

**CITY OF STOCKTON
COMMUNITY DEVELOPMENT COMMITTEE
MEETING NOTICE**

Thursday, February 26, 2026
9:00 a.m.

Stockton Memorial Civic Auditorium-North Hall
525 N. Center Street, Stockton, CA

Committee Members

Phillip Herrera (Chair)
Fernando Duarte (Vice-Chair)
Matthew Wood (Member)
Chris Cannon (Member)
Santy G. Mayfield (Member)
Silvia Perez (Member)



RECORDING SECRETARY

Christina Pena

Economic Development Department
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209-937-8539

THE PUBLIC IS WELCOME TO ATTEND

Pursuant to Title II of the Americans with Disabilities Act (codified at 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Stockton does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities.

The Community Development Committee Agenda and Agenda Reports are prepared by City staff and are available for public review prior to the CDC meeting. The agenda is also available on the city's website, <https://stockton.legistar.com/Calendar.aspx>.

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on February 19, 2026 in compliance with the Brown Act.

Katherine Roland, CMC, CPMC
City Clerk

By: _____

Deputy

**CITY OF STOCKTON COMMUNITY DEVELOPMENT COMMITTEE
AGENDA – FEBRUARY 26, 2026**

1) CALL TO ORDER / ROLL CALL

Chairperson Herrera

2) PUBLIC COMMENT

Chairperson Herrera

Opportunity for members of the audience to speak to Committee Members regarding matters not included on the agenda (three minutes per speaker).

3) ITEMS FOR DISCUSSION

Chairperson Herrera

3.1 PROGRAM YEAR 2026-2027 ESG APPLICANT PRESENTATIONS

3.2 PROGRAM YEAR 2026-2027 CDBG APPLICANT PRESENTATIONS

4) MATTERS INITIATED/FUTURE AGENDA ITEMS BY COMMITTEE AND STAFF

Chairperson Herrera

Opportunity for Committee Members and Staff to make brief announcements and place items on future agendas.

5) ADJOURNMENT

Chairperson Herrera

Motion Required

Name: Central Valley Low Income Housing Corp. - ESG 26/27

Time of Presentation: 9:30 am

Title of Proposed Project:

Stockton ESG Homeless Prevention 2025-26

EXECUTIVE SUMMARY:

The CVLIHC Stockton ESG Homeless Prevention 2026-27 Program represents a small investment with a big impact on our city. Homelessness Prevention programs are one of our community's most cost-effective tools for reducing the number of families in crisis, preventing trauma, and keeping households together. This project provides direct rent assistance and support services like case management, household budgeting, and non-clinical counseling to Stockton residents who are on the brink of homelessness, moving them from a crisis point to self-sufficiency. This proposal will directly prevent the homelessness of 40 persons in 20 households. CVLIHC has extensive experience successfully implementing this type of project. Over the past 10 years, CVLIHC has kept 923 households in their homes by providing rent support through homeless prevention projects — that is nearly 1,000 households that did not have to move into a shelter, a car, or a tent because of our projects. In alignment with ESG regulations, this project will be limited to households with income less than 30% of Area Median Income and who meet the standard of “at risk of homelessness,” without the means to help themselves. Families and individuals are eligible, but the project will prioritize helping those who are most vulnerable, especially households with minor children and households with disabled members. The project will provide up to 3 months rent, after which households should be self-sufficient, able to pay their own rent, maintain a stable home, and avoid returns to homelessness without further assistance. This represents a vital investment, as 63% of the people who become homeless for the first time each year in San Joaquin County call Stockton home. This project is a cost-effective way to prevent those households from becoming homeless and reducing the strain on our local homeless response system, including shelters, first responders, and hospitals. Preventing homelessness costs an average of less than \$2,500 per household in rent support; community surveys suggest a single unsheltered homeless individual costs more than \$56,800 a year. This project is effective, efficient, and ready to implement without any ramp-up or wasted resources, thanks to CVLIHC's decades of experience and expert staff.

Name: PREVAIL CA - ESG 2026/27

Time of Presentation: 10:00 am

Title of Proposed Project:

PREVAIL Stockton Shelter Program

EXECUTIVE SUMMARY:

Opportunity House (OH) provides shelter and supportive services to homeless youth and their children. The shelter will serve a total of 15 homeless or at-risk youth in the upcoming fiscal year (2026-2027). Opportunity House is staffed round-the-clock and all three operate 24 hours a day, 7 days a week, 365 days a year. Each shelter program will provide basic necessities, specific services tailored to the population it serves, and case management and/or exit planning to help participants reach their goals. The shelters will provide the following services to reach the target populations served by each shelter: Opportunity House will provide a minimum of two emergency shelter beds for youth aged 18-25 and up to eight transitional beds to at least 15 youth aged 18-21 (or emancipated minors aged 16-17) and their children. The length of stay for emergency shelter beds will be based on each individual participant's needs and will include intensive case management services; the transitional beds can be occupied up to 21 months. 70% of youth will exit the shelter and transition into an independent living situation; eligible youth residing in emergency beds will have the opportunity to participate in the transitional living program (TLP) at Opportunity House to build long-term stability. Opportunity House provides food, clothing and basic necessities; individual therapy, life skills training, parenting classes and support groups. Opportunity House also helps youth work toward their educational goals and secure employment and housing. Therapy helps youth identify barriers in their lives and overcome past trauma. Case managers work with youth to take steps toward independence and prepare to exit the shelter and become self-sufficient. Activity Start Date: 07/01/2026 Activity Completion Date: 06/30/2027 PREVAIL's shelter and services for homeless youth at Opportunity House are existing and ongoing. For fiscal year 2026-2027, PREVAIL's shelters are crucial in providing life-saving refuge and resources for homeless youth and families fleeing domestic violence. There are no implementation dates or anticipated ending to the services provided through these shelters. Because services are ongoing, there is no start-up time required. City of Stockton ESG funds will be used to sustain the operation of OH and the provision of services for forgotten youth in our community. The requested funding is for the 2026-2027 fiscal year and will be used during the specified time period.

Name: St. Mary's Community Services ESG- 2026/27

Time of Presentation: 10:30 am

Title of Proposed Project:

Emergency Shelter Operations - Family Shelters

EXECUTIVE SUMMARY:

For 70 years, SMCS has maintained its dedication to serving persons experiencing homelessness (PEH) in the City of Stockton, and in 2026, it will become the largest single site shelter program in the state. Funding is requested for the Family Emergency Shelters, which include the Family Lodge (96 beds) and Zierter Navigation Center (68 beds). These shelters are open 24 hours a day/seven days a week, and the need to provide additional, expedited services is critical. Monthly, SMCS must turn away ~75 families with ~150 children. This funding will help support 307 families and is being specifically requested to support the following positions: Engagement Specialists (2.0 FTE), Case Manager (1.0 FTE), Program Manager (0.5 FTE), Program Director (0.15 FTE), Chief Impact Officer (0.1 FTE) and Maintenance/Janitorial (0.1 FTE). This team will ensure that families receive service-enhanced shelter focused around four strategies: safe and stable housing; mental and physical wellbeing; employment, education and income; and community connections. Together, these services – whether directly or through service linkages – will move families towards self-sufficiency and independence.

Name: St. Mary's Community Services - CDBG 2026/27

Time of Presentation: 11:00 am

Title of Proposed Project:

St. Mary's Community Services - Kitchen/Dining Hall

EXECUTIVE SUMMARY:

St. Mary's Community Services (SMCS) operates a community kitchen and dining room in the City of Stockton that currently serves over 230,000 meals per year to people who are homeless, extremely low-income, or food insecure. Meals are provided three times a day, 365 days a year, to shelter residents, individuals coming from encampments, and low-income community members who lack reliable access to food. With the opening of Pathways and the Zeiter Navigation Center, shelter capacity will exceed 609 beds, increasing meal demand by at least one-third, or more than 75,000 additional meals annually—bringing total meals served to over 300,000 per year. This project supports the full operation of the SMCS kitchen, including personnel, repairs and maintenance (R&M), utilities, and supplies. Funding covers kitchen and dining room staff, food and kitchen supplies, utilities, facility and equipment maintenance, sanitation, and insurance. These resources ensure daily meal preparation, safe food storage, kitchen sanitation, and reliable meal service in a safe and dignified environment. The need for this program is critical. Many people in Stockton experiencing homelessness or extreme poverty lack access to kitchens, refrigeration, or money for food, placing them at high risk for hunger, malnutrition, and serious health complications. By sustaining kitchen operations and covering essential operating costs, this project ensures more than 300,000 meals per year are provided to Stockton residents in need, supporting public health, reducing hunger, and helping individuals and families stabilize as they work toward housing, health care, and employment.

Name: Children's Home of Stockton - CDBG 2026/27

Time of Presentation: 11:30 am

Title of Proposed Project:

Catalyst

EXECUTIVE SUMMARY:

Children's Home of Stockton (CHS) is requesting \$150,000 in CDBG funds to support Catalyst, a homeless prevention and shelter program for Transition Age Youth (TAY) ages 18-24 who are at risk of or experiencing homelessness. The program has been successfully operating since September 2021 and does not require any start up or implementation time. Catalyst is currently comprised of three houses (6 beds each) located within the City of Stockton, and CHS is working to raise funds needed to open Aspen House, a fourth 6-bed facility. Three houses (Oak, Cypress and Aspen) are located on CHS' main campus near the Administration Building (430 N. Pilgrim Street, Stockton, CA 95205). However, they have their own addresses: Oak is located at 1224 E. Lindsay Street, Stockton, CA 95203; Cypress is located at 1236 E. Lindsay Street, Stockton, CA 95203; and Aspen is located at 1222 E. Lindsay Street, Stockton, CA 95203. Redwood is located off campus at 1658 W. Euclid Street, Stockton, CA 95204 near University of the Pacific. The program operates 24 hours a day, 7 days a week in the City of Stockton and provides a safe, stable, family-style living environment where basic needs are met immediately upon entry. CHS aims to open Aspen House, a fourth 6-bed shelter, in fiscal year 2026-2027 to expand Catalyst's capacity from 18 beds and 24 beds. CHS will integrate the fourth house into Catalyst and hire two TAY Coaches to support the fourth house when it opens. However, these City of Stockton CDBG funds will support staffing and operations of the three Catalyst homes (Oak, Cypress, and Redwood). The grant period can begin on July 1, 2026 through June 30, 2027. CHS anticipates that Catalyst will shelter and serve up to 36 TAY participants experiencing or at risk of experiencing homelessness within a 12-month period. Catalyst serves young adults who are often overlooked in traditional shelter systems, including youth aging out of foster care, youth with histories of trauma, and youth lacking family or financial support. Catalyst provides low-barrier shelter, case management, mental health support, life skills training, education and employment assistance, and housing navigation services to support TAY participants in establishing independence. TAY participants reside in fully furnished rooms (2 individuals per room), and amenities include a laundry room, two bathrooms, large communal areas, and a secure parking lot. TAY participants are provided food, clothing, hygiene items, laptops, and transportation, and have access to computer stations with printers and Wi-Fi, access to an on-campus pool, and community activities. The case management TAY participants receive includes goal setting in all areas of employment, housing/living situation, education, community involvement/social skills, personal effectiveness/health and wellbeing, and finally, emotional

and behavioral wellbeing. We utilize an evidence-based model called the Transition to Independence Process (TIP) model which includes future planning based on individual strengths, needs, and goals. Strengths, needs, and goals are assessed and updated weekly during case management with their respective TAY Coaches. Services are voluntary and youth-driven, using a Housing First and trauma-informed approach as well as positive youth development framework that allows participants to stabilize before focusing on longer-term goals. Dedicated staff support TAY participants in developing individualized transition plans focused on securing income, continuing education, improving health and wellbeing, and ultimately exiting to stable, permanent housing. TAY participants can stay in Catalyst as long as they need to achieve personal goals within their individual timelines established upon intake or until they turn 25 years old. TAY participants play a key role in program planning and work in partnership with staff to set goals. Once their goals are completely met and they are ready to transition, they will receive assistance with transitional aftercare needs for up to six months. Catalyst receives self-referrals and referrals from the coordinated entry system, schools, law enforcement, and community-based partners. Catalyst coordinates closely with community partners and the local Continuum of Care to ensure appropriate referrals, service coordination, and data tracking through HMIS. Catalyst meets the urgent needs of a subset of the homeless population, specifically TAY who are homeless or at risk of homelessness. Transition Age Youth represent a critical pipeline into chronic adult homelessness, with local 2024 Point-in-Time data showing hundreds of youth ages 18-24 experiencing homelessness in San Joaquin County. Prior to Catalyst opening in 2021, there were only eight shelter beds available for homeless TAY countywide. Catalyst consistently operates at full capacity and maintains a waiting list of 5-7 youth at any time, demonstrating the ongoing demand for services. Without safe shelter and supportive services, these young adults face heightened risks of victimization, mental health crises, substance use, exploitation, and long-term housing instability. By investing in Catalyst, CHS is addressing youth homelessness at a pivotal moment and providing early intervention that prevents long-term dependence on public systems and supporting young people to become self-sufficient, contributing members of the community. This project not only meets an immediate shelter need but also advances broader community goals by reducing homelessness, improving public health and safety, and strengthening long-term economic stability for vulnerable young adults in Stockton. Our ultimate goal is to ensure that homelessness is rare, brief, and non-reoccurring.

Name: Emergency Food Bank of Stockton/San Joaquin - CDBG 2026/27

Time of Presentation: 12:00 pm

Title of Proposed Project:

Golden Hearts Delivery Program – Food As Medicine for Seniors

EXECUTIVE SUMMARY:

The Emergency Food Bank of Stockton San Joaquin proposes to continue and enhance the Golden Hearts Delivery Program – Food As Medicine for Seniors, a home-delivered food program now entering its third year of operation. The program serves 321 low-income seniors residing within the City of Stockton, a population that meets HUD’s Limited Clientele national objective through age eligibility and client self-certification of low- and moderate-income status. Golden Hearts is designed for older adults who experience barriers to accessing nutritious food due to fixed incomes, limited mobility, health concerns, and transportation challenges, and currently operates at capacity with an active waiting list, demonstrating sustained community demand. Golden Hearts provides twice-monthly home delivery of food boxes, ensuring consistent access to food without requiring seniors to travel to the Emergency Food Bank’s main food pantry or one of the organization’s more than 80 mobile farmers market sites. During the 2026–2027 program year, the Emergency Food Bank will enhance the program using a Food As Medicine approach, defined as the intentional provision of nutritionally balanced foods aligned with the Dietary Guidelines for Americans to support healthy aging and reduce nutrition-related risk factors among older adults. Food boxes include a balance of donated shelf-stable items and purchased fresh, nutrient-dense foods such as dairy, eggs, lean proteins, fruits, and vegetables, along with simple nutrition information and recipes to support healthy food choices. Early participant survey results show that more than 95 percent of respondents report that Golden Hearts helps them eat more fruits and vegetables, reduces stress about food, and improves overall well-being, underscoring the program’s impact beyond basic food access. Community Health Assessment findings and City-identified priority areas indicate that many Stockton residents face food access challenges, with older adults particularly impacted due to fixed incomes and transportation barriers. Participant feedback reflects these conditions directly, with more than 80 percent of surveyed seniors reporting that without Golden Hearts deliveries they would worry about having enough food for the month, and over 90 percent identifying cost and transportation as primary barriers to preparing healthy meals. Golden Hearts participants reside in these same high-need Stockton neighborhoods, demonstrating strong alignment between documented community need and current program reach. Building on two years of successful program implementation, CDBG funds will be used to enhance the nutritional quality of food boxes, allowing donated food resources to be leveraged as part of a sustainable service model while increasing access to fresh and health-supportive foods. Unlike traditional food pantry services, this program is tailored for homebound seniors who require home delivery, higher-cost perishable foods, and nutrition-focused support, resulting in a more intensive but necessary level of service to address food insecurity and diet-related health risks among vulnerable older adults. Delivery is supported through an in-kind partnership with Amazon, which provides transportation services at no cost, maximizing available resources for direct client benefit. Expected outcomes include improved food and nutrition security, increased access to fresh and nutrient-dense foods, and increased nutrition awareness among participating seniors.

Name: Second Harvest of the Greater Valley - CDBG 2026/27

Time of Presentation: 1:35 pm

Title of Proposed Project:

Food Assistance

EXECUTIVE SUMMARY:

Second Harvest of the Greater Valley is requesting \$75,000 for our Food Assistance Program to serve City of Stockton residents for the 2026–2027 program year. This project directly addresses the HUD National Objective of benefiting low- to moderate-income households by providing essential nutritional support to the city’s most vulnerable populations. SHGV operates as a centralized regional hub, partnering with a network of community-based agencies and food pantries throughout Stockton to distribute essential grocery items. These local partners visit our food bank weekly to procure a variety of shelf-stable goods, dairy, meats, and fresh produce, which are then distributed directly to Stockton families and residents facing hunger. By providing the logistics, storage, and sourcing for these smaller, often volunteer-led organizations, SHGV ensures a steady, equitable flow of nutrition to the city’s most vulnerable neighborhoods. As a member of the Feeding America network, SHGV possesses the unique capacity to collect and manage substantial quantities of purchased and donated food from retail distribution centers, warehouses, and more. Our centralized model streamlines the food-sourcing process, relieving individual Stockton pantries of the high costs and logistical burdens associated with large-scale food procurement. SHGV’s online shopping and reporting systems further simplify logistical processes for our partner agencies, providing efficient methods for assembling food orders, collecting data, and reporting on metrics, while giving agencies the flexibility to choose foods that they prefer in amounts that work best for their pantries. The requested \$75,000 in CDBG funding will be used exclusively for the direct purchase of food for Stockton residents. This grant allows us to purchase high-quality fresh produce and protein, which are in high demand with our partner agencies, but difficult to secure through in-kind donations.

Time of Presentation: 2:05 pm

Title of Proposed Project:

Resiliency Lab Service Expansion

EXECUTIVE SUMMARY:

Individuals returning home after incarceration face significant barriers to employment and housing, most notably the stigma of a criminal record and a lack of recent work history. It is estimated that 70% of people experiencing homelessness in San Joaquin County have had prior justice system involvement. Friends Outside addresses these challenges through a comprehensive, low-barrier approach that includes housing and employment assistance, help with life skills and basic needs, and mentorship. The Resiliency Lab is a key part of this support, offering work-focused services such as career readiness training, workforce development programs, and case management to help justice-impacted job seekers find and keep employment. Friends Outside has provided reentry and workforce services in Stockton and San Joaquin County for decades and is a trusted resource for justice-impacted individuals and their families. In 2024, the organization served 451 reentering clients and their families, demonstrating strong demand for services and the success of its approach. Building on this track record, Friends Outside plans to expand Resiliency Lab services for low- to moderate-income Stockton residents, aiming to serve at least 550 individuals during the grant period beginning July 2026. This expansion will include the new Pathways to Progress in partnership with WorkNet, and the multi-agency, Proposition 47-funded REDIRECT Project, providing additional workforce development opportunities and pathways to employment in Stockton. City of Stockton Community Development Block Grant funding will serve as critical gap funding to support the expansion of Resiliency Lab services. This bridge funding will allow Friends Outside to ramp up programming alongside the above new partner initiatives, expand daily drop-in hours to serve all participants, and ensure uninterrupted access to classes, support groups, and one-on-one services. With this funding, the Resiliency Lab will be able to meet anticipated growth in participation and provide a strong foundation for long-term workforce and economic stability for justice-impacted, low- to moderate-income Stockton residents. The Resiliency Lab is designed as a low-barrier, open-access hub that does not require participants to navigate complex eligibility rules. Services include drop-in hours, a full schedule of classes, support groups, workforce-focused events, and appointment times for one-on-one support. During drop-in hours, clients can use computers, print resumes, search for jobs, complete online skills courses, or receive guidance from the Resiliency Lab Coordinator, who conducts intakes and needs assessments to develop individualized plans. Beyond these drop-in activities, clients may attend ongoing classes or support groups, or be referred to comprehensive case management and employment support services, depending on their need. Current offerings include a 10-week Job Club, Tenants' Rights & Responsibilities, Financial Literacy, and Creative Conflict Resolution. City of Stockton Community Development Block Grant funding will expand these services, allowing Friends Outside to increase drop-in hours, provide additional job readiness trainings, and enhance peer support and linkage to services that meet the evolving needs of justice-involved individuals and their families employment-focused partnerships with WorkNet and the Proposition 47-funded, multi-agency REDIRECT Project will add dynamic new programming to the Resiliency Lab; Community Development Block Grant bridge funding is essential to immediately expand group programming and significantly increase drop-in hours, ensuring the Lab can meet anticipated growth in participation and provide uninterrupted, low-barrier access to services.

Name: Tuleburg Press - CDBG 2026/27

Time of Presentation: 2:35 pm

Title of Proposed Project:

The Write Place

EXECUTIVE SUMMARY:

Tuleburg Press is the only local publisher in Stockton/San Joaquin County. As a nonprofit, we publish a variety of genres and assist authors throughout their writing and publishing process. In order to gather, mentor, and celebrate writers of all ages and abilities, Tuleburg Press operates The Write Place in downtown Stockton. The Write Place is a creative writing and book arts center that delivers all of the nonprofit's programming. We collaborate with nonprofits to supplement their literacy programming. Workshops in papermaking, bookbinding, and letterpress printing form the core offerings, and there is tremendous variety within each of these areas to produce blank books/journals, art journals, memoirs, poetry chapbooks, paper, stationery, posters, cards, and paper art. All of these products are means of self-expression and personal empowerment. The source of low-income clients for this grant application come from our partners, in addition to our normal monthly workshops: STAND (Stocktonians Taking Action To Neutralize Drugs), CVLIHC (Central Valley Low Income Housing Corporation), Friends Outside, HACSJ (Housing Authority of San Joaquin), and Community Medical Centers. The total CDBG 2026-27 goal is 300 clients with 51% being low-income participants. In order to work with minors, youth ages 5-17, the Tuleburg Press has SAM (Sexual Abuse and Molestation) insurance. Our workshops range in duration from 3 hours for zine making to 20 hours for letterpress, using all the different presses at The Write Place. The Write Place will provide specific content to the different client groups. The curriculum will be decided with the program coordinators at the various sites. Disadvantaged individuals and families who rely on housing assistance, have incarcerated family members, or reside in gang-impacted neighborhoods often face persistent trauma, social isolation, limited access to educational resources, and reduced opportunities for self-expression. Writing and hands-on bookmaking programs provide a powerful, low-cost, and culturally responsive intervention that addresses these challenges while fostering personal growth, resilience, and community connection.