

---

## Meeting Minutes Wednesday, April 9, 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. Approval of February 2025 Minutes - Motion to approve minutes by Rosalinda Vierra with a second from Gaby Hernandez  
**Approved** (8 – Y, 0 – N, 0 – Abstain)
- IV. **Informational Items**
  - a. Salvation Army Shelter Update presented by Jim Stokes, Shelter Director
    1. CalAIM
      - Currently contracted with Health Net and working on a contract with Health Plan of San Joaquin
      - Developed policies and procedures for Community Supports, FWA, IT security and HIPPA guidance documents through the TA Marketplace
      - Applying for Round 4 of PATH cited funding to continue expanding CalAIM programs
    2. Short-Term Post Hospitalization Housing
      - Service designed for those with medical or behavioral health needs that could lead to re-hospitalization if they experience homelessness upon discharge. It offers ongoing support for recovery, ensuring that individuals can continue their recovery in a safe and supportive environment.
      - Began with 15 beds April 2024, now expanded to 60 as of April 2025.
      - Began with 3 full-time staff in April 2024, currently recruiting 2 more staff as of April 2025
    3. Day Center – Day Habilitation
      - Assists members in acquiring, retaining, and improving self-help, socialization, and adaptive skills necessary to reside successfully in the member’s natural environment.
      - Participants are unhoused or nighttime residents of the Berberian Shelter.
    4. Housing Navigation
      - Assists members by conducting housing assessments and developing housing support plans such as searching for and securing housing.
    5. ACES Contract
      - To be finalized as of June 30.
      - ACES Respite Program would replace Garden Gate Respite and have up to 25 beds out of the B Unit at ACES, partnerships between County, BHRS and TSA.

# STANISLAUS HOMELESS ALLIANCE

1010 10<sup>th</sup> Street Place  
Modesto, CA 95354  
209-525-6333

6. Berberian Updates
  - The Encampment Grant – 30 beds set aside to work with CHAT bringing people from encampments to shelter, will increase case management capacity.
  - SAP program currently has 5 spots, would likely grow to 10-15.
  - Hiring more floor staff with CalAIM as well as hiring a full case management team.
- b. CARE Team presentation given by Raul Dominguez
  1. CARE Team members are divided into two groups, CARE 1.0 and CARE 2.0.
    - CARE 1.0 is Outreach and Engagement
      - Scheduled to go out Tuesday thru Friday
      - Connect with those most in need.
      - Respond to crisis situations to ensure that the target population will not ‘fall through the cracks.’
      - Provide specialized services in the field.
      - Direct access to county agencies to receive services.
      - Provide immediate help to those most in need.
    - CARE 2.0 is Case Management
      - Scheduled to go Monday thru Thursday
      - Establish a case plan with goals.
      - Referrals and linkages to services in the community.
      - Provide transportation to appointments.
      - Assist with housing applications.
      - Assess client’s progress with case plan and goals.
  2. CARE Referrals
    - Referred to CARE through local law enforcement
    - Highest volume of calls for services from local law enforcement
    - Homeless individuals most in distress and causing distress for the community.
    - Highest number of arrest/citations
    - Most crimes committed are low level/quality life (ex., trespassing, illegal camping, etc....)
- c. 5-Year Consolidated Plan and Annual Action Plan for Stanislaus County, presented by Ana San Nicolas and consultants.
  1. What is a consolidation plan?
    - Planning document required by the US Department of Housing and Urban Development (HUD) that is updated every five years in order to receive federal funding.
    - Framework for community-wide dialogue to identify housing and community development priorities that align with HUD funding programs.
  2. Federal requirements of Consolidated plans:
    - Consolidated Plan (Con Plan) – Every 5 years
    - Annual Action Plan (AAP) – Annually
    - Consolidated Annual Performance Evaluation Report (CAPER) – Annually
  3. Regional Approach

## STANISLAUS HOMELESS ALLIANCE

- Stanislaus HOME Consortium
    - Federal Funding: HOME Investment Partnership Program
    - Jurisdictions
      - Stanislaus Urban County
      - City of Turlock
  - Stanislaus Urban County
    - Federal Funding: Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG)
    - Jurisdictions
      - Ceres
      - Hughson
      - Newman
      - Oakdale
      - Patterson
      - Riverbank
      - Waterford
      - Unincorporated County
  - City of Turlock
    - Federal Funding: CDBG and remaining HOME funding from prior Consortium
4. Stanislaus Urban County Fiscal Year 2025-2029 estimated CDBG, HOME, and ESG allocations.
- CDBG anticipated funding - \$11,525,040
    - Uses: Serve low/moderate-income persons
  - HOME anticipated funding - \$63,135,900
    - Uses: Affordable housing
  - ESG anticipated funding - \$1,026,125
    - Uses: Homeless persons/families
5. Steps in preparing the 2025-2029 Consolidated Plan:
- Initiation: December 2025
  - Technical Analysis: Ongoing
  - Community Survey: February – March 18, 2025
  - Community Meetings & Circulation of Draft Plans: April 2025
  - Public Hearings and submittal to HUD: May 2025
6. Technical Needs Analysis
- Affordable Housing
    - 30% Rule = households pay no more than 30% of gross income on housing costs
    - Eligibility is impacted by Area Median Income (AMI) and funding
    - Highest Cost Burden is highest among the lowest-income households
  - Community Engagement Updates
    - Stakeholder surveys, meetings, and interviews
    - Community Survey – 188 responses
    - 20+ additional community meeting in near future
  - Community Survey: Demographics

# STANISLAUS HOMELESS ALLIANCE

1010 10<sup>th</sup> Street Place  
Modesto, CA 95354  
209-525-6333

- 42% earn below Area Median Income
- 29% speak a language other than English
- 26% have a disability
- 52% are White, non-Hispanic, 36% Latino/Hispanic
- 71% are homeowners
- Community Survey's Top 5 Most Important Topics
  - Highlighting the highest housing needs
    - More affordable housing options for seniors, families, and individuals with disabilities
    - Construction of new homeownership units
  - Homelessness: A significant concern
    - Homeless shelters, prevention and outreach programs, and supportive housing
  - Emphasizing support for domestic violence and elder abuse victims
    - Need for increased outreach and support services for victims of domestic violence and elder abuse
  - Prioritizing community facilities
    - Development and enhancement of parks and recreational facilities, healthcare, and youth centers
  - Improving transportation infrastructure
    - Safety improvements, walkability (sidewalks, street lighting, etc.) and roadway improvements

## 7. Survey Results

- Affordable Housing
  - 48% Affordable housing options for seniors
  - 42% Construction of affordable
  - 42% Affordable housing options for families
  - 36% Affordable housing options for people with disabilities
  - 36% Help buying a home/downpayment assistance
- Economic Development
  - Improvements for storefronts: 33% Very or extremely important
  - Redevelopment of demolition of abandoned properties: 58% Very or extremely important
  - Financial assistance for community organizations: 54% Very or extremely important
  - Financial assistance to entrepreneurs and local businesses: 47% Very or extremely important
- Addressing Homelessness
  - Access to homeless shelters: 65% Very or extremely important
  - Homelessness prevention and outreach: 71% Very or extremely important
  - Transitional/supportive housing programs: 71% Very or extremely important
- Community Development & Services
  - Trash and/or debris removal: 23%
  - Youth Activities: 22%

# STANISLAUS HOMELESS ALLIANCE

1010 10<sup>th</sup> Street Place  
Modesto, CA 95354  
209-525-6333

- Anti-crime programs: 13%
- Health services: 9%
- Public Services: Over 55% respondents rated public services as very-to-extremely important
  - Crime prevention: 85%
  - Child abuse prevention: 84%
  - Medical and dental services: 79%
  - Senior services: 76%
  - Drug abuse education: 76%
- 8. Draft Consolidated Plan Goals: All are of equal importance and in no order:
  - Support affordable housing and promote accessible housing options.
  - Work to address, prevent, and mitigate homelessness
  - Improve public infrastructure and facilities
  - Provide and ensure access to essential public services
  - Administration
- 9. Stanislaus Urban County & Stanislaus HOME Consortium Annual Action Plan Funding Goals
  - Improve Public Infrastructure and Facilities
  - Provide and Ensure Access to Essential Public Services
  - Work to Address, Prevent, and Mitigate Homelessness
  - Support Affordable Housing and Promote Accessible Housing Options
  - Administration
- 10. Stanislaus Urban County CDBG Funds Proposed Projects
  - West Modesto Infrastructure Improvement Project (County)
  - Tenant-Landlord & Housing Services Program (County)
  - Morrow Village ADA Improvement Project (Ceres)
  - Second Street Infrastructure (Phase 2) Project (Hughson)
  - Steffensen/Sunshine Park Improvements Project Phase (Newman)
  - Southwest Downtown Safe Routes to School Project (Oakdale)
  - E Street & 9<sup>th</sup> Street Improvement Project (Patterson)
  - Apricot Estates Improvements Project (Patterson)
  - Texas Avenue Sewer Improvements Project (Riverbank)
  - 7<sup>th</sup> Street Water Line Installation Project (Riverbank)
- 11. City of Turlock CDBG Funds Proposed Projects
  - Housing Rehabilitation
  - Center for Human Services
  - City of Turlock Recreation
  - Healthy Alternatives to Violent Environments (HAVEN)
  - Housing Resources Services
  - United Samaritans Foundation – Senior Meals
  - United Samaritans Foundation – Food Box Program

# STANISLAUS HOMELESS ALLIANCE

1010 10<sup>th</sup> Street Place  
Modesto, CA 95354  
209-525-6333

## SHA General Membership announcements:

**Housing Authority:** Completed the new community center for the Housing Authority of Riverbank. About 4 months ahead on the 1612 apartments. They should be going in for final inspection this week. Buckingham Property Management will be managing that project, and leasing will begin towards the end of April.

There are many questions about vouchers. The Housing Authority is currently in shortfall, which means they are over-expending about 5% of the annual budget received from HUD. Challenges are the rising rents. The thought for many is that vouchers are issued, and the money comes with the vouchers, the reality is HUD issues a set amount of funds based on an average rent and determine how many vouchers they receive. As rents and costs go up, more is being spent per voucher, which means less vouchers are being issued.

Working with legislation to receive more funds for emergency vouchers. An information sheet will be coming out soon due to the many questions regarding the vouchers and funding.

Next larger project will be Park Rio with 72 family units and 30 senior units on Robertson Road.

**City of Modesto:** For the month of March, DST had 21 members with 256 volunteer hours, 13,812 pounds of trash and 127 needles removed from 23 city parks and streets. 1 team member secured housing and 1 obtained employment.

Modesto Gospel Mission: 55 women and children were in the Safe Sleep program.

CHSS: Assisted 5 households with Rapid Rehousing, assisted 33 with homeless prevention.

Dignity Village open with 42 units. 12 have moved in.

Jenny's Place received a Homekey award to provide housing.

Bridge Housing on Owen's Street should be completed next month.

**City of Waterford:** Found some abandoned property which could be a potential project site for affordable housing. It was an old winery. Also have a potential partnership with a local church regarding Tiny Homes. This is in the very beginning stages of making it 'a good idea' stage.

**City of Patterson:** One of the Patterson board members went to look at Family Promise to get an idea of creating a new program to get a men's shelter for night-time stay. Naomi's House will be closing.

**City of Ceres:** Received approval for 81-unit housing project for seniors.

Lazy Wheels is in the media. There are 20 families that have no electricity or water in a residential area. A person was found deceased in this area. This matter is being legally handled. CARE team went to do outreach for those families, trying to get them into other housing.

**City of Riverbank:** Will be having a graduation April 22, 2025, for the first round of graduates from Sierra House.

# STANISLAUS HOMELESS ALLIANCE

1010 10<sup>th</sup> Street Place  
Modesto, CA 95354  
209-525-6333

For the month of March, the Day Center provided showers for 75 men, 58 women, and 22 new individuals were admitted. 19 of those were experiencing homelessness. Always accepting donations for clothes, fitting the season, for men and women.

**SHA Chair:** Would like to challenge councilmembers to consider committing to preparing a shovel ready project that would be ready to be funded by a Homekey funding opportunity. Brad is willing to help facilitate wherever necessary. Was contacted by two churches for an excess of property for shelter.

**Stanislaus County:** Community Services Agency gave a brief of all the services they provided. (see attachment)

**City of Turlock:** Unfortunately, the Day Center for Turlock was not approved due to not being able to come to terms. An area was rezoned for new housing to come in for affordable housing on small lots.

## V. Adjournment

Meeting adjourned at 7:20 pm

# STANISLAUS HOMELESS ALLIANCE

1010 10<sup>th</sup> Street Place  
Modesto, CA 95354  
209-525-6333

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

**Attendance**

	Representing:	SHA Board Members		Attendance
1	City of Ceres	Rosalinda Vierra	Primary	<b>P</b>
		Mayor Javier Lopez	Alternate	<b>A</b>
2	City of Modesto	David Wright	Primary	<b>P</b>
		Nick Bavaro	Alternate	<b>A</b>
3	City of Oakdale	Christopher Smith	Primary	<b>A</b>
		Jerry Ramar	Alternate	<b>A</b>
4	City of Patterson	Gabriela (Gaby) Hernandez	Primary	<b>P</b>
		Kendra Mora	Alternate	<b>A</b>
5	City of Riverbank	Stacy Call	Primary	<b>P</b>
		Marisela Garcia	Alternate	<b>A</b>
6	City of Turlock	Cassandra Abram	Primary	<b>P</b>
		Kevin Bixel	Alternate	<b>A</b>
7	City of Waterford	Lise Talbott	Primary	<b>P</b>
		Christine Harris	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>A</b>
		Ruben Imperial	Alternate	<b>A</b>
11	Stanislaus Regional Housing Authority	Carlos Estacio III	Primary	<b>A</b>
		Jim Kruse	Alternate	<b>P</b>