



Stanislaus Regional Housing Authority

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Date: February 9, 2023
To: Board of Commissioners
From: Jim Kruse, Executive Director
Subject: ACTION ITEM #3: Resolution approving Stanislaus Regional Housing Authority to apply for and accept the Health Net Housing and Homeless Incentive Program (HHIP) grant funding for the scattered site development known as Central Valley Homes Development.

Resolution No. 22-23-20

RECOMMENDATION

Following review and discussion, staff recommends the Board of Commissioners approve the submission of any required applications and acceptance of available HHIP project funding, and authorize the Executive Director to execute grant documents for the development.

BACKGROUND:

Stanislaus Regional Housing Authority, Stanislaus Behavioral Health and Recovery Services (BHRS), Stanislaus County Planning & Community Development (County), and the City of Modesto (City) have been collaborating on the development of a two (2) development scattered site permanent supportive housing project located at 413 Vine Street in Modesto and 1143 Park Street in Turlock, known as the Central Valley Home Development. The Vine Street development will have 23 detached units for Veterans and for BHRS clients; and a 12-unit affordable Senior complex. At the Park Street location, three (3) existing units will be renovated and will be designated for BHRS clients.

Since the acquisition of the properties in 2019, Stanislaus Regional Housing Authority has been further developing the scope of the project and securing funding. This project is in partnership and will receive funding from the following: Stanislaus County BHRS No Place Like Homes (NPLH) funds, Mental Health Services Act (MHSA) funds, and Stanislaus County Planning & Community Development Permanent Local Housing Allocation (PLHA); City of Modesto Permanent Location Housing Allocation (PLHA) funds, HOME Investment Partnership (HOME) funds, Community Housing Development Organization (CHDO) funds and Community Development Block Grant (CDBG) funds; Health Plan of San Joaquin HHIP grant funding; F&M Bank construction loan; and if approved, Health Net HHIP grant funding. The entirety of funding sources will bring the full scope of this project into realization.

The HHIP grant is a California Department of Health Care Service (DHCS) initiative that is a voluntary incentive program that will enable Medi-Cal managed care plans (MCPs), such as the MCP provided by Health Net, to earn incentive funds. The program aims to improve health outcomes and access to whole person care services by addressing housing insecurity and instability as social determinants of health for the Medi-Cal population. For the 38 units at Central Valley Homes, eighteen (18) units will be designated



for BHRS clients, seven (7) units for Veterans and twelve (12) units for affordable senior units. Health Net has proposed a \$720,000 HHIP grant towards the Central Valley Homes development to help bridge any funding gaps.

FISCAL IMPACT

Potential grant funding in the amount of \$720,000

ATTACHMENT:

Resolution No. 22-23-20



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RESOLUTION NO. 22-23-20

RESOLUTION APPROVING STANISLAUS REGIONAL HOUSING AUTHORITY TO APPLY FOR AND ACCEPT THE HEALTH NET, HOUSING AND HOMELESS INCENTIVE PROGRAM (HHIP) GRANT FUNDING FOR THE IMPROVEMENTS TO THE SCATTERED SITE DEVELOPMENT KNOWN AS THE CENTRAL VALLEY HOMES DEVELOPMENT.

WHEREAS, Stanislaus Regional Housing Authority has determined that a need exists and desires to construct 23 affordable single-family homes for Veterans and BHRS clients and a 12-unit Senior complex at the 400 Block of Vine Street in Modesto; and rehabilitation of a triplex at 1143 Park Street in Turlock; and

WHEREAS, the Authority desires to apply for the Health Net (HHIP) grant for the development and improvements, and will require the Authority to enter into an agreement with Health Net; and

WHEREAS, the Executive Director will review and approve any funding documents for compliance with Housing Authority policies; and

WHEREAS, the Executive Director will have legal review and approval of any funding documents; and

WHEREAS, the Executive Director is authorized to take all necessary action to execute funding related agreements; and

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Stanislaus Regional Housing Authority, that:

1. The Executive Director is authorized to apply for and accept the available funding with Health Net in the amount up to \$720,000 for development and improvement activities to the 400 Block of Vine Street in Modesto and 1143 Park Street in Turlock.
2. The Executive Director is authorized, after legal review, to sign all necessary documents and take all necessary actions to execute grant documents and any other funding related documents. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 9th Day of February, 2023. On a motion by Commissioner____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary

