



Stanislaus Homeless Alliance

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

Wednesday, November 12, 2025

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	Rosalinda Vierra	Mayor Javier Lopez
City of Modesto	David Wright	Nick Bavaro
City of Oakdale	Vacant	Jerry Ramar
City of Patterson	Gabriela Hernandez	Kendra Mora
City of Riverbank	Stacy Call	Marisela Garcia
City of Turlock	Cassandra Abram	Kevin Bixel
City of Waterford	Elizabeth Talbott (Co-Chair)	Christine Harris
Community System of Care	Fred Berry	Maryn Pitt
Focus on Prevention	Brad Hawn (Chair)	Tim Byrd
Stanislaus County	Terry Withrow	Ruben Imperial
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. September 2025 Minutes

Agenda Item III(a.) – Action Items

Approval of Minutes for September 2025 Meeting

Agenda Item IV – Informational Items

- a. Memorandum of Understanding (MOU) for City of Modesto/United Way/Modesto Gospel Mission to Provide Outreach & Employment Support
- b. Attainable Housing Report

Agenda Item IV (a.) – Informational Items

Memorandum of Understanding (MOU) Between City of Modesto/United Way/Modesto Gospel Mission to Provide Outreach & Employment Support

Guest presenter: Edgar Garcia, Community Development Manager, City of Modesto





STANISLAUS HOMELESS ALLIANCE

MEMORANDUM OF UNDERSTANDING (MOU)
BETWEEN THE CITY AND UNITED WAY FOR A
PARTNERSHIP WITH MODESTO GOSPEL MISSION TO
PROVIDE OUTREACH AND EMPLOYMENT SUPPORT

EDGAR GARCIA
COMMUNITY DEVELOPMENT MANAGER
NOVEMBER 12, 2025



DST Background

- Downtown Streets Team 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





Background

- **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 Downtown Streets Team (DST) program to Stanislaus County for a 25-member team in the amount of \$450,000 for litter abatement.
- **In 2022**, the City approved the expansion from 25 to 68 members, which significantly increased the capacity to serve individuals experiencing homelessness with job training litter abatement throughout the City and in our Parks. Additionally, the Downtown Streets team were able to increase their capacity and assist with individuals in the program to receive permanent housing.
 1. Job Training: \$1,250,000
 2. Housing Assistance: \$400,000
- **In 2025**, the City entered into an agreement with the Downtown Streets Team for Job Training and housing assistance for a two-year period of one-million dollars \$1,000,000.





Downtown Streets Team Impact





DST Impact Continued

- 937 team member served since inception of program

Number Served

Litter

- 2,643,574 pounds of debris removed





DST – Announcement of Closure

- On August 29, 2025, the Downtown Streets Team announced their closure of all operations effective October 31, 2025.
- DST expressed the decision to close all 16 communities after exhaustive 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.

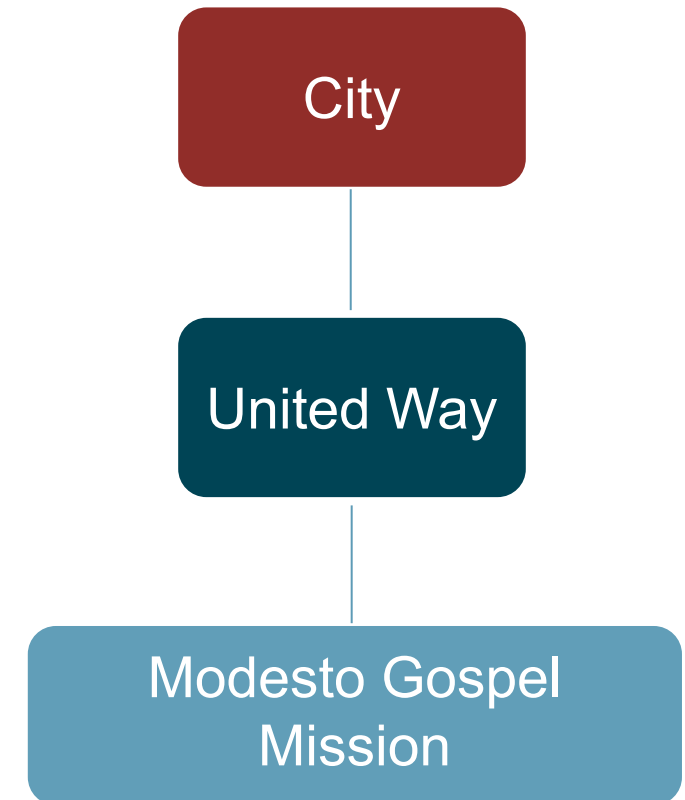




Proposed Solution



- 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 United Way of Stanislaus, Modesto Gospel Mission, and donations through Stanislaus Community Foundation as a viable solution
- United Way will hold the agreement with Modesto Gospel Mission (MGM) to provide citywide litter abatement, graffiti removal, and case management for individuals experiencing homelessness.





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.
- United way will hold regular oversight meetings with partner agencies.
- United Way has also created a fundraising link and “text-to-donate” campaign to support this effort.



- Modesto Gospel Mission will carry out the activities of the agreement to include part-time employment for sixty-eight individuals, rotating every three to six months while being paid minimum wage.
- MGM will facilitate the following program areas:
 - Outreach and 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.
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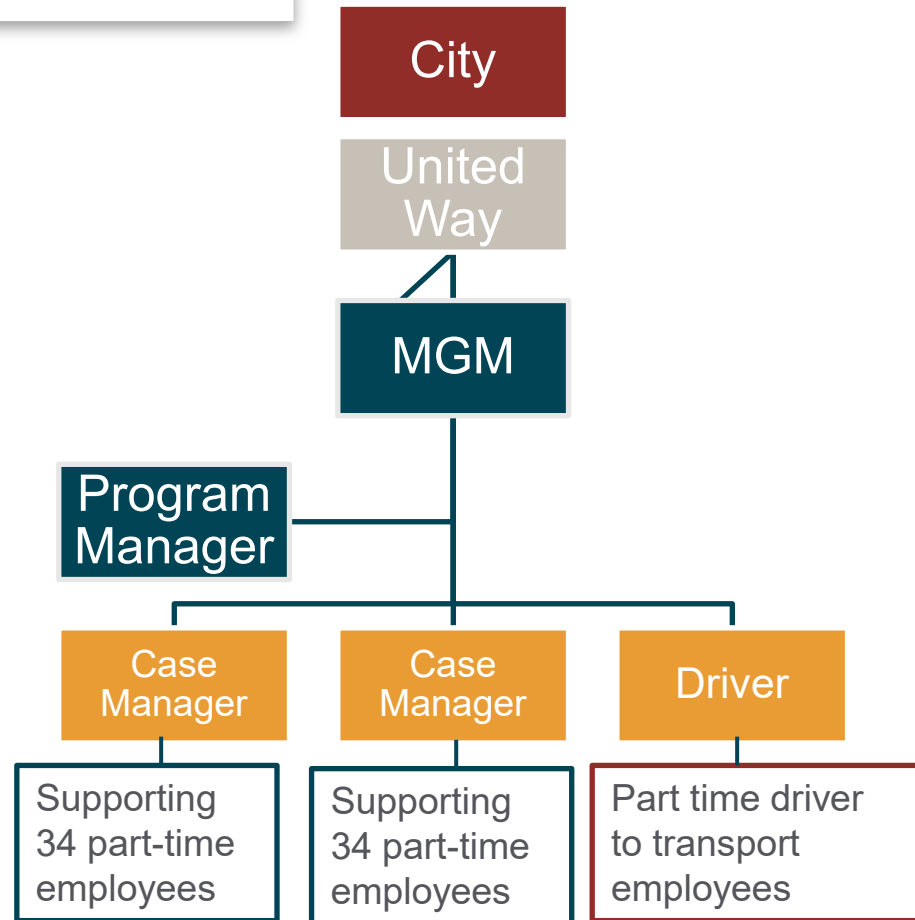


Funders/ Partners

- **United Way of Stanislaus County**
 - Development
 - Sustainability Planning
 - Partnerships
 - Fundraising link and Text-to-Donate Campaign
 - **Stanislaus Community Foundation**
 - Private partner contributions
 - Contribution of \$150,000
 - **Stanislaus County**
 - City is continuing to work with Stanislaus County to establish a potential partnership for additional funding.
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Modesto Gospel Mission



- Modesto Gospel Mission was established in 1948.
- Mission has over 75 years of experience with a proven track record of success.
- Benefits of being part of the team include:
 - Paid employment
 - Case management
 - Access to onsite services



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	Annual Amount
State Grant (including accrued interest)	\$1,050,000
Private Contribution through Stanislaus Community Foundation	\$150,000
Litter Abatement Fund	\$50,000
TOTAL	\$1,250,000



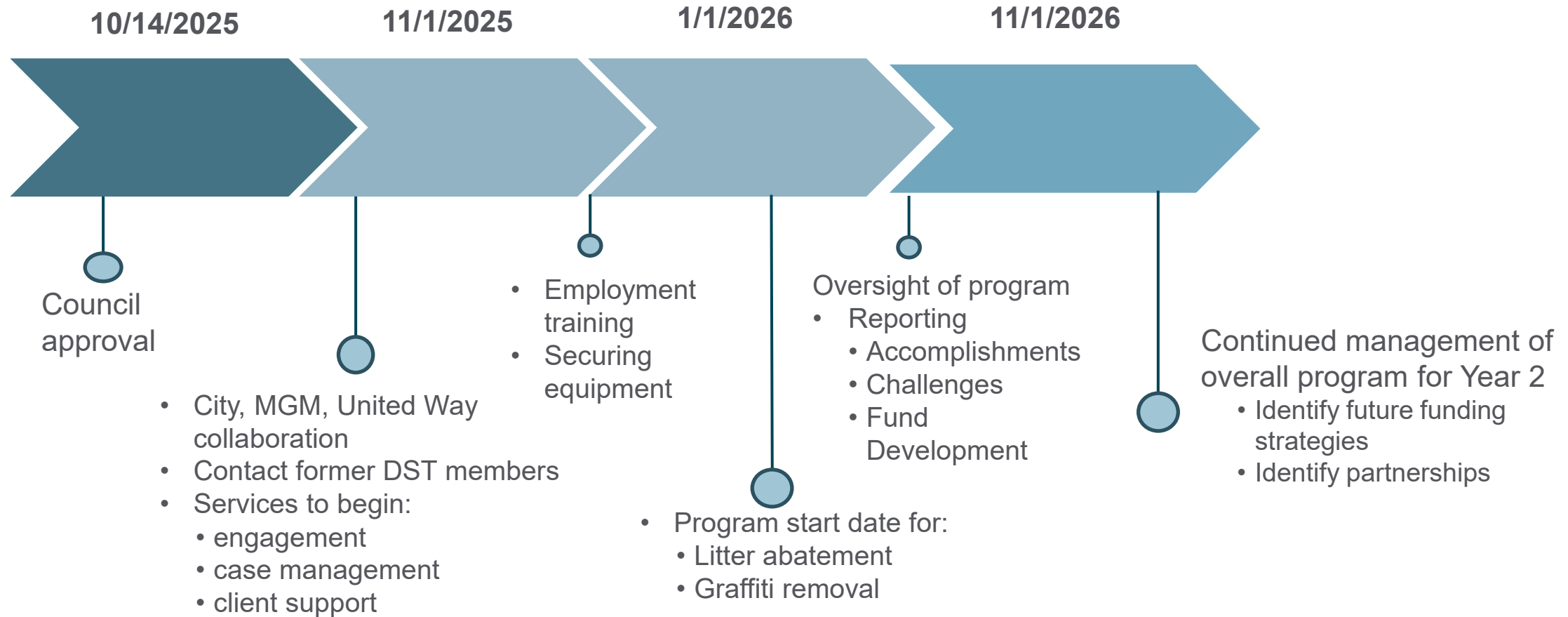
Funding Opportunities

Potential Funding Options

Funding Source
County BHRS
County CSA - HDAP
Cal- Fresh partnership
Cal-AIM
Caltrans- Clean California Grant
Private / Other Donations



Next Steps





Questions?



CITY OF
MODESTO
CALIFORNIA

Agenda Item IV (b.) – Informational Items

Attainable Housing Report

Guest presenter: Brad Hawn, SHA Chair & Erika Durrer



Central Valley Attainable Housing



Housing Needs

Central Valley: 64,519

Stanislaus County: 20,113



Income & Affordability

Income

Stanislaus County

Moderate	\$118,200	\$56.83/hour
Median	\$98,500	\$47.36/hour
Low	\$78,800	\$37.89/hour

Max Rent

30% of Income

Moderate

\$2,955/month

Median

\$2,463/month

Low

\$1,970/month



Development Cost



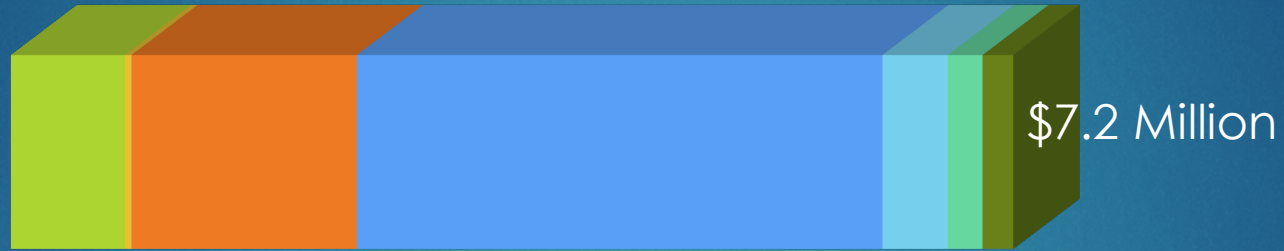
Development Cost Comparison

	<u>Traditional</u>	<u>CVAH</u>
PROFIT	10-12%	0%
DEFERRED FEES	12-15%	3.5-5%
HOLDING COSTS	7-8%	3-4%
LAND COSTS	12-15%	10-12%
TOTAL COST (36 UNITS)	\$9.1M	\$7.9M

Development Cost



With Partnerships



- Land
- Design
- On-site
- Construction
- Permits/Fees/School
- Holding Costs
- Misc

Development Cost





Projected Rent

2 bed/1 bath	\$2010/month
1 bed/1 bath	\$1645/month



Questions?

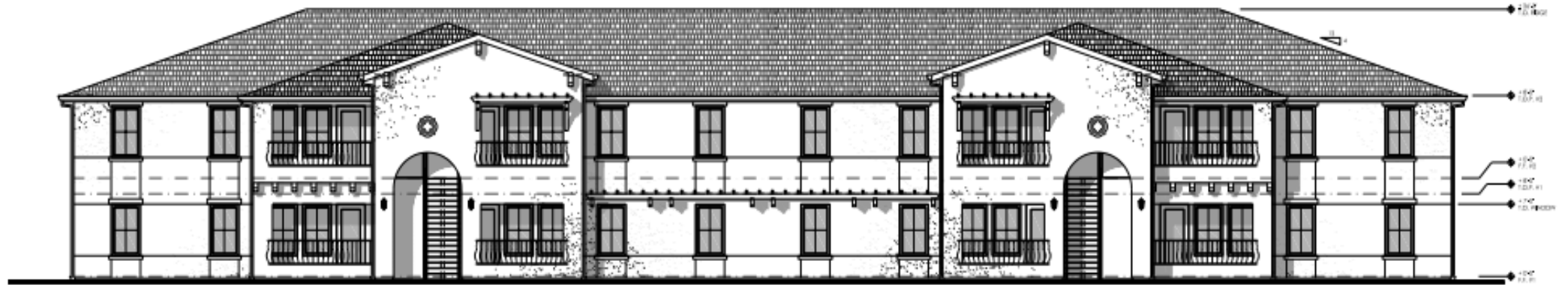


CVAH Model

Patterson – Weber Avenue Infill

36 unit (32 units 2bed/1bath and 4 units 1 bed/1bath)

3 buildings totaling 27,438 square feet



Agenda Item V – General Membership Announcements





Adjournment

Next Meeting: Wednesday, December 10, 2025

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