
Meeting Minutes Wednesday, February 14, 2024 5:30 p.m. – 7:30 p.m.

- I. **Roll Call** – Stanislaus Homeless Alliance (SHA) meeting called to order by Chairperson, Brad Hawn, at 5:30 pm. Please see attachment for roll call.
- II. **Public Comment Period** - None
- III. **Approval of Minutes**
Minutes for December 13, 2023, deferred to the next meeting as quorum was not met.
- IV. **Informational Items-**
 - a. Joe Duran, CEO from Stanislaus Equity Partners gave a presentation regarding Land Trusts.
 - Issue: Stanislaus County faces a shortage of available housing units. Based on the number of units being built, it is not enough for the people within Stanislaus County.
 - Cost Burdened Households (spends more than 30% of income on housing)
 - Wages growing at a slower pace than housing costs
 - Housing development growth at slower pace than population growth
 - San Joaquin Valley Residential Displacement Pressure
 - Strategy: Land Banking Entity – Stanislaus Housing Land Trust
 - 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 market prices spike.
 - 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.
 - b. Major Darren Stratton, Executive Director of Salvation Army gave an update on the Salvation Army Finances.
 - Salvation Army operates one of the largest programs in Stanislaus County with 182 beds in the ACES Shelter which is the county operated shelter. There are 78 beds on the Berberian side of the shelter. Combined, these shelters represent about a \$6 million budget annually.
 - Upon the Major’s arrival to the Stanislaus County Salvation Army, the ACES shelter was fully funded. However, due to changes in State funding, for the

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next year and a half to two years the only source of funding will be through the county for the ACES shelter.

- What this means now: Currently, \$300,000 a month in revenue goes to the Salvation Army for the operation of ACES. As of July 1st, that will drop down to \$90,000 a month.
- The \$210,000 shortfall will affect the community because of the possibility that the Salvation Army may have to close its doors and this would result with approximately 400 people back onto the streets.
- A shelter bed night in the Berberian Shelter costs \$37 per bed per night, per person. The ACES shelter costs \$43 per bed, per night, per person.
- The challenge that the Salvation Army has is not being able to deliver services effectively without sources of revenue. Every Salvation Army unit is expected to be self-funded and self-supported within its own community.
- The approach for the Salvation Army at this time is having ongoing conversations with government agencies. Has been communicating with a grants writer that works at the divisional level, as well as a corporate relations director and a donor relations director who have been strategically working together to identify community partners, corporate partners, and major donors to hopefully be able to close some of the funding gap and avoid having to close its doors to people.

V. Committee Reporting

- a. Bridge Housing Subcommittee Update: The committee has met and come up with several options for different types of bridge housing. Bridge housing is post shelter for those who can't function in a shelter. Creating tiny home encampments, modeling after City of Modesto and Behavioral Health. The idea was to take models to the different cities asking if they would be interested. However, funding is an issue at this time.
- b. By-Laws Subcommittee: Met once, looking at the bylaws, found that there are many crossovers between SHA and CSOC. Will be setting up a meeting with the Chairperson of CSOC, Maryn Pitt, to go over the bylaws for adjustments and aligning more with CSOC.

VI. SHA General Membership announcements-

City of Ceres: Wants to create a homeless outreach task force similar to what the CHAT team has in Modesto. It will be called the HOT team. Ceres has ~~already~~ met with the CHAT team to develop an implementation process. Ceres had its first community housing meeting regarding CDBG and HOME funds. A discussion was made with City of Turlock to see if they have funding available.

A critical infrastructure ordinance was passed stating that homeless people cannot be within 25 feet of buildings, bridges, light poles, etc. The city has not outlined what the definition of the code is, however, it is up to the police's discretion on whether or not they want to cite someone for being within 25 feet of an infrastructure. The city manager is assuring that they are not enforcing the code, but it is in effect.

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City council members are approving housing, but nothing is moving forward, causing permits to expire, and builders are not wanting to build.

City of Turlock: Cassandra Abram will be the new representative for Turlock, and is happy to be part of SHA.

Turlock has made a couple of steps forward with thinking about transitional housing. As of January 31, 2024 however, the city Navigation Center has closed.

City of Oakdale: Apartments are supposed to be coming up, but are not being built.

City of Waterford: Have developers who are interested in building, but nothing is being built. They have partnered with Cal Trans to add sidewalk gutter curbs down the 132 that runs through the city of Waterford.

City of Modesto: In the process of a new housing development in the east part of Modesto, between Claus and Briggsmore. There will be several hundred entry level homes.

The Salvation Army's Day Center opened November 1, 2023. There was a ribbon cutting on January 9, 2024. To date, the Day Center has serviced over 200 individuals for drop-in services, including meals, job training, showers, and laundry services.

The Salvation Army Safe Park program opened September 1, 2023. As of this date, 46 individuals have been served. 5 individuals have secured permanent housing.

Downtown Streets Team currently has 72 active members; year to date. One member has been housed. 141 team members have been housed since the program launched in 2019.

In January, 16,875lbs of trash and litter from the Modesto parks.

The city approved \$100,000 to the Modesto Gospel Mission to open up their chapel for women and children each night, offering a safe place to sleep with no barrier. The program opened October 1, 2023, and has served approximately 25 women and children each night. This program continues to operate 7 days a week from 8:30 pm to 6:00 am, including case management, meals, and shower services.

The city has put \$3 million for potential bridge housing. There are four providers, four operators and four sites available. The applications closed in January, however, still hoping for more applications.

Working with Salvation Army to keep the shelter running.

Housing Authority: Information regarding the 1612 apartment project. This is a tax credit project looking at closing towards the first or second week of March. Will then start construction on the 144 studio units. The contractor is saying it should be about 12 to 18 months to finish. Hoping to have it completed by mid-2025.

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City of Riverbank: Sierra House is almost ready to open. It will house Cambridge Academy and all of the homeless that are interested in getting their lives back together through the programs that Cambridge Academy will be offering.

Planning on establishing a couple of tiny home villages. One will have approximately 23 units and will be modular homes. Most will be two bedrooms. The lot size for these 23 units is a little less than 2 acres. Have plans for a project on Moril and Oakdale Rd, however, this project is moving slow.

SCOE/CSOC: Stanislaus County Office of Education has received state help to intervene with Modesto school districts that are not helping families. The focus is helping families as many have been turned away by school districts that have money to assist these families with housing.

VII. Adjournment

Meeting adjourned at 6:34 pm

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ATTACHMENT A - ROLL CALL
Stanislaus Homeless Alliance Board
Wednesday, February 14, 2024

Attendance

	Representing:	SHA Board Members		Attendance
1	City of Ceres	James Casey	Primary	A
		Rosalinda Vierra	Alternate	P
2	City of Modesto	David Wright	Primary	P
		Joe Lopez	Alternate	A
3	City of Oakdale	Christopher Smith	Primary	P
		Bryan Whitemyer	Alternate	A
4	City of Patterson	Shivaugn Alves	Primary	A
		Ken Irwin	Alternate	A
5	City of Riverbank	Darlene Barber - Martinez	Primary	P
		Marisela Garcia	Alternate	A
6	City of Turlock	Cassandra Abram	Primary	P
		Reagan Wilson	Alternate	A
7	City of Waterford	Lise Talbott	Primary	P
		Mike Pitcock	Alternate	A
8	Community System of Care	Fred Berry	Primary	P
		Maryn Pitt	Alternate	A
9	Focus on Prevention	Brad Hawn	Primary	P
		Tim Byrd	Alternate	A
10	Stanislaus County	Terry Withrow	Primary	A
		Jody Hayes	Alternate	A
11	Stanislaus Regional Housing Authority	Carlos Estacio III	Primary	A
		Jim Kruse	Alternate	P