



# Stanislaus Homeless Alliance

*A collaborative entity formed to align homelessness services, planning, and funding among stakeholders in Stanislaus County.*

Wednesday, April 8, 2026

# Agenda

- I. Roll Call – Stanislaus Homeless Alliance Representatives
- II. Public Comment Period
- III. Action Items
- IV. Informational Items
- V. General Membership Announcements
- VI. Adjournment

# Agenda Item I – Roll Call

Agency	Primary Voting Member	Alternate Voting Member
City of Ceres	Rosalinda Vierra	James Casey
City of Modesto	David Wright	Nick Bavaro
City of Oakdale	Vacant	Jerry Ramar
City of Patterson	Gabriela Hernandez	Kendra Mora
City of Riverbank	Cindy Fosi	Vice Mayor John Pimental
City of Turlock	Cassandra Abram	Kevin Bixel
City of Waterford	Elizabeth Talbott (Co-Chair)	Christine Harris
Community System of Care	Fred Berry	Maryn Pitt
Focus on Prevention	Brad Hawn (Chair)	Tim Byrd
Stanislaus County	Terry Withrow	Raul Mendez
Stanislaus Regional Housing Authority	Carlos Estacio III	Jim Kruse

# Agenda Item II – Public Comment Period

*PUBLIC COMMENT: Matters under the jurisdiction of the SHA and not on this posted agenda may be addressed by the general public at this time. However, California law prohibits the SHA from taking any action on a matter that is not on the posted agenda unless it is determined to be an emergency by the SHA. Any member of the public wishing to address the SHA during the “Public Comment” period shall be permitted to be heard once for up to **5** minutes.*

To make a comment please complete a Request to Comment form (available at the entrance to Chambers) and provide it to staff. Speakers will be recognized by the SHA Chairperson and called to the podium to speak in the order of receipt.

# Agenda Item III – Action Items

- a. February 2026 Minutes

## Agenda Item III(a.) – Action Items

Approval of Minutes for February 2026 Meeting

# Agenda Item IV – Informational Items

- a. City of Modesto Annual Action Plan for Program Year 2026-2027
- b. Bylaws Review Discussion

# Agenda Item IV (a.) – Informational Items

City of Modesto Annual Action Plan for Program Year 2026-2027

*Guest presenter: Blanca Ramirez, Administrative Analyst II*

# FY 2026-2027 ANNUAL ACTION PLAN



CITY OF  
**MODESTO**  
CALIFORNIA

Community Development Block Grant (CDBG)  
Emergency Solutions Grant (ESG)  
HOME Investment Partnerships Program (HOME)

Blanca Ramirez  
Administrative Analyst II



# Annual Action Plan

## **Annual Action Plan (2026-2027)**

- Provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

## **Consolidated Plan- (2025-2030) Required Every 5 Years**

- Assesses affordable housing and community development needs and market conditions.
  - Serves as the framework for a community-wide dialogue to identify housing and community development priorities Identifies barriers to fair housing and sets a strategy to address barriers.
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CALIFORNIA

# 2026-2027 AVAILABLE FUNDING

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# Background

As an Entitlement Community, the City of Modesto is eligible to receive HUD funds by a formula-based method each year:

- The City will be notified prior to the submission of the Annual Action Plan to HUD for the actual allocations of funding

Purpose of entitlement funding:

- Serve low-income persons/households
  - Develop viable communities by providing decent housing, a suitable living environment, and expand economic opportunities.
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# HUD Funding Allocations

	<b>Community Development Block Grant CDBG</b>	<b>Emergency Solution Grants ESG</b>	<b>Home Investment Partnership Programs HOME</b>
<b>2026-2027 Funding</b>	<b>\$1,800,000*</b>	<b>\$155,000*</b>	<b>\$800,000*</b>
<b>Uses</b>	Serve Low/Moderate-Income Persons	Homeless Persons/Families	Affordable Housing
<b>Example Activities</b>	<ul style="list-style-type: none"> <li>• Public Infrastructure Improvements</li> <li>• Public Facilities</li> <li>• Housing Acquisition and Rehabilitation</li> <li>• Public Services</li> </ul>	<ul style="list-style-type: none"> <li>• Homeless Prevention</li> <li>• Rapid Rehousing</li> <li>• Emergency Shelter Operations</li> <li>• Homeless Management Information System HMIS</li> </ul>	<ul style="list-style-type: none"> <li>• Construction of New Housing</li> <li>• Rehabilitation to Existing Housing</li> <li>• First Time Homebuyer Assistance</li> </ul>

\* Amounts listed are a projection based on previous program years allocations



# PUBLIC SERVICES

## Fiscal Year 2026-27 Projected Allocations

### CDBG Allocations

- Approximately \$270,000\* which represents approximately 15% of the City's overall allocation.
- Minimum Grant Award will be \$30,000
- Maximum Grant Award will be \$50,000

#### Fair Housing

- Up to \$30,000 will be available to an eligible fair housing program.
- Only one award will be made.

### ESG Allocations

- Approximately \$155,000\*
- Minimum Grant Award will be \$30,000
- No more than 60% of the award (of City allocation) can be designated to Street Outreach and Shelter Activities (\$81,000)
- The remaining amount can be allocated to Homeless Prevention and Rapid Re-housing services.

- Public Service Award recommendations are subject to entitlement jurisdiction's actual allocations
- No award notifications will be sent until the actual allocations are received from HUD



# CDBG & ESG Public Services

- The following agencies presented to the application review committee for public service funding consideration:
    - Court Appointed Special Advocates (CASA)
    - Center for Human Services - Pathways
    - Center for Human Services - Youth Street Outreach
    - Children's Crisis Center
    - Project Sentinel
    - Community Housing & Shelter Services - Homeless Prevention
    - Community Housing & Shelter Services – Rapid Rehousing
    - The Salvation Army – The Berberian Emergency Shelter
    - Turning Point Community Programs
    - Family Promise
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# ONGOING/ UPCOMING PROJECTS

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# 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**



# CDBG Homeowner Rehabilitation Program

- Eligible homeowners and local contractors
- Program Budget CDBG \$800,000

## Program Guidelines

- Must be within the City of Modesto limits;
- Applicant must have legally recorded title to the property
- Cannot have a second mortgage
- Health & Safety Repairs
- This program improves the access and quality of life for low-income homeowners in the City



Before



After



# HOME & CDBG PROJECT *SEVENTH STREET VILLAGE*

## 7<sup>th</sup> Street Village

- Partner: Visionary Home Builders
- Mixed-use affordable housing on 7<sup>th</sup> Street

## Unit Composition: 79 total units

- One bedroom: 12 units (700 sf)
- Two bedrooms: 35 units (896 sf)
- Three bedrooms: 32 (1260 sf)

## Project Status

This project is underway and is scheduled to be complete by end of 2027.





# HOME PROJECT *SURPLUS PROPERTY STRATEGY*

- Community Development staff is preparing a Surplus Property Strategy that will leverage City-owned property and other sources of funds to support the construction of single family homes and support homebuyer programs.
- As a HOME eligible project, funding will be designated to develop partnerships with developers intended to support construction and may also support homeownership activities.





# CDBG PROJECT

## *EL CAPITAN MOTEL*

### **El Capitan**

- Partners: UP Holdings and RH Community Builders

### **Unit Composition: 48 total units**

- 24 units for individuals with behavioral health conditions
- 24 units for veterans

### **Project Status**

This project has a target construction start in the Summer 2027.





# Public Engagement & Next Steps

- A series of in-person community meetings are being held during the months of April and May 2026.
- Following approval of this item, City staff will be incorporating any comments received and will be submitting the Annual Action Plan to the Department of Housing and Urban Development by May 15th.

Date	Time	Location
April 8, 2026	10:00 am	West Modesto Collaborative
April 8, 2026	5:30 pm	Stanislaus Homeless Alliance
April 9, 2026	1:00 pm	Citizen Housing & Community Development Committee
April 16, 2026	2:30 pm	Stanislaus Community System of Care
May 12, 2026	5:30 pm	City Council Public Hearing



**QUESTIONS?**

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# Agenda Item IV (b.) – Informational Items

Bylaws Review Discussion

# Agenda Item V – Shelter Updates

- a. Modesto Gospel Mission

# Agenda Item V (a.) – Shelter Updates

Modesto Gospel Mission

*Guest presenter:* Jason Conway, Chief Executive Officer



Our Goal is to Provide a Place of Refuge  
for Recovery and Restoration Through  
the Power and Love of Jesus Christ.





# SERVING OUR COMMUNITY EVERYDAY



**NEW LIFE RESIDENTIAL  
PROGRAM**  
(MEN & WOMEN)



**FREEDOM ROAD  
DAY CENTER**



**YOUTH CENTER**



**MEAL SERVICES**  
(CAMPUS DINING &  
TO-GO SACK LUNCHES)



**EMERGENCY SHELTER  
PROGRAMS**  
(MEN, WOMEN, FATHERS &  
CHILDREN, MOTHERS & CHILDREN)



**H.E.A.L. RECUPERATIVE  
CARE PROGRAM**



**VOLENTE**  
A SOCIAL ENTERPRISE OF THE MODESTO  
GOSPEL MISSION)



**TRANSITIONAL  
HOUSING / APARTMENTS**



**AFTER CARE**

# PROGRAMS THAT TRANSFORM





# SERVING COMMUNITY DAILY



**194,000+**  
MEALS SERVED



**632**  
MEN & CHILDREN  
SHELTERED



**479**  
WOMEN & CHILDREN  
SHELTERED



**285**  
NEW LIFE PROGRAM  
PARTICIPANTS



**75**  
INDIVIDUALS GAINED  
FULL-TIME EMPLOYMENT



**34**  
TOTAL NEW LIFE  
PROGRAM GRADUATES



# HOPEWORKS

Building Dignity Through Work

**HOPE IN ACTION**





# BUILDING DIGNITY THROUGH WORK

- HopeWorks is a workforce development program providing paid transitional employment
- Personalized support to overcome barriers
- Pathways to stability, dignity, and long-term employment

# Impact Stories

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"HopeWorks is my first chance for employment."

- Mikayla

“



"It feels really good to help our community."

- Jason and Shawn

# Looking Ahead

- Expanded job placements via agencies
- Possible employer partnerships
- Increased supportive services
- Needs: vehicle, work boots for clients (they would keep them), garbage bags, gloves, etc.



# Agenda Item V – General Membership Announcements





# Adjournment

Next Meeting: Wednesday, May 13, 2026

If you have any questions or comments, please contact [CSA-SHA\\_Email@stancounty.com](mailto:CSA-SHA_Email@stancounty.com)