

Connie Cochran

From: Harry Black
Sent: Monday, November 8, 2021 11:13 AM
To: Harry Black
Subject: FW: Homekey Update

Mayor/Council:

The below is for your information. We anticipate presenting two projects for your consideration in December.

Thanks!

Harry Black

City Manager

City of Stockton

425 N. El Dorado Street, Stockton, CA 95202

(209) 937-8294

harry.black@stocktonca.gov



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From: Carrie Wright <Carrie.Wright@stocktonca.gov>
Sent: Saturday, November 6, 2021 6:04 PM
To: Harry Black <Harry.Black@stocktonca.gov>
Cc: Maraskeshia Smith <Maraskeshia.Smith@stocktonca.gov>
Subject: Homekey Update

CM Black,

I wanted to provide a further update regarding the progress staff is making toward Project Homekey applications and provide additional context on process.

Given the timelines issued by the State, variable funding needs and real estate options staff have been working with all interested parties. With funding available for multiple projects, a traditional rank and rate NOFA was unnecessary for this process. Staff held a meeting in August inviting anyone who had expressed interest as well as a list of affordable housing developers. Staff requested that a one page

proposal be submitted to the City in September, this would gauge intent, allow for staff to plan and ultimately begin the vetting process.

Although staff have met with many interested entities including Central Valley Low Income Housing, New Genesis Housing, Children's Home of Stockton, Parents by Choice, Housing Authority and Visionary Home Builders as well as others - capacity remains an issue.

The following is a status update on possible projects.

1. Visionary Home Builders is proposing 15 unit project that would serve Domestic Violence victims. Staff received a one page proposal in September, met with the State for the mandatory per-consultation meeting in October and the staff report is being prepared for December (could push to January if needed). Council will be asked to approve match funding as well as approval to submit the application.
2. Housing Authority - Cities, Counties and Housing Authorities are able to submit applications for Project Homekey. Although the City has had multiple conversations with the Housing Authority, as of yet, a one page proposal has not been submitted by the Housing Authority. Staff remains hopeful that a project will come forward in the next several weeks - the request would be for funding as the Housing Authority would apply.

Applications are accepted by the State on a rolling basis and staff will continue to engage with developers. They will be brought to Council as they formalize.

More information can be found here:

<https://homekey.hcd.ca.gov/>

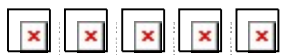
Carrie Wright, Director of Economic Development

City of Stockton - Economic Development Department

400 E. Main Street, 4th Floor, Stockton, CA 95202

carrie.wright@stocktonca.gov | 209.937.8694

www.advantagestockton.com



From: Carrie Wright <Carrie.Wright@stocktonca.gov>
Sent: Wednesday, October 13, 2021 2:56 PM
To: Harry Black <Harry.Black@stocktonca.gov>
Cc: Maraskeshia Smith <Maraskeshia.Smith@stocktonca.gov>
Subject: Homekey Update

CM Black,

I wanted to provide an update regarding the second round of Homekey funding. In August, staff invited affordable housing developers and any organization that had expressed interest in Homekey to a meeting to discuss the opportunities and challenges regarding the next round of funding available from the State. Following the meeting staff requested that those who were interested should submit a one-page description of the project with preliminary funding needs.

Staff is supportive of and has indicated to developers that we are open to bringing multiple applications to Council for consideration. The required match funds would come from HHAP Round 2 funds and HOME ARP funds, approximately \$9 million dollars. We have received one proposal and staff is currently working through an eligibility check list and feasibility of the project given program guidelines. Conversations and meetings with developers continue to occur in the hopes of receiving additional project summaries.

To comply with the State's Project Homekey NOFA, the following timing and challenges need to be considered:

Timing:

- December - Staff report to Council for consideration (project application approval and match funding allocation)
- January - Applications to the State due for bonus point consideration and geographic set aside
- May - final applications due to the State
- Award announcements from the State - continuous

Challenges:

- Timeline to complete the projects is 8 months
- State Homekey NOFA favors projects that have received local funding and are already underway, therefore ensuring compliance to timeline restrictions
- The State Homekey NOFA is competitive, and funding is not guaranteed
- Scarcity of units in Stockton makes conversion more feasible, but that takes more time
- State favors family units, also takes more time to build or convert

Staff intends to bring all viable projects to Council for consideration and will include an analysis of risks and benefits of each project. Please let me know if you have any questions.

Thanks,
Carrie

Carrie Wright, Director of Economic Development

City of Stockton - Economic Development Department

400 E. Main Street, 4th Floor, Stockton, CA 95202

carrie.wright@stocktonca.gov | 209.937.8694

www.advantagestockton.com





Connie Cochran

From: Frances Richardson <frichardson@grupehuber.com>
Sent: Tuesday, December 28, 2021 10:53 AM
To: District 1
Subject: Christmas Card

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Good Morning Sol,

I hope you had a very merry Christmas!
Thank you for the beautiful Christmas Card.
Please update your contact information for the Grupe Huber Company below:

Kevin Huber
The Grupe Huber Company
1203 N. Grant Street
Stockton, CA 95202

Have a happy New Year!



Warmest regards,

Frances Richardson

Special Projects
GRUPE HUBER COMPANY
D: (209)490-2652
E: frichardson@grupehuber.com
1203 N. Grant Street
Stockton, CA 95202
grupehuber.com



Connie Cochran

From: Visionary Home Builders <replyall@visionaryhomebuilders.org>
Sent: Tuesday, April 12, 2022 7:11 AM
To: District 1
Subject: [MARKETING] Today is the day for 209Gives!

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.



Visionary
Home
Builders
of CALIFORNIA



APRIL 12, 2021

one-day virtual giving

Please consider supporting us through 209Gives and supporting our mission of providing safe, decent and affordable housing throughout San Joaquin County and the Central Valley.

CLICK HERE TO SHOW YOUR SUPPORT

<https://www.209gives.org/organizations/visionary-home-builders>

Sass! Public Relations, Inc. | 2972 W. Swain Road #228, Stockton, CA 95219

[Unsubscribe dist1@stocktonca.gov](mailto:Unsubscribe_dist1@stocktonca.gov)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by replyall@visionaryhomebuilders.org powered by



Connie Cochran

From: Florence Low
Sent: Tuesday, August 9, 2022 8:47 AM
To: Sol Jobrack
Cc: Harry Black; Carrie Wright; William Crew
Subject: FW: Safe Parking / Safe Camping RFSQ: Service Provider Cancellation
Attachments: STOCKTON SAFE PARKING SITE [Autosaved].jpg; Site overlay II.jpg; CAS_RFSQ.pdf; Stockton RFSQ - COST RATE (4) (1).xlsx; Safe Camping Memo.pdf

Councilmember Jobrack.

Below and attached are documents sent to you from Jaime Medina. On July 14th, CM Black shared a memo from Carrie Wright about this issue. For your convenience, I attached the memo so that you would not need to search for it.

Please let me know if you have any questions.

Florence

From: Jaime MEDINA <jaime@actionsvs.org>
Sent: Thursday, July 28, 2022 5:09 PM
To: District 1 <Dist1@stocktonca.gov>; District 5 <Dist5@stocktonca.gov>; District 6 <Dist6@stocktonca.gov>
Subject: Safe Parking / Safe Camping RFSQ: Service Provider Cancellation

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Homeless Ad Hoc Committee, Vice Mayor and council members,

I am Jaime A. Medina, Director for Community Action Services (CAS) that applied to the RFSQ for Safe Parking / Safe Camping. We submitted a detailed comprehensive plan, budget, and course of action to best establish a safe parking site. After two meetings, we received a cancellation notice for a safe camping / safe parking bid from the City of Stockton with no reason explained. We feel it is our responsibility to inform the council the cancellation was not due to a lack of service provider or qualifications.

Community Action Services (CAS) 501(c)3 is a fairly new organization run by a cadre with 20+years of experience serving the homeless community. Our proposal (see attached) would have met the needs and exceeded the city's standards for this project. We budgeted to hire five individuals currently living on the streets and working toward a better quality of life. The jobs are their rewards. There is no better outreach specialist than someone with lived experience. At CAS, 60% of our staff has lived experience and the other 40% are combat Veterans turned counselors. We had a three-tiered independent panel of checks and balances managing payroll, funding, and gov compliance. None of these entities serve on CAS board of directors. The entire proposal was created to be inclusive, equitable, clean, and transparent. It has been our experience to begin with a low barrier model; however, we have high expectations. Clients rise to the occasion every time. Our references speak to our legitimacy.

We reviewed every workshop and council meeting mentioning "safe parking" going back two years to ensure we created a plan to meet the city's needs. We could have it up and running within two weeks of being awarded. All logistical support is on standby: shower and bathroom trailer rentals, entry control point trailer, client storage, and a town hall tent for eating, meetings, and stakeholders to have a workspace. We anticipated

opening months ahead of the target date. The outreach efforts have already been done. Our aggressive outreach set the stage to in-process folks waiting for this site to be erected. We could have finally seen a project come to fruition in a couple of weeks, one you can physically see and visit, directly acting to serve clients. This email is meant to be for your information only. I have attached a copy of our proposal, distinguished references, action plan, budget and site overlays.

We believe it's essential for you and the public to know Safe Camping / Safe Parking wasn't canceled due to the lack of having a site, a service provider, or funding. We should know why the project was canceled.


Thank you for your time.

Jaime A. Medina, USAF-Ret.
Executive Director
Community Action Services
277 W 22nd St
Tracy, Ca 95376
Mobile: 209.666.7178

SUBMISSION COVER PAGE

8.0 SUBMISSION DOCUMENTS

SUBMISSION COVER PAGE

SAFE CAMPING <u>or</u> PARKING OPERATOR and HOMELESS SERVICE PROVIDER	
PUR 22-008	
SUBMITTAL DUE: THURSDAY, MAY 5, 2022 AT 3:00 PM (PACIFIC TIME)	
RFP Submittal Mailing, Delivery Address and Electronic Mail	Office of the City Clerk 425 North El Dorado Street, First Floor Stockton, CA, 95202-1997
Respondent Business Name	Community Action Services
Respondent Contact Name	Jaime Medina
Respondent Contact Signature	
Respondent Address	277 W. 22nd St Tracy, Ca 95376
Respondent Phone Number	209-666-7178
Respondent Email Address	jaime@actionsvs.org
Department of Industrial Relations ID Number (if applicable)	

ATTACHMENT B

ATTACHMENT B – RESPONDENT’S COVENANT

In submitting this submission, as herein described, the Respondent agrees:

1. They have carefully examined the Scope of Work and all other provisions of this document and understand the meaning, intent, and requirements of same.
2. They will enter into contract negotiations and furnish the services specified.
3. They have signed and notarized the attached Non-Collusion Affidavit form, whether individual, corporate or partnership. Must be 'A Jurat' notarization.
4. They have reviewed all clarifications/questions/answers on the City's website at www.stocktonca.gov/adminbid.
5. Confidentiality: Successful Respondent hereby acknowledges that information provided by the City is personal and confidential and shall not be used for any purpose other than the original intent outlined in the Request for Proposal. Breach of confidentiality shall be just cause for immediate termination of contract agreement.

Community Action Services

FIRM

277 W. 22nd St.
Tracy, Ca 95376

ADDRESS


SIGNED BY & DATE

5/2/2022

Chief Executive Officer

TITLE OR AGENCY

209-666-7178

PHONE/FAX NUMBER

jaime@actionsvs.org

EMAIL

ATTACHEMENT D



Community Action Services 501c3

ATTACHMENT D – NON-COLLUSION AFFIDAVIT (cont.)

Subscribed and sworn to (or affirmed) before me on this 02 day of MAY, 2022 by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Seal:

Signature J.M.

No. 3 AFFIDAVIT FOR FIRM, ASSOCIATION, OR CO-PARTNERSHIP

STATE OF CALIFORNIA, _____) ss.

County of SAN JOAQUIN _____)

JAIME A. MEDINA, each being first duly sworn, depose and say: That they are a member of the firm, association or co-partnership, designated as _____ who is the party making the foregoing bid; that the other partner, or partners, are _____

_____ that such bid is genuine and not sham or collusive, or made in the interest or behalf of any person not named herein; that said Respondent has not colluded, conspired, connived or agreed, directly or indirectly with, or induced or solicited any other bid or person, firm or corporation shall or should refrain from proposing; and has not in any manner sought by collusion to secure to themselves any advantage over or against the City, or any person interested in said improvement, or over any other Respondent.

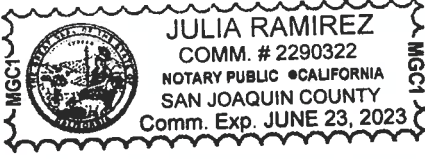
J.M.
(Signature)

(Signature)

Subscribed and sworn to (or affirmed) before me on this 2nd day of MAY, 2022

By JAIME A. MEDINA, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Seal:



Signature Julia Ramirez



Community Action Services 501c3

ATTACHMENT D – NON-COLLUSION AFFIDAVIT

No. 1 AFFIDAVIT FOR INDIVIDUAL RESPONDENT

STATE OF CALIFORNIA _____,) ss.

County of SAN JOAQUIN _____)

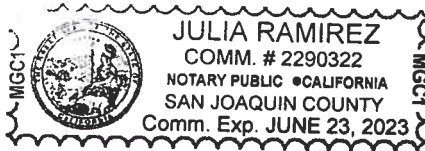
(insert) JAIME A. MEDINA being first duly sworn, deposes and says: That on behalf of any person not

named herein; that said Respondent has not colluded, conspired, connived, or agreed, directly or indirectly with, or induced or solicited any other bid or person, firm or corporation to put in a sham bid, or that such other person, firm or corporation shall or should refrain from bidding; and has not in any manner sought by collusion to secure to themselves any advantage over or against the city, or any person interested in said improvement, or over any other Respondent

[Signature]
(Signature Individual Respondent)

Subscribed and sworn to (or affirmed) before me on this 2nd day of MAY, 2022.
by JAIME A. MEDINA, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Seal:



Signature [Signature]

No. 2 AFFIDAVIT FOR CORPORATION RESPONDENT

STATE OF CALIFORNIA _____,) ss.

County of SAN JOAQUIN _____)

(insert) JAIME A. MEDINA being first duly sworn, deposes and says: That they

are the President of Community Action Services a corporation, which corporation is the party making the foregoing bid, that such bid is genuine and not sham or collusive, or made in the interest or behalf of any person not named herein; that said Respondent has not colluded, conspired, connived or agreed, directly or indirectly with, or induced or solicited any other bid or person, firm or corporation to put in a sham bid, or that such other person, firm or corporation shall or should refrain from bidding; and has not in any manner sought by collusion to secure to themselves any advantage over or against the city, or any person interested in said improvement, or over any other Respondent.

[Signature]
(Signature Corporation Respondent)

organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

Required Certification. If applicable, contractors must sign and submit to the non-federal entity the following certification found at APPENDIX A, 44 C.F.R. PART 18:

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, COMMUNITY ACTION SERVICES, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap.38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

Jaime A. Medina, Executive Director

Name and Title of Contractor's Authorized Official

4 May 2022
Date:

SECTION 4.1

4.0 SUBMITTAL REQUIREMENTS

4.1 SUBMISSION GUIDELINES, CONTENT, AND FORMAT

- A. When submissions are signed by an agent other than an officer of a corporation or a member of a general partnership, a power of attorney authorizing the signature must be submitted with the submission.
- B. The original submission must have wet ink signatures. Modification to a submission after the submittal deadline will not be accepted by the City.
- C. Submissions should be assembled in the order provided in Attachment A - Project Submittal Checklist.**
- D. The submission should be typewritten on 8½" X 11" white paper.
- E. All submissions must be signed with the full name of the Respondent, if an individual; by an authorized general partner, if a partnership; or by an authorized officer, if a corporation.
- F. Submit one (1) original and four (4) copies of your technical submission. The original should be unbound to allow us to reproduce your submission as needed.**

Send to:

Office of the City Clerk
First Floor
425 North El Dorado Street
Stockton, CA 95202-1997

- G. Submit one (1) signed original of your cost submission (fee schedule), under separate cover.**

Send to:

Office of the City Clerk
First Floor
425 North El Dorado Street
Stockton, CA 95202-1997

- H. Submit one (1) electronic copy of both the technical and cost proposal to stocktonbids@stocktonca.gov.**

4.2 LETTER OF INTEREST

Submit a letter on your agency letterhead stating your interest in providing the requested services. In no more than 2 pages, please include the following:

- A. Name, address, phone number and e-mail address of the person(s) who will be authorized to represent your agency.
- B. The names of the key members of the project team.
- C. A brief summary of your project vision, including numbers served and target population.
- D. An overall summary of your qualifications for the project.
- E. Confirmation of review of insurance requirements and other forms that will be required under contract with the City of Stockton.
- F. Signed by an officer or director of the agency authorized to bind the organization to all comments made in the submission

4.3 RESUMES

Provide resumes or biographical summaries of all key project staff. Life experiences as well as work experiences are valued and should be included in the resume or biographical summary.

4.4 REFERENCES

Provide a list of references with current contact person, e-mail address and phone number who may be contacted regarding your agency's capacity and qualifications to serve as an operator of a safe camping or safe parking site for homeless individuals and/or who can attest to competencies in providing homeless support services, or related services to vulnerable individuals

The review team will conduct a background reference review of each respondent. Please include the following information:

- a. Name, title, and contact information for the reference
- b. Your role and respective relationship to the reference (vendor, partner, collaborator, sub-recipient, etc.)
- c. A two to three sentence description of the work performed, or the project undertaken
- d. A website or link to the project or agency serving as a reference
- e. Project Budget (if applicable)

4.5 FINANCIAL CAPACITY

The Respondent must be able to demonstrate a good record of performance and have sufficient financial resources to ensure that they can satisfactorily provide the services required herein.

Respondent shall submit a full and detailed presentation of the true condition of the Respondent's assets, liabilities, and net worth. The report should include a balance sheet and income statement for the past three years. If the Respondent is a new agency, partnership or joint venture, applicants are encouraged to submit qualifications with an identified fiscal sponsor.

Any Respondent who, at the time of submission, is involved in an ongoing bankruptcy as a debtor, or in a reorganization, liquidation, or dissolution proceeding, or if a trustee or receiver has been appointed overall or a substantial portion of the property of the Respondent under federal bankruptcy law or any state insolvency, may be declared non-responsive.

4.6 QUALIFICATIONS SUMMARY

In no more than twelve (12) pages, the Qualifications Summary should include:

Section 1: Agency Capacity to Provide Service

A responsive submission should include a summary of the proposer's experience and capacity to develop and operate the services proposed. This section should include the following:

- A. Purpose/Mission:** Give a brief overview of your organization's history and describe how the Project fits within your organization's mission and current program configuration.
- B. Experience:** Describe your organization's experience providing services for individuals experiencing long-term homelessness with complex issues. Include number of years, population served, project scope, funding, partners, and number served by your program(s). If the scope of work is new to organization, please describe relevant experiences that will allow you to perform the scope of work successfully.
- C. Capacity:** Describe your organization's ability to operate the proposed project services and your ability to fulfill the service needs described in Section 2.0. Describe the basic organization and management structure of your agency, and any proposed partners or sub-vendors. Include the system in place to manage

financial accounting and ensure adequate oversight and management of fiscal systems.

- D. Data Management:** Describe how your organization currently tracks and measures program outcomes and uses data to improve performance. Explain any current use of HMIS or the Coordinated Entry System. Please provide a specific example of how data was used to inform or modify a practice. If the Proposer does not currently track and measure outcomes data, describe the organization's plan to track information for this project.

Section 2: Project Vision and Implementation Plan

A responsive submission should include a description of the respondent's recommended approach to develop and operate the services proposed. There should be a clear link between the proposed services and the target population's ability to stabilize, meet their own objectives, and advance along a pathway out of homelessness. This section should include the following:

- A. Approach to Services:** Provide a summary of the proposed services to be provided and how your organization supports strength-based supportive services. Describe the organization's commitment to delivering services with cultural competency and how organizational policies, procedures, program philosophies, reflect a value for equity and inclusion.
- B. Implementation Plan:** Describe how your organization plans to implement and operate the proposed services. Describe the start-up process and any necessary work that is needed to engage partners, leverage services, and build relationships within the community.
- C. Operations:** Describe key operating practices including proposed hours of operations, proposed location, staffing plan, guest relations, and testament of site control (if proposing a site location – see Section 4.6, below). Describe existing service utilization rules, or your plan to develop rules or codes of conduct for onsite guests or use of services.
- D. Safety:** Provide a description of how your organization will develop policies and practices to ensure the safety and wellness of all guests and personnel, including management approach to rule violations.
- E. Outcomes:** Describe how your work will support the goal of client stabilization and re-housing. Describe how your efforts will support and engage mainstream and community-based services that improve health, income, and advancement towards housing placement and ongoing stability.

4.7 SITE LOCATION PLAN (OPTIONAL)

This section is optional and not required.

A responsive submission should include a description of the proposed site(s), evidence of site control, and an overview of how the site(s) location is suitable for project needs. Site visits will be arranged for all proposed locations as part of the review process.

Please include in short format, the following information.

- a. Address or Parcel Number.
- b. Current owner of record.
- c. Proof of Agency Site Control (lease, tax records, etc.).
- d. City of Stockton zoning designation
- e. Plot map with all adjacent streets and parcels.
- f. Plot map with proposed project siting, including access and exit points, and all relevant services.
- g. A narrative statement describing the how the proposed location will accommodate requested services.

4.8 COST RATE

Submit a cost rate under sealed, separate envelope. Do not include with the technical response. Provide hourly rates for each type of activity and each level of personnel, as well as an estimated total for three (3) months of start-up costs and nine (9) months of operations.

Allowable Costs

Submit cost rates for the following personnel types:

- Direct Services Personnel
- Administrative Support
- Contracted Services

Submit detailed basic fee structures and breakdowns of any other charges related to the vision proposal as specified, including but not limited to:

- Operating Supplies
- Equipment Rentals
- Monthly Utility and Waste Disposal Costs
- Insurance
- Food, Beverages, Hygiene supplies, etc.

[The remainder of this page intentionally left blank]

LETTER OF INTEREST



Community Action Services^{501c3}

Request for Statement of Qualifications: City of Stockton

PUR 22-008

SAFE CAMPING or PARKING OPERATOR and HOMELESS SERVICE PROVIDER

May 5, 2022

Office of the City Clerk
1st Floor
425 North Eldorado Street
Stockton, CA 95202

Dear City of Stockton,

Community Action Services (CAS), a non-profit organization based in Tracy, CA., is providing qualifications to implement and operate the City of Stockton's Safe Camping / Safe Parking Site - **PUR22-008**.

CAS works with individuals experiencing homelessness throughout San Joaquin County, by conducting community outreach, collaborative court mentorship, transportation, and community warming/cooling center operations. CAS team members have a combined experience of 30 + years working with individuals suffering from mental health, homelessness, substance abuse, trauma, suicide, and crisis intervention. CAS has the knowledge and experience to plan, erect, operate, manage, and evaluate a successful Safe Camping / Safe Parking Site for the City of Stockton.

The Board of Directors designated CAS Program Manager, Raquel Rangel as the primary point of contact involving the Safe Camping / Safe Parking project for the City of Stockton. In the event we move forward, Raquel strategically selected key members of the organization to take lead in site operations. CAS Board of Directors approved:

Lead Operator - Jaime A. Medina

Lead Case Manager - Guadalupe M. Ramirez

Lead Entry Control / Intake/ HMIS - Jessica R. Lessack

CAS recommends the implementation of a communal environment for the Safe Camping / Safe Parking site based on Therapeutic Milieu, an evidence-based program. Communal settings are inclusionary by nature, using the combined elements of positive peer influence, trust, safety, and repetition. This environment provides an ideal setting for people to work toward their goals together in obtaining permanent supportive housing.

Christine A. Meagher, MA, SPT
President, Community Action Services
(209) 954-5402

BIOGRAPHIES

Christine A. Meagher, MA, SPT

Psychology Tech Assistant Director
Professor of Health Sciences
Locke 306
San Joaquin Delta College
Email: christine.meagher@deltacollege.edu
Phone: (209) 954-5402

I've been a Professor of Health Sciences at Delta College since 2012, am fully Tenured, and currently hold a position as Assistant Director as well. My areas of expertise are Intro and Advanced Psych, and Intro and Advanced Developmental Disabilities, Foundations in Nursing, and Pharmacology in the Psychiatric Technician Program. My work experience under my Psychiatric Technician license includes Clinical settings, In-patient Private Mental Health facilities, and 12+ years in Corrections at the County Jail. I've earned my bachelor's in psychology from Stanislaus State, and my master's in military psychology from Adler University, Chicago, and am currently in my second year of the Doctorate Program in Organizational Leadership at Adler University.

On a personal level, I have volunteered my time at FIX'D, Inc., a non-profit organization based in Tracy that provided transitional resources to Combat Veterans and their families and have also worked closely with the Veterans Treatment Court to ensure successful outcomes for incarcerated Veterans. I find teaching to be my most rewarding career and take pride in the accomplishments of my students, but also love to give back to my community in any way that I am able.

Transitioning out of FIX'D Inc. and now serving the next two years as President and Chair for Community Action Services, I look forward to continuing helping a greater need throughout the community. I have faith in the operators at CAS and oversee the policy and direction this organization is taking with implementation of programs, educational materials, and lesson plans. Specifically, I am proud of the accelerated approach our case managers take with clients enrolled in CAS Courts and CAS Outreach.



Jaime A. Medina, USAF-Ret.

Founder / Chief Operations Community Action Services 2020 - Present

Founder / President, FIX'D Inc. Veterans Services 2016-2020

U.S. Air Force Command and Control Specialist 1999-2016

Jaime is a former Special Operations Joint Terminal Attack Controller and Team Leader (Command and Control) and Veteran of the Global War on Terrorism. Jaime served six combat tours in both Operation Enduring Freedom and Operation Iraqi Freedom earning 23 medals, including three Bronze Star Medals for Valor.

Jaime's experience as Team Leader and Substance Abuse Counselor, crisis and suicide interventionist, PTSD counselor with seven years of experience working with the unsheltered in our community makes him the ideal candidate to operate and manage the City of Stockton's Safe Camping / Safe Parking Site.

Jaime founded two nonprofit organizations providing services to Veterans in need and individuals experiencing homelessness throughout the San Joaquin Valley. Jaime was a leading member of the San Joaquin County Collaborative Courts "round table" developed the mentorship program for Veteran Treatment Courts. Both organizations have provided combined services to over 1,300 Veterans and their families, intervened in 300 crisis and suicide calls for help, and 76 individuals experiencing homelessness.

Jaime is an unconventional innovator with the attitude and influence to win the day - every day! With over twenty years' experience leading special operations teams, accomplishing missions and delivering on projects ahead of time is his signature.

Jaime currently serves as Vice Chair of the 5th District San Joaquin County Veterans Advisory Commission.



Raquel C Rangel

Community Action Services
Program Manager
Email: raquel@actionsvs.org
Phone: (925) 724-9015

Raquel C Rangel is the Co-founder and Program Manager of Community Action Services. A non-profit in Tracy, CA. Up until 2018, her background and experience were focused on banking and finance. From 2004-2018 she held various positions initiating, approving and processing mortgages and leasing contracts. Before her position as Account Manager at Bank of the West relocated out of state, she was managing private accounts for top vendors. This included large companies such as CAT, Ditch Witch, Manitou and Takeuchi. She managed an average pipeline of 150-200 contracts a month.

Once her division at Bank of the West relocated, she exited the banking and finance industry and decided that she wanted to be of service to her community and began working for a local nonprofit, FIX'D Inc. She had already been volunteering with the organization for about a year and as a veteran of the United States Air Force, felt a connection to their mission and took pride in the change they were making in the community. With the organization growing at such a fast pace, they needed an additional program manager to oversee the expansion of their flagship program GET FIX'D. After a year of volunteering, she was offered a position as their new Program Manager. She accepted the challenge.

During the next 4 years she revamped and streamline the GET FIX'D program and identified areas of improvement and inefficiencies. Raquel initiated a contract with Sales Force to create an interactive platform, increasing productivity and communication by 48% between court mentors, FIX'D case managers and their clients. This vital step expanded the program to seven additional counties. In addition to her work as Program Manager,

Raquel took the initiative to organize and manage a fundraising committee. The committee increased revenue by \$30,000. During the height of the pandemic in 2020, many of the organization's programs and the community's services were put on hold. FIX'D leadership wanted to step up and operate a warming center for their community. Raquel authored the proposal and negotiated the contract with the city of Tracy. Raquel's effort resulted in FIX'D opening the first warming center. In 2021, Raquel was awarded Veteran of the Year by San Joaquin County Superintendent Rickman .

As Program Manager for Community Action Services, Raquel looks forward to utilizing her extensive skill set and experience to develop and manage new programs focusing on the at-risk populations within her community and beyond.

Jessica Lessack, Outreach Specialist

Co-Founder, Community Action Services 2021 - Present

Intake Manager, FIX'D Inc. Warming Center 2020- 2021

Executive Assistant, Medina Wood Products 2013 - 2018

Jessica is Co-Founder and Lead Outreach Specialist and HMIS representative with Community Action Services. Her expertise in strengthening the outreach efforts have been paramount in our efforts to connect with and build rapport with individuals experiencing homelessness. Jessica is the subject matter expert in all aspects of transition from homelessness becoming housed.

Jessica assisted in the start up and management of the City of Tracy's first warming center providing respite to the unsheltered in the community. She provided intake and outreach for the organization and was designated as the HMIS representative. Her expertise .

Jessica was the executive assistant at Medina Wood Products, she was instrumental in all aspects of administration and office management. Her attention to detail granted her the scheduling manager as well as safety trainer. She conducted audits and managed accounts payable/receivable.



JENNIFER A. VOLLBRECHT

Project Manager/ Scheduler

YEARS OF EXPERIENCE

19

EDUCATION

MBA, Embry-Riddle Aeronautical University (Travis, CA), 2012

BS, Professional Aeronautics, Emphasis in Logistics, Embry-Riddle Aeronautical University (San Diego, CA), 2008

CERTIFICATIONS

SCRUM Master, Platinum Edge, 2013

Project Management Professional, Project Management Institute, 2013

Entrepreneurship, University of California Los Angeles, Anderson School of Management; Entrepreneurship Bootcamp for Veterans, 2012

ACTIVITIES

- FIX'D Veteran Resources, Board Member Secretary - 2018 - Present
- Veterans in Energy, Technology and Science (VETS), Board Member Treasurer - 2016 - 2019
- The United Way Community Council, Board Member - 2014 - Present
- The American Legion- 2009 - Present

GENERAL QUALIFICATIONS

Jennifer is knowledgeable in government project management process. She has been involved in project execution, navigating project reviews to meet Critical Decisions, and has led a campus-wide sustainability team. She led the Mission Need preparation for Digital Infrastructure Facility at Lawrence Livermore National Laboratory. Jennifer was the Project Manager for the Earned Value Management System Update at Lawrence Livermore National Laboratory. She also managed a Recapitalization Project Portfolio of over \$40M in Nuclear Facilities. Jennifer has a Bachelor of Science in Professional Aeronautics, a Master's in Business Administration, Project Management Professional Certification and is currently a Doctoral Candidate at Saint Mary's College of California, expected completion in 2022.

RELEVANT PROJECT EXPERIENCE

J Vollbrecht Consulting Inc.

- **CEO and Primary Consultant (5/2019 - Current):** Owns and operates J Vollbrecht Consulting, Inc. Responsible for all business filings, contract documentation, accounting and all business decisions.
 - Sole signatory authority on all financial filings
 - Responsible for tactical and strategic direction of the company
- **Lawrence Berkeley National Laboratory Project Management Support (6/2019 - Current):**
 - Provides scheduling support for Project Team
 - Developed Commissioning Project Schedule for new building
 - Developed Planning Project Schedule for sitewide Electrical Upgrade
 - Provided Lead Role for MS Project Scheduling tool roll out
 - Training and mentoring project managers on cost and schedule
 - Perform Risk Management and Risk Analysis on capital construction projects \$100M and greater
- **Sandia National Laboratory Surge Lease (5/2019 – 02/2021):** Project Manager for the design and implementation of leased office buildings in support of unprecedented laboratory growth.
 - Provides technical support to M&O Project Manager
 - Development of Analysis of Alternatives and Technical Evaluations
 - Developed and maintained project Schedule
 - Support Construction Manager and Moves Fit-Ups Manage, ensuring on time and on budget delivery

Lawrence Livermore National Laboratory (2015 - 2019)

- **Digital Infrastructure Facility Critical Decision 0 (CD-0) Preparation (12/2018 - 5/2019):** Key member in the development of the CD-0 Package for \$50M Digital Infrastructure Facility at Lawrence Livermore National Laboratory
 - Led effort for CD-0 Package Preparation, managing stakeholder expectations, reviewing documents with senior management, and partnering with NNSA to ensure readiness to begin the project
 - Assisted in the development of project documents, providing inputs, coordinating document review with stakeholders and managing document preparation team

JENNIFER A. VOLLBRECHT

Project Manager/ Scheduler

- Provided technical support to the estimating team during project planning phase
- Delivered CD-0 Package to DOE NNSA 2 weeks early, satisfying a Performance Evaluation & Measurement Plan (PEMP) requirement for the Laboratory
- **Project Manager - Recapitalization Portfolio (1/2016 - 5/2019):** Responsible for leading all phases of project planning and delivery in support of NA-50 Recapitalization Portfolio of projects, specifically \$40M in Nuclear Facilities
 - Developed baseline schedules, budgets, project execution plans, acquisition strategies and monthly Earned Value
 - Provided leadership during development of equipment specification and purchase for QL-1 Equipment, including Motor Control Centers, Automatic Transfer Switcher, Generators, Liquid Nitrogen Tank and other special equipment
 - Supported contractors performing design and construction efforts on each project
 - Performed financial closeout, Beneficial Occupancy, and final reports once projects were completed
- **Project Manager - Earned Value Management System Update (6/2017 - 9/2018):** Project Manager on the effort to update the laboratory Earned Value Management System, in support of upcoming Line Item Projects.
 - Developed scope, schedule and budget for the project, ensuring DOE O 413.3B compliance, stakeholder engagement and delivery aligned with Line Item Project needs
 - Performed Best Value RFQ, evaluating over 10 different companies to provide documentation support
 - Provided support and guidance to successful contractor to update Laboratory System Description and over 20 additional documents (procedures, desk guides and handbooks)
 - Led initial and final Gap Analysis, measuring implementation progress and ensuring all necessary Project Controls, Control Account Managers, Project Managers and support functions were adequately trained and supported
 - Delivered weekly, monthly and quarterly project reviews to senior management and stakeholders, including LLNL Board of Directors
 - Led final third-party evaluation of implementation effort, resulting in a positive review of the EVMS implementation effort, and defining path forward to Laboratory Re-Certification
- **Project Controls Analyst (10/2016 - 12/2017):**
 - Perform Project status, schedule budget analysis over capital construction and institutional projects
 - Work with Project Manager to evaluate risks, contingency and assisting each project through completion
 - Develop baseline schedules, status weekly and perform cost and schedule analysis for Project Manager
 - Use Primavera P6 and Microsoft Project software to load costs and resources into schedules for project reporting

Account Director - Staff Management | SMX (5/2014 - 10/2016)

- Provided Leadership and Guidance for over 40 staff Managers, Recruiters and Supervisors over five locations of Amazon.com Fulfillment Centers in Northern California
- Oversee client relations, Support staff hiring, performance evaluations, disciplinary actions, scheduling, and goal-setting for onsite staff

Northrup Grumman- Information Systems

- **Assistant Program Manager (2013 - 2014):**
 - Operations Manager over many flight tests performed for Air Force and Army clients
 - Performed weekly and daily flight planning responsibilities. Weekly schedule meetings with internal and external inputs to identify priorities. Planning daily resources and executing daily
 - Cost Account Manager, responsible for preparing baseline schedule and cost, executing and monitoring work packages using Earned Value Management
 - Perform Program closure activities including managing task completion, estimates to complete, assist in property administration and material commitments

United States Marine Corps- Enlisted Active Duty (2004 - 2009)

- **CH46-Helicopter Crew Chief. Mechanic (2004 - 2009):**
 - Inspected aircraft before and after flight to ensure serviceability and safety of mechanical systems
 - Conducted in-flight troubleshooting and mechanic duties when necessary
-

REFERENCES

(Related project info attached)



Superior Court of California, County of San Joaquin

180 E. Weber Avenue, Ste 1306J

Stockton, CA 95202

Telephone: (209) 992-5695

4/21/22

To Whom It May Concern:

I am pleased to write this letter of recommendation for Jaime Medina based on my personal knowledge of having worked with him over the past 5 years. Mr. Medina and I worked together in Veterans Court since 2017 when I was the judge presiding over the Veterans Treatment Court for San Joaquin County. Through an article in the newspaper, I became aware that Mr. Medina served as a United States Airman, earning 22 medals and that he himself went through VA Palo Alto's rigorous in-patient rehab program, graduating to an extensive outpatient therapy program lasting 2 years.

Jamie Medina, who founded FIX'D, accepted my invitation to participate in our Veterans Court and he oversaw much of our Veterans Court programming by assisting Veterans transition back into society with productive lives. He and his organization provided both mentoring services as well as counseling to our Veteran Defendants for the 3 years I was involved with that Court. He's got well-earned "street cred" with the Veterans he serves because he's literally been there and done that. Mr. Medina overcame the very demons many of our Veterans in treatment were battling.

The Mentors like Mr. Medina, served an essential role in our Veterans' treatment. They offered support and encouragement to our Veterans, having themselves lived the military life, having themselves reintegrated into society and family life, usually after navigating bumps in the road.

But Mr. Medina has continued to distinguish himself in our community far beyond his involvement with Veterans Court with one successful public service endeavor

I think Mr. Medina's successes in the past support his current application for his Non-Profit Community Action Services (CAS) running the Safe Camping/Parking Zones program, and as such, I unhesitatingly recommend Mr. Medina and his organization for the position. This appears to be a good fit with Mr. Medina's skill-sets, and a natural extension of what he's been doing in the community already.

I know Mr. Medina is an excellent leader, motivator, and team-player. With him, failure is not an option; ever. Mr. Medina was truly an effective collaborative partner, reliable, and dependable to a fault. I believe you will not be disappointed if you offer Mr. Medina the opportunity to run the Safe Camping/Parking Zones program. If given the chance, I would expect the program will thrive under Mr. Medina's watch.

Please do not hesitate to contact me if you have any questions, and thank you for considering my letter of recommendation. My direct line is (209) 992-5239.

Sincerely,



Barbara A. Kronlund
Superior Court Judge, San Joaquin County



Mission Statement:



Direct action service - intervention, and peer support organization providing customized plans- for Veterans in transition.

S.I.F.T. Values:

- **S**ervice before Self
- **I**ntegrity
- **F**lexibility
- **T**enacity

Sift –
verb
1. examine (something) thoroughly so as to isolate that which is most important or useful. <i>"until we sift the evidence ourselves, we can't comment objectively"</i> synonyms: search through, look through, examine, inspect, scrutinize, pore over, investigate, analyze, dissect, review <i>"investigators are sifting through the wreckage"</i>
noun
1. an act of sifting something, especially so as to isolate that which is most important or useful. <i>"a careful archaeological sift must be made through the debris"</i>

Goals with Objectives:

GOAL 1. Turn Clients into counselors. Mentor Clients referred from Veteran Treatment Courts. Stand behind them through the process, and stand next to them a peer upon graduation. Aggressively recruit from this pool of meat eaters, so just as fast as the Veteran Treatment Courts are being stood up, we'd like to see them stand down.

- **OBJ 1.** Develop and maintain the Mentorship relationship into PEERS
- **OBJ 2.** Display sense of professionalism, duty, and responsibility
- **OBJ 3.** Expand FIX'D Model regionally and nationally
- **OBJ 4.** Aggressively inform all collaborators involved of our intent

GOAL 2. Remind our Veterans who they are; ONE WHO SERVES. Veterans are natural born and trained leaders, that does not stop when the uniform comes off. It has just begun.

- **OBJ 1.** Living it, carry and conduct yourself as a leader.
- **OBJ 2.** Utilization of media; social media, newspapers articles, sharing,
- **OBJ 3.** Seek advice from elders, get other generations involved
- **OBJ 4.** create an environment that allows for service; speak with city leaders, local schools, child mentor programs. Veterans are leaders, we should get out of their way.

GOAL 3. Lead the way. It is your duty and responsibility to be the example in your family, and community. We are your next unit, we got your 6, come home and lead, help us eradicate "22" a day from our vocabulary.

- **OBJ 1.** WALK THE WALK.



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Health Care Services Agency
Health Care Services Administration

Greg Diederich, Agency Director
Matt Garber, Assistant Director

April 29, 2022

To Whom It May Concern:

Re: Letter of recommendation of Jaime Medina

It is my pleasure to provide this letter of recommendation for Jaime Medina for any position working with individuals experiencing homelessness, providing services and supports to our Veterans or assisting other vulnerable populations in our communities.

I first met Jaime in 2018 as part of the County's Veterans Service Office stakeholder process to form a Veterans Advisory Commission that was designed to provide an opportunity for Veterans and Veteran's service providers to gather and share information; hold open public meetings; provide the public with information and receive comments related to Veterans' issues; and to advise and make recommendations to the Board of Supervisors and County staff on matters pertaining to Veterans issues within San Joaquin County.

Jaime provided leadership and energy during the stakeholder process, and I found him to be very passionate and professional in all my interactions with him and know that he personally invests his time and resources to helping his fellow Veterans and other members of our community who need support, a mentor or an advocate.

Jaime was appointed to represent County Supervisorial District 5 as an initial member of the County's Veterans Advisory Commission and helped create the Commissions initial strategic plan and was highly regarded by our Veterans Service Officer for his work.

As the Health Care Services Agency has taken on an increasing role in providing services to homeless individuals via our Whole Person Care program, I have been able to further engage with Jaime and value his input and trust his commitment and demonstrated community leadership.

Please let me know if I can provide any additional information to support Jaime's candidacy, I can be reached directly at 209-468-7031.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Diederich", with a large, sweeping flourish extending to the right.

Greg Diederich, Agency Director

P.O. Box 1020 | Stockton, CA 95201 | T 209 468 5610 | F 209 468 5615

Behavioral Health Services | Correctional Health Services | Emergency Medical Services | Neighborhood Preservation
Office of the Medical Examiner | Public Guardian/Conservator | Public Health Services | Veteran Services | Health Care Services Administration

TULSI A. PATEL

1201 West 11th Street

Tracy, CA 95376

(209)627-9407

tulsipatelo05@gmail.com

April 20, 2022

Tulsi A. Patel, J.D.

Owner/Operator of The Royal Motel

Re: Recommendation of Jaime Medina and Community Action Services

To Whom It May Concern:

It is with great enthusiasm that I recommend Jaime Medina and Community Action Services for the City of Stockton's safe camping and parking initiative.

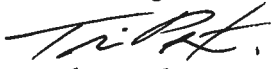
My family are the owner/operators of The Royal Motel in San Joaquin County where we have been a small business for over 40+ years. We know Jaime and CAS as a community advocate and consulting organization that truly bridges the gap between the unsheltered population and vital services for health and well-being.

Our work with Jaime stemmed from exploring Project Homekey as a possible solution to the homelessness crisis within our greater community. Jaime spearheaded the initiative from preliminary exploration and discovery to building relationships and blueprints for implementation. Throughout the process, we were incredibly impressed by Jaime and CAS's ability to get things done quickly. Jaime has a rare ability to instill trust amongst multiple stakeholders no matter their background. From city council members to the permanently displaced, we've witnessed first hand Jaime's ability to bring people together. At the City of Tracy's city council meeting, Jaime spoke passionately on behalf of the unsheltered community who showed up in the dozens to support him. He effectively advocated for the exploration of Project Homekey as a viable solution to help those who need it most and resulted in a 5-0 vote by the Council approving Project Homekey's exploration.

Additionally, his influential and trusted relationships with people in the County resulted in multiple meetings and visits by sitting County Supervisors to The Royal Motel and further push Project Homekey forward. His strong advocacy caught the attention of the Tracy Press's Managing Editor Bob Bronne who wrote a frontpage and featured article on the project. We are thrilled to have worked with Jaime and CAS during this past year and are honored to recommend them in any capacity that benefits the community. CAS is an exceptionally high-caliber organization that is led by an equally high-caliber leader and confidant. If you want results with compassion and integrity, there is simply no better choice.

Please let me know if I can provide any more information to strengthen Jaime and CAS's candidacy - we are more than happy to connect and follow-up.

Warm regards,

A handwritten signature in black ink, appearing to read 'Tulsi Patel', written in a cursive style.

Tulsi Patel, J.D.

Owner/Operator, The Royal Motel

https://www.ttownmedia.com/tracy_press/news/11th-street-motel-proposed-as-homeless-solution-for-city/article_c4d281e8-222f-11ec-bd3a-53f1538404af.html

FEATURED

11th Street motel proposed as homeless solution for city

By Bob Brownne
Oct 1, 2021

As the city of Tracy works toward completing a homeless shelter at the north end of town, more options are starting to emerge, including potential use of an 11th Street motel, that could allow the city to get people off the streets, out of city parks and into housing.

During the Tracy City Council's last meeting on Sept. 21 the council got an update on the new shelter, which will have a complete design by the end of October, is expected to cost about \$7.3 million, and will go out for a construction bid by the end of November. The city now expects to have it ready for occupancy by May of next year.

In addition, the city will look at applying for part of a \$1.4 billion funding package for the state's Project Homekey initiative. The grants are available through the state's Department of Housing and Community Development. Project Homekey, which started as a way to get people into housing during the COVID-19 pandemic, allows local jurisdictions to create housing, often by using existing structures such as hotels and commercial buildings, in addition to existing homes.

At last week's meeting, Jaime Medina, who helped open a warming center for the homeless at the Tracy Community Center last winter when he was with FIX'D Inc., told the council that he recently learned that the Royal Motel on West 11th Street at Lincoln Boulevard is for sale.

"That would be a 32-room, permanent supportive housing, and as you know, the hardest part about this is to find permanent supportive housing," he told the council. Medina explained that San Joaquin County, the federal department of Housing and Urban

Development and the San Joaquin Continuum of Care could be partners in the endeavor.

He said he has been in contact with the owner, and also estimated, based on his conversations with a local contractor, that all 32 motel rooms could be fully equipped with stoves, cabinets and ventilation for about \$230,000.

“I’d like to see you guys direct staff, if you could please, to at least pursue the option, and let’s show the rest of San Joaquin County how we get things done,” said Medina.

The council’s direction to city staff last week, approved on a unanimous vote, was to complete work on the Arbor Avenue project, look for options for a warming center for the winter, taking into consideration that the Tracy Community Center won’t be available as it was this past winter because of COVID-19 closures, and examine options for how the city could put some of the state’s Project Homekey funding to use here in town.

Mayor Nancy Young said this week that the key to researching Project Homekey options is to be sure the city has matching funds to participate in the project.

“It’s great to have ideas, but we need to make sure we have the finances to sustain whatever our portion would be,” she said.

She added that the possibility of using the Royal Motel is appealing and, should a third party want to participate, it would make the possibility even more attractive.

When the council will consider the matter is uncertain and would depend on city staff determining how willing the owner is to sell, what the price would be, how long it would take to make the purchase, and whether any other private or public entities want to participate.

“That would be great if we could do a partnership with that, so it wouldn’t affect our finances,” Young said. “We did want it to come back in the next month, because it is time-sensitive with grant funding.”

The council was receptive to the idea of participating in Project Homekey but wanted the shelter project currently under way for Arbor Avenue to take priority. In the meantime, the council wants city staff to look into what the city's commitment would be before it considers whether the Royal Motel has the potential for a local Project Homekey initiative.

"Given that it's a limited time opportunity I would like for at least a memorandum of viability to be issued if not to the council, but to the Homelessness Advisory Subcommittee, to be evaluated," said Councilman Dan Arriola, who is on that committee, along with Councilwoman Eleassia Davis.

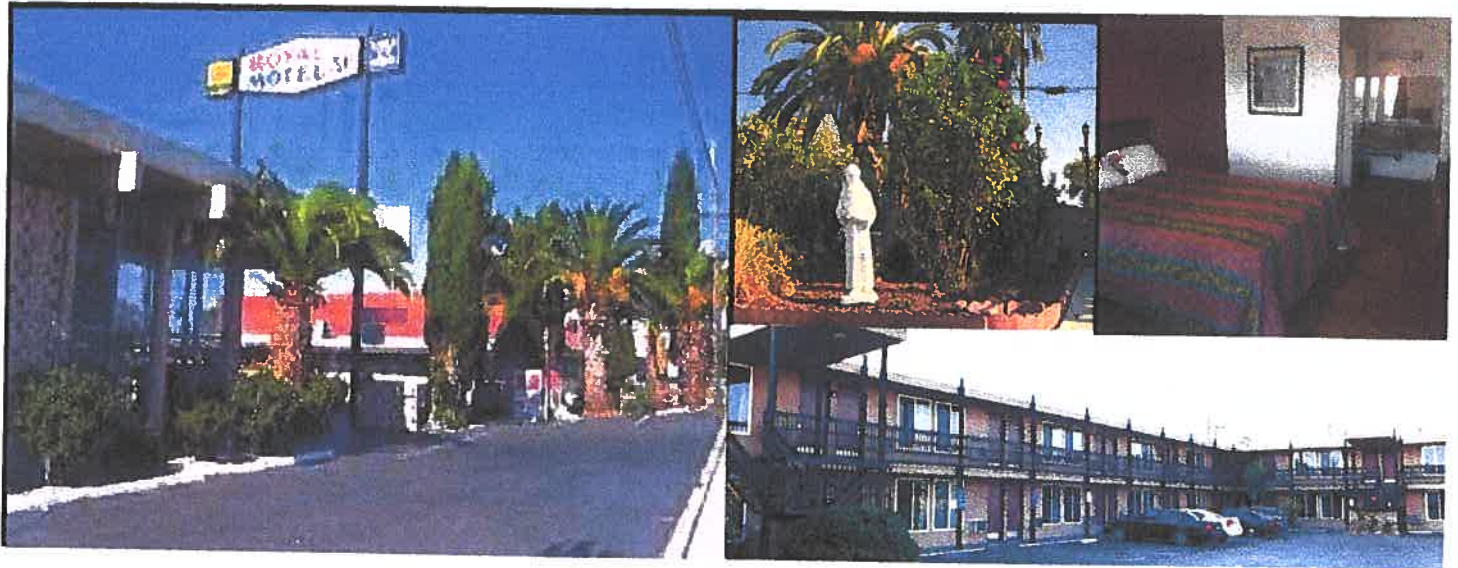
"My understanding was there are opportunities for partnerships, so perhaps if we could get a viability memorandum then perhaps we could join with some of our partners so they could supplement some of our staff's efforts," Arriola said.

Davis said she also is interested in the project but doesn't know enough about the proposal to make a commitment one way or another at this time.

"It took this council a long time to get to the point where we could even have this temporary emergency housing shelter, and I commend council and staff for getting there, but when I think about permanent housing it's definitely something our community needs to have a conversation about," Davis said.

"I would like to see the viability conversation happen. I would like to talk to other stakeholders who might have an interest in supporting the city on this. I'd like to talk to the county about what they're willing to do."

- Contact Bob Brownne at brownne@tracypress.com, or call 209-830-4227.



The Royal Motel

1201 West 11th Street, Tracy, CA 95376

Steps away from public transportation and grocery stores, The Royal Motel is optimally positioned for interim or permanent supportive housing through Project Homekey. The property boasts two stories and 32 rentable units with a manager's apartment (full kitchen, living room, backyard area, and one-bedroom unit) which can be converted. Many of the rooms have been recently renovated with new furnishings, hardwood floors, and a fresh coat of paint.

Built in 1966, The Royal Motel has been a family business with deep roots in the community. The property is now fully woman-owned and operated with sole ownership.

In addition to the immediate move-in units, the property offers such amenities such as a community rose garden and ~10,000 square feet of additional, undeveloped land which can be further developed for additional units or a space for wrap-around services.

Property Details and Project Homekey Considerations:

- Built: 1966
- Lot Size: 0.804 Acres*
- Building Size: 10,768 SF
- ~33+ units for immediate move-in or conversion
- 2 ADA accessible rooms
- Community Rose Garden
- Additional meeting rooms for tenants and staff
- Tier 1, >50% occupancy can be met
- Walkable to necessities (bus stop, grocery, hospital, pharmacy, w/in ~.5 miles)
- Available for immediate purchase

**Property can create immediate housing opportunities but also space for longer-term investments.*

FOR MORE INFORMATION OR TO SCHEDULE A SITE VISIT,

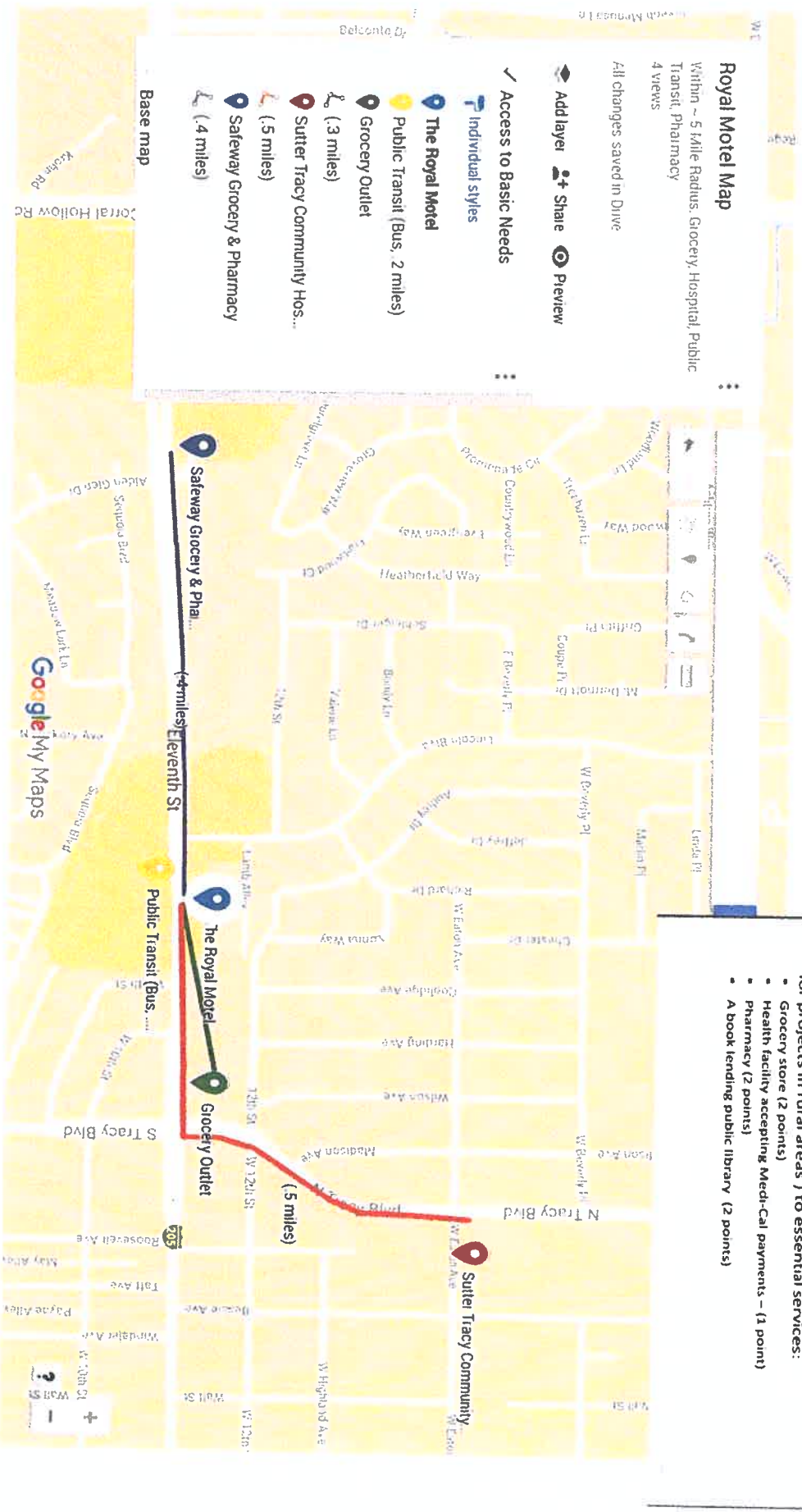
PLEASE CONTACT:

TULSI PATEL

TULSIPATEL005@GMAIL.COM

(209) 627-9407

The Royal Motel – Basic Necessities, Proximity Map



Evaluation Criteria

- A demonstration of the Project's community impact and site selection. (Category 4, Up to 45 points, cont.)**
- The Project Site is located within 1/3 mile of public transit or alternate transit (up to 4 points)
 - The Project Site is located in proximity (within 1/2 mile or 1 mile for projects in rural areas) to essential services:
 - Grocery store (2 points)
 - Health facility accepting Medi-Cal payments – (1 point)
 - Pharmacy (2 points)
 - A book lending public library (2 points)



J.S. Construction, Inc.
 1869 Balsam Court
 Lathrop, CA 95330
 (209) 932-9724

ESTIMATE

Date	Estimate #
12/1/2021	829

Name / Address
Community Action Services Attn: Jaime A. Medina 277 W. 22nd Street Tracy, Ca 95736 (209) 666-7178 Project: Royal Motel

Project
<i>Motel Room Remodel</i>

Description	Qty	Rate	Amount	Markup	Total
<p>***SCOPE OF WORK: Remodel 33 existing motel rooms to include a kitchenette and various items***</p> <p>***The following estimate is a rough break down on costs of labor and material to remodel 33 motel rooms to include a small kitchenette. Existing Laundry/utility room will be modified to be usable by motel tenants.***</p> <p>***Project is estimated to take 4-6 months to complete. Month 1-3 is preparing blueprints and submitting for permits through the City of Tracy Building Dept. While that process is moving along, the materials needed can be ordered to prep for actual construction.***</p> <p>***Due to Covid-19 material costs can vary daily, so actual material costs will be based on current market values when the project actually starts***</p> <p>BLUEPRINTS: -Create a set of blueprints detailing the scope of work. ***Actual costs TBA***</p> <p>PERMITS: -Apply for permit and pay all fees. ***Actual costs TBA***</p> <p>INSPECTIONS: -Schedule & meet with city building inspector for various inspections throughout project.</p> <p>CITY BUSINESS LICENSE: -Maintain an active business license with the city of Tracy throughout project.</p> <p>FUEL/VEHICLE COSTS: -Costs of fuel and vehicle upkeep during the duration of the project</p>					
	1	7,500.00	7,500.00		7,500.00
	1	10000.00	10000.00		10,000.00
	1	2,500.00	2,500.00		2,500.00
	1	500.00	500.00		500.00
	1	10000.00	10000.00		10,000.00

<i>We look forward to working with you!</i>	Total
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Mayor Nancy Young



April 22, 2022

City of Stockton
425 N El Dorado Street
Stockton, CA 95202

Re: Jaime Medina
Community Action Services

RFP: Safe Camping or Parking Operator and Homeless Server Provider

I've known Jaime Medina for the past ten years in my official capacity as Councilmember and Mayor of Tracy. Because of my personal interaction and observation of Jaime Medina and his passion, compassion, and productive work with the homeless, veterans and other vulnerable individuals, I'm giving my full endorsement. I'm confident that Jaime Medina and his newest venture, Community Action Services will be most effective in managing the City of Stockton's safe camping/safe parking site.

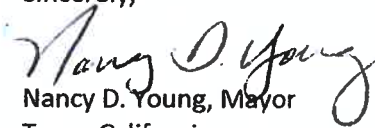
Jaime is a former veteran who is committed to service to others, one rooted in the chain of command, knowing when to lead and when to follow. He is unwavering in his support of vision and command entrusted to him. He takes initiative to get to know and understand others. I've gone on homelessness encampment walks with him, observing a very personal interactive ability to touch the hearts and lives of the homeless and other displaced and challenged individuals. He has such a way of meeting each on their level, at their own challenge to get them to open up and positively respond.

As former founder of Fix'd, he's demonstrated unique leadership to work with veterans dealing with varied challenges. He expanded his vision to help touch the lives of Tracy's homeless and those in need by stepping up to run our Warming Shelter during the height of Covid. In the early days when I first stopped by to check out the site, Jaime was out personally talking to those on the streets who were cold, but lacked transportation. He helped calm their fears and hesitation and personally transported many to the warming center.

Because this is such a delicate and sensitive issue for both those displaced and surrounding community affected by the co-living, it's imperative that this effort be ran and managed by someone who really cares and will be successful. Therefore, I wholeheartedly support and endorse Jaime Medina and Community Action Services for the opportunity.

If you have any questions, please contact me on my personal cell, 510-459-5505 or email: nancy.young@cityoftracy.org.

Sincerely,

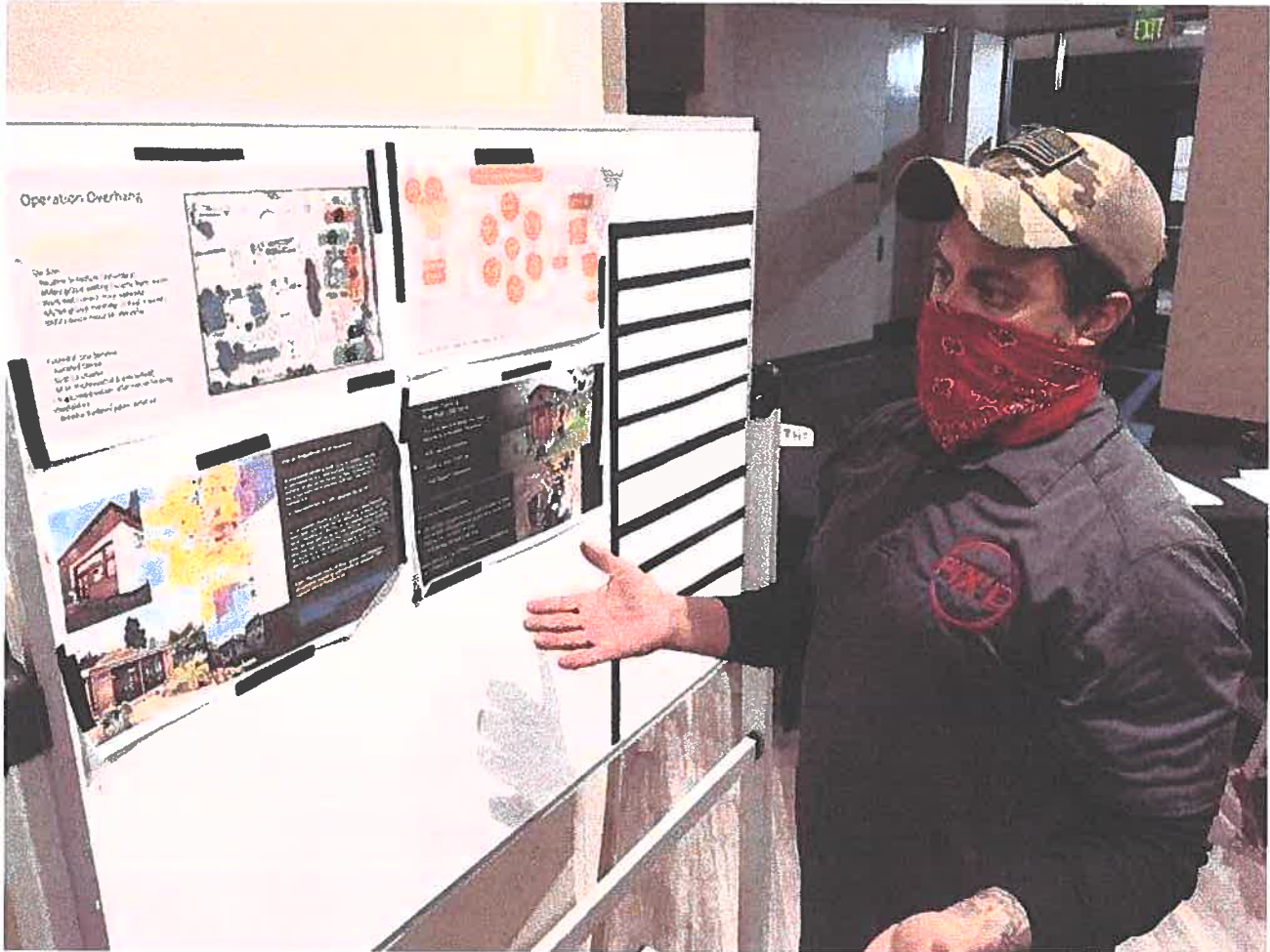

Nancy D. Young, Mayor
Tracy, California

FEATURED

Veterans group opens new warming center

By Bob Brownne

Dec 31, 2020



Jaime Medina, founder of FIX'D, gives an overview of services he hopes to eventually provide for homeless in Tracy with support from city administration.

Bob Brownne/Tracy Press

It was a natural step for FIX'D Inc. to open the city of Tracy's warming center at the Tracy Community Center.

The local veterans service group opened the center on Wednesday night following Tracy City Council action last week authorizing city staff to draft an agreement with a service provider to turn the center at 950 East St. into a warming center. The center will be open every night, 7 p.m. to 7 a.m., between now and March 31.

The goal is to give unsheltered homeless people a place to get out of the elements on cold or rainy nights. Jaime Medina, founder of FIX'D Inc., and other volunteers with his group set up tables and chairs, a screen to show movies or television programs, charging stations and Wi-Fi, and a table where people can get a hot cup of coffee.

Medina said that through his non-profit he has been able to reach out to many veterans in town, and found that the services that he connects people with apply to anyone who needs a little help getting through rough times.

“We have a lot of contacts and a lot of support,” he said. “Our primary focus is veterans, obviously, but we have the capability and the means to help others.”

The warming center is COVID-19 safe, with people screened for symptoms of illness as they enter. They'll also see flyers and posters that inform them of all of the services available to those who want to connect with social service agencies or non-profits, as well as bus passes to help people reach those services.

Medina said his goal is to connect with people who want to reconnect with their community.

“I've found that the majority don't have ID cards, and you can't get services unless you have an ID card,” he said, adding the state will waive fees for people experiencing homelessness to get ID cards, but first they have to connect with the proper state agency.

“I've already got a deal worked out with the DMV here, so we'll have a rep come in a couple times a week, just really trying to get proactive with it.”

With only a week between council approval and the opening of the center it wouldn't seem like there would be much time to get the word out, but Medina said that he had already been engaged with people living in Tracy's homeless encampments. He ended up finding not just people who need help, but many who want to be the helpers.

“As I've made the rounds at different homeless camps, made them aware of this resource, I've heard, ‘Can I volunteer? Can I volunteer?’ So I thought that was awesome. We're going to be getting a lot of our volunteers from the very population that we're going to be serving.”

Ben C., a retired law enforcement officer who didn't want his full name used, is the acting vice president of FIX'D Inc., and was among several volunteers at the center Wednesday. He said a few people came in to check it out, get a cup of coffee and stay for a couple of hours. Some city officials dropped by as well to see how it was going.

He expected up to a dozen people for the first night, but the center is capable of accommodating more than 40 individuals. He said FIX'D Inc. aims to create a safe and welcoming atmosphere.

"It's a safe place for unsheltered people and people who don't have heat in their homes," he said.

As one of the original volunteers with FIX'D, he has found several veterans among Tracy's homeless.

"We saw the need here and needed to act," he said. "This organization has so much potential to help, we didn't want to help just veterans."

- Contact Bob Brownne at brownne@tracypress.com, or call 209-830-4227.
-

FIXED INC. City of Tracy Warming Center Demographics and use report 2020-2021

Week of the 2/3/2021 – 2/19/2021

February 3, 2021	Clients served 31	Male: 24	Female: 4
February 4, 2021	Clients served 27	Male: 23	Female: 7
February 5, 2021	Clients served 24	Male: 19	Female: 5
February 6, 2021	Clients served 26	Male: 21	Female: 5
February 7, 2021	Clients served 21	Male: 16	Female: 5
February 8, 2021	Clients served 35	Male: 28	Female: 7
February 9, 2021	Clients served 26	Male: 20	Female: 6
February 10, 2021	Clients served 26	Male: 22	Female: 4
February 11, 2021	Clients served 20	Male: 15	Female: 5
February 12, 2021	Clients served 23	Male: 18	Female: 5
February 13, 2021	Clients served 20	Male: 16	Female: 4
February 14, 2021	Clients served 26	Male: 23	Female: 3
February 15, 2021	Clients served 18	Male: 14	Female: 4
February 16, 2021	Clients served 11	Male: 9	Female: 2
February 17, 2021	Clients served 41	Male: 34	Female: 7
February 18, 2021	Clients served 27	Male: 22	Female: 5
February 19, 2021	Clients served 33	Male: 28	Female: 5

TOTALS Uses for period: # 435 Male # 352 Female # 83

Declined Gender identification # 2

GRAND TOTAL CLIENTS SERVED to date # 540

HMIS: SUCCESSFULLY ENTERED #43 as of Feb 26, 2021

Note -3 individuals did not identify themselves as any gender: #3

1 Free California ID Card forms Sponsored for clients that are unsheltered.

1 Medical Benefit card replacement processed for client.

3 Wheelchair obtained to replace damaged wheelchair for disabled client.

102 Bus Passes issued to travel to warming center from 2FEB21 – 19FEB21

13 individual veterans visited and used warming center since December 30th, 2021

Numerous gloves, beanie caps, warming kits, Chapstick and toiletries distributed to clients.

2 families are now utilizing the warming center:

1 single mother with 3 kids has been using the warming center. Has a HUD Voucher / awaiting first available housing?

1 Mother / 1 Father / 3 kids have used the warming center the last week. Stated they are waiting to move in with mother's family in Mtn House.

FIXED INC. City of Tracy Warming Center Demographics and use report 2020-2021

FINANCIAL CAPACITY



MY TAX ANGEL

April 28, 2022

Community Action Support Services
277 W 22nd St.
Tracy, CA 95376

To Jaime Medina,

Thank you for choosing MY TAX ANGEL to assist you in your upcoming projects by providing professional services. This letter confirms the terms of our engagement with you and outlines the nature and extent of services we will provide.

We will perform any accounting and payroll services as needed to comply with federal and local laws and regulations. We will depend on you to provide any information that we may need to get these tasks completed. We will inform you of any irregularities or errors if any are discovered. Should we encounter unclear tax law or of potential conflicts in interpretation of the law we will outline reasonable courses of action and the risks and consequences of each. We will ultimately adopt, on your behalf, the alternative you select.

Our fee is based on the time required at standard billing rates plus any out-of-pocket expenses. Invoices are due and payable upon presentation. All accounts not paid within 30 days are subject to interest charges to the extent permitted by state law. Our one-time onboarding expense for payroll is \$250. The monthly projected payroll processing expense for up to 7 employees is \$100 per month and each additional employee will add \$10 per month.

We will return any original records to you at the end of this engagement. Store these records along with all supporting documents in a secure location. We retain copies of your records and our work papers for up to 7 years, after which all documents will be destroyed.

To affirm that this letter correctly summarizes your understanding of the arrangements for this work, sign this letter below in the space indicated. Thank you for the opportunity to be of service. If you have any questions, please feel free to contact my office anytime (800) 401-2820 toll free or visit us at our website: www.mytaxangel.com

Sincerely,

Jennifer Culver, E.A.
President
MY TAX ANGEL

Accepted by: _____

Print Name: _____

Date: _____

www.mytaxangel.com

Financial Capacity

1. At present time Community Action Services is not aligned with a fiscal sponsor; however, we encourage the City of Stockton to consider purchasing the bill of materials which will be prepared by CAS to offset startup costs once a site has been designated.
2. Community Action Services respectfully requests the City of Stockton reimburse CAS Net-15 for the first 90 days of the contract so payroll obligations are met.

QUALIFICATIONS SUMMARY

QUALIFICATIONS SUMMARY

Agency Capacity to Provide Service

Purpose/Mission: Community Action Services (CAS), voted Great Non-Profit for 2022, is a 501©3 tax exempt organization located in Tracy, California. CAS was established in April of 2021 by Jaime Medina, Retired Air Force Veteran and Founder of the National Veterans Service Organization, FIX'D Inc. and Raquel Rangel, Air Force Veteran and Board Member (former) of FIX'D Inc. Under Jaime's leadership, FIX'D Inc. was awarded Great Non-Profit of the year – every year from 2016-2020 and City of Tracy's best organization in 2018 and 2019. Jaime and the FIX'D team served over [1,300 Veterans](#) and their families nationwide, intervened in over 300 crisis and suicide calls for help, provided immediate need services for Veterans Treatment Court throughout the region and according to U.C. Berkeley's school of Public Policy – had a 97% success rate.

In 2020 the world experienced a global pandemic. Our businesses and communities came to a grinding halt, including the services and resources that our at-risk community members relied upon. The City of Tracy responded and published a RFP for a community [warming center](#). While the FIX'D mission focused solely on the veteran population, Jaime knew he could use his experience and team to provide a solution for the city of Tracy. With majority approval from the FIX'D board, he took action. The FIX'D team acted swiftly and within just 3 weeks opened the City of Tracy's first warming center. They served hundreds of clients with a nightly average between 25 – 30 unsheltered citizens with a safe interactive environment and provided case management as needed.

At the conclusion of the City of Tracy's Warming Center, Director Jaime Medina, Project Manager Raquel Rangel, Case Manager Guadalupe Ramirez, and HMIS controller Jessica Lessack, decided they wanted to expand their services beyond the veteran community. After evaluation of FIX'D, Jaime relinquished command of his organization to a fellow veteran/FIX'D board member and launched Community Action Services (CAS).

Community Action Services is a group of like-minded community leaders and citizens focused on improving communities by developing programs and goal driven projects that are inclusive, functional and equitable for all. We believe everyone should have a voice in their community and everyone should have the tools available to make positive change happen. CAS serves all members of the community, however with the recent increase in our local unsheltered/ homeless population, our mission has become focused on assisting this at-risk population.

Experience:

CAS is considered a new organization but lead by team members with over 20 years of related experience combined. CAS board members and staff provide a diverse background of experience in politics, education, social work, counseling, budget development and project management. CAS commits to servicing the unsheltered/homeless population as a whole, including its most vulnerable. CAS team members have provided services to the elderly, families, LGBTQ+, veterans, disabled and terminally ill. CAS team members have provided immediate temporary housing, substance abuse counseling, crisis and suicide interventions, harm reduction, group counseling, mentoring, transportation, life skills training, and vital resources such as food, clothing, tents and portable heaters.

Our newest team members have lived experience, which has been proven valuable and integral to program utilization and success. Previously being homeless, both have transitioned to permanent housing and are now training as peer support counselors for the CAS Court/ Mentor program. Their success has had a profound impact among other homeless in their communities. This encourages us to continue on with our mission and provide the same services and opportunity to other unsheltered/homeless individuals who are ready to take action.

The organization's greatest strength is the ability to operate as a force multiplier. *Lead Site Operator*, Jaime Medina has 17 years' experience in the United States Air Force Special Operations, where he managed, organized and established autonomous forward operating bases in austere conditions. He has consulted in several local projects providing solutions to assist the unsheltered/homeless population, to include emergency housing/ temporary shelters, warming centers and transitional housing programs like Project Home key. Jaime's experience reaches all aspects of site development and operation from start to finish.

Ultimately, solving complex problems such as homelessness cannot be done without partnerships. Above all, CAS values partnerships and believes in the importance of teamwork. CAS leadership has developed and maintained strong relationships with federal and local government agencies such as Housing and Urban Development (HUD) and Health and Human Services (HSS), collaborated with community organizations, service providers, stakeholders, and members of the community. Combined, this gives CAS a unique skill set and the capacity to establish and operate a Safe Camping / Safe Parking Site for the City of Stockton.

Capacity:

Through consistent outreach, collaboration and community involvement we have identified key barriers that are preventing unsheltered/homeless individuals from utilizing resources available to them, thus improving their situation. In response, the CAS team developed programs and services to assist in eliminating these barriers. These programs can easily be implemented and offered as services at the safe sites.

CAS PROGRAMS:

CAS Mobile Outreach:

Our mobile outreach team is on call 24/7 to facilitate and/or provide immediate need assistance to individuals in crisis situations where law enforcement is not necessary and other resources are not accessible. Through this program we have provided immediate counseling services, transportation, housing navigation, portable heaters, food and clothing. Additional services are referred to other local agencies and organizations via 211 service.

Staff = 2 personnel working scheduled site rotations

CAS Courts/ Mentorships:

CAS mentors work collaboratively with the county courts and other organizations to create tailored treatment plans that not only get individuals back on their feet, but also addresses the root causes of their problem(s), including isolation, loss of a sense of purpose, and lack of peer support. CAS offer courses that satisfy collaborative court requirements and increases program utilization.

In addition, we can also resolve outstanding misdemeanor criminal warrants most often committed by homeless/unhoused individuals (principally "quality-of-life" infractions such as unauthorized removal of a shopping cart, disorderly conduct, public drunkenness, and sleeping on a sidewalk).

Staff = 1 mentor per 10 collaborative court clients to attend court, transport and track program progress to graduation

CAS Community Response Site Operations:

Development, implementation and operation of community warming/ cooling centers to provide a temporary safe place for homeless individuals during seasons of extreme weather conditions.

Services include: creating policies and procedures, operating instructions, design/setup, site management, security and data collection through **Homeless Management Information System (HMIS)**

CAS SERVICES

- Case Management
- Housing Navigation Planning
- Crisis/ Suicide Intervention
- Counseling (PTSD, Substance Abuse, Anger Management)
- Harm Reduction
- Clothing Distribution
- Hygiene Product Distribution
- Transportation (non-emergency medical)
- HMIS data collection

Management: The organizational management structure of CAS is a hybrid of Hierarchical and team-based structures. The board of Directors is the governing body of CAS providing direction and set policy. The Board entrusts the operations branch and allows flexibility of maneuver through project completion. Each member is highly encouraged to possess the knowledge and experience of one another's position, insuring continuity and the ability to adapt when presented with complex situations

Contract Services: J Vollbrecht Consulting (JVC) Inc. Is CAS's Strategic Project implementation and delivery advisor with over 20 year of experience and executing government funded projects. JVC 's current federal project delivery portfolio in excess of \$4 Billion Dollars. J Vollbrecht Consulting is a local certified small business, SDVOSB, DBE, and minority woman-owned company. JVC enables us to maximize expertise in developing scope, schedule and budget and managing all phases of project lifecycle, ensuring on time and on budget project delivery. In addition, our accountant, My Tax Angel, Jennifer Culver, CPA will be providing bookkeeping, payroll and tax services for this project.

**Data
Management:**

Community Action Services has been approved by the Central Valley Low Income Housing Corp and trained and certified in operation of the **Homeless Management Information System (HMIS)** database. Our lead intake Controller, Jessica R. Lessack gained experience in navigating HMIS at the FIX'D Tracy Warming Center and was retrained in April 2022 under CAS. Prior to this date, CAS has been managing data through surveys and spreadsheets (program tracking forms).

In order to determine specific needs, measure successes and prevent errors in future safe site locations, it is necessary to collect, track and translate data from all individuals utilizing the sites and services. Data should be continuously collected via entry/ intake forms upon arrival/ departure and during case management to:

- Identify demographic data
- Confirm service utilization and frequency
- Track client progress
- Receive and track referral submission
- Potentially identify additional needs and barriers
- Determine project successes and areas of improvement

CAS has produced a thorough list of beneficial data to be collected. Standard Operating Procedures for collecting and inputting data into the HMIS database will be followed to ensure accuracy and appropriate referral of services. Data will be collected at time of entry, intake, case management and in submitting and tracking referrals. This will ensure the data collected presents a clear picture of how the site and services are being utilized and can potentially identify gaps and barriers to be addressed.

Project Vision and Implementation Plan

Approach to Service:

A Safe Camping / Safe Parking Site will maximize program success by operating in a structured environment that creates a clean, safe, secure place for all residents and staff. CAS, in partnership with the City of Stockton, should strive for a communal environment. This will instill a sense of pride and promote a good neighbor policy among residents. We recommend this project be based on the Therapeutic Milieu setting to achieve the best result. Milieu settings are inclusionary by nature, using the combined elements of positive peer influence, trust, safety, and repetition. These environments provide an ideal setting for people to work toward their goals together. CAS programs are strength based by default. We bring clients into every level of the decision-making process as it relates to their strengths, goals, and quality of life. Every situation is unique as every client is unique. We create a proactive environment and encourage voluntary service from our clients. It has been our experience, despite operating low barrier resources, the majority of our clients rise to higher expectations. The environment is the key to a successful program.

Example, substance abuse runs rampant throughout homeless encampments, specifically P2P methamphetamine, heroin, and alcohol abuse. Acknowledging these facts allows us to begin to work on harm reduction. As we create volunteer opportunities at the sites, clients will be relied upon to fulfill their volunteer obligations and be accountable. By default, this approach begins a path toward harm reduction while keeping a client's dignity and resurrecting confidence within them.

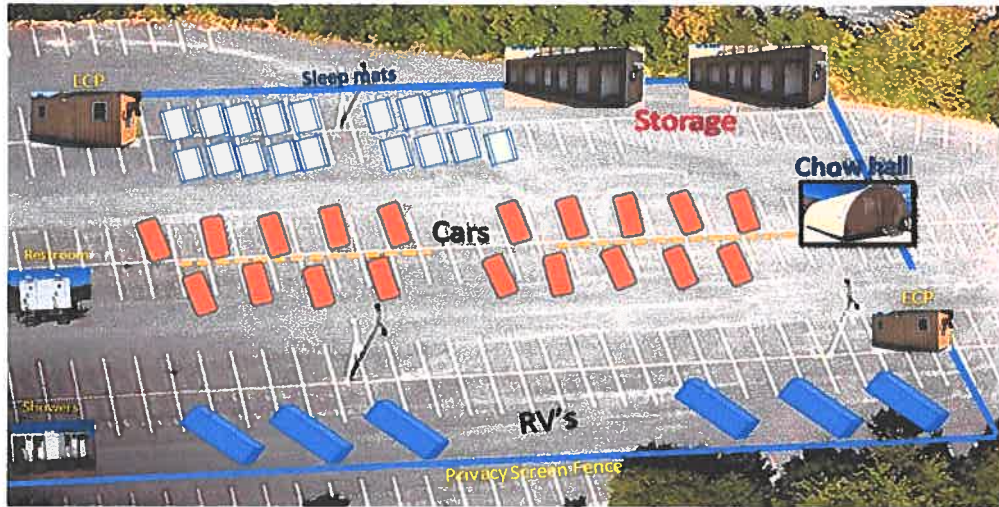
"We are not looking for buy-in from our clients, we are not selling anything. We are looking to BRING THEM IN and be part of the decision-making process." – Jaime A. Medina, Founder CAS

Implementation Plan:

The Site and Service implementation plan will be a deliberate phased approach to bring the Safe Camping / Safe Parking Site to life.

- Phase 1 - Assessment Planning, budget, risk analysis, standard operating procedures
- Phase 2 - Confirm site location, infrastructure plan, procurement/ coordinate logistics
- Phase 3 – Site development timeline, site survey, repairs, build out, development
- Phase 5 - Hire staff, coordinate training, orientation, operations rehearsal
- Phase 5 - Execute operations offsite/ onsite, facility open

Recommended Safe Camping / Safe Parking Site Layout



Above is a basic layout that allows for Safe Camping / Safe Parking Site. Tents, vehicles and RV's will all be kept in separate designated areas and be subject to different rules and guidelines. Each site will provide services, secure storage of personal items, functional hygiene facilities, laundry facilities, cafeteria, pet facilities and social/common areas.

There will be one point of entry and at least one other designated entry point for emergency access which will double for ingress/egress of clients and services.

SITE STRUCTURES:

Cafeteria (tent/structure) - designated area for food drop off, consumption, community meetings

Navigation Center – trailer/ office setting will act as a resource center, office for case manager(s), admin staff, computer access, first aid.

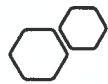
Social Area - site location for local service providers to set up tables and booths, recreational activities and group meetings.

Portable restrooms/ showers – placed in quad formation in each area of site, scheduled cleaning/ waste disposal per waste management and city policies

Laundry Facility – one location for each site

Pet Facilities – Kennel/ Crates for pets when owner is working or has an appointment, pet food station, "Potty Patch" (faux grass area), Care station.

Storage Units – Portable storage units for items that do not fit in living area (tent/car)

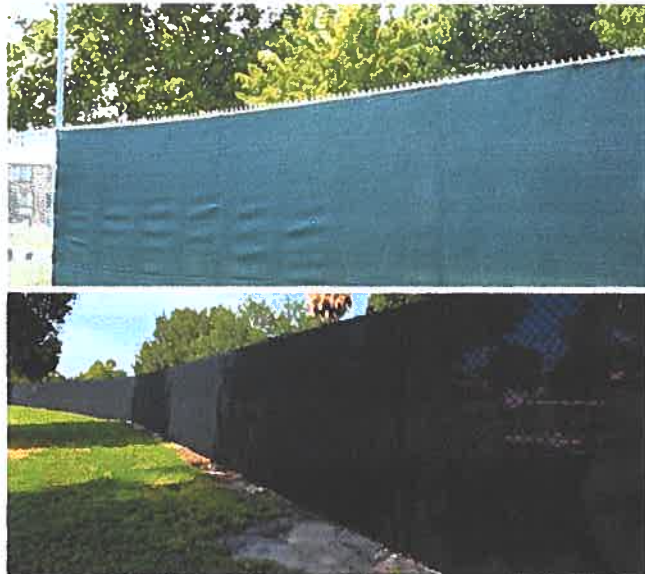


Privacy Barriers

- A vented, Open Mesh windscreen pattern allows air to pass easily through this high-quality privacy fence screen. Perfect for windy areas where high airflow is a requirement.
- A 6' tall fence = 5'8" actual height for privacy fence screen material.
- Constructed of Leno Knit material, it is a popular choice for tennis courts and other commercial fence projects. This material puts the least amount of strain on your fence, making it ideal for taller fences and high wind areas, while still providing reasonable privacy.
- Protection for our displaced
- Protection for our citizens
- Privacy for our displaced
- Security for personal items

Visit:

www.fencescreen.com



Fencing will encompass the perimeter of the Safe Site and stand at least 6' tall and provide privacy with adequate screening. Perimeter will be kept clear of debris.

Utility services and maintenance such as waste management and disposal will be coordinated and scheduled by CAS administrative staff.

OFFSITE SERVICES:

Mobile outreach team(s) would be an integral part in informing unsheltered/homeless individuals about the Safe Camping/ Safe Parking locations and programs available to them. These teams are familiar with the barriers and reasons most services available to the unsheltered/homeless do not get utilized. Through developing relationships and trust between the unsheltered and the community,

ONSITE SERVICES:

Entry/ Intake – upon referral, residents will be processed through intake, clients will be assigned a designated campsite or parking space and assigned a storage unit. Resident rules and program booklet will be provided.

Services – all residents will have the option to work with an onsite CAS case manager. Case Managers can offer basic assistance and referrals for:

- Housing programs enrollment/ tracking
- Mental Health/ General Health Care
- Obtaining ID/DL
- SSN/ SSID
- Veterans Benefits
- Cal Fresh/ MediCal Applications
- Unemployment Benefits
- Education planning

- Job search/ Placement through CalWORKs, Grow Internships and the VA
- Court Assistance
- Youth Programs

CAS will lead the development of a site name and motto then produce a site flag to fly under the American Flag at the Safe Camping / Safe Parking Site. The value of this time-tested team building exercise will create a sense of ownership and pride throughout the community.

Clients are encouraged to volunteer to assist staff with hourly roving health checks, community liaison operations, outreach, and updates to immediate needs lists posted on a message board adjacent to the chow hall tent. Free flowing daily communication will ensure a cohesive healthy environment.

Dependent upon funding capacity, CAS suggests developing and implementing a program that rewards residents who successfully complete certain requirements with employment at the site, offering paid positions exclusively at each site. Such positions would be referred to as Unsheltered Personnel or "UP" residents. This would encourage advancement toward independence and housing opportunities.

The intent is to have the facility staffed by full time employees with benefits, which will enable further impact in supporting a unique career path for team members with lived experience, creating meaningful paid roles will also ensure staff retention, safety, reliability and quality of services.

Operations: Recommended Hours of Operation:

CAS has the capability to provide staff and resources to operate a Safe Camping/ Safe Parking site twenty-four hours a day, seven days a week. Services such as case management, activity and meals will be available at designated times and schedules. Each site will have dark hours from 10pm – 6am. During these hours guests are not allowed, pets must be secured, loud noise is not permitted and must be kept to a minimum, and all public areas will be closed (exceptions: restrooms and showers).

Recommended Personnel – Day Shift (8am – 4pm)

ONSITE

- Site Manager/ Operator (1) Oversees site operations and staff
- Case Manager (1) creates action plan, submits referrals (per 25 clients)
- Intake/ HMIS cert (1) inputs info into HMIS and refers to case manager
- Roving security patrol (1-2) (approved UP residents to be considered)
- Site Cleanup Crew (1 - 4) (approved UP residents to be considered)

OFFSITE or ADMIN/OFFICE

- Program Manager (1) - direct line of contact
- Administration Staff (1) - vendor account management, invoicing

- Staff Assistant to Case Managers (1 - 2)
- Accounting/ Payroll (1) Direct Services / Contract CPA

Recommended Personnel – Night Shift (4pm – 8am)

ONSITE

- Site Manager/ Operator (1) Oversees site operations and staff
- ECP/ Intake (1) inputs resident info into HMIS, permits, waivers, referrals
- Roving Security Patrol (1-2) (approved UP residents to be considered)

Standard Operating Procedures

There will be two Standard Operating Procedures (SOP) binders with emergency services contacts and checklists located at both Entry Control Points (EPC's) for quick reference. The SOP's will outline how to complete operational tasks or procedures step by step. CAS Program Manager, Raquel Rangel has developed SOPs for programs to include the city of Tracy's Warming Center and SJC Veteran Treatment Court Mentor Reporting Procedure.

Safety:

The priority is safety of the clients, staff, and surrounding community. The purpose of establishing Safe Sites is to provide a safe, clean alternative to the unregulated homeless encampments and parking sites throughout the city of Stockton. Although a low barrier site, CAS will provide an operating code of conduct and require acknowledgement of site rules and regulations for both staff and residents. This will ensure this project remains a safe, clean environment for all. There will be a tracking system of who enters and exits the site. Guests will be allowed to visit the clients; however, may not stay overnight.

Safe Sites will be equipped with strategically placed camera surveillance. This will not only act as a deterrent against crime but establish a record of any crimes or acts of violence or theft/destruction of property. This will instill a sense of safety amongst residents and staff. Violations of the Safe Site code of conduct will be met initially with a verbal warning. Second violation: a 24hr ban. Third violation and the community will vote on whether the violation remains or is dismissed. We understand people make mistakes; it is important we collaborate with the community to resolve issues. All instances will be addressed in accordance with the Safe Site SOP's and guidelines

Security personnel will be responsible for policing the inside and outer perimeter of the safe site and report any suspicious activity, violations and damage/repairs to the site manager. -All security incidents will be logged and reported by the Site Manager and reported to the Program Manager.

In addition, all members of the onsite operations team will be certified in Mental Health first aid, ASIST, CPR/AED and crisis de-escalation procedures. First aid kits and fire extinguishers will be available throughout the Safe Site

Outcomes:

1. A Safe Site operated by CAS will go beyond making services and resources available to the unsheltered/homeless population. CAS will encourage and **increase the utilization** of those services and resources.
2. Through diligent and consistent data collection, CAS Safe Sites will provide the city of Stockton and San Joaquin County a more accurate analysis of the successes and barriers within the CoC.
3. A **decrease** in the unsheltered/ homeless population will be a result of providing Safe Sites in combination with CAS services, local services and encouraging community involvement.

ADDITIONAL INFORMATION

City of Stockton
425 N El Dorado ST.
Stockton, CA 95202

RE: Jaime Medina
Community Action Services

Proposal: City of Stockton Safe Camping or Safe Parking Service Provider

I met Jaime Medina 7 years when both of us were CEO's of veteran service organizations servicing Tracy and San Joaquin Co. Our nonprofits, FIX'D Inc. (Jaime Medina) and Patriots Supporting Tracy Warriors (Myself), worked closely together to provide shelter, mental health care and essentials for veterans in crisis. During the course of our working relationship I found Jaime to be fully committed and relentless in his pursuit to find ways to improve lives of others.

In 2021, Mr. Medina and FIX'D Inc. requested and received the contract to run the City of Tracy's first warming center. I was asked to join FIX'D Inc. to manage the warming center administrative side while Mr. Medina managed the logistics. It was during this time that Mr. Medina began to build a strong bond and trust with our unhoused population. Because of Mr. Medina's efforts the warming center was a huge success.

Community Action Services Board consists of highly motivated, deeply committed and talented individuals who are very capable of understanding the complexities of this work and executing in a professional and compassionate manner. Several of the CAS staff began working with Jaime Medina last year at the Tracy Warming Center and have continued to provide outreach services to the unhoused. The Tracy Warming Center was the seed that has led to the birth of CAS and it's commitment to those living in our streets and parks.

I am confident in my recommendation of Mr. Medina and Community Action Services as the service provider for this new endeavor.

For further questions, please feel free contact me.

Respectfully,

Lisa Poff
Former CEO Patriots Supporting Tracy Warriors
Former CEO FIX'D Inc.
Lisa_poff@comcast.net
209.815.3831

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Community Action Services

Congratulations

Your community has selected your organization as one of the 2022 Top-Rated Nonprofits using GreatNonprofits. You are among a distinguished few to receive this community endorsement.



Perla Ni
CEO Greatnonprofits

Quote Presented By:
DOMINGO RAMOS
TOTAL CLIENT SATISFACTION INSURANCE BROKERS INC
209-207-0577
domingo@tcsib.com



Quote Details for Community Action Support Services

Contact Name: Jaime Medina
Business name: Community Action Support Services
Primary service: Social work services
Telephone number: 209-321-5258
E-mail address: jaime@actionsvs.org

Hiscox Insurance Company Inc.
Quote Reference Number: 12647667
Date of Quote: 04/29/22
Effective Date: 05/02/22

Products Quoted: Professional Liability Insurance & Business Owner's Policy

Quote Total: \$1,230.00

Choose Your Payment Option:

Pay Monthly:

\$102.50*

*Initial payment of \$205.00 and then \$102.50 for 10 months.

One Annual Payment:

\$1,230.00

Get Coverage in Minutes!

Call DOMINGO RAMOS
209-207-0577

Credit and Debit Cards accepted (Visa, MasterCard or American Express).

Products Quoted

Professional Liability

\$730.00/year

Your quote includes liability coverage for:

- Claims against you for negligence, even if you haven't made a mistake
- Sexual misconduct and abuse claims covered up to \$200,000
- Failure to protect personally identifiable information up to \$25,000
- Unknown claims arising from previous work (back to an agreed-upon date)
- Services delivered by all staff, including temporary employees and interns
- Awarded damages and defense costs up to your policy limit

Retroactive date:

- 04/01/22

Limits and Deductibles:

- Aggregate Limit: \$2,000,000
- Occurrence Limit: \$2,000,000

Quote Presented By:
DOMINGO RAMOS
TOTAL CLIENT SATISFACTION INSURANCE BROKERS INC
209-207-0577
domingo@tcsib.com



- Deductible (per occurrence): \$0

**Other Options may be available

The following sublimits are per claim and aggregate and subject to the deductible:

Personally Identifiable Information Sublimit	\$25,000
Sexual Misconduct Sublimit	\$200,000
Administrative and Disciplinary Proceeding Sublimit	\$5,000

Endorsements & Exclusions:

5081	Social Worker Services Endorsement
5102	California Amendatory Endorsement
5424	Blanket Additional Insured Endorsement

Business Owners Policy (BOP) \$500.00/year

General Liability Coverage

Your quote includes **General Liability coverage** for:

- Damage to someone else's property
- Damage to properties rented to you (e.g. a fire)
- Bodily injury to a third party including related medical expenses
- Claims of personal injury including libel and slander
- Actions of your employees, including temporary staff

Limits and Deductibles:

• Aggregate Limit:	\$2,000,000**
• Products/Completed Operations:	\$2,000,000
• Occurrence Limit:	\$2,000,000**
• Personal and Advertising Injury:	\$2,000,000
• Damages to Premises Rented to You:	\$100,000
• Electronic Data Liability Sublimit:	\$25,000
• Medical Expenses (for any one person):	\$5,000
• Deductible (per occurrence):	\$500

**Other Options may be available

Business Equipment Coverage

Quote Presented By:
DOMINGO RAMOS
TOTAL CLIENT SATISFACTION INSURANCE BROKERS INC
209-207-0577
domingo@tcsib.com



Your quote includes Business Equipment coverage for:

- Damage to your own business equipment on or off premises
- Business equipment includes computers, printers, scanners and furniture

Covered locations:

- 277 W 22nd. St.,
Tracy , CA, 95376

Limits and Deductibles:

- Aggregate Limit: \$10,000**
- Off-Premise Limit: \$10,000
- Deductible : \$500

**Other Options may be available

Your quote also includes these optional coverages:

- Electronic Data Coverage \$33.00/year*
- Certified Act of Terrorism Coverage \$5.00/year*
- Crime Package Liability Coverage \$225.00/year*

*Optional coverage costs are already included in quote total

Endorsements & Exclusions:

5422	Blanket Additional Insured - Lessors of Premises, Clients
5201	Aggregate Limit Endorsement (Single Limit)
5265	Calculation of Premium
5266	Newly Acquired Organizations
5215	Right and Duty to Select Defense Counsel
5214	Notice Information
5211	Exclusion - Intercompany Products Suits
5269	California Changes
5208	Definition of Employee
5206	Exclusion - Personal Information
5212	Lock and Key Replacement
5205	Cancellation Provision (14 Day Full Refund)
5638	Abuse or Molestation Exclusion
5323	Cap On Losses From Certified Acts Of Terrorism
5334	Disclosure Pursuant To Terrorism Risk Insurance Act

Quote Presented By:
DOMINGO RAMOS
TOTAL CLIENT SATISFACTION INSURANCE BROKERS INC
209-207-0577
domingo@tcsib.com



Get Coverage Today!

Contact DOMINGO RAMOS
209-207-0577
domingo@tcsib.com

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COST RATE



Community Action Services, 501c3

Cost Rate Analysis: City of Stockton

PUR 22-008

SAFE CAMPING or PARKING OPERATOR and HOMELESS SERVICE PROVIDER

Cost Rate

CAS COST VOLUME			
Start Up			
Start up Materials	\$	73,757.00	
Start up Labor	\$	26,938.00	
Total Start up	\$	100,695.00	
Operations	Per Month	3 months	9 months
Ongoing Operations	\$	6,254.17	\$ 18,762.50
Labor	\$	72,948.80	\$ 218,846.40
Total Operations	\$	79,202.97	\$ 237,608.90
Project Cost Summary			
3 month		9 month	
\$	338,303.90	\$	813,521.70
Assumptions and exclusions			
Assume water and power to the site will be available for use			
Assume utilities to the site will be paid for by City of stockton			
No Generator is included in the proposed cost			
No shelter power distribution box is included in the proposed cost			

Jaime A. Medina
Executive Director, Community Action Services

jaime@actionsvs.org

(209) 666-7178

Startup Materials			
Materials	Qty	Unit Price	Total
Henderson Containers: One time Purchase / 1 office / 2x Storage	1	\$ 10,000	\$ 10,000
CAMSS: 20' width x 32'6" length x 10' height	1	\$ 20,000	\$ 20,000
CAMSS: Non Tac A unit	1	\$ 8,500	\$ 8,500
Admin / Office Supplies / mo	1	\$ 500	\$ 500
Terminator 48v Electric Golf Cart	1	\$ 8,000	\$ 8,000
6x10ft inline chain link fence	100	\$ 162	\$ 16,200
Icover Mesh Privacy Fence	100	\$ 23	\$ 2,300
Secure Office Cabinet	1	\$ 300	\$ 300
Two laptop Computers	2	\$ 800	\$ 1,600
Flat Screen Tv	1	\$ 799	\$ 799
Printer	1	\$ 549	\$ 549
Commercial Refridgerator	1	\$ 2,700	\$ 2,700
Ten Folding Tables	10	\$ 38	\$ 380
Site Wifi	1	\$ 600	\$ 600
50 Folding Chairs	50	\$ 15	\$ 750
10 Industrial Garbage Cans	10	\$ 31	\$ 310
Firestick	1	\$ 19	\$ 19
Office desk (ECP)	1	\$ 250	\$ 250
Total Materials			\$ 73,757

Start Up Labor			
Labor Fees	# Hours	Price per Hour	Total
Site Manager	80	\$ 38.10	\$ 3,048
Project manager	200	\$ 44.45	\$ 8,890
Contractor (contract labor to set up site)	500	\$ 30.00	\$ 15,000
Total Labor			\$ 26,938

Labor							
Position	#FTE	Base Pay/Hr	Fringe	Billed Rate	One month	3month	9 month
Site Manager	3	\$ 30.00	27%	\$ 38.10	\$ 18,288.00	\$ 54,864.00	\$ 164,592.00
Project manager	1	\$ 35.00	27%	\$ 44.45	\$ 7,112.00	\$ 21,336.00	\$ 64,008.00
Case manager	2	\$ 28.00	27%	\$ 35.56	\$ 11,379.20	\$ 34,137.60	\$ 102,412.80
ECP Intake	3	\$ 25.00	27%	\$ 31.75	\$ 15,240.00	\$ 45,720.00	\$ 137,160.00
ECP Assistant	2	\$ 17.00	27%	\$ 21.59	\$ 6,908.80	\$ 20,726.40	\$ 62,179.20
Site Monitor	1	\$ 17.00	27%	\$ 21.59	\$ 3,454.40	\$ 10,363.20	\$ 31,089.60
Office Manager	1	\$ 30.00	27%	\$ 38.10	\$ 6,096.00	\$ 18,288.00	\$ 54,864.00
Office Assistant	1	\$ 22.00	27%	\$ 27.94	\$ 4,470.40	\$ 13,411.20	\$ 40,233.60
					\$ 72,948.80	\$ 218,846.40	\$ 656,539.20

Material/Service	Price per month
United Site Rentals: Shower / Restroom Trailers / Weekly Service	\$ 2,800
HISCOX Insurance	\$ 104
Waste Management Residential Dumpsters	\$ 500
Daily Meals	\$ 1,000
JVC Consulting (federal funds Compliance)	\$ 1,000
My Tax Angel (payroll)	\$ 350
office supplies	\$ 500
Total Operations	\$ 6,254

MEMORANDUM

July 13, 2022

TO: Harry Black, City Manager
City Manager's Office

FROM: Carrie Wright, Director
Economic Development Department

SUBJECT: **SAFE CAMPING AND PARKING UPDATE AND RECOMENDATIONS**

The purpose of this memo is to provide an update and recommended next steps for the Safe Camping and Parking project.

Background

A Request for Statements of Qualifications (RFSQ) for a Safe Camping or Parking Operator and Homeless Service Provider was released in April 2022.

The RFSQ was heavily promoted through multiple channels, these included:

- Promotion through City Procurement process
- TV interviews on both KCRA And FOX40, this is in addition to ABC10 coverage in January
- Staff announcements at Continuum of Care (CoC) Shelter Committee, CoC Strategic Planning Committee and CoC Board meetings
- Email notification to the CoC homeless service provider network
- Social posts
- Email notification to Council members
- Informational session for interested parties

Staff also, through an extensive process, identified a usable site for a safe camping program. The site, owned by Caltrans, has been reviewed by an engineering firm and recommendations for improvements and estimated cost have been provided to staff. Site improvements and a lease with Caltrans were placed on pause until a service provider could be identified.

Current Situation

Unfortunately, there was not an outpouring of nonprofit support, interested business owners with property or religious institutions stepping forward to participate in this program. One application, Community Action Services, was received by the City and an interview was held with the applicant on June 22, 2022, where the proposed project site was discussed. During the meeting, the applicant shared more about their qualifications and agreed to submit a detailed budget and additional financial information about their organization. Additional materials were provided as requested by July 1, 2022.

Upon review of all the materials staff found the following:

1. Organizational History and Track Record - Community Action Services incorporated as a 501(c)3 in February of 2022. Their financial statements show no record of receiving outside funding or employing staff.
2. Proposed Project Budget - The project's annual costs exceed \$100 per day, per client, far outside the amount initially budgeted by the City of Stockton and industry norms.
3. Industry Expertise - The management team did not demonstrate sufficient experience working in Stockton with homeless individuals or familiarity with regional homeless service agencies.

While the applicant is willing and eager to conduct this work, they have limited experience and organizational capacity. Therefore, entering into a contract with Community Action Services is not recommended at this time. Further, it is unlikely they would meet the minimum requirements the City requires of contractors.

Contributing Factors

The following are possible contributing factors for the limited response the RSFQ received:

1. Capacity limitations with homeless service providers in Stockton.
2. Significant leadership changes at key homeless service provider nonprofits including St. Mary's Dining, Gospel Rescue Mission and the Stockton Shelter.
3. Possible safe camping partners invested in proposals for the low barrier shelter NOFA.
4. No nonprofits or businesses with experience in safe camping programs have been identified in the region.

Recommendation

1. EDD staff should negotiate safe camping and parking as part of the project scope should the County of San Joaquin choose to fund the Salvation Army project. Initial conversations with Salvation Army were favorable and the site size would support the activity.
2. Preparing and planning to be able to provide needed support to both Visionary Home Builders and the Housing Authority over the next 30-90 days to deliver their Home Key Projects.
3. Spend staff time cultivating prospective projects for the next round of Home Key.

Any additional effort beyond the recommended next steps begins to compromise staff ability to deliver other important homeless initiatives, such as the Homekey projects. Both Visionary Home Builders and the Housing Authority will need significant support in the next 30-90 days to deliver their housing projects. In addition, staff should be cultivating projects for the next round of Homekey, because as the data tells us, creating housing units is the actual solution to homelessness.

If you have any questions regarding this report, please contact me at extension 8694.



CARRIE WRIGHT, DIRECTOR
ECONOMIC DEVELOPMENT DEPARTMENT

CW:LL:slw

CAS COST VOLUME

Start Up

Start up Materials	\$40,956
Start up Labor	\$30,200
Total Start up	\$ 71,155.88

Operations

Per Month

12 months

Ongoing Operations	\$ 73,865.21	\$ 887,041.12
Labor	\$ 80,794.11	\$ 969,529.37
Total Operations	\$ 154,659.32	\$ 1,856,570.49

Project Cost Summary

\$ 1,927,726.37

Assumptions and exclusions

Assume water and power to the site will be available for use
 Assume utilities to the site will be paid for by City of stockton
 Assume continued use of parking lot facilities at no cost
 Assume funding at optimum staffing levels (see labor tab for details of alternative staffing scenarios)
 No Generator is included in the proposed cost

Startup Materials			
Materials	Qty	Unit Price	Total
Administrative			
Admin / Office Supplies / Program supplies	1	\$ 1,500	\$ 1,500
Dry Erase Board	2	\$ 80	\$ 160
Secure Office Storage Cabinet	1	\$ 300	\$ 300
File Cabinet	1	\$ 120	\$ 120
Office desk (ECP and Case Manager)	2	\$ 350	\$ 700
Professional Printing (signage and program materials)	1	\$ 1,000	\$ 1,000
		Total	\$ 3,780
Site Structure			
USAF Structure Shelter 20' width x 32'6" length x 10' height	1	\$ 7,300	\$ 7,300
CAMSS: Non Tac A unit power distrobution	1	\$ 8,500	\$ 8,500
500W Solar Street Flood Light Outdoor,30000 Lumens Solar	4	\$ 132	\$ 528
Mobile Modular (one time initial payment)	1	\$1,442.57	\$1,442.57
United Rental Delivery 1X Charge	1	\$2,315.31	\$2,315.31
Proselect Modular Kennel Cages Stainless Steel Size	1	\$ 2,300	\$ 2,300
		Total	\$ 22,386
Technology/ Electronics			
Laptop Computers	3	\$ 800	\$ 2,400
Flat Screen Tv	1	\$ 799	\$ 799
Brother INKvestment MFC-J1205W printer	1	\$ 129	\$ 129
Site Wifi	1	\$ 600	\$ 600
Firestick	1	\$ 19	\$ 19
Extension chords/ Power strips	6	\$ 80	\$ 480
Charging cords (5 pack)	2	\$ 13	\$ 26
		Total	\$ 4,453
Health & Safety			
8 Industrial Garbage Cans	8	\$ 31	\$ 248
Icover Mesh Privay Fence	20	\$ 48	\$ 960
SAMCOM FPCN30A Two Way Radios x 6	6	\$ 290	\$ 290
OLIGHT Warrior X Pro 2100 Lumens Flash lights	6	\$ 119	\$ 714
Comprehensive First Aid Kit First Aid Kits	4	\$ 103	\$ 412
Zarker J45S keyed Alike Padlocks Padlocks	4	\$ 56	\$ 224
Justrite 26811R Steel Heavy Duty Butt Cans Cigarette Butt Recept	4	\$ 88	\$ 352
Solar Wireless Surveliance Camera	5	\$ 159	\$ 795
Fire Extinguisher	4	\$ 63	\$ 252
Commercial Utility Cart	1	\$ 170	\$ 170
Maxworks 80876 Foldable Dolly	1	\$ 49	\$ 49
Sharps safe disposal mail back kit (1 gallon container)	1	\$ 53	\$ 53
		Total	\$ 4,519
Miscelanous			
Program website dev/mgmtt service	1	\$ 3,500	\$ 3,500
Ten Folding Tables 6' x 30"	10	\$ 139	\$ 1,390
Premium Synthetic Artificial Grass Turf	2	\$ 89	\$ 178
Folding Chairs	50	\$ 15	\$ 750

	Total	\$ 5,818
Total Materials		\$ 40,956

Start Up Labor			
Labor Fees	# Hours	Price per Hour	Total
Site Manager	100	\$ 38.10	\$ 3,810
Project manager	200	\$ 44.45	\$ 8,890
Contractor (contract labor to set up site)	500	\$ 35.00	\$ 17,500
Total Labor			\$ 30,200

Total Start up Labor & Materials	\$71,156
---	-----------------

Material/Service	Cost/ Month	Cost/ Year
Operations		
Mobile Modular	\$543.77	\$ 6,525
United Site Rentals: Shower / Restroom Trailers / Weekly Services	\$ 15,547	\$ 186,568
Waste Management Residential Dumpsters	\$ 500	\$ 6,000
Equipment replacement/repair	\$ 167	\$ 2,000
Total	\$16,757.77	\$ 201,093
Client Services		
Laundry supplies	\$ 150	\$ 1,800
Hygiene products	\$ 500	\$ 6,000
COSTCO water pallet	\$ 435	\$ 5,220
Pet food	\$ 400	\$ 4,800
Potty Bags	\$ 12	\$ 144
Papergoods (toilet paper, paper towels, tissues, etc.)	\$ 250	\$ 3,000
Sharps Disposal Container and mail service	\$ 53	\$ 212
Disposable plates and utensils (150 count)	\$ 120	\$ 1,440
Meals (1 meal provided per day) \$20/ person/ \$1440/ day	\$ 43,200	\$ 518,400
Misc/Other	\$ 500	\$ 6,000
Total	\$ 45,620	\$ 547,016
Contract Services		
JVC Consulting (federal funds Compliance)	\$ 1,000	\$ 12,000
My Tax Angel (payroll)	\$ 550	\$ 6,600
Website Management Ready Front Media LLC	\$ 350	\$ 4,200
Alpha Guard Security USA \$27/hr (8 hours/day)	\$ 6,480	\$ 78,840
Professional Development/Training	\$ 200	\$ 2,400
Legal Services George Hartman	\$ 1,200	\$ 14,400
HISCOX Insurance	\$ 104	\$ 1,250
Misc/Other	\$ 500	\$ 6,000
Total	\$ 10,384	\$ 125,690
Admin		
Quickbooks	\$ 90	\$ 1,080
G-Suite	\$ 68	\$ 816
Other software and apps	\$ 80	\$ 960
Paper (3 ream case)	\$ 18	\$ 222
Ink	\$ 65	\$ 780

A minimum of one meal/day will be provided to each person participating in the Stockton Safe Site Program. Meals will be primarily sourced through donations from local businesses and charities. On days when meals are not donated and funds are available, meals will be purchased and paid through the petty cash fund. Funds for 3 meals/week will be available.

Cleaning supplies	\$ 150	\$ 1,800
PPE (MASKS, CLOROX WIPES, GLOVES)	\$ 500	\$ 6,000
Garbage Bags Large	\$ 120	\$ 1,440
Garbage Bags Small	\$ 12	\$ 144
Mileage/gas (\$.625/mile)		
Total	\$ 1,103	\$ 13,242
Total Operations Cost	\$73,865.21	\$ 887,041

Labor - Optimum Staffing							
Position	FTE	Hours/mo	Base Pay/Hr	Fringe	Billed Rate	One month	12 Month
Project Manager	1	173.33	\$ 35.00	27%	\$ 44.45	\$ 7,704.52	\$ 92,454.22
Site Manager	4	175.33	\$ 30.00	27%	\$ 38.10	\$ 28,340.29	\$ 340,083.50
Case Manager	2	173.33	\$ 28.00	27%	\$ 35.56	\$ 12,327.23	\$ 147,926.76
ECP Intake	4	175.33	\$ 25.00	27%	\$ 31.75	\$ 23,616.91	\$ 283,402.92
Site Assistant/ Cleanup	2	173.33	\$ 15.00	27%	\$ 19.05	\$ 6,603.87	\$ 79,246.48
Office Manager	1	173.33	\$ 25.00	27%	\$ 31.75	\$ 5,503.23	\$ 66,038.73
Office Assistant	1	173.33	\$ 20.00	27%	\$ 25.40	\$ 4,402.58	\$ 52,830.98
						\$ 80,794.11	\$ 969,529.37
12 hour shifts 173.33 + 2hrs OT/WK							

Labor - Minimum Staffing							
Position	FTE	Hours/mo	Base Pay/Hr	Fringe	Billed Rate	One month	12 Month
Project Manager	1	173.33	\$ 35.00	27%	\$ 44.45	\$ 7,704.52	\$ 92,454.22
Site Manager	1	175.33	\$ 30.00	27%	\$ 38.10	\$ 8,300.07	\$ 99,600.88
Case Manager	1	173.33	\$ 28.00	27%	\$ 35.56	\$ 6,163.61	\$ 73,963.38
ECP Intake	1	175.33	\$ 25.00	27%	\$ 31.75	\$ 6,916.73	\$ 83,000.73
Site Assistant/ Cleanup	1	173.33	\$ 15.00	27%	\$ 19.05	\$ 3,301.94	\$ 39,623.24
Office Manager	1	173.33	\$ 25.00	27%	\$ 31.75	\$ 5,503.23	\$ 66,038.73
Office Assistant	1	173.33	\$ 20.00	27%	\$ 25.40	\$ 4,402.58	\$ 52,830.98
						\$ 34,588.16	\$ 415,057.94
12 hour shifts 173.33 + 2hrs OT/WK							



Rd

3568

J7

J7

3468

3632

3570

Google

Connie Cochran

From: Harry Black
Sent: Wednesday, May 11, 2022 2:56 PM
To: Harry Black
Subject: FW: Homekey

Mayor/Council:

The below is for your information. Housing Authority's project has been approved for funding. We expect Visionary Home Builders to receive conditional approval for its projects within the next two weeks. We will be scheduling a revised Council resolution for the first meeting in June. It will be necessary because the State is going to approve a higher amount of funding for Visionary's project than what was originally requested in the current resolution. The State's generosity in this regard was not expected, but greatly appreciated.

Thanks!

Harry Black
City Manager
City of Stockton
425 N. El Dorado Street, Stockton, CA 95202
(209) 937-8294
harry.black@stocktonca.gov



Become a Volunteer!
www.stocktonca.gov/cleancity

From: Carrie Wright <Carrie.Wright@stocktonca.gov>
Sent: Wednesday, May 11, 2022 7:26 AM
To: Ty Wilson-Robinson <Ty.Wilson-Robinson@stocktonca.gov>; Harry Black <Harry.Black@stocktonca.gov>; William Crew <William.Crew@stocktonca.gov>; Connie Cochran <Connie.Cochran@stocktonca.gov>
Subject: Homekey

Governor announces additional homekey awards including the Housing Authority's project.

<https://www.gov.ca.gov/2022/05/10/governor-newsom-bolsters-homekey-funding-by-150-million-as-state-reaches-milestone-of-10000-new-homeless-housing-units/>

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Connie Cochran

From: Visionary Home Builders <newsletter@visionaryhomebuilders.org>
Sent: Monday, March 7, 2022 4:31 PM
To: District 1
Subject: [MARKETING] Reminder: Liberty Square Grand Opening - Veteran Multi-housing Community

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Visionary Home Builders
invite you to the grand opening of their
first veteran multi-housing community.



THURSDAY, MARCH 31ST ★ 12:00PM
807 N. SAN JOAQUIN STREET - STOCKTON

Program
Lunch ★ Tour

RSVP by March 25
(209) 957-7277
anna_sass@sasspr.com



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[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by newsletter@visionaryhomebuilders.org powered by



Connie Cochran

From: Harry Black
Sent: Thursday, July 14, 2022 11:22 AM
To: Harry Black
Subject: Safe Camping/Parking Update
Attachments: Safe Camping Memo.pdf

Mayor/Council:

The attached is for your information. It is an update on safe camping/parking.

Thanks!

Harry Black

City Manager

City of Stockton

425 N. El Dorado Street, Stockton, CA 95202

(209) 937-8294

harry.black@stocktonca.gov



Become a Volunteer!

www.stocktonca.gov/cleancity

MEMORANDUM

July 13, 2022

TO: Harry Black, City Manager
City Manager's Office

FROM: Carrie Wright, Director
Economic Development Department

SUBJECT: **SAFE CAMPING AND PARKING UPDATE AND RECOMENDATIONS**

The purpose of this memo is to provide an update and recommended next steps for the Safe Camping and Parking project.

Background

A Request for Statements of Qualifications (RFSQ) for a Safe Camping or Parking Operator and Homeless Service Provider was released in April 2022.

The RFSQ was heavily promoted through multiple channels, these included:

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- TV interviews on both KCRA And FOX40, this is in addition to ABC10 coverage in January
- Staff announcements at Continuum of Care (CoC) Shelter Committee, CoC Strategic Planning Committee and CoC Board meetings
- Email notification to the CoC homeless service provider network
- Social posts
- Email notification to Council members
- Informational session for interested parties

Staff also, through an extensive process, identified a usable site for a safe camping program. The site, owned by Caltrans, has been reviewed by an engineering firm and recommendations for improvements and estimated cost have been provided to staff. Site improvements and a lease with Caltrans were placed on pause until a service provider could be identified.

Current Situation

Unfortunately, there was not an outpouring of nonprofit support, interested business owners with property or religious institutions stepping forward to participate in this program. One application, Community Action Services, was received by the City and an interview was held with the applicant on June 22, 2022, where the proposed project site was discussed. During the meeting, the applicant shared more about their qualifications and agreed to submit a detailed budget and additional financial information about their organization. Additional materials were provided as requested by July 1, 2022.

Upon review of all the materials staff found the following:

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3. Industry Expertise - The management team did not demonstrate sufficient experience working in Stockton with homeless individuals or familiarity with regional homeless service agencies.

While the applicant is willing and eager to conduct this work, they have limited experience and organizational capacity. Therefore, entering into a contract with Community Action Services is not recommended at this time. Further, it is unlikely they would meet the minimum requirements the City requires of contractors.

Contributing Factors

The following are possible contributing factors for the limited response the RSFQ received:

1. Capacity limitations with homeless service providers in Stockton.
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3. Possible safe camping partners invested in proposals for the low barrier shelter NOFA.
4. No nonprofits or businesses with experience in safe camping programs have been identified in the region.

Recommendation

1. EDD staff should negotiate safe camping and parking as part of the project scope should the County of San Joaquin choose to fund the Salvation Army project. Initial conversations with Salvation Army were favorable and the site size would support the activity.
2. Preparing and planning to be able to provide needed support to both Visionary Home Builders and the Housing Authority over the next 30-90 days to deliver their Home Key Projects.
3. Spend staff time cultivating prospective projects for the next round of Home Key.

Any additional effort beyond the recommended next steps begins to compromise staff ability to deliver other important homeless initiatives, such as the Homekey projects. Both Visionary Home Builders and the Housing Authority will need significant support in the next 30-90 days to deliver their housing projects. In addition, staff should be cultivating projects for the next round of Homekey, because as the data tells us, creating housing units is the actual solution to homelessness.

If you have any questions regarding this report, please contact me at extension 8694.



CARRIE WRIGHT, DIRECTOR
ECONOMIC DEVELOPMENT DEPARTMENT

CW:LL:slw

Connie Cochran

From: Visionary Home Builders <newsletter@visionaryhomebuilders.org>
Sent: Friday, March 4, 2022 3:19 PM
To: District 1
Subject: [MARKETING] Liberty Square Grand Opening - Veteran Multi-housing Community

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Visionary Home Builders
invite you to the grand opening of their
first veteran multi-housing community.



THURSDAY, MARCH 31ST ★ 12:00PM

807 N. SAN JOAQUIN STREET - STOCKTON

Program
Lunch ★ Tour

RSVP by March 25
(209) 957-7277
anna_sass@sasspr.com



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visionaryhomebuilders.org
Your nonprofit developer

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Sent by newsletter@visionaryhomebuilders.org powered by



Connie Cochran

From: Harry Black
Sent: Wednesday, May 11, 2022 2:56 PM
To: Harry Black
Subject: FW: Homekey

Mayor/Council:

The below is for your information. Housing Authority's project has been approved for funding. We expect Visionary Home Builders to receive conditional approval for its projects within the next two weeks. We will be scheduling a revised Council resolution for the first meeting in June. It will be necessary because the State is going to approve a higher amount of funding for Visionary's project than what was originally requested in the current resolution. The State's generosity in this regard was not expected, but greatly appreciated.

Thanks!

Harry Black
City Manager
City of Stockton
425 N. El Dorado Street, Stockton, CA 95202
(209) 937-8294
harry.black@stocktonca.gov



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From: Carrie Wright <Carrie.Wright@stocktonca.gov>
Sent: Wednesday, May 11, 2022 7:26 AM
To: Ty Wilson-Robinson <Ty.Wilson-Robinson@stocktonca.gov>; Harry Black <Harry.Black@stocktonca.gov>; William Crew <William.Crew@stocktonca.gov>; Connie Cochran <Connie.Cochran@stocktonca.gov>
Subject: Homekey

Governor announces additional homekey awards including the Housing Authority's project.

<https://www.gov.ca.gov/2022/05/10/governor-newsom-bolsters-homekey-funding-by-150-million-as-state-reaches-milestone-of-10000-new-homeless-housing-units/>

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Connie Cochran

From: Harry Black
Sent: Monday, April 11, 2022 11:58 AM
To: Harry Black
Subject: FW: [MARKETING] Stockton Quarterly Insights- 2022, Q2

Mayor/Council:

Below is a copy of the EDD quarterly newsletter. Its full of great information and highlights of happenings around the city.

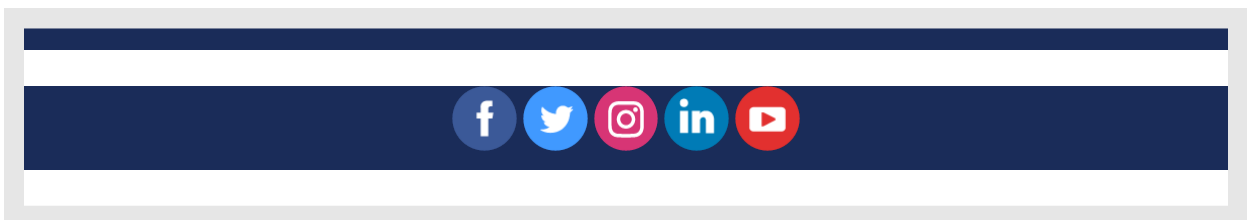
Thanks!

Harry Black
City Manager
City of Stockton
425 N. El Dorado Street, Stockton, CA 95202
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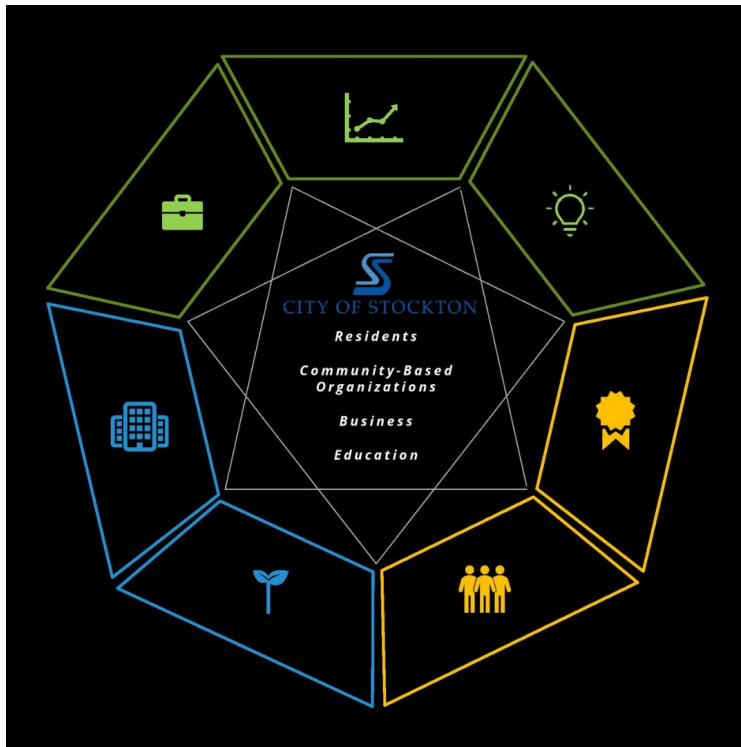
[PROPERTIES](#)

[PERMIT CENTER](#)

[RESOURCES](#)

[PROFILE](#)

City Spotlights



Economic Development Strategic Action Plan Approved

The City developed and approved the Economic Development Strategic Action Plan (EDSAP). The EDSAP is a five-year action plan to support Stockton's post-pandemic economic recovery and will serve as a guide to focus the City's economic development efforts. The plan is anchored by six key goals:

- Tell the Stockton Story
- Support Small Businesses
- Continue to Build a Thriving Entrepreneurship Ecosystem
- Attract and Retain High Caliber Businesses
- Make Data-Driven Decisions
- Define the City's Role in Workforce Development

Use the link below to view the full EDSAP, including specific outcomes, initiatives, and timelines.

City of Stockton 2022 Economic Development Strategic Action Plan

Downtown Developments



Studio 6 Suites

During the first quarter of 2022, Downtown Stockton welcomed its second hotel in the district, the Studio 6 Suites. These modern waterfront suites are located on Center Street and are designed to accommodate guests on extended stays and include amenities such as kitchenettes and laundry.

[Studio 6 Suites- Stockton](#)



Liberty Square Apartments

Visionary Home Builders completed renovation on one of downtown's many historic buildings, transforming it from an office space into a beautiful, 74 unit affordable housing complex for veterans. The new apartments include support resources such as a daycare and office space for social services.

[Liberty Square Apartments](#)



Stockton Community Kitchen International Food Hub Opens

Food entrepreneurs in the Stockton Community Kitchen now have a physical space to serve guests. The food hall, located in the historic Stockton Hotel on Weber and San Joaquin Street, features cuisine from Stockton Community Kitchen students and is now open for lunch Monday through Friday.

[Stockton Community Kitchen International Food Hub](#)



San Joaquin County Purchases the former In-Shape Tower

The San Joaquin County Board of Supervisors authorized the purchase of the In-Shape Health Clubs Tower for \$11 million. This purchase will provide a new home for departments currently operating in some of the County's facilities that are in poor condition. It will take approximately 18 to 24 months for the new tenants to move in.

[San Joaquin County Authorizes purchase of In-Shape Building](#)

Upcoming Events



Stockton Small Business Week
May 1-7, 2022

The second annual Stockton Small Business Week (SSBW) is a partnership between the City and local organizations to highlight local businesses and share resources and programs for small businesses and entrepreneurs. Visit the SSBW website for details about participating in this celebration and register for one of the many scheduled events.

**Stockton Small Business Week
2022**

Attend Free!




GOVERNMENT CONTRACTING & BUSINESS RESOURCE EVENT

Get a networking table for your business or attend free!
Find us on LinkedIn: <https://www.linkedin.com/in/sjpac/>

WEDNESDAY MAY 4, 2022
9:00 am to 11:30 am
Robert Cabral Agriculture Center
2101 E. Earhart Ave, Stockton, CA 95206

REGISTER TODAY!
[Click here to Register to Attend](#)

Special Guest Speakers from:

- San Joaquin County Board of Supervisors
- Office of the California Governor, Go-Biz
- Caltrans, Office of Civil Rights
- City of Stockton
- ...and more!

STOCKTON SMALL BUSINESS WEEK
MAY 1-7, 2022

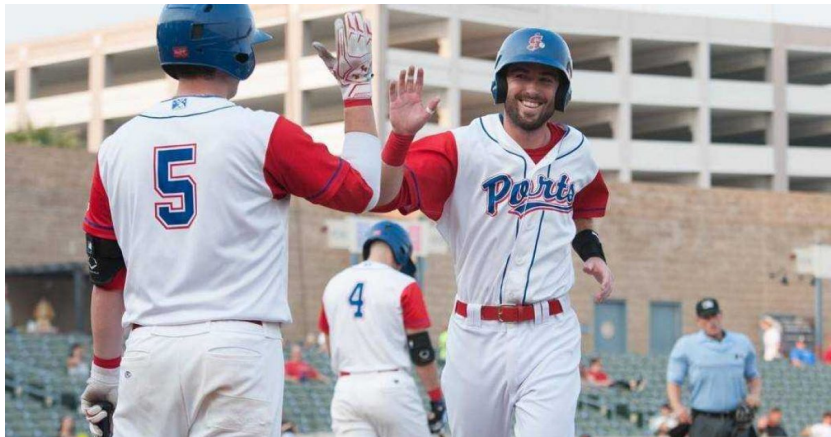
Show Me The Money! Funding Opportunities for Small Business
iBank, Go-Biz, San Joaquin County Revolving Loan Fund

Equity Diversity and Inclusion
University of the Pacific
California Department of General Services
Caltrans

San Joaquin Public Agency Consortium (SJPAC) Spring Event
May 4, 2022

SJPAC's annual Spring event will feature local and state government agencies sharing available contracting and funding opportunities for small businesses. This year's event will focus on funding opportunities for small businesses and inclusion in procurement. Use the link below for more details and register.

SJPAC Spring Event



Stockton Ports 2022 Season
First Home Game April 12, 2022

Stockton's Minor League Baseball team, the Stockton Ports, kick off the 2022 season this April. Over the five-month season, the Ports are set to play 66 games at home at the Banner Island Ball Park.

Stockton Ports Game Schedule

Culture. Cuisine. Community.

Join us at the **Stockton Flavor Fest** for a two-day celebration of Stockton's diverse cultures featuring delicious food, crafts, makers, a wide variety of music, dance, arts and more!

100% of proceeds benefit our local non-profits.



May 14 & 15 2022 stocktonflavorfest.com
Weber Point Events Center, Downtown Stockton

Produced by Visit Stockton in partnership with the City of Stockton

Stockton Flavor Fest

May 14 & 15, 2022

Visit Stockton and the City of Stockton created Stockton Flavor Fest to celebrate the food, music, and cultures that make up the diverse communities of Stockton. The first Stockton Flavor Fest will be held May 14th and 15th at the Weber Point Events Center and will be part of a larger 10-day celebration of the culture and community of Stockton. Highlights of Stockton Flavor Fest include diverse cuisine, music and dance, family activities, a Drag Brunch, a Craft Beer and Wine tent, and a commitment to sustainability. Vendors and volunteers are encouraged to sign up now to showcase the best in food, arts, and culture at the Stockton Flavor Fest. Visit the site below for more information and tickets.

Stockton Flavor Fest



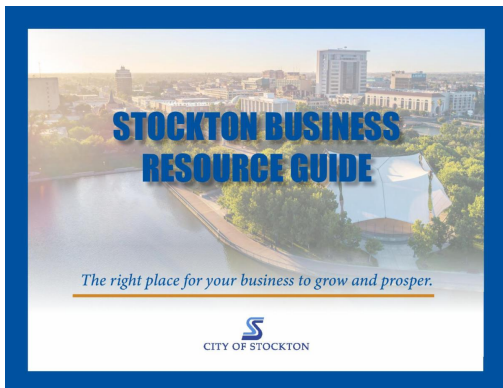
For information on all of the upcoming events, including the Stockton Music Jam, Cinco de Mayo Celebrations, the San Joaquin Asparagus festival and more, check out Visit Stockton's event calendar.

Visit Stockton Event Calendar

Updates on Business Training Events & Newly Announced Ribbon Cuttings:

- [San Joaquin Small Business Development Center Events](#)
- [The Greater Stockton Chamber of Commerce](#)
- [The San Joaquin Hispanic Chamber of Commerce](#)
- [The Central Valley Asian American Chamber of Commerce](#)
- [The African American Chamber of Commerce of San Joaquin County](#)

Available Business Resources



Stockton Business Resource Guide

Developed by the Economic Development Department, the Stockton Business Resource Guide contains the basic necessary steps to assist entrepreneurs and small businesses in achieving their goals. The 10-step guide details the general process of starting or growing a business in Stockton, with resources and contacts at every step.

[Stockton Business Resource Guide](#)



California Dream Fund

The California Dream Fund is a one-time grant program to seed entrepreneurship and small business creation throughout the state. Participants will complete an intensive training program through select participating centers, including the San Joaquin Small Business Development Center. Following successful completion, new businesses will be eligible to apply for a microgrant of up to \$10,000.

[California Dream Fund](#)



\$2 Million in RADCard Match Funds

San Joaquin County has approved another round of match funding of \$2 million for the RADCard program. Individuals can pre-load money on this digital gift card using the RADCard app; all funds loaded will be matched up to \$200. Consumers can use the gift cards at any participating business in San Joaquin County. Using the link below businesses can apply to accept these gift cards, doubling the amount customers can spend in their store.

[RADCard](#)



San Joaquin County Microbusiness Grants

San Joaquin County is accepting applications now through April 30, 2022, for the new Microbusiness Grant program. These \$5,000 grants are available to San Joaquin County businesses that have been open before December 31, 2019, had less than five full-time employees throughout 2019-2021, and have not already received a California Small Business Grant. Visit San Joaquin County's website for the complete list of eligibility requirements and to apply.

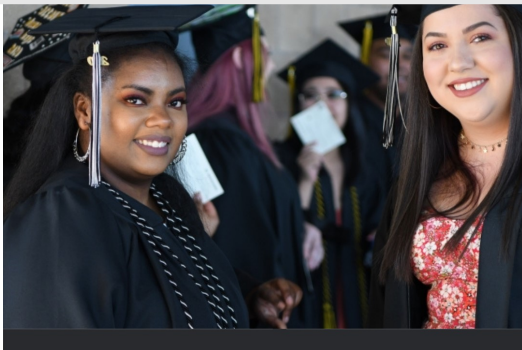
[San Joaquin County Microbusiness Grants](#)



Business and Financial Resources:

- [Stockton Open Data Portal](#)
- [San Joaquin Revolving Loan Fund](#)
- [Downtown Stockton Enterprise Loan Fund \(DSELF\)](#)
- [Small Business Relief Payment Tax Payment Plans for Sales and Use Tax](#)
- [California Rebuilding Fund](#)
- [California Infrastructure and Economic Development Bank \(IBank\) Finance Programs](#)

Workforce Development



SAN JOAQUIN
DELTA
COLLEGE

San Joaquin Delta College's Accreditation Reaffirmed by Commission

An independent peer-review commission reaffirmed San Joaquin Delta College's accreditation. The accreditation reaffirms that the college meets higher education institutions' high standards and expectations. The accreditation is valid through 2027.

[San Joaquin Delta College Accreditation News Release](#)



UNIVERSITY OF THE
PACIFIC

University of the Pacific Launches its Sports Analytics Program & Partnership with Sports Technology Leader SMT

University of the Pacific (UOP) launched a new specialization to prepare students for careers in sports analytics while also announcing a new partnership with data integration and visualization pioneer SportsMEDIA Technology Corp (SMT).

[UOP Sports Analytics Program News Release](#)



San Joaquin Delta College Workforce Training Institute

San Joaquin Delta College's Workforce Training Institute streamlines training for a stronger workforce and a more connected community. The program provides learning and training opportunities in medical health careers, professional development, technology, and enrichment programs.

[Delta College Workforce Training Institute](#)



Explore available careers at the City of Stockton and help contribute to our community.

Find employment and training services in partnership with state and local agencies and organizations available through EDD.

Invest in Stockton

Featured Properties



Stockton Logistics Center, 6120-6868 Arch Road

This listing is a crossload building development located within the Stockton Logistics Center. The property is located a quarter-mile from BNSF Intermodal Facility, has close access to Highway 99, and is within the Southeast Stockton Industrial submarket.

Building Highlights

- Building SF: ±506,844
- Office SF: 3,500
- Shipping Office SF: ±835
- Divisible SF: ±63,000
- Grade Level Doors: 8- 12' X 14'
- Dock Doors: 87- 9' X 10'
- Clear Height" 36'- 40.5'
- Zone: IG

- Opportunity Zone: Yes

For more property information, contact [Robert J. Taylor](#), [Thomas Davis](#), or [Daniel Davis](#).

View Stockton Logistics Center Brochure



The Record Building, 530 East Market St.

The former Stockton Record building is a multi-level office warehouse facility with a secured and gated yard. The site is located downtown and has quick access to the crosstown freeway along with excellent freeway visibility.

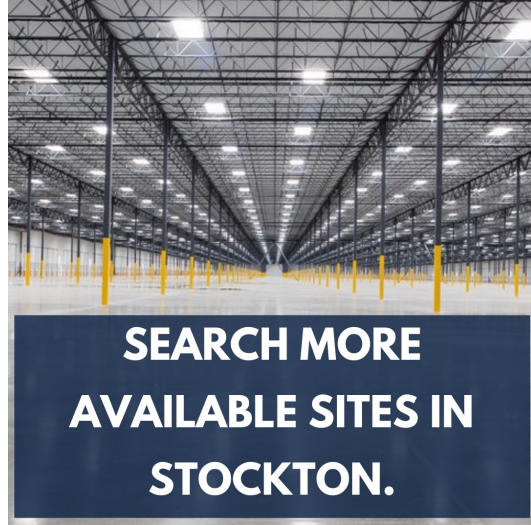
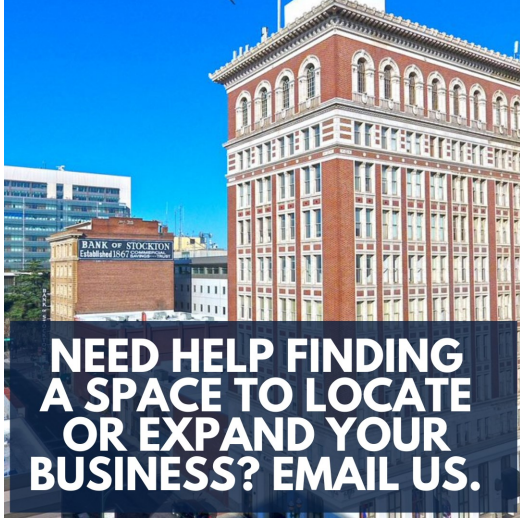
Highlights:

- Building size: 107,300 SF
- Land size: 2.66 AC
- Divisible to 5,000 SF
- Property Type: Office/ Warehouse/ Mixed-Use
- Three-stories
- On-site parking for 80 vehicles
- Zone: Commercial Downtown (CD)
- Opportunity Zone: Yes

For property information, contact [Steve Dunn](#).

View 530 East Market St. Listing

More Site Selection Resources:



[2021 Q4 Stockton/Central Valley Office Market Research Report](#)
by Colliers International

[2021 Q4 Stockton/Central Valley Industrial Market Research Report](#)
by Colliers International

[Stockton Sales Tax Update- 2021 Q3](#)
by HdL Co.

[Stockton Labor Market Information](#)
by State of California Employment Development

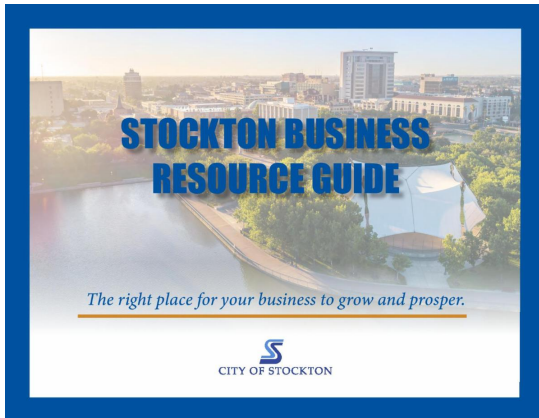
[Census Data: Bureau Releases 2022 Q1 Quarterly Workforce Indicators \(QWI\) Data](#)
by The United States Census Bureau

City of Stockton Resources

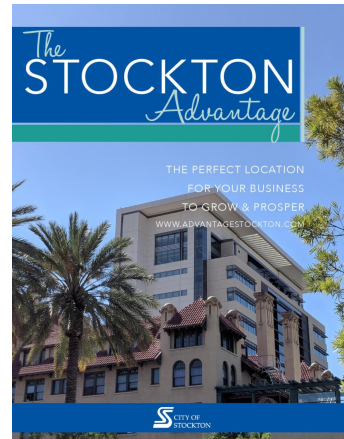
[Economic Development Department Website](#)

[Available Properties: Advantage Stockton](#)

[City of Stockton Bid Flash Website](#)



[Business Resource Guide](#)



[Stockton Community Profile](#)

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City of Stockton
Economic Development Department
400 E. Main Street, 4th Floor, Stockton, CA 95202
(209) 937-8539
www.stocktonca.gov
economic.development@stocktonca.gov

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Sent by [nicole.snyder@stocktonca.gov](#) powered by



Connie Cochran

From: Harry Black
Sent: Thursday, January 13, 2022 11:14 AM
To: Harry Black
Subject: Police Chief Search
Attachments: Chief of Police Recruitment - Stakeholder list-Version 2.pdf; Police Chief Recruitment Schedule - Stockton Police Chief as of 01-13-22 (3).pdf

Mayor/Council:

For your information, attached is the preliminary schedule for the police chief search, as well as a preliminary list of stakeholders. Stakeholders will be afforded an opportunity to participate in the process at various points along the way, particularly candidate profile brochure development, community survey, and town hall (virtual/in person), depending on where we are with Covid-19. We can further discuss during our 1x1s. In that this will be a dynamic exercise, I will do my best to keep you informed.

Thanks!

Harry Black

City Manager

City of Stockton

425 N. El Dorado Street, Stockton, CA 95202

(209) 937-8294

harry.black@stocktonca.gov



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Name	Organization
Bobby Bivens	President NAACP Stockton Branch
Jasmine Dellafosse	Senior Regional Organizer, Gathering for Justice
Joelle Gomez	CEO, Children's Home of Stockton
Myles Harris	Community Organizer/Youth Engagement
Sovaan Koeurt	Executive Director, APSARA
Tashante McCoy	President, The OWL Movement
Gloria Nomura	Community Organizer/St. George's Community Group
Dr. Troy Brown	Superintendent, San Joaquin County Schools
Dr. Maggie Park, MD	San Joaquin County Public Health Officer
Fred Sheil	Administrator, Stockton Taking Action to Neutralize Drugs (STAND)
Wes Rhea	CEO, VisitStockton
Jose Rodriguez	President & CEO, El Concilio
Cymone Reyes	Executive Director, San Joaquin Pride Center
Mitzi Stites	Neighborhood Organizer, Weston Ranch
Anthony Vartan	Director, San Joaquin County Behavioral Health Services
Richard Vlavianos	Judicial Outreach Liaison, NHTSA Region 9
Aaron Chapman	Youth Outreach
Timm Quinn	Interim CEO, Greater Stockton Chamber of Commerce
Lisa Sunday Vela	CEO San Joaquin County Chamber of Commerce
Leslie Edman	Executive Director, Central Valley Asian-American Chamber of Commerce
Patrick Withrow	Sheriff San Joaquin County
Tori Verber Salazar	San Joaquin County District Attorney
Michael Huber	Executive Director, Downtown Stockton Alliance
Kristen Spracher-Birtwhistle	President/CEO, United Way of San Joaquin
Fritz Grupe	CEO, Grupe Company
Michael Spanos	President, AG Spanos
Peter Ragsdale	Executive Director of the San Joaquin Housing Authority
Christopher Callahan	President, University of the Pacific
Kevin Lincoln	Mayor
Christina Fugazi	Vice-Mayor, District 5
Sol Jobrack	Councilmember, District 1
Dan Wright	Councilmember, District 2
Paul Canepa	Councilmember, District 3
Susan Lenz	Councilmember, District 4
Kimberly Warmasley	Councilmember, District 6
John Luebberke	City Attorney
John Alita	Deputy City Manager
Jodi Almassy	Director of Public Works
James Chraska	Interim Police Chief
Charles Harris	Police Sergeant / President, SPOA
Lora Larson	Director Office of Violence Prevention
Grover Crump	Outreach Supervisor, Office of Violence Prevention

City of Stockton Proposed Search Process and Timeline Police Chief

Date	Activity
January 12, 2022	Stakeholders Meetings (virtual) <ul style="list-style-type: none"> • Review Recruitment Process • Discuss the process for development of the Police Chief Profile, recruitment brochure, and gather feedback on the following: <ul style="list-style-type: none"> ○ Opportunities and Challenges the new Police Chief faces ○ Desired Professional Characteristics and Personal Qualities of the position
January 19, 2022	Police Chief Profile draft submitted for review to City Manager’s Office
January 26, 2022	Published Brochure/Placement of Ads and Candidate Recruitment <ul style="list-style-type: none"> • 45-day search process
January 26 – February 26, 2022	<ul style="list-style-type: none"> • Community Survey • Department Survey
March 14, 2022	Deadline for priority review of applications <ul style="list-style-type: none"> • Search Consultant conducts preliminary screenings via Zoom
March 28, 2022	Search Consultant reviews and recommends candidates to City Manager’s Office Search Committee for review and consideration
March 30, 2022	Search Consultant invites candidates for interview
Week of April 11, 2022	Candidate Interviews <ul style="list-style-type: none"> • Finalist Interviews (in-person) • Finalist Town Hall (in person/virtual TBD) • Finalist Community Meet & Greet (in-person/virtual TBD) • Deliberations to select new Police Chief
Week of April 18, 2022	Contract offer and negotiations with selected candidate
Starting April 25, 2022	Ralph Andersen & Associates conducts Background and References (5-10 business days)
**Start date of new Police Chief will be determined by the City	

Please note: The proposed timeline may be adjusted as needed based upon the awarding of the contract, publication of the position brochures and placement of ads, the scheduling of meetings of the Search Committee, and the overall needs of the City.

Connie Cochran

From: Florence Low
Sent: Tuesday, December 14, 2021 3:24 PM
To: Sol Jobrack;Paul Canepa;Dan Wright;Susan Lenz;Christina Fugazi;Kimberly Warmsley
Cc: Carrie Wright;Courtney Christy;Harry Black
Subject: FW: Support for Project Homekey Proposals - Agenda Item 15.3 & 15.4
Attachments: HJC City Council Letter - 12_14_21.pdf

Councilmembers,

Below is an email sent to your district email.

Florence

From: Helen Eldred <heldred@rsscoalition.org>
Sent: Tuesday, December 14, 2021 1:55 PM
To: Kevin Lincoln <Kevin.Lincoln@stocktonca.gov>; Dan Wright <Dan.Wright@stocktonca.gov>; District 1 <Dist1@stocktonca.gov>; District 3 <Dist3@stocktonca.gov>; District 4 <Dist4@stocktonca.gov>; District 5 <Dist5@stocktonca.gov>; District 6 <Dist6@stocktonca.gov>
Cc: CC - City Clerk <City.Clerk@stocktonca.gov>; Darryl Rutherford <drutherford@rsscoalition.org>; Carrie Wright <Carrie.Wright@stocktonca.gov>; Florence Low <Florence.Low@stocktonca.gov>; Lisa Endo <lendo@rsscoalition.org>
Subject: Support for Project Homekey Proposals - Agenda Item 15.3 & 15.4

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Dear City Council Members and Mayor Lincoln,

I have attached a letter from the Stockton Housing Justice Coalition in support of the two Agenda Items— 15.3 and 15.4— that propose furthering Project Homekey proposals that—if funded—will be greatly beneficial to the community. This letter will be submitted as public comment in advance of the City Council meeting this evening.

We appreciate your commitment to building more affordable housing for the community and look forward to more projects such as these.

Sincerely,
Helen Eldred

--

Helen Eldred (She/They), Housing Justice Coordinator

Reinvent South Stockton Coalition

heldred@rsscoalition.org

209-565-1469

Sign up for the Stockton Housing Justice Coalition's newsletter [HERE](#).



<https://rsscoalition.org/>

Stockton City Hall
425 N El Dorado Street
Stockton, CA 95202



December 14, 2021

Re: Agenda Item 15.3- Authorize the City of Stockton and Visionary Home Builders of CA to submit a joint application for grant funding under Project Homekey for the acquisition, rehabilitation and management of the Flora Project; and Item 15.4 - Adopt a resolution to authorize and allocate required funding match for the Housing Authority of San Joaquin County's Homekey Project Application

Dear Mayor Lincoln and City Councilmembers:

The Housing Justice Coalition believes that everyone across the spectrum of housing stability deserves a safe home. In partnership with Stockton residents and community-based organizations, the Stockton Housing Justice Coalition has established our central priorities: (1) prevent evictions through implementing a local Right to Counsel program, (2) build more housing through a local Housing Trust Fund; and, (3) ensure there is "no displacement without navigation" for our unsheltered community.

As it relates to our "build more housing" priority, the Coalition would like to express enthusiastic support for the authorization of the proposed Flora Project Homekey application from the City of Stockton and Visionary Home Builders of CA, as well as the funding match for the Housing Authority of San Joaquin County's permanent supportive housing project.

As proposed, the Flora Project will provide stable housing for women and victims of domestic violence, which fills a much-needed housing gap in our community. Due to increased stressors, the stay-at-home orders due to the pandemic have led to an uptick in domestic violence. According to the National Domestic Violence Hotline, there were 17% more calls from Californians from March to May of 2020 compared to that same timeframe in 2019. Currently, there are few emergency shelters where women and children can seek safety and stability. The Coalition is in support of any housing project that prioritizes safety and support for those facing abuse.

The Housing Justice Coalition believes in Housing First - the premise that folks need a safe, stable place to live in order to address the other challenges they may face: personal health issues, financial distress, education and workforce training, etc. According to the U.S. Department of Housing and Urban Development, permanent supportive housing models which

use the Housing First model have proven to be highly effective for ending homelessness. Housing for those at risk of homelessness must be permanent, supportive, and include essential wrap-around services. Because of these principles, the Coalition supports The Housing Authority of SJ County's proposed project of renovating a motel on March Lane into 68 one-bedroom apartments. Currently, there are not enough stable, supportive housing units for chronically homeless and extremely low-income community members. The more projects - such as the Housing Authority's - that prioritize permanence and community resources, the better.

We appreciate your commitment to building more affordable housing for the community and look forward to more projects such as these.

Sincerely,

The Stockton Housing Justice Coalition

Connie Cochran

From: Harry Black
Sent: Monday, November 8, 2021 11:13 AM
To: Harry Black
Subject: FW: Homekey Update

Mayor/Council:

The below is for your information. We anticipate presenting two projects for your consideration in December.

Thanks!

Harry Black

City Manager

City of Stockton

425 N. El Dorado Street, Stockton, CA 95202

(209) 937-8294

harry.black@stocktonca.gov



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From: Carrie Wright <Carrie.Wright@stocktonca.gov>
Sent: Saturday, November 6, 2021 6:04 PM
To: Harry Black <Harry.Black@stocktonca.gov>
Cc: Maraskeshia Smith <Maraskeshia.Smith@stocktonca.gov>
Subject: Homekey Update

CM Black,

I wanted to provide a further update regarding the progress staff is making toward Project Homekey applications and provide additional context on process.

Given the timelines issued by the State, variable funding needs and real estate options staff have been working with all interested parties. With funding available for multiple projects, a traditional rank and rate NOFA was unnecessary for this process. Staff held a meeting in August inviting anyone who had expressed interest as well as a list of affordable housing developers. Staff requested that a one page

proposal be submitted to the City in September, this would gauge intent, allow for staff to plan and ultimately begin the vetting process.

Although staff have met with many interested entities including Central Valley Low Income Housing, New Genesis Housing, Children's Home of Stockton, Parents by Choice, Housing Authority and Visionary Home Builders as well as others - capacity remains an issue.

The following is a status update on possible projects.

1. Visionary Home Builders is proposing 15 unit project that would serve Domestic Violence victims. Staff received a one page proposal in September, met with the State for the mandatory per-consultation meeting in October and the staff report is being prepared for December (could push to January if needed). Council will be asked to approve match funding as well as approval to submit the application.
2. Housing Authority - Cities, Counties and Housing Authorities are able to submit applications for Project Homekey. Although the City has had multiple conversations with the Housing Authority, as of yet, a one page proposal has not been submitted by the Housing Authority. Staff remains hopeful that a project will come forward in the next several weeks - the request would be for funding as the Housing Authority would apply.

Applications are accepted by the State on a rolling basis and staff will continue to engage with developers. They will be brought to Council as they formalize.

More information can be found here:

<https://homekey.hcd.ca.gov/>

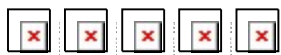
Carrie Wright, Director of Economic Development

City of Stockton - Economic Development Department

400 E. Main Street, 4th Floor, Stockton, CA 95202

carrie.wright@stocktonca.gov | 209.937.8694

www.advantagestockton.com



From: Carrie Wright <Carrie.Wright@stocktonca.gov>
Sent: Wednesday, October 13, 2021 2:56 PM
To: Harry Black <Harry.Black@stocktonca.gov>
Cc: Maraskeshia Smith <Maraskeshia.Smith@stocktonca.gov>
Subject: Homekey Update

CM Black,

I wanted to provide an update regarding the second round of Homekey funding. In August, staff invited affordable housing developers and any organization that had expressed interest in Homekey to a meeting to discuss the opportunities and challenges regarding the next round of funding available from the State. Following the meeting staff requested that those who were interested should submit a one-page description of the project with preliminary funding needs.

Staff is supportive of and has indicated to developers that we are open to bringing multiple applications to Council for consideration. The required match funds would come from HHAP Round 2 funds and HOME ARP funds, approximately \$9 million dollars. We have received one proposal and staff is currently working through an eligibility check list and feasibility of the project given program guidelines. Conversations and meetings with developers continue to occur in the hopes of receiving additional project summaries.

To comply with the State's Project Homekey NOFA, the following timing and challenges need to be considered:

Timing:

- December - Staff report to Council for consideration (project application approval and match funding allocation)
- January - Applications to the State due for bonus point consideration and geographic set aside
- May - final applications due to the State
- Award announcements from the State - continuous

Challenges:

- Timeline to complete the projects is 8 months
- State Homekey NOFA favors projects that have received local funding and are already underway, therefore ensuring compliance to timeline restrictions
- The State Homekey NOFA is competitive, and funding is not guaranteed
- Scarcity of units in Stockton makes conversion more feasible, but that takes more time
- State favors family units, also takes more time to build or convert

Staff intends to bring all viable projects to Council for consideration and will include an analysis of risks and benefits of each project. Please let me know if you have any questions.

Thanks,
Carrie

Carrie Wright, Director of Economic Development

City of Stockton - Economic Development Department

400 E. Main Street, 4th Floor, Stockton, CA 95202

carrie.wright@stocktonca.gov | 209.937.8694

www.advantagestockton.com



