



# Update: Homeless Activities

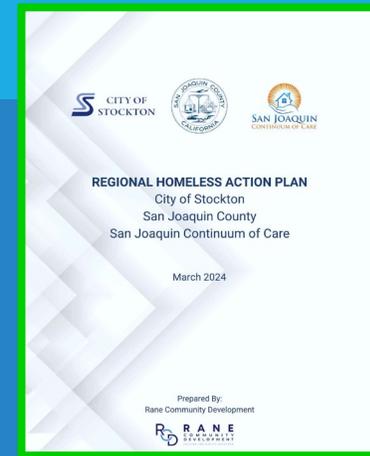
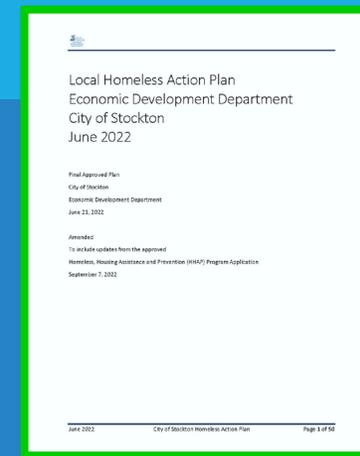
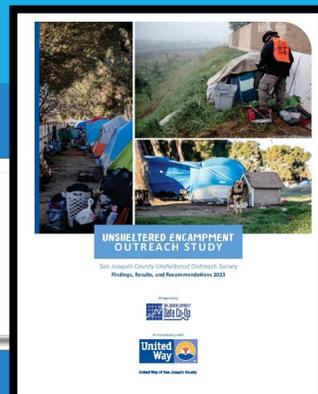
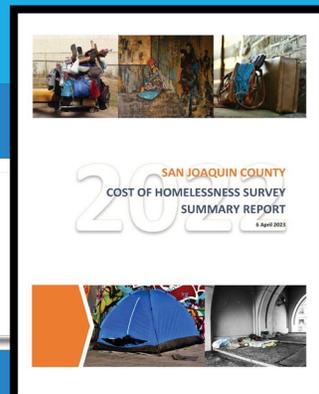
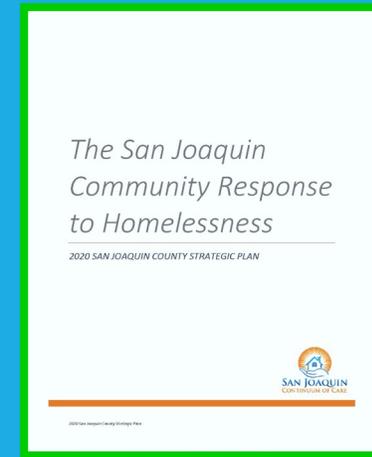
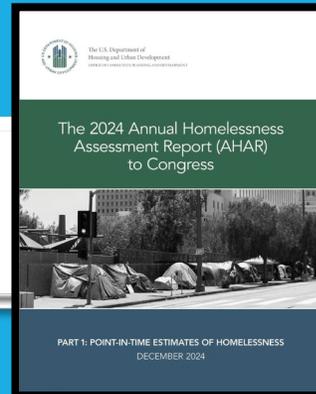
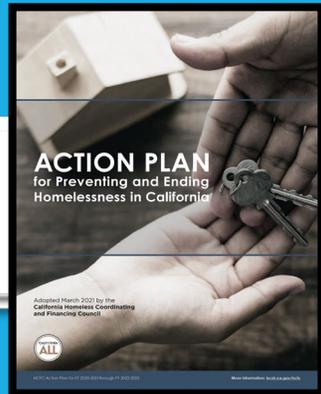
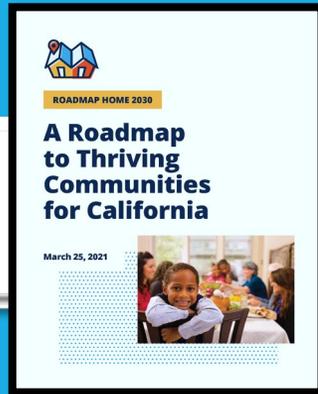
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ECONOMIC DEVELOPMENT DEPARTMENT

AGENDA ITEM 15.1

JULY 29, 2025

# Homeless Strategic Initiatives



# Response to Homelessness

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- 1. Establish a Coordinated and Regional System.**
- 2. Increase Access and Remove Barriers to Homeless Crisis Response Services.**
- 3. Ensure Households Experiencing Homelessness Have Access to Affordable and Sustainable Permanent Housing.**

60% Increase  
in Emergency  
Shelter Bed  
Capacity *in the  
County*

	Emergency Shelter	Transitional Housing	Rapid Rehousing	Permanent Supportive Housing	Total Units / Beds
2019	883	346	262	769	2,260
2024	1,452	360	412	1,339	3,563

### Key Changes in Stockton

- ✓ **168 dedicated beds**
  - For mentally ill, chronically ill, or needing recuperative care.
  - Made possible through and in partnership with local hospitals, health plans, and County BHS.

# 2025

Expanding  
Our Local  
Emergency  
Shelter  
Capacity

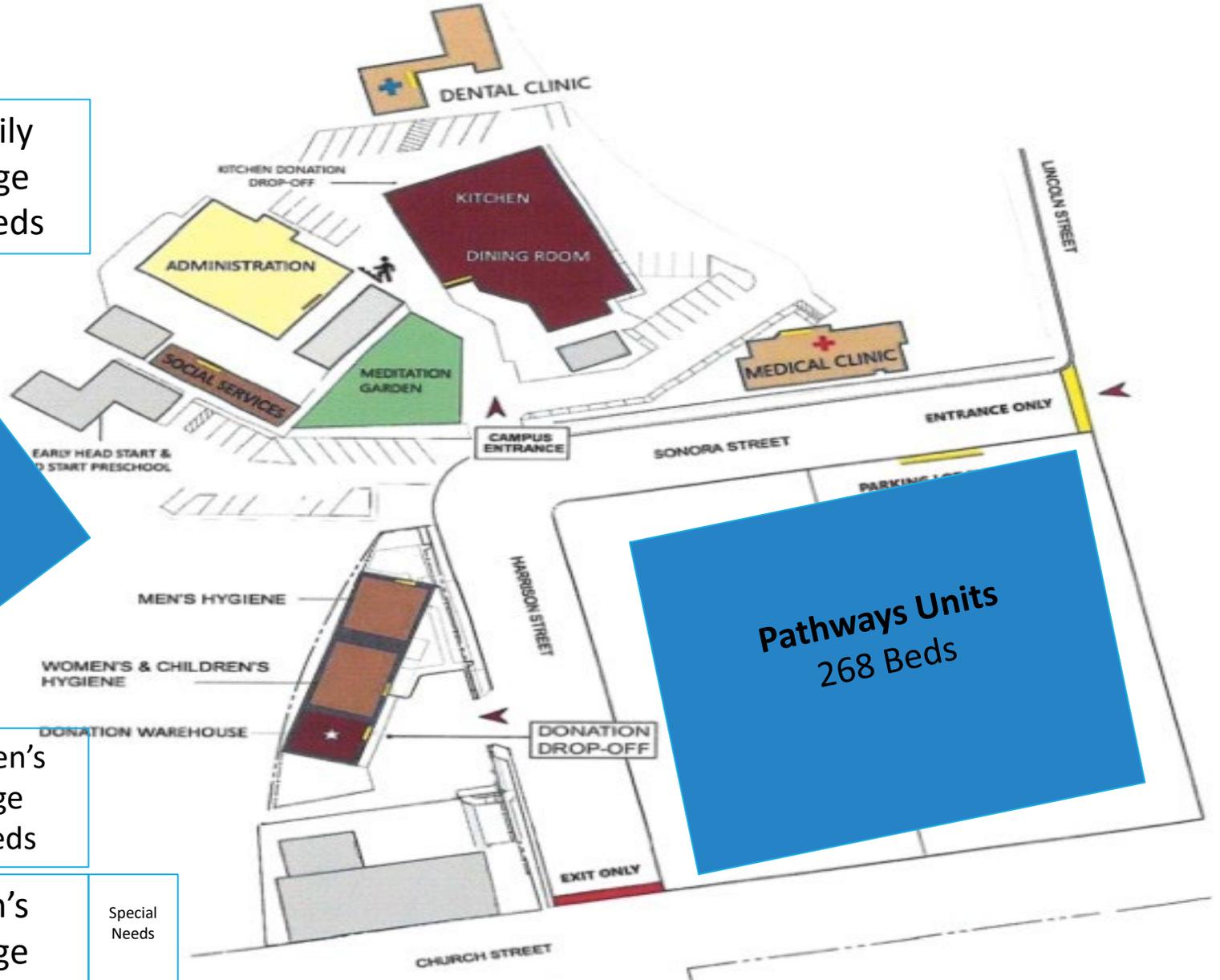
**Family Navigation  
Center  
68 beds**

Family  
Lodge  
96 Beds

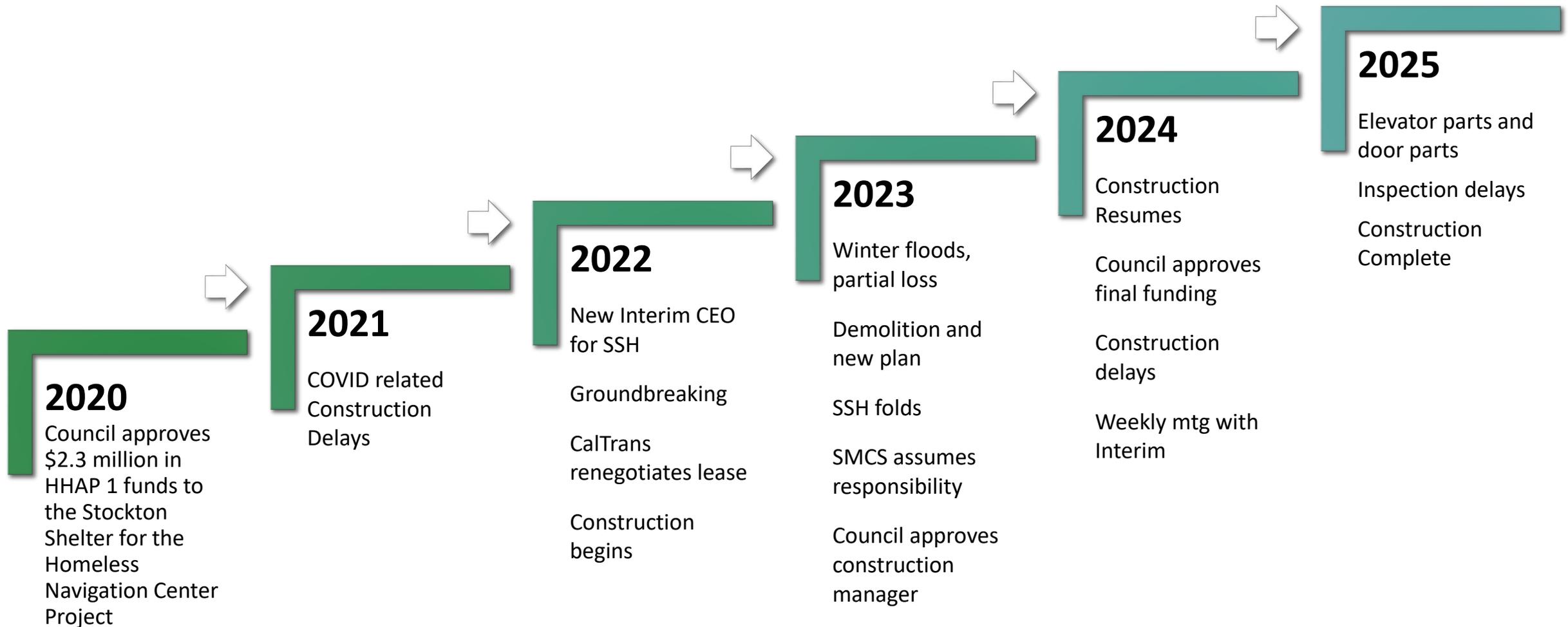
Women's  
Lodge  
50 Beds

Men's  
Lodge  
145 Beds

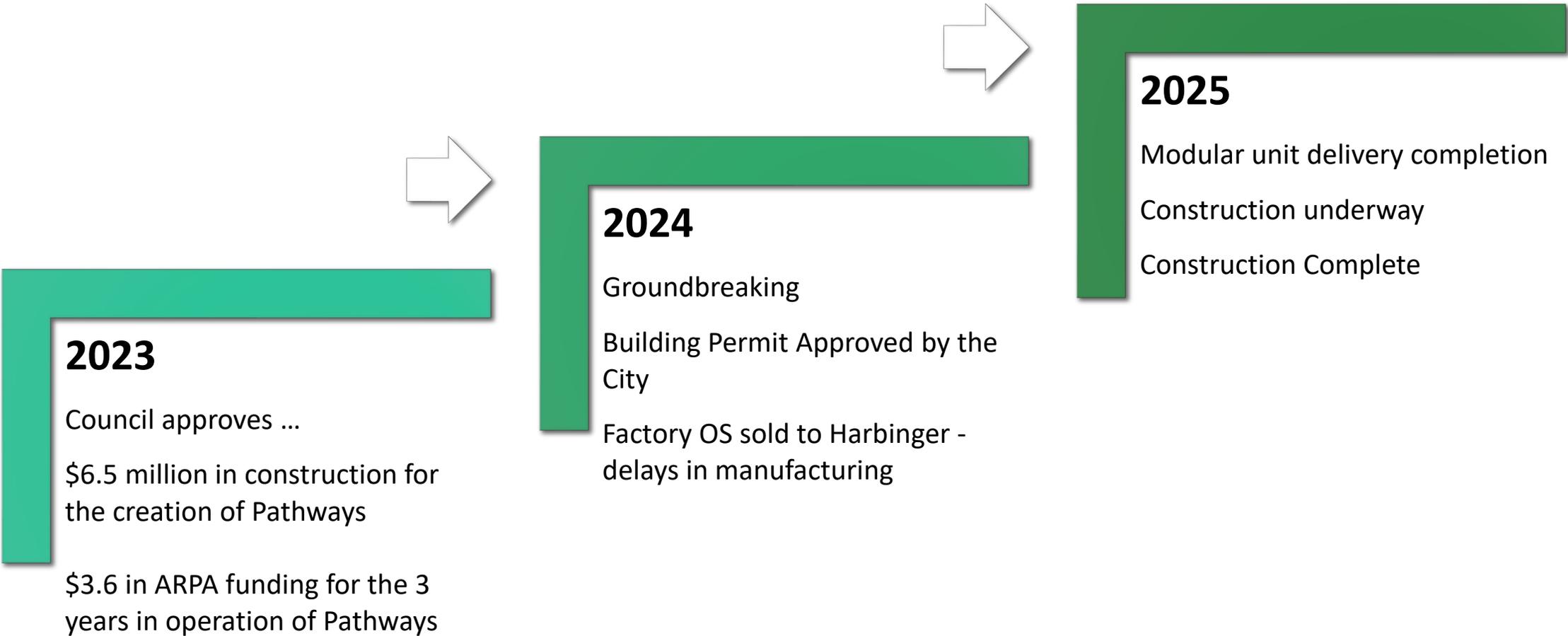
Special  
Needs



# Navigation Center Timeline



# Pathways Timeline



# ***REGIONAL INVESTMENT***

## *St. Mary's Community Services*

	Beds	Const. Start	Const. Finish	COUNTY, CoC and Partners	CITY
Navigation Center	68	Late 2022	July 2025	\$2.5M	\$7.7M
Pathways Neighborhood	268	2024	Fall 2025	\$18M	\$0
<b>TOTAL CONSTRUCTION INVESTMENT</b>				<b>\$28.2</b>	
Campus Operations (2025-2027)	-	-	-	\$9M	\$8.9M
<b>TOTAL OPERATIONAL INVESTMENT</b>				<b>\$17.9</b>	

# PROJECT COST OVERVIEW

Project	# of beds/units	Total Project Cost	City Investment	% of TC	Constr. Start	Constr. Complete
Calaveras Quarters	68	\$32.1 mil	\$7 mil	21.8 %	April 2023	May 2025
Park Center	50	\$31.2 mil	\$2.2 mil	7 %	Feb. 2024	Aug 2025
Sonora Square	37	\$10.7 mil	\$1.4 mil	13 %	April 2022	Jan 2024
Town Center Studios	40	\$8.4 mil	\$200K	2.3 %	Jan. 2022	July 2024
Villa d'Flore	14	\$6.9 mil	\$2.4 mil	2.8 %	Feb. 2023	Aug 2024
Satellite Apartments	30	\$7.8 mil	\$4.3 mil	55 %	Dec. 2024	Oct 2025
Turnpike Commons	11	\$4 mil	\$300K	7.5 %	Aug 2021	April 2024
Grand View Village	74	\$45 mil	\$5.2 mil	11.6%	Feb. 2021	June 2024
<b>TOTALS</b>	<b>324</b>	<b>\$146.1 mil</b>	<b>\$23 mil</b>	<b>--</b>	<b>24 - month average life of construction</b>	

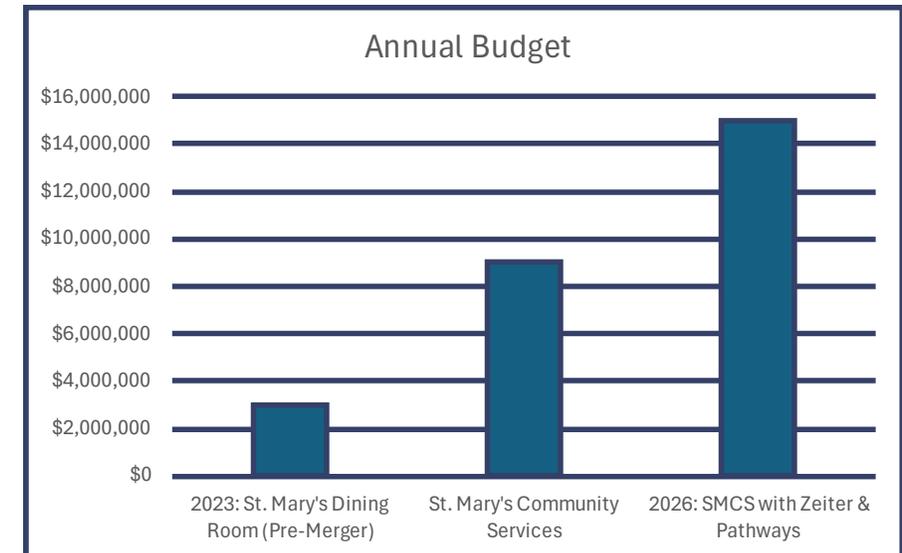
# ***OPERATION BUDGET***

## ***ST. MARY'S COMMUNITY SERVICES***

<b>OPERATIONAL BUDGET</b>	
<b>Expenses</b>	
SMCS	\$10.5 million
Zeiter Navigation Center	\$1.5 million
Pathways Neighborhood	\$3 million
<b>Total Expenses</b>	<b>\$15 million</b>
<b>Revenue</b>	
Reimb., City of Stockton	\$3 million
Reimb., Other Contracts	\$5 million
Fee for Services (ie, CalAIM)	\$2 million
Individual Giving/Private Foundations	\$2 million
<b>Total Revenue</b>	<b>\$12 million</b>
<b><i>GAP in FUNDING: ~\$3 million</i></b>	

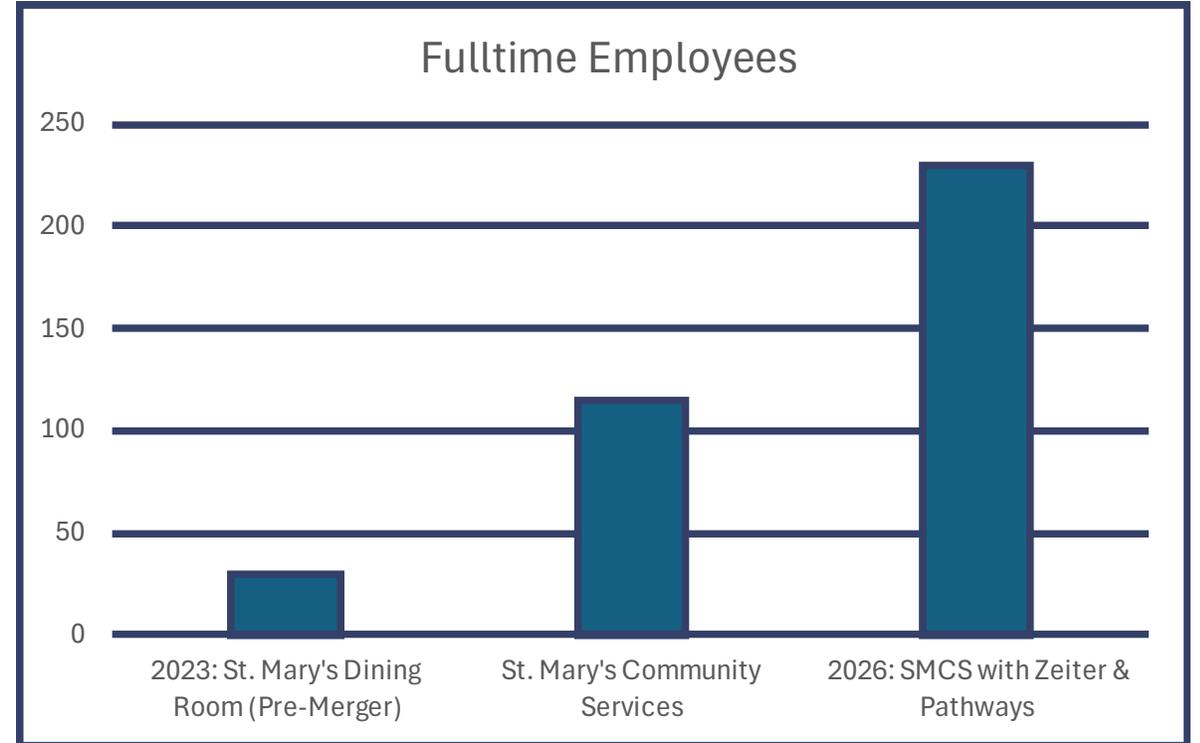
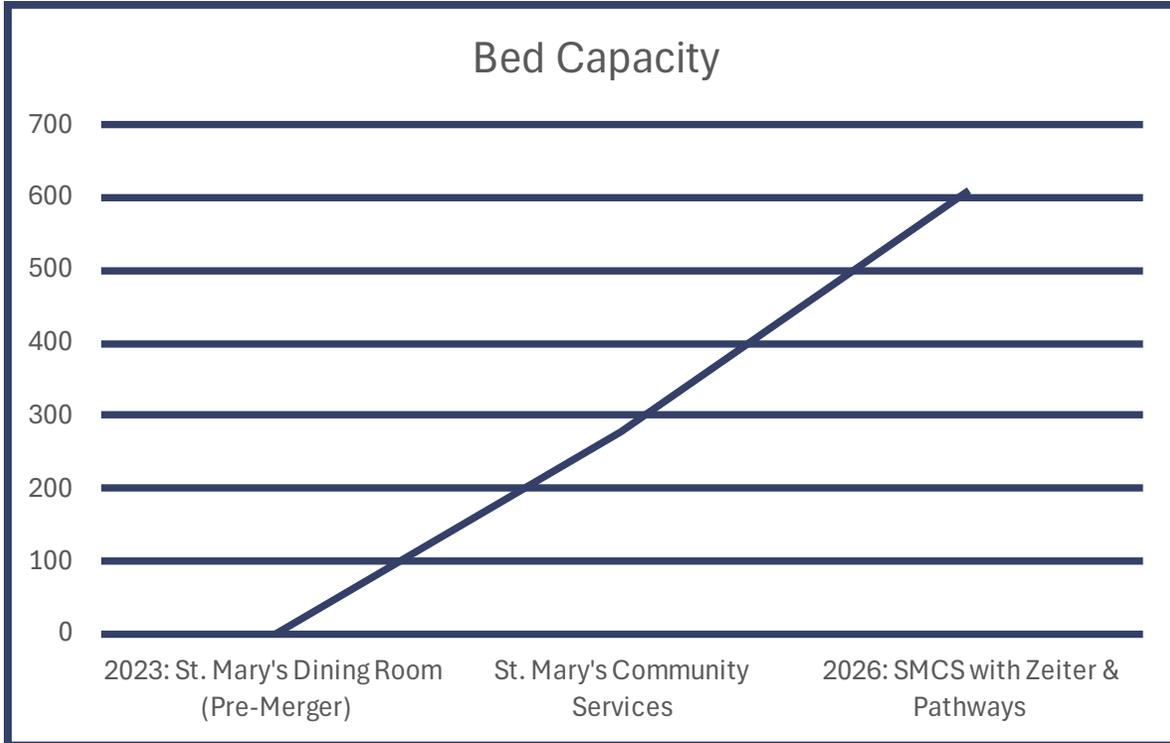
### **Expenses includes:**

1. Personnel: Salaries
2. Benefits and Payroll Taxes
3. Supplies and Materials
4. Facility Maintenance and Repairs
5. Insurance, Utilities, and Communications
6. Professional Fees and Services



# ***GROWTH & EXPANSION***

## ***ST. MARY'S COMMUNITY SERVICES***



# Response to Homelessness: *Community Planning Process*

## City Council Priorities

*Enhance* **Public Safety**  
*Address* **Homelessness**  
*Clean* **Parks and Public  
Spaces**



**Commitment to Our  
Priorities**



**Projected State /  
Federal Funding and  
New Guidance**



**Listening to Local  
Input**



**Homeless Housing and  
Assistance Program:  
*Findings and  
Recommendations***

# Anticipated Funding & Guidance

CA Budget Act 2025-2026

HUD Budget Request FFY 2026

## California Legislation:

AB 166 (2023-24) HHAP 6 Guidance

SB 131 (2025-26, Pending) HHAP 7

SB 16 (2025-26, Pending) Ending  
Street Homelessness



## Reduced Allocations

*50% Fewer Funding Resources*



## Spending Guidance

*Less Construction*

*More Programs that Work*



## New Priorities

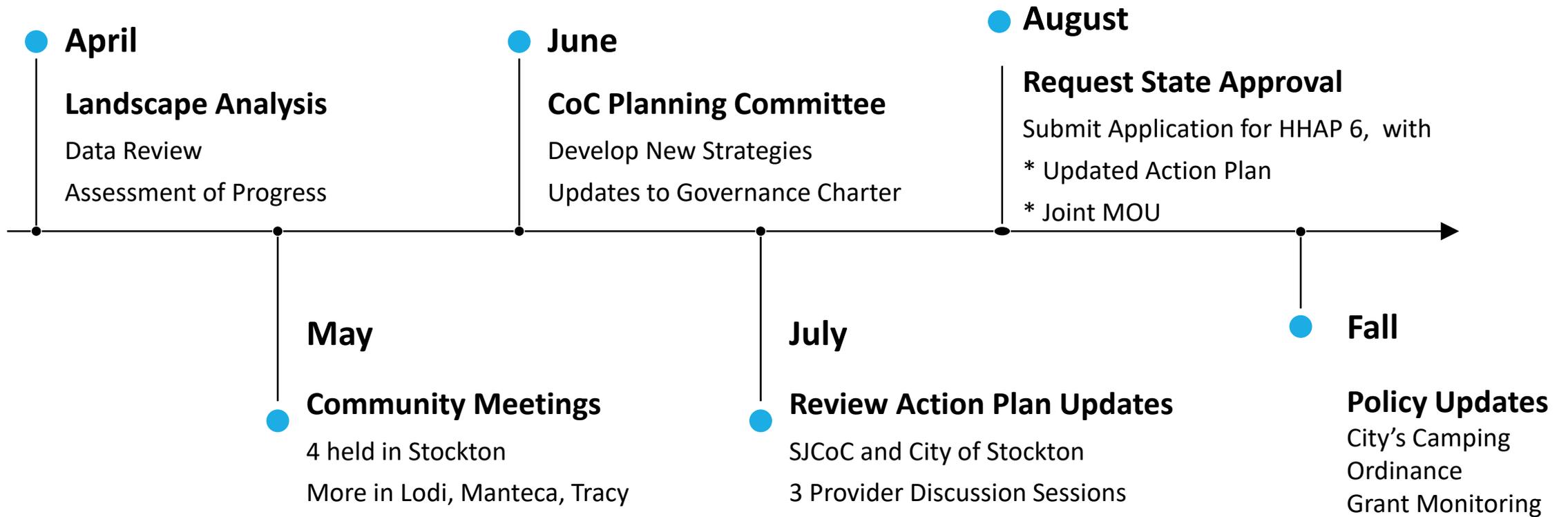
*End Street Camping*

*Build Accountability*

*Focus on Client Self-Sustainability*

# Timeline

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Questions?