



# Stanislaus Homeless Alliance

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

Wednesday, February 11, 2026

# 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             | James Casey              |
| City of Modesto                       | David Wright                 | Nick Bavaro              |
| City of Oakdale                       | Vacant                       | Jerry Ramar              |
| City of Patterson                     | Gabriela Hernandez           | Kendra Mora              |
| City of Riverbank                     | Cindy Fosi                   | Vice Mayor John Pimental |
| 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                | Raul Mendez              |
| 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. November 2025 Minutes

## Agenda Item III(a.) – Action Items

Approval of Minutes for November 2025 Meeting

# Agenda Item IV – Informational Items

- a. Discussion on Attainable Housing

# Agenda Item IV (a.) – Informational Items

Discussion on Attainable Housing

*Guest presenter:* Brad Hawn & Erika Durrer, CVAH Chief Executive Officer





CENTRAL VALLEY  
ATTAINABLE HOUSING, INC.

*Building attainable housing for California's Central Valley*



# Introductions



# Housing Needs

|                    |        |
|--------------------|--------|
| CENTRAL VALLEY:    | 64,519 |
| STANISLAUS COUNTY: | 20,113 |



# 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 |



# CVAH Development Model

- Non-Profit Developer
- Deferral of Fees
- Financing Cost
- Equity Partnerships

# CVAH Model



Patterson – Weber Avenue Infill  
36 units (32 units 2 bed/1bath and 4 units 1 bed/bath)  
3 buildings totaling 27,438 square feet



# Fee Discussion

# Agenda Item V – General Membership Announcements





# Adjournment

Next Meeting: Wednesday, March 11, 2026

If you have any questions or comments, please contact [CSA-SHA\\_Email@stancounty.com](mailto:CSA-SHA_Email@stancounty.com)