



# Stanislaus Homeless Alliance

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

Wednesday, May 13, 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. April 2026 Minutes
- b. Chair and Co-Chair Nominations/Vote for 2026
- c. Discussion/Vote RE: SHA Meeting Frequency
- d. Bylaws Subcommittee Selection

# Agenda Item III(a.) – Action Items

Approval of Minutes for April 2026 Meeting

# Agenda Item III(b.) – Action Items

Chair and Co-Chair Nominations/Vote for 2026

# Agenda Item III(c.) – Action Items

Discussion/Vote RE: SHA Meeting Frequency

# Agenda Item III(d.) – Action Items

Bylaws Subcommittee Selection

# Agenda Item IV – Informational Items

- a. Stanislaus County Annual Action Plan Fiscal Year 2026-2027

# Agenda Item IV (a.) – Informational Items

Stanislaus County Annual Action Plan 2026-2027

*Guest presenter:* Ana San Nicolas, Deputy Director of Community Development,  
Stanislaus County Planning and Community Development

**Fiscal Year 2026–2027**

**Annual Action Plan**

**Stanislaus Urban County**

**Stanislaus HOME Consortium**

**Stanislaus Homeless Alliance Meeting**

**May 2026**

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# Stanislaus Urban County and Stanislaus HOME Consortium Members



Note: The City of Turlock is not a member of the Stanislaus Urban County; however, it is a member of the Stanislaus HOME Consortium.

# Background

**The County receives an annual allocation of funds for Community Development activities from the U.S. Department of Housing and Urban Development (HUD).**

**Funded activities align to the Consolidated Plan's goals.**

**These funds are used to create strong, sustainable, inclusive communities and affordable housing.**

# Regional Approach

## Stanislaus Urban County:

- CDBG – Community Development Block Grant
- ESG – Emergency Solutions Grant

## Stanislaus HOME Consortium:

- HOME – HOME Investment Partnership Program
  - Includes City of Turlock

# What is the Annual Action Plan?



Required by HUD



Identifies how federal funds are used



Focuses on housing and community needs



Part of the 2025–2029 Consolidated Plan

# Annual Action Plan

## HUD Entitlement Requirements

Consolidated Plan	5 Years
Analysis of Impediments to Fair Housing	5 Years
Annual Action Plan	Annually
Consolidated Annual Performance Evaluation Report	Annually

# Annual Action Plan

## Consolidated Plan Priorities



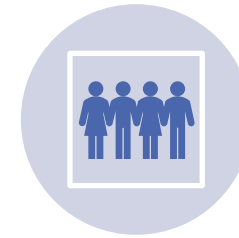
IMPROVE  
INFRASTRUCTURE



SUPPORT AFFORDABLE  
HOUSING OPTIONS



ADDRESS  
HOMELESSNESS



PROVIDE ESSENTIAL  
SERVICES

# Annual Action Plan

## Purpose

CDBG/ESG/HOME projects for upcoming fiscal year

- Proposed Projects
- CDBG and ESG Funding Recommendations

Distribution of funds summary

- Geographical, Population, and Poverty Rate

Opportunity for Citizen Participation

- April 8, 2026 – May 2026

# Planning Process



2025-2029 Consolidated Plan – five-year plan to identify the community needs and spending priorities for CDBG, HOME, and ESG funds.



Program Year Annual Action Plan – allocates funding amounts for specified activities.



The 2nd Program Year Annual Action Plan (2026-2027) – due to HUD in May 2026 and allocates funds for the period from July 1, 2026 through June 30, 2027.

# HUD Entitlement Allocations

## Fiscal Year 2026-2027 Allocations



CDBG

\$2,302,998



ESG

\$202,398



HOME

\$1,191,577.79



**Total**

**\$3,696,973.79**

# FISCAL YEAR 2026-2027 CDBG AND ESG ALLOCATIONS

The table below shows the final CDBG and ESG grant allocation breakdown among Urban County members and special programs.

## FINAL CDBG AND ESG ALLOCATIONS

URBAN COUNTY MEMBER	ACTIVITIES	ADMINISTRATION/ACTIVITY DELIVERY	TOTAL
City of Ceres	\$255,115.18	\$5,000.00	\$260,115.18
City of Hughson	\$108,331.69	\$5,000.00	\$113,331.69
City of Newman	\$124,001.66	\$5,000.00	\$129,001.66
City of Oakdale	\$162,508.89	\$5,000.00	\$167,508.89
City of Patterson	\$171,874.65	\$5,000.00	\$176,874.65
City of Riverbank	\$172,663.12	\$5,000.00	\$177,663.12
City of Waterford	\$112,565.28	\$5,000.00	\$117,565.28
Stanislaus County	\$389,803.53	\$400,600.00	\$790,403.53
Public Services @15%	\$345,534.00		\$345,534.00
Fair Housing		\$25,000.00	\$25,000.00
<b>CDBG Total</b>	<b>\$1,842,398.00</b>	<b>\$460,600.00</b>	<b>\$2,302,398.00</b>
<b>ESG Total</b>	<b>\$187,219.00</b>	<b>\$15,179.00</b>	<b>\$202,398.00</b>
<b>TOTAL ALLOCATION</b>	<b>\$2,029,787.00</b>	<b>\$475,779.00</b>	<b>\$2,505,396.00</b>

# Community Development Block Grant



Meets national objectives:

- Benefit low to moderate income
- Prevent slums or blight
- Address urgent community needs

# FY 2026-2027 Proposed Programs

## Stanislaus Urban County

### CDBG Projects

- County: West Modesto Sewer Infrastructure Project and Fair Housing Services
- Ceres: Morrow Village ADA Improvements Phase 3 Project
- Hughson: 7<sup>th</sup> Street Sidewalk Improvement Project
- Newman: Steffensen-Sunshine Park Area Project
- Oakdale: North Fifth Street and South Sixth Street Improvements Projects
- Patterson: Apricot Estates Improvements Project and E Street-9<sup>th</sup> Street Improvements Project
- Riverbank: Waterline Replacement Project, Pioneer Park Improvements Project and Texas Avenue Sewer Improvements Project
- Waterford: North Pasadena Avenue Improvements Project

# Community Development Block Grant

## Stanislaus Urban County

### Fiscal Year 2026-2027 Funding Recommendations

#### Prioritization Funding

<i>We Care Program</i>	\$172,000
<i>We Care Substance Abuse Counseling/Treatment Program</i>	

#### Public Services

Center for Human Services – Housing Stability Project	\$33,534
Children’s Crisis Center – Guardian House	\$35,000
Children’s Crisis Center – Marsha’s and Verda’s Shelter	\$35,000
Court Appointed Special Advocates – Direct Services	\$35,000
Healthy Alternatives to Violent Environments – Legal Program	\$35,000

**CDBG Public Services Total** **\$345,534**

# Emergency Solutions Grant (ESG)

## Stanislaus Urban County



**Shelter Services** – Includes Shelter Operations, Essential Services



**Homeless Prevention** – Rent and Utilities Assistance for Families and Individuals In Immediate Danger of Homelessness



**Rapid Re-housing** – Provides Short Term Rent and Utility Assistance to Homeless Persons

# Emergency Solutions Grant (ESG)

## Stanislaus Urban County

### Fiscal Year 2026-2027 Funding Recommendations

#### Emergency Solutions Grant

Center for Human Services – Low Barrier Shelter	\$60,546
HAVEN – Emergency Shelter	\$45,714
Community Housing and Shelter Services – Rapid Re-Housing	\$80,959
County Administration	\$15,179

**Emergency Solutions Grant Total** **\$202,398**

# HOME Investment Partnership Program

## Stanislaus HOME Consortium

### HOME Eligible Activities

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; and
- Tenant-based rental assistance.

# FISCAL YEAR 2026-2027 HOME ALLOCATION

\*Please Note: These funds will be allocated to individual Consortium members and must be committed to an approved project within six (6) months of July 1 of each program year, unless the deadline is extended by the County. An approved project is one that has been included in a HUD-approved Annual Action Plan, authorized by the County, and has completed the required environmental review process. If a Consortium member does not have an approved project within this timeframe, the funds will be made available to all Consortium members through a County-administered Request for Proposals (RFP) process.

## HOME ALLOCATIONS

HOME CONSORTIUM MEMBER	ALLOCATION
City of Ceres	\$115,194
City of Hughson	\$82,115
City of Newman	\$85,534
City of Oakdale	\$96,720
City of Patterson	\$96,382
City of Riverbank	\$97,166
City of Turlock	\$141,014
City of Waterford	\$82,760
Stanislaus County	\$96,799
Community Housing Development Organization (CHDO) Set-aside @ 15%	\$178,736.79
<b>HOME Total</b>	<b>\$1,072,420.79</b>
<b>County Administration Total</b>	<b>\$119,157</b>
<b>TOTAL ALLOCATION</b>	<b>\$1,191,577.79</b>

# 2025 Affordable Rental Housing

## Request for Proposals (RFP)- Awarded Funding



**SRHA – Park Street Cottages**  
**Project: \$1,664,392**

Develop site with 4 units and develop an additional 8 units.



**SRHA – Valley Manor**  
**Project: \$1,307,900**

Rehabilitation of 48 units



**SRHA – Abbie Street**  
**Project: \$1,262,970**

Acquire site with 4 units and develop an additional 5 units.

# Questions



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Deputy Director of Community Development  
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# Agenda Item V – General Membership Announcements





# Adjournment

Next Meeting: Wednesday, June 10, 2026

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