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Gregory Priamos

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Vanessa Delgado

**Agenda Item**  
**Regular Meeting of the**  
**Board of Supervisors**  
**Tuesday, December 16, 2025**

**Item Number: 1.18**

**MEETING DATE:** 12/16/2025

**DEPARTMENT:** HEALTH AND HUMAN SERVICES AGENCY

**AGENDA ITEM PREPARER:** Mike Hodges

**DEPT HEAD/DIRECTOR:** Tracey Belton

**SUBJECT:**

**HEALTH AND HUMAN SERVICES AGENCY-T. BELTON**

1. Approve Agreement with the Alliance Housing Fund Santa Cruz-Monterey-Merced-San Benito-Mariposa Managed Medical Care Commission for a funds award not to exceed \$296,465.00 to complete the San Benito County North Chappell Road Whole Person Care Capital Project to provide Permanent Supportive Housing (PSH) and supportive services to Medi-Cal eligible individuals currently experiencing homelessness in our community; and
2. Approve Agreement with the Alliance Housing Fund Santa Cruz-Monterey-Merced-San Benito-Mariposa Managed Medical Care Commission for funds award not to exceed \$295,000.00 to complete the Homekey Migrant Center Capital Housing Project to provide Permanent Supportive Housing (PSH) and Transitional Housing with supportive services to Medi-Cal eligible homeless families currently experiencing homelessness in our community; and
3. Authorize the Chair, the County Administrative Officer (CAO), or designee to execute the agreement and any amendments thereto; and
4. Adopt two Budget Adjustment Resolutions to increase appropriations and revenues for these new grant funding sources, one in the amount of \$295,000.00 and the other in the amount of \$296,465.00 (4/5 vote required).

SBC FILE NUMBER: 939

RESOLUTION NO.: 2025-108 and 2025-109

**AGENDA SECTION:**

CONSENT AGENDA

**BACKGROUND/SUMMARY:**

The County has secured grant funding through the Alliance Housing Fund to provide gap financing for

two ongoing housing projects: the Migrant Center Homekey Project, which includes eleven Permanent Supportive Housing (PSH) units, and the five-unit Homeless Emergency Aid Program (HEAP) transitional housing project. The Alliance funding is intended to support the completion of these projects, with requirements for compliance with spending rules, submission of progress reports, completion of project milestones, and a ten-year Medi-Cal occupancy commitment. These funds may be used for capital-related expenses, such as construction materials, equipment, furnishings, and other essential project costs. For both projects, the remaining work necessary to achieve occupancy includes fencing, landscaping, gutter installation, rehabilitation of one home, and provision of essential household furnishings.

The first project, the North Chappell Road Housing Project, is located on a 4.66-acre site and includes two existing homes, a two-bedroom and a three-bedroom unit. This project was initially funded through a \$1,600,251.33 Whole Person Care One-Time Housing Grant to purchase and rehabilitate both homes. Once completed, the homes will be used for transitional housing and/or Permanent Supportive Housing for individuals experiencing homelessness. The Resource Management Agency (RMA) is leading the capital improvements in collaboration with the Health & Human Services Agency (HHS). RMA recently conducted a structural assessment of the two-bedroom home and may recommend demolition due to significant damage. If demolition is necessary, the scope of work with the Alliance will be adjusted accordingly. The Alliance funds will be used to renovate the interiors and exteriors of both homes, landscape the site, and purchase appliances, furnishings, and other necessary household items.

The second project, the San Benito County Homekey Migrant Center Housing Project, includes eleven Permanent Supportive Housing units for homeless families and five HEAP-funded transitional housing units. The five transitional units were initially funded through a \$1.1 million HEAP grant awarded in 2019–2020, while the eleven PSH units were funded through a \$2,431,100 Homekey 2.0 grant from the State Department of Housing and Community Development in 2023–2024. Alliance funding will provide the remaining gap financing to cover permit fees, fencing and security gates, gutters and downspouts, utility boxes, and furnishings for all homes.

All families residing in these programs will receive case management, housing navigation, and connections to wrap-around supportive services, including behavioral health, employment assistance, and access to public benefits. In addition, Enhanced Care Management and Community Supports services will be provided onsite to ensure residents have access to the health-linked services they need to maintain stable housing and achieve long-term success.

## **FISCAL IMPACT:**

### **1) Fiscal details of the San Benito County North Chappell Road Whole Person Care Project.**

The San Benito County North Chappell Road Whole Person Care Project has an approved project completion budget of \$785,718.19, managed by the San Benito County Resource Management Agency. To date, project revenues have been provided through a combination of Homekey, ARPA, and HEAP grants. This leaves a funding gap of \$296,465.00, which has been awarded through this grant agreement by the Alliance Housing Fund.

Grant funds are restricted to capital expenditures only, which may include equipment and furnishings necessary for the delivery of care or essential to the operation of the facility.

The final deliverables to complete this project are rehabilitation of the second home, complete lot landscaping, and furnishing of essential household appliances, living necessities, and basic household goods.

The current accounting number for the project is 221.80.2285.1000 HHS Administration.

## **2) Fiscal details of the San Benito County Homekey Migrant Center Project.**

The purpose of San Benito County Homekey Migrant Center Project is to build 16 permanent supportive housing units at 3235 Southside Rd, Hollister, CA, 95023, and to provide services to Medi-Cal eligible individuals currently experiencing homelessness. The current project secured funding is \$3,518,982.89. The final funding gap of \$296,465.00, has been awarded through this grant agreement by the Alliance Housing Fund.

Grant funds are restricted to capital expenditures only, which may include equipment and furnishings necessary for the delivery of care or essential to the operation of the facility.

The final deliverables to complete this project are structure gutters, area lot fencing, and furnishing of essential household appliances, living necessities, and basic household goods.

The current Budget Line Item accounting number for the project is 221.80.2285.1000 HHS Administration.

### **STAFF RECOMMENDATION:**

1. Approve Agreement with the Alliance Housing Fund Santa Cruz-Monterey-Merced-San Benito-Mariposa Managed Medical Care Commission for a funds award not to exceed \$296,465.00 to complete the San Benito County North Chappell Road Whole Person Care Capital Project to provide Permanent Supportive Housing (PSH) and supportive services to Medi-Cal eligible individuals currently experiencing homelessness in our community; and
2. Approve Agreement with the Alliance Housing Fund Santa Cruz-Monterey-Merced-San Benito-Mariposa Managed Medical Care Commission for funds award not to exceed \$295,000.00 to complete the Homekey Migrant Center Capital Housing Project to provide Permanent Supportive Housing (PSH) and Transitional Housing with supportive services to Medi-Cal eligible homeless families currently experiencing homelessness in our community; and
3. Authorize the Chair, the County Administrative Officer (CAO), or designee to execute the agreement and any amendments thereto; and
4. Adopt two Budget Adjustment Resolutions to increase appropriations and revenues for these new grant funding sources, one in the amount of \$295,000.00 and the other in the amount of \$296,465.00 (4/5 vote required).

### **ATTACHMENTS:**

[Board Agenda Fact Sheet - Alliance Housing Fund](#)  
[Budget Amendment Resolution - Alliance Housing Fund Migrant Homes](#)  
[Budget Amendment Resolution - Alliance Housing Fund Chappell Rd](#)  
[SBC Alliance Housing Fund LOA Mig Ctr-Homekey -5113](#)  
[SBC Alliance Housing Fund LOA Chappell Rd-Final-5113](#)