
Meeting Minutes Wednesday, November 12, 2025 5:30 p.m. – 7:30 p.m.

- I. **Roll Call** – Stanislaus Homeless Alliance (SHA) meeting called to order by Chairperson, Brad Hawn, at 5:32 pm. Please see attachment for roll call.
- II. **Public Comment Period** - None
- III. **Action Items**
 - a. Approval of September 2025 minutes with a motion to approve by David Wright and second by Ruben Imperial.
Approved (6 – Y, 0 – N, 0 – Abstain)
- IV. **Informational Items**
 - a. Memorandum of Understanding (MOU) for City of Modesto/United Way/Modesto Gospel Mission to Provide Outreach & Employment Support presented by Edgar Garcia, City of Modesto.
 1. Downtown Streets (DST) was founded in Palo Alto, CA, in 2005, in response to the growing need to support individuals experiencing homelessness while addressing the issue of street litter.
 - The program incentivized participants to beautify the community while receiving basic needs stipends as well as case management support.
 - The program expanded to 16 communities throughout California.
 - Programs provided but vary by community are:
 - Litter abatement
 - Training and employment
 - Rapid Rehousing services
 - Case management
 2. In 2018, a Memorandum of Understanding (MOU) was entered into by the City of Modesto, County of Stanislaus, Stanislaus Community Foundation, and the United Way to bring the DST program to Stanislaus County for a 25-member team in the amount of \$450,000 for litter abatement.
 3. In 2022, the City approved the expansion from 25-68 members, which significantly increased the capacity to serve individuals experiencing homelessness with job training litter abatement throughout capacity and assist with individuals in the program to receive permanent housing.
 - Job Training: \$1,250,000
 - Housing Assistance: \$400,000
 4. In 2025, the City entered into an agreement with DST for Job Training and housing assistance for a 2-year period of \$1,000,000.
 5. DST Impact
 - 183 individuals obtained housing
 - 113 participants obtained employment
 - 1039 documents obtained

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- 644 medical services provided
 - 521 well-being services provided
 - 937 team members served since inception of program
 - 2,643,574 pounds of debris removed
6. DST – Announcement of Closure
- On August 29, 2025, DST announced their closure of all operations effective October 31, 2025. DST expressed the decision to close all 16 communities after exhausting efforts to sustain programs amid significant shifts in financial and political landscapes.
 - The city has worked closely with DST to connect team members with resources and services that support their continued pursuit to access housing and employment resources.
7. Proposed Solution
- The city engaged with key stakeholders to explore potential options and partnerships aimed at transitioning existing clients to the new project efficiently and effectively.
 - The city identified a partnership with Unites Way pf Stanislaus, Modesto Gospel Mission, and donations through Stanislaus Community Foundation as a viable solution.
 - United Way will hold the agreement with Modesto Gospel Mission to provide citywide litter abatement, graffiti removal, and case management for individuals experiencing homelessness.
8. How will the solution work?
- United Way will serve as the fiscal agent and arrange regular meetings with potential donors and partners to help secure potential funding.
 - Hold regular oversight meetings with partner agencies.
 - Created a fundraising link and ‘text-to-donate’ campaign to support this effort.
 - MGM will carry out the activities of the agreement to include part-time employment for 68 individuals, rotating every 3-6 months while being paid minimum wage.
 - Facilitate the following program areas:
 - Outreach & Case Management
 - Blight abatement
 - Reporting
 - Stanislaus Community Foundation will support with a private contribution to the program and will support as a partner with referrals for possible funding. Current private contributions are \$150,000.
 - Stanislaus County – The city is continuing to work with Stanislaus County to establish a potential partnership for additional funding
9. Modesto Gospel Mission
- Established in 1948, with over 75 years of experience with a proven track record of success.
 - Benefits of being part of the team include:
 - Paid employment
 - Case Management

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- Access to onsite services

10. Program Budget

- The annual cost of the program is \$1,250,000 and the city has identified the funding sources below to absorb the cost of the program for the first year of operations.
- Funding source and annual amounts
 - State grant - \$1,050,000
 - Private Contribution through Stanislaus Community Foundation - \$150,000
 - Litter abatement fund = \$50,000
 - Total of \$1,250,000
- Funding Opportunities and potential funding options:
 - County BHRS
 - County CSA – HDAP
 - Cal-Fresh partnership
 - Cal-Aim
 - Caltrans – Clean California Grant
 - Private/Other donations

11. Next Steps

- 10/14/2025 – Council approval
- 11/1/2025 – City, MGM, United Way collaboration
 - Contact former DST members
 - Services to begin: engagement, case management, client support
- 1/1/2026 – Employment training, securing equipment
 - Program start date for litter abatement and graffiti removal
- 11/1/2026 - Oversight of program
 - Reporting accomplishments, challenges, fund development
 - Continued management of overall program for Year 2
 - Identifying future funding strategies
 - Identify partnerships

b. Central Valley Attainable Housing presented by Erika Durrer

1. Housing needs:

- Central Valley – 64,519
- Stanislaus County – 20,113

2. Income and affordability

- Income for Stanislaus County
 - Moderate - \$118,200
 - Median - \$98,500
 - Low - \$78,800
- Maximum Rent – 30% of income
 - Moderate - \$2955/month
 - Median - \$2463/month
 - Low - \$1970/month

3. Development Cost Comparison Traditional vs CVAH

- Profit – 10-12% v 0%

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- Deferred Fees – 12-12% v 3.5-5%
 - Holding Costs – 7-8% v 3-4%
 - Land Costs – 12-15% v 10-12%
 - Total Cost for 36 units - \$9.1M v \$7.9M
4. Projected Rent
- 2 bed/1bath - \$2010/month
 - 1 bed/1bath - \$1645/month

SHA General Membership announcements:

City of Riverbank: Stacy Call gave statistics of the Sierra Day Shelter Facility for October. 269 showers were taken, 235 meals served, 147 were men, 122 were woman. Also announced that the Program Manager from Cambridge Academies resigned and are looking for someone new.

City of Turlock: Expressed gratitude for the SHA meeting

Stanislaus County: Update regarding Salvation Army and it being able to remain open.

City Of Modesto: MGM Safe Sleeping served 109 men for showers, meals and other services El Capitan Project received \$19 million for construction by the city of Modesto. 49 units, 24 for veterans and 24 for mental health challenged.

V. Adjournment

Meeting adjourned at 6:14 pm

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ATTACHMENT A - ROLL CALL
Stanislaus Homeless Alliance Board
Wednesday, November 12, 2025

Attendance

	Representing:	SHA Board Members		Attendance
1	City of Ceres	Rosalinda Vierra	Primary	A
		Mayor Javier Lopez	Alternate	A
2	City of Modesto	David Wright	Primary	P
		Nick Bavaro	Alternate	A
3	City of Oakdale	Christopher Smith	Primary	A
		Jerry Ramar	Alternate	A
4	City of Patterson	Gabriela (Gaby) Hernandez	Primary	A
		Kendra Mora	Alternate	A
5	City of Riverbank	Stacy Call	Primary	P
		Marisela Garcia	Alternate	A
6	City of Turlock	Cassandra Abram	Primary	P
		Kevin Bixel	Alternate	A
7	City of Waterford	Lise Talbott	Primary	P
		Christine Harris	Alternate	A
8	Community System of Care	Fred Berry	Primary	A
		Maryn Pitt	Alternate	A
9	Focus on Prevention	Brad Hawn	Primary	P
		Tim Byrd	Alternate	A
10	Stanislaus County	Terry Withrow	Primary	A
		Ruben Imperial	Alternate	P
11	Stanislaus Regional Housing Authority	Carlos Estacio III	Primary	A
		Jim Kruse	Alternate	A