qualifying HCD Funding Programs Include:
 - Affordable Housing and Sustainable Communities Program
 - Community Development Block Grant Program – Disaster Recovery
 - HOME Investment Partnerships Program (including HOME ARP)
 - Housing for a Healthy California Program
 - Infill Infrastructure Grant Program
 - Multifamily Housing Program & Super NOFA
 - No Place Like Home Program
 - Veterans Housing and Homelessness Prevention Program
 - Other eligible HCD-administered funds
 - Projects must not have expired, terminated, or voided prior HCD awards.
4. Funding Limits & Threshold Requirements
- Funding Limits
 - Co-Applicant Cap: non-eligible applicants can receive up to 4 Homekey+ Awards.
 - Project Funding Caps:
 - Single Family Scattered Sites-\$10 million per project
 - Gap Funding-\$35M (total HCD sources)

- Exclusions-Project funding limits apply to Homekey+ capital and operating funds and all HCD permanent loans but exclude grants from other HCD programs.
- Threshold Requirements
 - Resolution, Local approvals, 55-year affordability Covenant, encompassing a 15-year plan to cover operations/services Project costs with key funding sources.
 - Supportive Services Plan: a description of the Supportive Services to be offered, along with frequency of service, nature of services, responsible party, etc. Address minimum caseload ratios,
 - Developmental Plan: demonstrating site acquisition and fund expenditure within performance milestones.
- Required Documentation
 - New Construction Projects: Must include an appraisal completed within 12 months of application, Environmental Phase I/II, Schematic Design & Site Plan, Site Control, Market study.
 - Rehabilitation Projects: Must include a Physical Needs Assessment (PNA), rehab narrative, Phase I Environmental Report, and Relocation Narrative.
- Experience Requirements:
 - Development Experience
 - Property Manager & Lead Service Provider
 - Capacity Verification
 - Federal Compliance (Prevailing Wage Monitoring)

5. Projects & Services

- Friends of the Mission, Woodland CA (Round 2)
 - Oversaw the financing and development of a \$40 million homeless services campus. Project includes 61 units of Permanent Supportive Housing, a 60-bed Licensed Substance Abuse Treatment Facility, a Community Center, and a 100-bed Emergency Shelter. Phase II will begin in 2027.
- Merriment Village Apartments, Sutter County (Round 3)
 - Provided grant writing, monitoring, and construction consulting services for a Phase 1 affordable housing development of 79 units to provide housing for families experiencing homelessness in Yuba City. Thurmond Consulting secured \$24 million from Homekey Round 3 for Phase 1 construction.
- Purpose Village Apartment, Orland, CA, (Round 2, HK+)
 - Provided Homekey grant writing, award implementation, and project management services for demolition of the existing Orland Inn Motel and construction of 33 units of affordable housing.
 - The project encouraged affordable housing accessibility while promoting livability for homeless and formerly homeless households. Construction was completed in the early summer of 2023, with plans for additional units and a Community Center to follow (Homekey+, CDBG)

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- Harmony Village Permanent Housing, Sutter County CA, (Round 1)
 - Provided grant writing and project management services for a Homekey Project design to acquire an existing motel and convert it to 62 units of permanent supportive housing in Sutter County.
 - The is operational and currently undergoing minor construction-related improvements. Thurmond continues to oversee the work and manage the associated grants.
- c. January State Budget: A brief update was given by Ruben Imperial, Asst CEO
 - 1. This is from the county's perspective to see what funds are being released for the county. The January state budget is a preliminary proposal from the governor, which is a first release of where the state is going with the budget. The finalized budget is not released until May.
 - As for the county, the primary funding streams used for emergency shelter, like the Salvation Army, ACES, will be available. Approximately \$3 million for the county and \$3 million for the CoC to disperse as needed throughout the community for homelessness.
- d. Shelter Services Updates: Presentation updates were given by 5 shelter organizations within Stanislaus County.
 - 1. Cambridge Academies: Presentation was given by Director, Hallie Van Deventer, on their shelter services updates.
 - Naomi's House-Women & Children's Transitional Housing & Emergency Shelter in Patterson
 - Began in 2019 from community needs.
 - Originally opened for women in March 2021, and expanded to include mothers with children July 2021.
 - Naomi's House Data Information:
 - 12 beds available for Temporary Housing
 - 8 beds available for Emergency Shelter
 - 134 unduplicated have been served, with 49 served in 2024.
 - Current funding is through ESG & CDBG
 - No future funding secured after June 30, 2025, but will be applying for available grants.
 - Success Stories
 - 28 residents have transitioned to permanent housing.
 - 42 women have secured and maintained employment.
 - 3 women completed their GED.
 - 1 young woman is completing her junior year at San Jose State
 - Services & Partners
 - Services
 - GED
 - Work Keys
 - Workforce Development
 - Job Placement
 - Outsourcing for mental health, AA, NA, and medical needs
 - Partners
 - City of Patterson
 - Patterson Unified School District

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- Sierra House-Men's Transitional Housing & Day Center in Riverbank
 - Built in 2023-2024 with funding from City of Riverbank and private funding.
 - Day Center opened November 2023
 - Sierra House Data
 - 12 beds available for Temporary Housing
 - 16 unduplicated served for Temporary Housing
 - 120 unduplicated served at Day Center
 - 1,500 showers, clothing, and hygiene kits provided at Day Center
 - 275 meals distributed weekly.
 - Age range for adults is 22-77.
 - Current funding is private.
 - Future funding-applying for grants and private funding
 - Success Stories
 - 1 transitioned to permanent housing.
 - 1 completed GED.
2. Youth Navigation Center (YNC): Presentation was given by Emily Webster, YNC Director
- Youth Navigation Center is a service hub for 13–24-year-olds in crisis, experiencing housing instability or homelessness.
 - Open October 4, 2021
 - Crisis Shelter for 13–17-year-olds – 8 beds available
 - Low barrier shelter for 18-24-year-olds – 24 beds available
 - 130 unduplicated youth sheltered 23/24 Fiscal year.
 - 91 this fiscal year
 - 12.5% exited to permanent housing (16 youth)
 - 21.5% had safe exit other than permanent.
 - Transitional Housing
 - Work Program (Job Corps/Yosemite Program)
 - Temporary friends/family
 - 17.6% of clients access on-site clinician.
 - Additional Low barrier statistics
 - 48% victims of domestic violence
 - 25% reported being LGBTQIA+
 - 83% of youth reported that YNC taught them life skills.
 - 349 individual referrals to YNC services
 - Transitional Housing for 18–24-year-olds – 15 beds available
 - Services offered:
 - Outreach/Navigation Services
 - Coordinated Entry
 - Vital Docs/Workforce and Resource Linkage
 - Behavioral Health Support
 - Drop In Center
 - Housing Options/Supports
 - Low Barrier Shelter Funding (braided funding)
 - Cal OES
 - ESG/EDBG

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- HHAP
 - EFSP
 - Donations
 - Gaps in Funding
 - Concerns over ongoing funding
 - Gaps in voucher availability
 - Staff turnover
 - Partnership Opportunities
 - Public Health (STD testing and sexual health education)
 - Education Partners (Project YES, Job Corps, MJC, Stan State)
 - Cal Pride (Support groups and linkage)
 - CHAT/Community Outreach partners.
 - HAVEN
 - Youth Advisory Board
3. Family Promise: Presentation given by Miriah Brazil, director of Family Promise
- Mission: to help families experiencing a housing crisis achieve sustainable independence through a compassionate community response
 - Vision: to be a community where every child and family has a home, livelihood, and the chance to build a better future.
 - About Facility
 - 28 beds at transitional housing facility and 4 apartments with 6 beds each in shelter
 - Currently serve 30 people, 15 in transitional housing and 15 in shelter
 - Provide parenting classes, mental health classes, and beginning July 1, will have childcare with SCOE.
 - Resident demographics are families only.
 - Transitional housing is funded privately from private grants and donors.
 - Shelter is funded by Stanislaus County and private donors.
 - Program partners that assist the shelter residents are SCOE, Pair Team, and Family Resource Center Oakdale
 - Current gaps in services provided are housing support and the ability to shelter a family and keep them intact.
 - In the past year, 25 families have transitioned successfully out of shelter.
4. Healthy Alternatives to Violent Environments (HAVEN): Presentation given by May Rico, executive director of HAVEN, and Yolanda Albritton, Shelter Program Manager.
- HAVEN provides healthy alternatives to violent environments by addressing the impact of domestic violence, sexual assault, and human trafficking in Stanislaus County.
 - HAVEN has been doing this work under different names and in different fashions since 1977. Today there are over 50 staff and volunteers who provide services at eight locations throughout the county.

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- Serves over 2,000 survivors through programs that focus on immediate safety and personal empowerment. Educate over 1,000 community members on the impact of violence and what they can do to help end it.
 - Services are free of charge to all genders, gender identities or expressions, sexual orientations, or any immigration status.
 - Offer individualized case management, peer counseling, support groups, restraining order assistance, youth programs, and housing assistance to support survivors on their journey to safety and healing.
 - Shelter
 - Has 6 bedrooms, and best practice is one family per room. Smallest room has 2 beds; largest has 6 beds, with a combined total of 22 beds.
 - In 2024, served 100 adults and 106 children.
 - 95% served are women. Men, transgender, and neutral identified adults are also served.
 - 2.5% of clients identified as members of the LFBTQ community and 21% identified as living with a disability.
 - 6% of residents in 2024 were either sexual assault or human trafficking survivors.
 - Parents can bring children of any gender up to age 18 to shelter. Are not able to take minors without a parent or guardian and will refer to Hutton House when needed.
 - Clients have access to individual case management, risk assessment planning, housing plan, restraining order assistance, support groups, youth programs, and referrals to partner agencies that can help with housing assistance, medical care, and job training.
 - Partners include.
 - Center for Human Services
 - Parent Resource Center
 - Access Center
 - CHAT
 - Gospel Mission
 - Success
 - Shelter context – finding safety.
 - Goal is to decrease danger level so person can transition to a visible location or enter county homeless programs.
 - Gaps
 - Lack of affordable transitional or permanent housing
 - Lack of affordable long term childcare options
5. We Care: Presentation given by Corey Mai, Director of Operations at We Care
- Programs Provided
 - Emergency Shelter
 - Permanent Supportive Housing
 - Affordable Housing
 - Rapid Re-Housing
 - Funding Sources

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- Federal, State & City grants
- Community grants
- Contributions
- Emergency Shelter
 - 49 beds, men only, 18 and over
 - Dinner provided nightly.
 - Showers
 - Clothes Closet
 - Drug and Alcohol Services (La Familia)
 - Group on Wednesday
 - Mental Health Services
 - Case Management
- Emergency Shelter Statistics July 15, 2024, thru December 31, 2024
 - 167 Unduplicated Count
 - 8,027 Occupied Shelter Beds
 - 99 Disabled
 - 15 Veterans
 - 20 Ages 18-30
 - 116 Ages 31-61
 - 31 Ages 62+
 - 74 Chronically Homeless
 - 9 Housed
- Emergency Shelter Statistics July 17, 2023, thru June 30, 2024
 - 330 Unduplicated Count
 - 14,694 Occupied Shelter Beds
 - 196 Disabled
 - 28 Veterans
 - 50 Ages 18-30
 - 151 Ages 31-61
 - 42 Ages 62+
 - 152 Chronically Homeless
- Permanent Supportive Housing
 - Chronically Homeless
 - Seven units located in Turlock.
 - Case Manager
 - Mental Health services
 - Adults only
- Affordable Housing
 - Low-income families
 - Long term housing option
 - Eight apartment rentals
 - Two house rentals
 - Singles, Couples, and Families
- Rapid Re-Housing Program
 - Literally Homeless
 - Short term assistance (3-6 months)
 - Case Manager

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- VI-SPDAT completed.
- Shower & Laundry Shuttle
 - Partnered with Dean at showershuttle.org to host the Laundry Shuttle on Tuesdays and Shower Shuttle on Wednesdays
 - They provide a hot shower, underwear, socks, and a hygiene kit to those they serve.
- Program Partners
 - Telecare
 - CARE Team
 - United Samaritans Foundation
 - Prodigal Sons & Daughters
 - La Familia
 - Dept of Veterans Affairs
 - CHAT
 - DRAIL
 - Salvation Army – USDA Food Program
- Success Stories
 - 1 veteran was housed through Veterans Program
 - 2 guests housed through Behavioral Health
 - 5 individuals housed through Rapid Rehousing (3 from shelter and 2 from Turlock Gospel Mission)
 - 1 guest gained employment & housing by himself.
 - In November, 6 guests became employed.
 - Multiple guests have exited into Substance Abuse Treatment Centers

SHA General Membership announcements:

City of Modesto: For the month of January:

DTS- had 22 members go out with 273 hours of service, cleaning parks. Removed 22,276 pounds of trash, which also included 46 needles. One team member secured permanent housing and another secured employment.

MGM- served 72 women and children with the Safe Sleeping program, CHSS assisted 21 households with homeless prevention assistance, assisted 8 with Rapid Rehousing Services, bridge housing at Grace Gardens, the city has approved a 12-unit project at 1530 Owens Drive. Estimated to be completed by May 2025. The El Capitan project was approved by the city as well. A homekey+ application will be submitted. This project will create 49 units and serve veterans and those with behavioral health challenges. 24 units for each.

City of Waterford: Thank you to the Shelter services that presented and for all the work they do.

City of Patterson: Gave a quick update on Host House in Patterson. They are looking for an organization that will come in and manage the shelter but need funding. Please reach out if anyone can assist.

City of Ceres: There is a surplus land that is available. Currently there are no bidders. Service Road construction is under way; however, an encampment has been set up around the area. Looking forward to new business developments coming soon to that area.

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There is a lack of resources to assist with homelessness within the city. Many of the other council members in the city do not see this as priority.

City of Riverbank: As a newly elected official, had the opportunity to tour Sierra House and Day facility in Riverbank. Was able to gather much in site on the program's mission of the facility to help empower those that have lost confidence within themselves.

For the month of January, 80 men and 85 women were able to shower at the Day facility. There were 11 new individuals.

Did the PIT count from there for their city.

Recently found a surplus of funds from Senator Edmond, for Transitional housing.

Working with Homekey+ on an application for funding of a project with Central Valley Community Resources.

SHA Chair: Would like members to take the initiative to seek churches within their communities that may be willing to allow their property to be used for temporary shelter.

Also look for other properties that may be available. Bring this information back and he will do the research on how these properties could potentially be utilized.

V. Adjournment

Meeting adjourned at 8:02 p.m.

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ATTACHMENT A - ROLL CALL
Stanislaus Homeless Alliance Board
Wednesday, February 12, 2025

Attendance

	Representing:	SHA Board Members		Attendance
1	City of Ceres	Rosalinda Vierra	Primary	P
		Mayor Javier Lopez	Alternate	A
2	City of Modesto	David Wright	Primary	P
		Nick Bavaro	Alternate	A
3	City of Oakdale	Christopher Smith	Primary	A
		Bryan Whitemyer	Alternate	A
4	City of Patterson	Gabriella Hernandez	Primary	P
		Kendra Mora	Alternate	A
5	City of Riverbank	Stacy Call	Primary	P
		Marisela Garcia	Alternate	A
6	City of Turlock	Cassandra Abram	Primary	A
		Kevin Bixel	Alternate	A
7	City of Waterford	Lise Talbott	Primary	P
		Christine Harris	Alternate	A
8	Community System of Care	Fred Berry	Primary	P
		Maryn Pitt	Alternate	A
9	Focus on Prevention	Brad Hawn	Primary	P
		Tim Byrd	Alternate	A
10	Stanislaus County	Terry Withrow	Primary	P
		Jody Hayes	Alternate	A
11	Stanislaus Regional Housing Authority	Carlos Estacio III	Primary	A
		Jim Kruse	Alternate	P