
Meeting Minutes Wednesday, February 11, 2026 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. **Action Items**
 - a. Approval of November 2025 minutes with a motion to approve by David Wright and second by Cassandra Abram
Approved (7 – Y, 0 – N, 0 – Abstain)
- IV. **Informational Items**
 - a. Discussion on Attainable Housing – Presented by Erica Durrer, Chief Executive Officer of Central Valley Attainable Housing, Inc. (CVAH)
 1. Bringing attainable housing for California’s Central Valley
 2. Housing needs:
 - Central Valley – 64,519
 - Stanislaus County – 20,113
 3. 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
 4. CVAH Development Model
 - Non-Profit Developer
 - Deferral of Fees
 - Financing Cost
 - Equity Partnerships
 5. Development Cost Comparison Traditional vs CVAH
 - Profit – 10-12% v 0%
 - 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
 6. Projected Rent
 - 2 bed/1bath - \$2010/month
 - 1 bed/1bath - \$1645/month

STANISLAUS HOMELESS ALLIANCE

1010 10th Street Place
Modesto, CA 95354
209-525-6333

7. CVAH Model: Currently in development in Patterson - Weber Avenue Infill with 36 units (32 units-2 bed/1 bath and 4 units-1 bed/1 bath). 3 buildings totaling 27,438 square feet.

SHA General Membership announcements: None

V. Adjournment

Meeting adjourned at 6:15 pm

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ATTACHMENT A - ROLL CALL
Stanislaus Homeless Alliance Board
Wednesday, February 11, 2026

Attendance

| | Representing: | SHA Board Members | | Attendance |
|----|---------------------------------------|---------------------------|-----------|------------|
| 1 | City of Ceres | Rosalinda Vierra | Primary | P |
| | | James Casey | Alternate | A |
| 2 | City of Modesto | David Wright | Primary | P |
| | | Nick Bavaro | Alternate | A |
| 3 | City of Oakdale | Vacant | Primary | A |
| | | Jerry Ramar | Alternate | A |
| 4 | City of Patterson | Gabriela (Gaby) Hernandez | Primary | P |
| | | Kendra Mora | Alternate | A |
| 5 | City of Riverbank | Cindy Fosi | Primary | P |
| | | Vice Mayor John Pimentel | 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 | P |
| | | Maryn Pitt | Alternate | A |
| 9 | Focus on Prevention | Brad Hawn | Primary | P |
| | | Tim Byrd | Alternate | A |
| 10 | Stanislaus County | Terry Withrow | Primary | A |
| | | Raul Mendez | Alternate | P |
| 11 | Stanislaus Regional Housing Authority | Carlos Estacio III | Primary | A |
| | | Jim Kruse | Alternate | A |