



Stanislaus Homeless Alliance

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

Wednesday, February 14, 2024

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	James Casey	Rosalinda Vierra
City of Modesto	David Wright	Joe Lopez
City of Riverbank	Darlene Barber-Martinez	Marisela Garcia
City of Patterson	Shivaugn Alves	Ken Irwin
City of Turlock	Pam Franco	Reagan Wilson
City of Oakdale	Christopher Smith	Brian Whitemyer
City of Waterford	Elizabeth Talbott	Mike Pitcock
Community System of Care	Fred Berry	Maryn Pitt
Focus on Prevention	Brad Hawn (Chair)	Tim Byrd
Stanislaus County	Terry Withrow	Jody Hayes
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. Minutes for the December 13, 2023 Regular Meeting

Agenda Item IV – Informational Items

- a. Land Trusts Updates
- b. Salvation Army Finance Update

Agenda Item IV (a) – Informational Items

Land Trusts Updates

Guest presenter: Joe Duran, CEO, Stanislaus Equity Partners, INC

STANISLAUS HOUSING LAND TRUST

A SOLUTION TO THE AFFORDABLE HOUSING CRISIS?

STANISLAUS EQUITY PARTNERS, INC.

AGENDA

01

ISSUE

02

STRATEGY

03

PURPOSE

04

PARTNERS

ISSUE

- Stanislaus County faces a significant shortage of available housing units.
 - 34,344 units needed by 2031 (*Housing Stanislaus 2023, Valley Vision)
- Cost Burdened Households (spends more than 30% of income on housing)
 - 35.1% - Mortgage Holders
 - 48.4% - Renters
- Wages growing at slower pace than housing costs.
- Housing development growth at slower pace than population growth.
- San Joaquin Valley Residential Displacement Pressure

STRATEGY

- **LAND BAKING ENTITY - Stanislaus Housing Land Trust (CLT)**
 - Secure land out of the speculative real estate market and hold it “in trust” to serve as a long-term community asset for housing the low to moderate income in our community.
 - Ensure affordability and stability for future occupants even when market prices spike.
- **FUND ENTITY**
 - Pooled capital to secure and develop property.
 - Provide secure loans for low to moderate income individuals.

PURPOSE

- Test feasibility to form a non-profit land banking entity, which aims to acquire, steward and facilitate the development of property.
- Ensure housing affordability, attainability and community stability through its key partnerships.

PARTNERS

- **Government Partnerships**

- Stanislaus County
- City of Modesto

- **CBOs / Non-Profit Sector**

- Stanislaus Equity Partners, Inc.

- **Philanthropy**

- Stanislaus Community Foundation

- **Financial Institutions**

- Valley First Credit Union

- **Development Partners**

- Self-Help Enterprises
- Visionary Homebuilders
- Market Rate Developers

- **Engineering**

- CHG Structural

- **Business Sector**

- Data Path Inc.

THANK YOU

STANISLAUS EQUITY PARTNERS, INC.

Agenda Item IV (b) – Informational Items

Salvation Army Finance Update

Guest presenter: Major Darren Stratton, Executive Director

Agenda Item V – Committee Reporting

- a. Bridge Housing Sub-committee Update
- b. Bylaws Sub-committee

Guest presenter: Brad Hawn

Agenda Item V (a) – Committee Reporting

Bridge Housing Sub-committee Update

Guest presenter: Brad Hawn

Agenda Item V (b) – Committee Reporting

Bylaws Sub-committee

Guest presenter: Brad Hawn

Agenda Item VI – General Membership Announcements





Adjournment

Next Meeting: Wednesday, March 13, 2024

If you have any questions or comments, please contact CSA-SHA_Email@stancounty.com