

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Presentation Of The San Joaquin County Housing Authority's Annual Report

MEETING DATE: July 16, 2003

PREPARED BY: City Clerk

RECOMMENDED ACTION: None.

BACKGROUND INFORMATION: Antonio Pizano, Executive Director of the San Joaquin Housing Authority, will be at the meeting to present to the Council the Authority's Annual Report.

FUNDING: None required.



Susan J. Blackston
City Clerk

SJB/JMP

APPROVED: _____


H. Dixon Flynn -- City Manager

Record

CALIFORNIA—MONDAY, MARCH 9, 1942

DON'T NEED GARDENS DO

Injuries Are Less
Shell, Rifle Fire

ATON
but its allotment of gas masks
000. No indication was given
every street corner since that
do we get "no?" has been as
it looks like rain or maybe if

WAR MAY END CONVENTIONS

There may be no international
conventions of High Twelve clubs
during the duration of the war and
probably none this year.

That was the consensus at the
Stockton sessions of the California
State Association of High Twelve
clubs at Tiny's Saturday night
club war, transportation problems,
and the fact many members and
advisers of the fraternal group are
in the military or naval service
are factors determining the
placement of the group. A resolu-
tion of all the clubs will be
taken before final action is de-
termined.

SECRETARY PLANNED

A proposal that a traveling secre-
tary from the office of international
be employed was discussed.
Further study of the plan is to
be made by a committee consist-
ing of Vernon Handley, Stockton,
chairman; Dr. Charles Meek,
Berkeley, and Harry Buckalew,
Fresno.

John Cuddeback, Berkeley, out-
lined plans for the state conven-
tion to be held in Berkeley
May 22.

Fred W. Starvatt, Berkeley, in-
ternational vice-president, an-
nounced Tula, Okla., which was
scheduled to be the international
convention city this June, had
been to be released because its
advisers are in military or naval
service and because of other fac-
tors due to the war.

ERNER SPEAKS

C. N. Clarkson, past president of
the Stockton club and now inter-
national representative, was pro-
ceeding chairman. Richard A. Res,
past president of the Stockton club,
gave the invocation. Donald C.
Quinn, Fresno, president of the
state association, presided.

Wives of members were guests
of the club.

County Passes Bill to Push Housing

5-Man Board to Head Authority Under Plan

Giving official recognition to a
growing housing shortage in the
county, the County Board of
Supervisors today authorized ap-
pointment of a San Joaquin County
Housing Authority.

The resolution calling for ap-
pointment of the housing author-
ity, passed unanimously, declared
in part, "The board hereby deter-
mines, finds and declares that
there is a shortage of safe and
sanitary dwelling accommodations
available to persons of low income
at rentals they can afford in San
Joaquin County."

MAIN TASKS

Co-operating with federal hous-
ing agencies, the authority's prin-
cipal tasks will be to investigate
needs for low-income housing and
determine locations that would
best serve needs of workers.

It will be a five-man board, to
be appointed Monday by Chairman
W. R. Ruggles Jr. Terms are four
years, but in order that a vacancy
may occur each year, the original
board will consist of one member
for one year, one for two years,
one for three years and two for
four years.

CITY MOVE LOUD

A move for a similar authority
for the city of Stockton was suc-
cessfully opposed last year by
realtors and apartment house op-
erators, who maintained the city has
sufficient housing facilities. How-
ever, since that time the popula-
tion has been greatly increased by
defense workers and families of
commissioned and non-commissioned
army officers.

The board also voted \$3156 to
purchase a fire engine to be used
for civilian defense in any part of
the county. Operation of the fire
engine will be under direction of
County Fire Warden T. J. Sangui-
nelli. It will be housed at Peters.

Two Lodians File for Each Council Post

LODGE OFFICE, STOCKTON
RECORD, March 9.—At least two
candidates for every vacancy on
the City Council at the April 14
election.

60 YEARS OF SERVICE

2002 Annual Report

THE HOUSING AUTHORITY
OF THE COUNTY OF
SAN JOAQUIN

OUR MISSION

The Housing Authority of the County of San Joaquin is dedicated to providing and advocating for affordable, attractive, safe living environments and opportunities to become self-sufficient for persons of very low to moderate income.

OUR VISION

The Housing Authority of the County of San Joaquin will be nationally recognized as an innovative agency and a leader in creating community partnerships that result in individuals and families having hope for a better tomorrow.



WE PROUDLY PRESENT THE SAN JOAQUIN HOUSING AUTHORITY'S 2002 ANNUAL REPORT.



It commemorates our 60th Anniversary. The efforts of the San Joaquin Housing Authority to provide decent, safe and affordable housing have been tremendous, yet the need continues to grow. We shall continue to rely on the partnerships within our community and the insight of our elected officials as we carry out our mission.

We are dedicated to providing and advocating for affordable, attractive, safe living environments and opportunities for residents who desire to become self sufficient.

Throughout this report, the evolution of our agency has been chronicled by verbatim excerpts from 60 years of archives. Each excerpt is followed by a credit line for the original source. We hope that you enjoy this journey through the Housing Authority's history.

“WE NEED HISTORY, NOT TO TELL US
WHAT HAPPENED OR TO EXPLAIN THE PAST,
BUT TO MAKE THE PAST ALIVE SO THAT IT CAN EXPLAIN
US AND MAKE A FUTURE POSSIBLE”

—ALLAN BLOOM, AUTHOR/TEACHER

1942. War has begun for the United States. In San Joaquin County, temporary housing is needed for thousands of war-time workers. To help bridge the gap, County supervisors establish the Housing Authority of the County of San Joaquin.

the 40s

“WHEREAS, pursuant to the Housing Authorities Law of 1938, Deering’s General Law, Act 3483, this Board of Supervisors did on March 9, 1942, pass and adopt a resolution pursuant to Section 4 of said statute, determining, finding, and declaring a need for a Housing Authority in and for the County of San Joaquin, and that there shall be such Housing Authority in and for said county, and that five Commissioners shall be appointed.”

—RESOLUTION DECLARING THE NEED FOR A HOUSING AUTHORITY
IN THE COUNTY OF SAN JOAQUIN, MARCH 9, 1942

The Housing Authority of the County of San Joaquin was created March 9, 1942, under State Law known as the Housing Authorities Law, which was enacted in 1938 by the legislature of the State of California.

The California Housing Authorities Law in 1938 made the following declaration: “that there exist in the State insanitary or unsafe dwelling accommodations and that persons of low income are forced to reside in such insanitary or unsafe accommodations; that within the State there is a shortage of safe or sanitary dwelling accommodations at rents which persons of low income can afford and that such persons are forced to occupy overcrowded or congested dwelling accommodations... which constitute a menace to the health, safety, morals and welfare of the residents of the State... This Act is hereby declared to be an urgency measure necessary for the immediate preservation of public peace, health and safety and shall therefore go into immediate effect.”

—FROM “FIRST REPORT, 1942-1951”



FAIRVIEW HOUSING PROJECT

Prior to the organization of the Housing Authority of the County of San Joaquin, the Federal Public Housing Authority, under the Lanham Act in

1940, developed the 100 unit program known as Fairview, Sixth Street and Sharp's Lane in Stockton, to serve military personnel at Stockton Field on an adjusted rent basis.

In the latter part of 1942 following the organization of the Housing Authority of the County of San Joaquin, Fairview was leased to the Housing Authority for operating purposes at which time eligibility for admittance to the project was extended to families of war workers as well as to families of servicemen.

In 1949 the Federal Government, acting through the Public Housing Administration, sold the entire project, and in the sale, gave

preference to World War I and World War II Veterans. The project was subdivided so that individual purchase as well as group purchase was possible.

—FROM "FIRST REPORT, 1942-1951"

WAINWRIGHT VILLAGE, TRACY

In 1942, with the rapid progress of World War II, it became necessary for the Federal Government to establish temporary war housing for defense workers in

various parts of the United States. To house workers of the many defense production plants of San Joaquin County, temporary war housing projects were established under the War Housing Law of 1943, known as the Lanham Act Title I.

The first of the war housing projects for San Joaquin County was Wainwright Village, which was constructed in Tracy. Wainwright Village consisted of fifty buildings, four apartments to the

building, sufficient to house two hundred families. The project was opened for occupancy August 2, 1943, to accommodate civilian workers of the California Quartermaster Supply Depot, a newly constructed ten million dollar supply base, presently known as the Sharpe General Depot Annex.

—FROM "FIRST REPORT, 1942-1951"

A NEW STEP FORWARD

"Those who cannot afford to live in new houses live in old ones... An old house deteriorates a little, and sells or rents for a little less than it formerly did, and gradually such houses have come down in value until they are available to families of lower incomes. In the last analysis practically everyone in the United States does have a shelter, a house in which to live; but millions of such houses are a disgrace to America... and we do have an interest, I think, in providing equal opportunity for all the children of the families who are brought into being in the United States."

—FROM THE SPEECH OF HONORABLE ROBERT A. TAFT,
PRESENTED IN THE UNITED STATES SENATE ON APRIL 21, 1949.



the 40s

RIVERVIEW HOUSING PROJECT

Riverview Housing Project, Stockton, was the next temporary war housing construction to be completed in San Joaquin County. Riverview was located on the west side of Stockton off the Stockton Channel near Louis Park to provide housing for workers in the Pollock Shipyards. The project, consisting of 398 apartments, was opened for occupancy August 19, 1943.

—FROM "FIRST REPORT, 1942-1951"

SOUTH SIDE COURT, MANTECA

As World War II increased in intensity, war industry enlarged to such an extent in San Joaquin County, and the influx of workers was so great that it became impossible to expand the war effort locally unless additional housing was made available. Consequently the Federal Government during the war period through March 18, 1946, developed and leased to the Housing Authority of the County of San Joaquin a total of 1,723 units for war workers... at an estimated cost of approximately \$3,500,000.00.

One of these was South Side Court, Manteca, constructed in 1944 to serve immigrant civilian employees of the Manteca Magnesium Reduction Plant, located at Lathrop. When the United States Government constructed the Sharpe General Depot at Lathrop, eligibility was extended to include civilian employees of that enterprise.

—FROM "FIRST REPORT, 1942-1951"

EDISON VILLA, STOCKTON

Among the projects to be constructed during the wartime expansion in San Joaquin County was Edison Villa, consisting of 438 family units, and completed in 1944 under the Lanham Act. Edison Villa was located in the southwest sector of Stockton to provide temporary war housing for local shipyards, the Port of Stockton, and the then expanding Naval Supply Annex.

—FROM "FIRST REPORT, 1942-1951"



ARBOR VILLA, STOCKTON

The Veterans Housing Law was passed and adopted by the Legislature of the State of California in 1946. San Joaquin County, the City of Stockton, and the



State of California, in cooperation with the Federal Government, constructed a 150 unit project consisting of 75 duplex buildings. Also constructed was a 126 unit project consisting of eight 2-story buildings with 12 apartments per building, and three 2-story buildings with 10 apartments per building. Both of these projects were located on one site and operated as one project known as Arbor Villa.

With the completion of Arbor Villa, the entire operation of the Housing Authority of the County of San Joaquin consisted of 1,999 units for the housing of 1,847 families and 152 single men.

—FROM "FIRST REPORT, 1942-1951"

RIVERVIEW FAMILY TRAILERS

One of the many types of housing facilities developed and leased to the Housing Authority of the County of San Joaquin between 1942 and 1946 was a total of 358 family trailers.

Between June, 1948 and June of 1950 all of the trailer projects were



terminated, the trailers being disposed of by the Public Housing Administration. Some were sold to individual Veteran buyers; others were transferred to Farm Labor Camps for temporary occupancy by transient farm laborers. The balance were sent to Vancouver, Washington, shortly after the Columbia River flooded in 1948, to provide temporary shelter for families who had been driven from their homes by the waters.

—FROM "FIRST REPORT, 1942-1951"

As a new decade begins, the economy has turned from war and austerity to one of expansion and prosperity. The call for clean, safe and affordable housing comes not only from returning veterans but from a diverse range of community members.

the 50s

The Housing Authority of the County of San Joaquin in 1950, at the direction of the Stockton City Council and the Tracy City Council conducted a survey as to the need for a low rent, low income housing project... at the conclusion of these comprehensive studies, the following results were tabulated: City of Stockton, 2,188 substandard dwelling units; City of Tracy, 458 substandard dwelling units; Stockton Fringe Area, 3,819 substandard dwelling units.

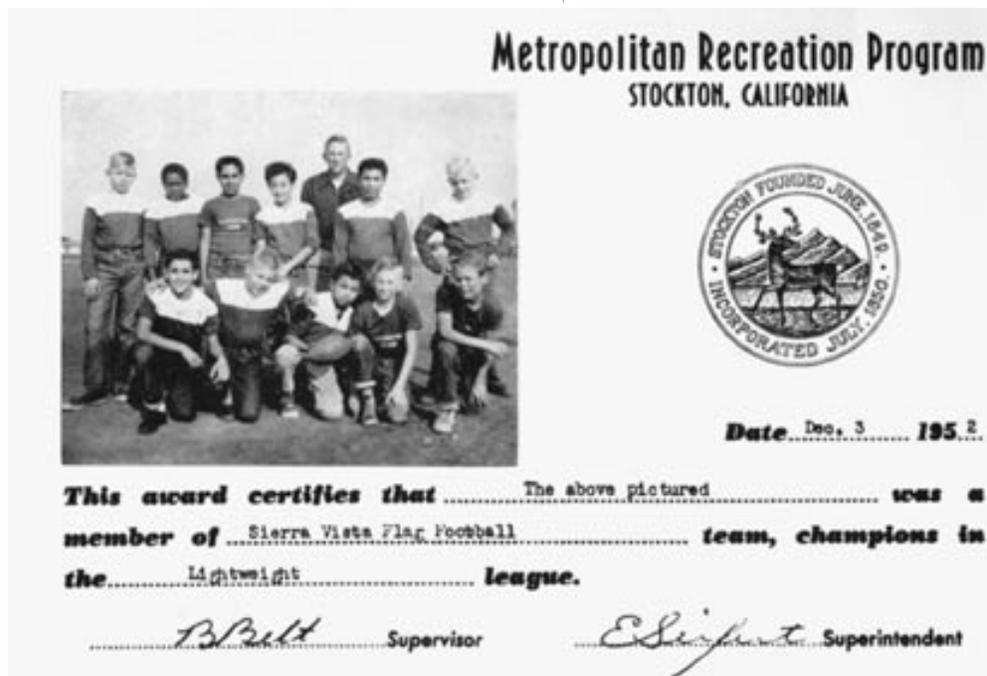
Armed with this information, the Stockton City Council, through resolution, directed the Housing Authority of the County of San Joaquin to make application for financial assistance... and resulted in the granting of financial assistance for the development, construction and operation of 400 units... to be built within two years.

After receiving the allotments, the Housing Authority of the County of San Joaquin issued a call for bids for the construction of Sierra Vista Homes, a 400 unit project in Stockton, and Tracy Homes, a 60 unit project in Tracy. The construction contracts were let and the proceed orders given to the contractors on June 29, 1951.

—FROM "FIRST REPORT, 1942-1951"

EDUCATION AND RECREATION

In the management and operation of all projects of the Housing Authority of the County of San Joaquin great emphasis is placed upon the mental, physical and spiritual building of the citizens of tomorrow—the children of today. All projects have community facilities which are used for education, recreation, religious endeavor, and for varied special interest group activities. Each project is equipped with one or more playgrounds, which include ball diamonds and basketball courts.



the 50s

A most gratifying relationship has been and is being enjoyed between the Housing Authority and local public and semi-public agencies. On each project in the City of Stockton, the Stockton Recreation Commission operates a full-time recreation program for children and adults with the emphasis on children. Whether it's an Easter egg hunt, a baseball team, a Halloween party, a basketball game, gymnastics, a class in arts and crafts, the children are occupied in wholesome outdoor and indoor activity.

Through the local Ministerial Union, religious services are held each week on most of the projects. Project Community Buildings are also made available to such groups as the Boy Scouts, Girl Scouts, Campfire Girls, and many others.

At one time the Board of Education in Stockton maintained schools in seven rooms of Housing Authority Community Buildings, and the Tracy Board of Education used two rooms of the Wainwright Village Administration building for educational purposes. At the present time, the Stockton Unified School District is occupying 4 rooms at Riverview Housing Project for regular classes in the 1st through the 4th grade.

—FROM "FIRST REPORT, 1942-1951"

PLANNING BECOMES A REALITY!

In the spring of 1952, Sierra Vista and Tracy Homes were opened for occu-

pancy. This represented the culmination of two years of planning and endeavor dating from 1950.

At that time... the Stockton and Tracy City Councils directed the Housing Authority of the County of San Joaquin to conduct a survey as to the need for low-rent, low-income housing. It was toward the elimination of the dire need that was found to exist, that the City Councils of Stockton and Tracy entered into Cooperation Agreements with the Housing Authority for the construction of these two developments.

—FROM "SECOND REPORT, 1952"

*Sierra Vista, 1951
with project 80% complete*



THORNTON

...The Thornton Progress Club addressed a letter to the Housing Authority of the County of San Joaquin soliciting help in obtaining a 50-unit rural non-farm housing program.

The Commissioners of the Housing Authority met with members of the Thornton Progress Club in response to this request, and adopted a resolution expressing their desire to undertake such a program for Thornton...

Meanwhile, other organizations in Thornton, learning of these developments, added their requests for action. The New Hope Parent Teachers Association adopted a resolution approving a low-income low-rent rural non-farm housing program and recommending that the San Joaquin County Board of Supervisors call a special election for the purpose of voting on the matter. The Thornton Canning Company, the largest and the basic industry of this small community, urged similar action. Thornton Canning Company stated in a letter to the San Joaquin County Board, of Supervisors that they had discovered through practical experience that “additional standard rental housing within the financial reach of low-income families is desperately needed in Thornton”.

These organizations also recommended that the Housing Authority acquire and operate the Thornton Farm Labor Camp as a Low-Rent Housing Project. The Thornton Farm Labor Camp, comprising 30 garden homes, 2 apartments, and 105 metal shelters, is at present owned and operated by the Federal Government.

—FROM “SECOND REPORT, 1952”

CHILDREN

A total of 2,979 children now reside in projects of the Housing Authority of the County of San Joaquin. But does that brief figure tell the entire story?

Almost three thousand children are now living in decent, safe and sanitary housing that should be the birthright of every American. While their mothers and fathers are buying furniture little by little, and saving toward the day when they can find their own home, these children



Hot tin shacks, circa 1950

Sierra Vista community building and gymnasium



the 50s

are warm and dry in the winter. They are free from the physical hardship and privation of inadequate and unhealthful dwellings in which they might otherwise be forced to dwell until their parents earned a sufficient income to finance their own home.

—FROM “SECOND REPORT, 1952”

ELIGIBILITY FOR LOW-INCOME HOUSING

Eligibility for occupancy in either project is restricted to families of low income, whose annual earnings do not exceed the limitations set forth in management policies established by the Commissioners of the Housing Authority. These income limitations depend upon the size of the family:

SIZE OF FAMILY	MAXIMUM ANNUAL NET INCOME
Family of 2 persons	\$2,400 or less
Family of 3 or 4 persons	\$2,600 or less
Family of 5 or more persons	\$2,900 or less

—FROM “SECOND REPORT, 1952”

VETERANS’ TEMPORARY HOUSING PROJECTS

It had been the recommendation of the Public Housing Administration in Washington, D.C. to close the San Joaquin County’s Veterans’ Housing Projects. Consideration of the acute housing shortage in this area, of the extent of substandard or blighted residential districts, and of the high rent rates of

private housing, resulted in the decision of the individual cities to acquire the housing projects. The requirement of being a veteran or serviceman in order to be eligible for one of the units has been waived since the projects are now owned by cities for the particular benefit of their citizens. Having been “adopted” by the cities of Stockton, Tracy and Manteca, the Housing Authority of the County of San Joaquin operates the projects for the cities.

—FROM “ANNUAL REPORT, 1953”

“Our housing goal is nothing less than comfortable quarters for every family.” There must be “home production in all price brackets” and federal support is required for cheap “mass financing.”

—HOUSING U.S.A., NATL. ASSN. OF HOME BUILDERS

“Every city in this country faces the actual or potential danger of becoming a ghost town. The cost in terms of human and economic values is enormous. The time for action is now—or never. We can face the situation squarely, we can stop the spread of slums—we can create a new face for America.”

—A NEW FACE FOR AMERICA, NATL. ASSN. OF HOME BUILDERS

ACQUIRING WAR-HOUSING PROJECTS

In accordance with the requirements of the 1950 Housing Act, the Federal Government took the position that San Joaquin County's War-Housing Projects should be terminated since they were no longer needed to serve any defense need. It was obvious to local officials and the Housing Authority that a new housing hardship would be precipitated on the people of the area by such a termination, since the supply of standard rental units is so very limited, and rental rates are overly high for the incomes of large-family housing project tenants.

In the case of Wainwright Village in Tracy, and of South Side Court in Manteca, the two cities decided to make application to acquire the housing projects from the Federal Government in order to stabilize their housing market. The City of Stockton had two such projects to consider, Edison Villa and Riverview Housing. After an analysis of the acquisition problem under the provisions of Title VI of the Lanham Act, city officials decided to apply for the Edison Villa project only. The local Housing Authority assisted the respective cities in drawing up agreements and operating budgets, and relinquishment of the three projects was duly achieved...

Since no application was received from Stockton to acquire Riverview Housing, notice was officially sent to the local Housing Authority to freeze vacancies, issue six-month notices to vacate and prepare the project for disposition. Riverview was the home of over 1000 people comprising 309 families and involving 510 children. Due to the crucially limited housing supply, it was inconceivable that this flood of homeseekers could find homes, even though substandard, within the six-month period allotted for vacating the project. Consequently, the City Council applied to the Federal Government for a continuance of the Housing Project. This continuance was summarily denied...

The City Planning Department, with the authorization of the City Manager, Mayor and Council, compiled a convincing list of factors substantiating the need for a more orderly termination of the project...



Migrant camp assembled from railroad boxcars

the 50s

As a result of the studies made, the Federal Government revised its orders and advocated demolition of the housing units after an orderly termination of the project, allowing tenant families until July 1954 to relocate, plus offering the possibility of another extension of time should it prove impossible for the community to absorb that number of families within that length of time.

—FROM “ANNUAL REPORT, 1953”

IS THERE A NEED?

The 1950 Census of Housing brought out the following facts:

- There are 6,007 substandard dwelling units in Stockton and its immediate fringe area. 2,188 or 36.42% of these are in the City of Stockton itself. 3,189 or 63.57% are in the fringe area. In Tracy there are 548 substandard homes.
- Of the 6,007 substandard units, 3,628 have no inside toilet.
- Of the 6,007 substandard units, 1,050 have no running water.
- The amount of blight in rentals in the Stockton area is 15%. Los Angeles has 3% blight in its metropolitan area. San Francisco/Oakland has 4% blight. Portland, Oregon has 7%.
- 49% of the families living in fringe-area substandard dwellings and 26.97% of those living in Stockton substandard dwellings earn less than \$2000 per year.
- 74% of those families living in fringe-area substandard dwellings and 51.6% of those living in Stockton substandard dwellings earn less than \$3000 per year.

—FROM “ANNUAL REPORT, 1953”

THORNTON

...In Thornton there is a very limited supply of homes for people in the lower-income brackets. There is much too high a percentage of substandard dwelling units which should be eliminated and replaced by better housing.

The Housing Authority cooperated with local leaders and directed a survey of the area to substantiate the housing needs. A great need did exist; many were living in makeshift substandard shacks the year around.

The Board of Supervisors, having reviewed the facts and figures presented on the subject, arranged for a special election to be held Tuesday, January 6, 1953 to give the voters an opportunity to express themselves on two issues:

- A. The construction of a 50-unit Low-Income Housing Project, and
- B. The acquisition by the Housing Authority of the County of San Joaquin of the Thornton Farm Labor Camp (comprised of 30 garden homes, 2 apart-

ments, and 105 metal shelters), to be used as a Low-Income Housing Project.

The election results showed: a 7 1/2 to 1 vote in favor of Proposition A, and a 4 to 1 vote in favor of Proposition B...

—FROM "ANNUAL REPORT, 1953"

VAN BUREN ELEMENTARY SCHOOL

Being aware of its responsibility to the younger generation the Housing Authority incorporated in its low-income housing project, Sierra Vista Homes, a specially-chosen site for the location of a PUBLIC SCHOOL. The Stockton Unified School District constructed and is now operating the Martin Van Buren Elementary School consisting of 15 classrooms, a kindergarten room, a multi-purpose room, cafeteria, library and administration quarters. The school accommodates 615 children in grades from kindergarten through the sixth grade. Children come from the entire district, not just from the Sierra Vista project.



—FROM "ANNUAL REPORT, 1953"

PROGRESS REPORT

On December 31, 1955 the Housing Authority completed its 13th year of operation. During this period 460 units of Federal-aided public housing have been constructed and made available to low-income families; Sierra Vista Homes in Stockton, 400 units; and Tracy Homes in Tracy. 60 units... children are welcome, Sierra Vista Homes has over 1300 children in its 400 units. Recreation is available through project recreation facilities which include a baseball field, gymnasium, craft and game room and play area equipped for small children. The recreation program is under the direction of the Metropolitan Recreation Commission.

AVERAGE OCCUPANCY IN SIERRA VISTA HOMES IS TWO YEARS with the project serving as a stepping stone to private homes through helping families help themselves. In 1955, 194 families moved from the project with 36 families buying homes, and 72 families moving to private standard rental housing of their own choice.

In addition to the permanent low rent units the Authority operated for the City of Stockton, Edison Villa, a 437 unit project: and for the City of Manteca, South Side Court, a 41 unit project.

—FROM "ANNUAL REPORT, 1955"



KENNY WILBON
*Deputy Chief of Police for the Stockton
Police Department*

Deputy Chief Wilbon moved to Conway Homes in 1952 when he was 14 years old and lived there until he went into the Navy in 1956 at 18 years of age. His mother continued to live there for several years after he left.

“Conway Homes was a nice place to grow up—no drug problems, no hooligans, people knew their neighbors.” ■

PROGRESS REPORT

History:

Public Housing projects in San Joaquin County have housed more than 20,000 families since 1942, the year the County Board of Supervisors established the Housing Authority of the County of San Joaquin. The permanent projects were developed in 1951 and 1957, the farm labor project in 1936, and, the temporary projects during the World War II period...

Sale of Notes:

In 1952, the Authority sold bonds to the Bank of America in the amount of \$3,857,000, at 2% interest. The Federal Government loan, for the construction of Sierra Vista Homes and Tracy Homes was then paid in full. In 1957, the Authority sold Notes to the Guaranty Trust Company of New York in the amount of \$3,529,000, at 2.22% and repaid to the Federal Government the loans made to the Authority for planning and construction of Mokelumne Manor (located, in Thornton), Diablo Homes (located in Tracy), Lever Homes and Sierra Vista Annex (located in Stockton)...

Purchases:

During 1957, the Authority purchased services, materials and supplies from local firms in the sum of \$185,870 (excluding construction).

Payroll:

The Authority’s payroll (also excluding construction) during this period was \$188,977, with an average of 49 employees.

Elections:

In 1952, in Thornton, and in 1956, in Stockton and Tracy, the electorate approved additional low-rent housing, which was placed under construction in 1957, as follows:

PROJECT	LOCATION	UNITS	COST
Mokelumne Manor	Thornton	40	\$452,837
Diablo Homes	Tracy	60	\$618,982
Lever Homes	Stockton	236	\$2,111,578
Sierra Vista Annex	Stockton	64	\$573,542
Total			\$3,756,939

These projects are now nearing completion and are partially occupied...

—FROM “ANNUAL REPORT, 1957”

the 50s

TERMINATION OF TEMPORARY WAR HOUSING

The Authority has recommended to the City of Stockton that during 1958 the temporary “portable” units in Edison Villa be terminated for housing use and demolished, in accordance with State Law. The reason for this recommendation is that the project was constructed for temporary housing quarters during World War II and has served beyond its material life and, further, the units are so small the housing needs of large families with three or more children can not be served.

With completion of construction of the new low-rent projects scheduled for early in 1958, it appears to be most opportune to close the temporary “portables” units in Edison Villa...

—FROM “ANNUAL REPORT/LETTER, 1957”

EDISON VILLA, STOCKTON

The Edison Villa Housing Project is located on two parcels of land: 220 units on City-owned property, and 217 units on leased property. The rental rates are \$24 per month for a 0-bedroom unit, \$27 to \$31 per month for a 1-bedroom unit, \$29 to \$34 per month for a 2-bedroom unit, and \$37 per month for a 3-bedroom unit, plus \$12 for utilities per month...

The Edison Villa Housing Project was constructed in 1944 by the Federal Public Housing Authority as a “war expendable” for the purpose of providing temporary housing for workers imported into the area for manning the war production plants and the military activities.

Building restrictions were relaxed and materials which had a short life expectancy were used for it was planned to tear down and dispose of the Project within 2 years after the termination of the War emergency...

Room sizes were reduced to an absolute minimum and facilities normally required for good family life were either eliminated or reduced greatly.

Sleeping accommodations were designed into the living-dining room. Bedroom sizes were reduced to approximately 8' x 12' and, in 217 of the units, bathrooms consisted of an area 4' x 4', with a stall shower and a commode. Wash basins were omitted, due primarily to

Edison Villa winning team



the bathroom being too small, with the result that a single sink in the kitchen served the family needs, including cooking, washing clothes, and caring for the children...



Due to the housing shortage existing at that time, the City Council, upon the recommendation of the Authority, filed an application to acquire (Edison Villa), which was not acted upon by the Federal Government until the end of the Korean War in 1953. The City then acquired the Federal Government's interest in the Project for it was felt that even though it was constructed of temporary materials, it could be maintained—for the 3 to 5 years it was estimated it would be needed—in a safe and acceptable condition and operated within rental income...

Through a well-planned maintenance program by the Authority, the Project has been safely used for the past 15 years. The temporary materials, however, have now deteriorated to the extent that it is impossible to maintain the units in a good state of repair, with the result that the Project is gradually taking on a slum appearance. In spite of the many construction drawbacks and the worn out condition of the units today, they are fully occupied, with the exception of 29 1-bedroom units.

...there is no question as to the need for additional low-rent housing in the Stockton area, and that the termination of the Edison Villa Housing Project, without its replacement by permanent low-rent housing, would work a hardship on many families and would, further, result in the spread of our slum areas for most of these families would have no other housing available to them.

—FROM "ANNUAL REPORT/LETTER, 1958"

SOUTH SIDE COURT, MANTECA

During World War II, the Federal Government constructed at Lathrop a magnesium reduction plant, which was later known as the Permanente Metals Corporation and, further, constructed the California Quartermaster's Depot, which is now known as the Sharpe General Depot.

To supply these facilities, it was necessary to import workers and construct temporary housing accommodations for them to live in.

In addition to the temporary projects in Stockton, in 1944 the Federal Public Housing Authority constructed a temporary project in Manteca of 41 units (known as the South Side Court Housing Project). At the time of con-

struction, it was estimated that the Project would not be needed for more than 4 years; therefore, temporary materials were used.

Following the War, there was a housing shortage in Manteca—as well as in most other Western communities—which was further complicated by the need for housing for veterans. Recognizing this need, the Federal Government enacted legislation continuing operation of temporary war housing projects.

In 1950, Congress recognized the need for eliminating temporary war housing projects and enacted legislation terminating such projects, with the proviso that in areas with housing shortages, the Federal Government could, upon request of the locality, transfer its interest therein to the City.

The State of California later enacted legislation authorizing Cities, Counties, and Housing Authorities to acquire the projects and to operate them until 1961 and to demolish the buildings not later than 1962.

—FROM “ANNUAL REPORT/LETTER, 1958”

FARM LABOR CAMP, THORNTON

For the purpose of housing migratory farm labor in Thornton, the Department of Agriculture, in 1938, constructed a farm labor camp which consisted of 31 2-bedroom homes and 105 metal shelters. The Shelters were designed for seasonal occupancy; however, due to the critical housing shortage in this area, they were partially occupied the year round.

In order for the Federal Government to consolidate all public housing operations, this Project was placed under the jurisdiction of the Public Housing Administration in 1950. In 1956, the Congress of the United States enacted legislation authorizing the transfer of farm labor camps to Local Housing Authorities. Upon subsequent approval of the electorate and the County Board of Supervisors, the Authority acquired the Project that same year.

To improve public housing accommodations, in 1957 the Authority constructed a 40-unit low-rent project, known as Mokelumne Manor, adjacent to the Garden Homes and disposed of the 105 metal shelters...

The Authority then adopted a program for improving the 31 Garden Homes, a program which included improving the drainage system, resurfacing the streets, and painting, re-roofing, and renovating the units.

—FROM “ANNUAL REPORT/LETTER, 1958”

the
50s



PROGRESS REPORT

On December 31, 1959, the Housing Authority of the County of San Joaquin completed its 18th year of operation in San Joaquin County and in the Cities of Stockton, Manteca, and Tracy. During this period, the following 870 units of Federally-aided permanent low-rent housing have been constructed and have been made available to low income families: In Stockton; Sierra Vista Homes, 464 units; Conway Homes, 236 units; In Tracy; Tracy Homes, 60 units; Diablo Homes, 60 units; In the unincorporated Town of Thornton, San Joaquin County; Mokelumne Manor, 50 units.



Unit sizes are assigned according to the family's need and range from 1- to 4-bedroom units, with kitchen, living room, and bath. Maximum income limits for admission are \$3,300 for a family of 1 to 2, \$3,500 for a family of 3 to 4, and \$3,800 for a family of 5 or more; however, this does not mean that all families make the maximum for, on the contrary, average family income of the tenants in occupancy is less than \$2800 per year...

In addition to the permanent low-rent projects, the Authority operates a 436-unit project for the City of Stockton, which is known as Edison Villa, and a 41-unit project for the City of Manteca, which is known as the South Side Court. These are temporary, Federally-constructed, World War II, expendable projects and in accordance with law, must eventually be closed and demolished.

The Authority also operates a 31-unit project in the unincorporated Town of Thornton, which is known as the Garden Homes. This project is owned by the Authority and is free and clear of any encumbrance.

ALL PROJECTS WERE COMPLETELY OCCUPIED on December 31, 1959, and there are substantial waiting lists other than at the Edison Villa Housing Project, which had 36 vacancies in accommodations designed primarily for families without children; however, there is a substantial waiting list for the larger accommodations.

—FROM "ANNUAL REPORT/LETTER, 1959"

PROGRESS REPORT

...Public housing projects in this County have housed approximately 21,000 families since 1942 and many of these families have moved from the projects into standard homes of their own.

In regard to the present situation... the projects (which consist of 1,378 dwelling units) are fully occupied and there are substantial waiting lists at all projects. The population is 6,200, of which 2,000 are adults and 4,200 children...

The Authority has issued a Call for Bids for the construction of the 200-unit low-rent housing project which was approved by the electorate at the June Primary of 1960. Said project is to include 110 single family dwellings of 3-, 4-, and 5-bedrooms.

The Authority is planning the additional 40 units of low-rent housing approved by the electorate in the City of Tracy in November of 1960, using a "scattered site" concept.

—FROM "ANNUAL REPORT/LETTER, 1960"

THESE ARE THE PEOPLE...

LOOK AT THE PEOPLE living in San Joaquin County's low-rent housing and you will find a cross-section of humanity... all races, creeds and backgrounds.

Here are the young families and the old folks. The big families, ten to fourteen children, and the small families of only couples, the crippled and the blind, the sick and the healthy, the employed and the unemployed, the broken home... a widow with her children... and the closely-knit average family make their homes in public housing.

These families are different in many ways but there is common ground.

All have low incomes. They have known the misery of living in substandard housing. And most want better housing.

However, some cannot immediately achieve this goal. A number are widows with children who have public welfare as the only

the 60s

This is a report on twenty years of work and progress.

Here is the story of the creation of modern, well-planned, low-rent homes. This is much more than the building of brick and mortar walls. It is the dramatic epic of 870 homes now providing the comforts and amenities of decent living... the birthright of every American... to 4,379 human beings.

Here are the low-income families with no choice but to raise their children amidst squalor and physical and moral ugliness, without the ceaseless efforts of the Housing Authority of the County of San Joaquin.

To them, as to the more fortunate, home is a touching word. It is a sacred place, where love and self-sacrifice reach their highest bounds. Character is formed in the home; here childhood memories are woven.

A decent home is the rich soil of childhood environment... the springboard of each new generation.

—FROM "TWENTY YEARS OF PROGRESS, 1942 TO 1962"



DAVID COLE
Stockton Police Captain

Captain Cole has a Bachelor's Degree in Business Management from St. Mary's College of California and received his Master of Arts Degree in Leadership from San Diego State University in 2002. He is the current chairman of the Boys & Girls Club of Stockton's Board of Directors; a past chairman of the United Way Board of Directors; a 1998 graduate of the Commission on Peace Officer Standards and Training Command College; and an Adjunct Professor of Sociology and Criminal Justice for California State University, Stanislaus.

"My family moved to Conway Homes in the early 60's and lived there for about 11 years. My fondest memories of living in Conway Homes are childhood friends and the way we are all a part of each others' families. Race or ethnicity didn't seem to matter to the people that lived there during those years and it was very diverse. What seemed to matter most was that we were a community; my friends' parents were like second parents to me, as were my parents to them. Everyone took care of each other. We shared everything. Although we all lived modestly, it was a nice place to grow up." ■

source of income. Some are disabled veterans on pension and others are old-age pensioners.

But the largest group, by far, is the wage earner who goes to work every day. This may be your maid, the delivery boy, a service station attendant or a lower paid white-collar worker.

Over 60 per cent of those in public housing are children, healthy and well-behaved youngsters who attend school and church regularly. The average size of the family is from five to six persons with annual income ranges from \$1,000 to \$4,500 a year. The average annual family income is about \$2,800 or \$500 per person.

The average family will stay in low-rent housing about two years. Here they will learn a new and better way of life. They will develop an appreciation for decent housing, become healthier and happier. When they move from low-rent housing many will buy homes, others will want to rent decent private homes.

—FROM "TWENTY YEARS OF PROGRESS, 1942 TO 1962"

PROGRESS REPORT

...In San Joaquin County, the communities are far ahead of the Federal requirement for slum clearance. An example is the excellent record in Stockton.

Through the enforcement of building codes and with the cooperation of the San Joaquin Local Health District, Stockton since 1952 has eliminated in excess of the required 700 units of sub-standard dwellings.

In 1950, the Stockton City Council agreed to eliminate 400 units of sub-standard housing within five years of the construction of Sierra Vista Homes, a 400-unit Federally-aided development in Southeast Stockton. Again in 1956, the City agreed to eliminate 300 additional units of slum housing following the completion of Sierra Vista Annex and Conway Homes, 300 low-rent dwelling units...

There is a similar story of slum clearance in Tracy, except on a smaller scale. In accordance with its contract with the Authority, Tracy has eliminated more than 120 slum dwellings since 1950.

—FROM "TWENTY YEARS OF PROGRESS, 1942 TO 1962"

HOMES FOR FARM WORKERS

The problem of homes for migratory farm laborers brought public housing early to the rich agricultural lands of San Joaquin County...

In a consolidation of all public housing operations in 1950, the Federal government placed the Thornton camp under the Public Housing Administra-

the 60s

tion. In 1956, the camp was actually transferred to the Housing Authority.

With sole ownership of the farm labor camp vested in the Housing Authority, a program of improvement was launched on the family homes, now known as “Garden Homes.”

Elimination of the 105 metal shelters again resulted in a critical housing shortage in this area, and the electorate approved a 50-unit, low-rent project known as “Mokelumne Manor” that was constructed next to Garden Homes.

These two projects are fully occupied and there is a large waiting list.

Preference for occupancy in Garden Homes is still given first to agricultural workers and then to other families in the community. The rental rate in this Authority-owned project is \$51 per month, including utilities. Mokelumne Manor is under the same rate structure as the other low-rent units in the County.

Through these two projects, the migratory farm labor has been somewhat stabilized in the northern section of the County. These families are now permanent residents of the community and have been able to find sufficient employment on the farms and in local industries to keep them employed for the entire year.

—FROM “TWENTY YEARS OF PROGRESS, 1942 TO 1962”

HELPING MIGRANT FAMILIES

Living On The River

In the 1960’s many migrant farm workers had no choice but to camp along river banks or live out of their cars while the harvesting season was in progress. Their plight came to the attention of a few special individuals who cared enough to work for the betterment of the hard-working poor.

Distressed by the migrant farm workers’ situation, Mr. Joe Artesi took matters into his own hands and began to help those who were living on the banks of the Calaveras River near Linden. Many of the workers and their families were living in shelters made of cardboard boxes. He saw families of seven and eight sleeping in the same car; people forced to bathe and wash their clothes in the river and go to the bathroom behind trees and under bridges...



Migrant campground, circa 1960

Medical Attention Arrives

In addition to the desperate living conditions, the farm workers needed medical attention. Mr. Artesi approached his friend, Dr. Virgil Gianelli, to come with him to the riverbank. The doctor was skeptical about providing medical services, thinking that he would be seeing the same people at San Joaquin General Hospital where he was on the teaching staff. According to Dr. Gianelli, “Joe wanted me to start a band-aid clinic. I was seeing the same people at the hospital that I would see there. It would just be a waste of time.”

A little later Dr. Gianelli noticed that Father Alan McCoy had an appointment with him. “That was the only time I saw him as a patient... there wasn’t anything wrong with him; but by the time he left, I had told him I would give it a try.”

The doctor had intended to use the scientific approach; run an experiment and disprove the practicability. What he found was that diabetes was rampant in the camps, and that the migrants were not seeking treatment until they were in diabetic comas.

Language barriers, coupled with the need to work and lack of transportation had kept the farm workers from seeking preventive medical treatment.

First Things First

Soon, in addition to the food wagon, the migrants had a medical van. Dr. Gianelli enlisted the aid of his nurse, Ruth Williams, and a dentist, Dr. Morinda. Between them they were able to provide medical treatment every Thursday (the doctors’ regular day off).

It became apparent that another major problem existed. The children were out in the fields with their parents and none of those who were of school age were attending. In looking back, Joe Artesi says, “I’ll never forget the time a baby was run over by a pickup truck. The parents had placed it beside a tree where they were picking. The baby was killed.”

In addition to being exposed to the hazards of the field, several children were drowned each year. “Obviously, we needed to address the entire problem, and the way to do this was to provide housing facilities where we could provide suitable living conditions first and then work on the other things.”

Housing Authority Steps In

At that point, Mr. Allen Reed formally entered the picture. As Executive Director of the Housing Authority, he would become the catalyst in provid-



A major drawback for these early structures were their susceptibility for being blown over in the wind

the 60s

ing the needed services. As stated by Mr. Reed, “The migrant issue was three-pronged; education, health, and housing. In order to address the education and health care deficits, it was first critically important to provide sanitary living accommodations.”

It was for this purpose that Joe Artesi then urged State Senator Alan Short to visit the riverbank. What Senator Short saw so moved him that he returned to Sacramento, demanding that Governor Pat Brown declare a state of emergency for the people living along the banks. He eventually persuaded the Office of Economic Opportunity to put together a grant for temporary structures for cherry pickers and help was on the way.

Becoming A Model for the Nation

In 1966 the first practical housing units were opened at Harney Lane. Referred to as “Plydomes,” these A-frame units were accordion-type plastic structures which were mounted on plywood floors. The structures weighed 150 pounds each and could be erected by two men in about an hour. At the end of the season, they could be folded and stored for the next season. Two chemical toilets, a shower and laundry facilities were also provided for each group of six plydomes.

ALTHOUGH THE PLYDOMES WERE EXPECTED to last for several years they were almost completely destroyed by a severe windstorm during the second season. They were replaced by plywood structures with corrugated tin roofs, which were expected to last approximately five years. They were actually used until the early 1980’s when all three migrant farm worker facilities were replaced with updated, modern facilities...

These migrant housing centers are still in use today, with operational funding through the State Department of Housing and Community Development, Office of Migrant Services, and have become the model for migrant housing throughout the nation.

Interagency Council

Once the immediate needs of food, housing, and medical care were satisfied, Joe Artesi turned his attention to broadening the scope of services to further ease the burden of the farm workers and provide long-term benefits for their families. Through planning and contacting different public and private agencies, Joe was successful in building a network of services which now range from education to assistance with naturalization papers and income

Plywood structures, used until 1981





CLEVELAND JENKINS
Housing Manager for the Housing Authority, retired

Cleveland Jenkins and his family moved into Sierra Vista in 1960. A month after he was hired by the Housing Authority as a Laborer in 1969, he purchased his first home.

Mr. Jenkins worked his way up and was promoted to Maintenance Aide, Maintenance Mechanic, Maintenance Supervisor and finally Housing Manager in 1980, a position he held until he retired in 1998.

“I remember Sierra Vista was neat and clean—it was mandatory—people mowed their lawns and kept their yards up and were responsible for the appearance of the project. People didn’t even lock their doors and most times would walk to the shopping center that contained a drugstore with soda fountain, a five and dime store, cleaners, and a grocery store.

My favorite memory is the ball field where the Sierra Vista Gymnasium is now located.

On weekends and holidays all of the men and children would meet there for baseball games. It was a lot of fun.” ■



Cleveland Jenkins’ young family at Sierra Vista

tax preparation. This network has grown to over 15 service agencies known as the Interagency Council. The Council has become increasingly active through the years, meeting every other Friday during the growing season to share information and coordinate services.

As a result of this cooperative effort, parents are free to work in the fields with the knowledge that their children are being nurtured in day care centers and their school-age children are receiving an education. In the evenings the farm workers themselves have the opportunity to take part in adult education classes. The most popular of these classes are English as a Second Language and preparation for the GED exam...

—FROM VARIOUS SOURCES AND RECAPPED IN “ANNUAL REPORT, 1991”

CONWAY HOMES, STOCKTON

The year 1962 saw the completion of the sixth low-rent housing project in San Joaquin County; namely, Conway Homes Annex, which is situated in southwest Stockton, adjacent to the Van Buskirk Park and Golf Course. This project comprises a total of 200 low-rent homes: 90 2-bedroom, 35 3-bedroom, 60 4-bedroom, and 15 5-bedroom. All but the 2-bedroom homes are single family dwellings.. The 2-bedroom homes are duplexes that can be, should the need arise, converted to a 1-bedroom and 3-bedroom home.

The year 1962 also saw the commencement of the Authority’s newest development, Burton Homes in Tracy. This project encompasses a new concept in the development of public housing in San Joaquin County, that of clearing slums and building on scattered sites. In making way for this 40 low-rent housing development, 23 slum dwellings were cleared, plus 1 large commercial building...

—FROM “ANNUAL REPORT/LETTER, 1962”

PROGRESS REPORT

The Housing Authority has provided low-rent housing for over 23,000 families during the past 21 years. Last year 481 families moved from the projects, for the following reasons: 45 bought homes; 149 increased their incomes to where they were able to acquire private standard rentals; 124 left the area to find employment elsewhere; 134 left for reasons known only to themselves; and 29 moved in with relatives and friends.

—FROM “ANNUAL REPORT/LETTER, 1962”

HOUSING PLIGHT

The Housing Plight of the Sixties: the low-income family—the elderly. Yes! there IS a need for new low-rent housing...

STOCKTON, 51,281 homes, 5,174 substandard

- Approximately 10% of the housing supply is substandard according to the following definition: “if it is dilapidated or lacks one or more of the following facilities: flush toilet and bathtub or shower inside the structure for the exclusive use of the occupants, and hot running water.”

The Bureau of the Census reports that “among renter occupied units, 18 percent of those with white households and 44 percent of those with non-white households were substandard.” (Source: Special Tabulation, 1960 Census)

- Out of 12,126 elderly, approximately 5,000 represent single persons and couples living alone, approximately 2,700 elderly persons had incomes under \$1,500; another 720 had incomes under \$2,000. 1,498 of the elderly lived under substandard conditions...
- The completely occupied jerry-built temporary World War II housing project, Edison Villa, has outlived its material life and should be closed for occupancy in the immediate future. The majority of these families will need assistance in relocating.

Due to their low incomes, slum housing is about all that is available to them for the low-rent public housing program is fully occupied, with long waiting lists.

- More families will be displaced through the enforcement of building codes.
- Applications for low-rent public housing are backlogged, with 799 families on the waiting lists.

In addition to these needs, when the proposed Lafayette-Washington

Streets Freeway is constructed, many more low-income families and elderly will be displaced.

the 60s

Conway Homes, circa 1960



—FROM “ANNUAL REPORT/LETTER, 1963”

TRACY

In 1950, the Tracy City Council approved a Cooperation Agreement for 200 dwelling units of low-rent housing. Since that time 160 homes have been constructed, which are fully occupied... there is a waiting list of over 100.

The eight dwelling units constructed for the elderly in 1962 have proved so successful in serving their needs that twenty-five additional elderly are now on the waiting list. This substantiates the housing survey of 1961 which, incidentally, showed that forty-seven elderly individuals and twenty-four elderly families resided in substandard housing, of which thirty-seven of said individuals had incomes of less than \$2,000 per year, and twenty-one families had incomes of less than \$2,000 per year.

—FROM "ANNUAL REPORT/LETTER, 1963"

PROGRESS REPORT

Public Housing projects in San Joaquin County have housed more than 23,000 families since 1942, the year the County Board of Supervisors estab-

lished the Housing Authority of the County of San Joaquin. Today, 1,402 families live in homes managed by the Authority: 1,110 families in permanent low-rent projects, 261 families in temporary city-owned projects, and 31 families in an Authority-owned unaided project. The population in the housing projects is 6,336...

—FROM "ANNUAL REPORT/LETTER, 1964"

EDISON VILLA, STOCKTON

The Authority, with the approval of the Stockton City Council, commenced the phase-out of the Edison Villa Housing Project which is scheduled to be completed in mid-1967...

—FROM "ANNUAL REPORT/LETTER, 1965"

SOUTH SIDE COURT, MANTECA

The temporary jerry-built 41-unit South Side Court Project, owned by the City of Manteca and operated by the Authority, in accordance with State law is scheduled for disposition not later than 1970. However, due to the critical need as evidenced by full occupancy and a large waiting list, there is no plan to curtail operations during the coming year.

—FROM "ANNUAL REPORT/LETTER, 1965"

*Airport Way and 8th Street,
circa 1960*



RECREATION

In Stockton, under the able direction of the Stockton Metropolitan Recreation Commission, the Sierra Vista and Conway Homes community centers operated at full capacity. The participation for the year at Sierra Vista was 86,323 and at Conway Homes, 56,166. The program includes, in addition to all of the sports, social activities such as boys' club, crafts, bible classes, movies and table games. Special annual events are an Easter program, Halloween party, talent show, community volunteers' banquet and Christmas program.

PROGRESS REPORT

The year 1965 brought with it a tenant maintenance program under the direction of Authority leadership which resulted in greater tenant interest in both housekeeping and the well-being of their families. Housekeeping clinics were held with representatives of the San Joaquin Local Health District and Parent Teachers' Association. The clinics were well-attended and stimulated considerable interest with the result that additional clinics are planned for 1966. Forty-one tenants with large families and long occupancy completely painted the interior of their dwellings. This alone was a major savings to the Authority in labor with the result that funds were diverted to other needed maintenance work. During the coming year, the program calls for even greater participation.

The Neighborhood Youth Corp program came into being during 1965. The Authority in cooperation with the Stockton Unified School District offered training to young ladies and men who were selected by the State Department of Employment. At the year's end, there were 44 trainees working on the various housing projects. In addition to the experience gained by the trainees, work was completed on the projects which otherwise would not have been undertaken at this time. No regular employee or budgeted position was affected by this program.

—FROM "ANNUAL REPORT/LETTER, 1965"

LEASING PROGRAM

The United States Housing Act now provides for a program of Federal assistance to aid local housing authorities in providing housing for low-income families in dwellings leased from private owners. This newest type of housing assistance is known as the Leasing Program, and it is designed to:

- Enable and encourage private real estate interests to participate more directly in meeting the housing needs of low-income families.

- Provide homes for those in need more rapidly than new housing can be built.
- Help localities make better use of their housing stocks.
- Encourage the physical upgrading of neighborhoods.

This Housing Authority contemplates the use of the Leasing Program in Stockton and in the unincorporated area of the County, and, in this regard, welcomes the challenge that it presents.

—FROM “ANNUAL REPORT/LETTER, 1967”

THE DEBUT OF SECTION 23

In the early development of public housing, it was mandatory to have density at least twenty percent higher than in a normal neighborhood... Over the years, the Government relaxed its position to allow duplexes facing the street, then single family dwellings and now single family dwellings on scattered sites. The Authority has projects in all of these categories.

In 1965 Congress approved Section 23 Leased Housing which provides that the Authority may lease decent, safe and sanitary private housing and sublease same to low-income families on a low-rent formula with the Federal Government, through a subsidy, making up the difference of the rent paid to the owner. One thousand dwelling units of leased housing have been approved for metropolitan Stockton. Over seven hundred are now contracted for with owners. It is expected before mid-1969 that the entire program will be occupied...

—FROM “ANNUAL REPORT/LETTER, 1968”



During 1969, the Section 23 Leased Housing program was expanded from 500 homes to 1,000. All of these have been contracted for as of December 18, 1969, with 924 occupied and 76 now nearing completion for occupancy in early 1970... It is expected that in further serving the needs of single elderly another conversion will be undertaken similar to the conversion of the Clark Hotel in Stockton. This conversion is serving the needs of elderly very well and includes the following on site services: (1) Careers for the Retired, Inc., (2) Senior Service Agency and (3) Community Council of Stockton and San Joaquin County...

The City of Tracy on October 1, 1969, had its Workable Program certified by HUD with the result

that the forty new dwelling units approved by the electorate in 1966 became eligible for an initial planning grant by HUD...

In 1968, HUD announced a modernization program through the use of federal financial assistance to upgrade existing low-rent housing developments that primarily due to a limitation of initial funds, were constructed to a minimum standard which now is inconsistent with serving the housing needs of the residents. The Authority immediately applied for modernization funds to upgrade Sierra Vista Homes and Conway Homes in Stockton and Tracy Homes and Diablo Homes in Tracy...

In addition to upgrading homes, the program included a day care facility (children's center) for 100 children in the Sierra Vista area (not limited to Sierra Vista residents).

—FROM "ANNUAL REPORT/LETTER, 1969"

THE 1970S

During 1970, the Section 23 Leased Housing program was expanded from 1,000 homes to 1,250. All of these have been contracted for as of December 17, 1970, with 1,050 occupied and 200 now nearing completion for occupancy in early 1971. The Authority also has an application balance for 325 additional Section 23 Leased Housing homes for the County of San Joaquin and 125 homes for the City of Tracy...

In 1968, HUD announced a modernization program through the use of federal financial assistance to upgrade existing low-rent housing developments that, primarily due to a limitation of initial funds, were constructed to a minimum standard which now is inconsistent with serving the housing needs of the residents. The Authority immediately applied for modernization funds to upgrade Sierra Vista Homes and Conway Homes in Stockton and Tracy Homes and Diablo Homes in Tracy.

—FROM "ANNUAL REPORT/LETTER, 1970"

PROGRESS REPORT

The changing attitudes of the Federal Government towards creating homes and a better environment for people instead of just building houses for people is reflected in the development of the various projects over the years—from a 400-unit two-story project on 45 acres to individual family units and homes constructed on scattered sites.

The Housing Authority is governed by a Board of five Commissioners appointed by the Board of Supervisors and who serve without pay. Day-to-

the
70s



day operations are administered by an executive director assisted by other staff as required. At the close of the year, the Housing Authority employed 81 persons. In addition, during the past year, workers were hired from the tenant body throughout the various phases of the

modernization program increasing the number of employees on a temporary basis...

The year of 1971 has been a year of change and some accomplishments. An Affirmative Action Program for employment of minorities on new construction and modernization was adopted and implemented. Construction of the two day care centers under the modernization program became a reality with a "first" being achieved in the awarding of both contracts through the bidding procedure to a joint venture of a Black and a White contractor.

In an effort to encourage involvement of tenants, the Housing Authority has taken an active interest in "Better Neighbors", an organization comprised of project tenants and residents of nearby private homes.

—FROM "THIRTY YEARS OF PROGRESS, ANNUAL REPORT, 1971"

PROGRESS REPORT

On December 31, 1971, the Housing Authority had under management a total of 2,360 low-rent housing units...

Sierra Vista Homes, Stockton:	464 Units
Conway Homes, Stockton:	436 Units
Tracy Homes, Tracy:	60 Units
Diablo Homes, Tracy:	60 Units
Burton Homes, Tracy:	40 Units
Mokelumne Manor, Thornton:	50 Units
<hr/>	
Subtotal	1,110 Units

Section 23, Leased Housing

Stockton:	1,083 Units
French Camp:	5 Units
Tracy:	41 Units
Woodbridge:	14 Units
Thornton:	15 Units
<hr/>	
Subtotal	1,158 Units

The remaining 92 units allocated under the Leased Housing program were either under construction, undergoing rehabilitation or in the planning stages.

In addition to the low-rent housing program the Housing Authority manages a 41-unit Lanham Act project, South Side Court, for the City of Manteca. Pursuant to State law, this project will be demolished by 1974.

Tentative site approval has been received for the construction of 40 additional units of low-rent housing in Tracy—20 units for families and a 20-unit elderly complex. This project is scheduled for completion and occupancy by the end of the year.

Through the use of modernization funds made available by the Department of Housing and Urban Development, the Housing Authority completed Phase I of the program scheduled to upgrade the projects and improve the facilities available to the families living in the projects. Phase I included the installation of ceramic tile in bathrooms and on kitchen drainboards, installation of vinyl asbestos floor tile, laundry trays and outlets for automatic washers, replacement of ranges and refrigerators, the installation of heating thermostats and new roofing.

All the improvements made have been accomplished without displacing any families. Tenant aides were hired from the tenant body to work with the families during modernization of their homes to keep inconvenience down to a minimum.

—FROM “THIRTY YEARS OF PROGRESS, ANNUAL REPORT, 1971”

LEASED HOUSING

Between 1937 and 1965, local Housing Authorities provided low-rent housing primarily by new construction. However, it became clear that new construction alone could not meet the tremendous need for decent housing at rents low-income families could afford to pay. It was also evident that housing developments in which all occupants are at the same economic level do not make the most satisfactory environment for all low-income people.

To meet changing conditions, the Housing Act of 1965 provided a supplementary form of low-rent housing known as Low-Rent Housing in Private Accommodations or more commonly referred to as Leased Housing. This program through leasing private standard dwellings and sub-leasing them to eligible low-income families enables Housing Authorities to disperse families throughout the community, thus losing their identity as low-income families. The Federal Government subsidizes the difference between the rents paid by

the 70s



the tenants and the rents paid by the Housing Authority to the owners...

The Leased Housing Program has brought several advantages to the community and to the people it serves. These include providing instant housing for eligible low-income families and elderly; permitting federally-subsidized housing to remain on the tax roles; stimulating owners of substandard private property to repair and maintain it in a satisfactory manner thus eliminating potential slums, and providing homes for eligible families in a more typical neighborhood environment.

—FROM “THIRTY YEARS OF PROGRESS, ANNUAL REPORT, 1971”

MIGRANT HOUSING

To help ensure an adequate labor supply and to improve the laborer’s living conditions, low-cost temporary housing is being provided by the California Office of Economic Opportunity for migratory farm workers and their families in areas throughout the valley where a high percentage of seasonal labor is needed.

The Housing Authority, as agent for the County of San Joaquin, operates three of these migrant family farm labor camps consisting of 96 units each for a total of 288 units. Mathews Road Camp #2 and Mathews Road Camp #3 are located in French Camp and Harney Lane Camp #1 is located just outside the city limits of Lodi. These camps are open on a six-month basis during the peak of the harvest season—May thru October. During the off-season when the camps are closed, the units are renovated and necessary repairs made in preparation for the next year’s occupancy. It goes without saying that the available facilities fall far short of the need, the camps having turned away a total of 653 families during the 1971 season...

The migrant program in this County has come a long way from its beginning in 1965 with paradomes... to the more stationary wooden structures now being utilized containing stoves, refrigerators, heaters and some showers and lavatories.

During the five years of operating the camps, a total family approach toward treating the multifaceted problems of the residents has been achieved through the involvement of community agencies dealing with health, medicine, education and recreation and vocational training and employment services as well as those dealing with the social aspects of family living. Through the assistance



and cooperation of these various agencies, the Housing Authority has provided migrant families with an on-site medical clinic, day care center, adult education, recreational activities and family counseling. Supplementary assistance by the Regional Migrant Educational Program to migrant impacted school districts has enabled the children in the camps to attend public schools in the community which is extended to include summer school activities. Pre-School programs for youngsters age 2 through 5 years are also conducted...

—FROM "THIRTY YEARS OF PROGRESS, ANNUAL REPORT, 1971"

PROGRESS REPORT

The year of 1972 saw the culmination of some beginnings made in 1971. The day care facilities at Sierra Vista Homes and Conway Homes were completed and are now in full operation under the guidance of the Stockton Unified School District...

Due to the cutback of funds, the expanded program planned for community services had to be curtailed. However, working in conjunction with agencies such as Parks and Recreation of the City of Stockton, Department of Public Assistance, Senior Service Agency, Boy Scouts and Girl Scouts of America and the State Department of Human Resources Development, we have been able to provide some additional community and recreational services for our low-income families and elderly...

As required by law, the temporary Lanham Act Project, Southside Court, owned by the City of Manteca and operated by this Housing Authority is being phased out. At this writing, only seven families and elderly remain to be relocated. The City of Manteca has approved the use of the Section 23 leased Housing Program and the Authority has an allocation of thirty units which it hopes to lease in the community during the coming year.

—FROM "ANNUAL REPORT, 1972"

For Local Housing Authorities across the nation, the year of 1973 began with the Administration declaring an 18-month moratorium on all subsidized housing programs pending the reevaluation and development of new programs. This freeze, together with the impoundment of funds designated for operating subsidies, forced agencies to pare budgets to bare bone necessities and brought new activity to a grinding halt, depriving many low and moderate-income families and elderly persons of a chance for decent housing.

—FROM "ANNUAL REPORT, 1973"

the
70s

the 70s

SOUTH SIDE COURT, MANTECA

The phasing out of South Side Court, a 41-unit project in Manteca, was completed early in 1973 and brought to a close the Housing Authority's 30-year operation of housing projects originally constructed under the Lanham Act during World War II to house veterans, their families and defense workers beginning with Wainwright Village in Tracy in 1943 and, in Stockton, the Riverview Housing Project and the Edison Villa Housing Project, which was phased out in 1968.

—FROM "ANNUAL REPORT, 1973"

LEASED HOUSING

...As of December 31, 1973, 1,374 dwellings, consisting of single-family homes, apartments, duplexes and triplexes, were under lease by the Housing Authority with 1,342 units occupied by low-income families and elderly and 32 vacant on turnover.

Doyle Manor, a 128-unit complex specifically designed for the elderly and handicapped, was completed in July, 1973 and fully occupied on August 31, 1973. The Senior Service Agency, which has operated a community service program for elderly in the Clark Hotel, another facility for elderly operated by the Authority, established a branch office in the community space at Doyle Manor providing recreational, referral and social programs.

In November, 1973 the Senior Service Agency received a three-year grant in the amount of \$182,982 per year for a multi-center nutritional program for the elderly with related social and referral programs. A feeding program serving 400 hot meals a day at five to six locations, including Doyle Manor and the Clark Hotel, has already been implemented. The Housing Authority is working closely with the Senior Service Agency in the total implementation of this Nutritional Program.

—FROM "ANNUAL REPORT, 1973"

MIGRANT FAMILIES

During the 1973 season beginning April 16, 1973 and ending November 4, 1973, the three Migrant Family Farm Labor Centers operated by this Housing Authority as agent for the County of San Joaquin served a total of 407 families. This represents a total of 2,046 individuals with a family size average of 5 persons. Families turned away numbered 425.

...Medical Care to in-school students resulted in 327 screenings for physicals, 288 for vision, 169 for hearing and 219 for tuberculosis testing. Of these,

475 received medical services and 81 were referred.

Under the Migrant Health Program, 137 clinical sessions were held at the Harney Lane Camp with a total of 3,005 patients served; and 141 clinical sessions were held at Mathews Road Camp #3 with 3,402 patients served.

—FROM “ANNUAL REPORT, 1973”

KRAFFT HOMES, TRACY

Construction of Krafft Homes began in October, 1974, following years of delay subsequent to approval by the electorate in 1966.

Originally this development was comprised of 40 dwelling units—20 family and 20 elderly. However, due to the limited availability of sites appropriate for our needs, the development as finally constructed will consist of a 20-unit specifically designed elderly complex with community facility and 15 two, three, four and five-bedroom family units built on seven locations throughout the City of Tracy...

...and is a source of pride to this Housing Authority not only because of its architectural design and amenities provided, but because of its scattered site concept, it represents a breakthrough in terms of truly integrating our low-income families within the community of Tracy.

—FROM “ANNUAL REPORT, 1974”



TENANT SERVICES

The pilot program in tenant services for Leased Housing got under way in April, 1974 with a staff consisting of three Tenant Relations Aides, one Tenant Security Aide, a Mini-bus Driver and Coordinator.

The Tenant Relations Aides have pursued a vigorous schedule of annual home inspections, follow-up home visits on new residents, responding to emergency situations and complaints dealing with residents, as well as providing counseling and referral to appropriate agencies when necessary.

The mini-bus service has provided many outings for the elderly such as shopping trips, movies, library programs and trips to the City's Senior Service Center for other activities. Likewise, because of the availability of transportation, the youth have been able to participate in a summer recreation program of swimming, roller skating and ice skating sponsored through the combined efforts of the Stockton Metropolitan Parks and Recreation Department and the Housing Authority.

The Tenant Security Aide was assigned to patrolling the elderly complexes during evening hours which gives the residents an added feeling of security.

We feel one of the major accomplishments of Tenant Services in Leased Housing has been the opening of lines of communication between the Housing Authority and its residents. Families in leasing are located throughout the community and do not have the proximity of a project office and staff. In a great measure, this program has served to bridge that gap.

—FROM "ANNUAL REPORT, 1974"

MODERNIZATION

The installation of evaporative coolers in each of the 1,110 dwelling units owned by the Housing Authority was completed during the year, as well as changes in the electrical distribution system to service the added usage. This completed all work approved for the Phase IV Modernization Program.

—FROM "ANNUAL REPORT, 1974"

THE ELDERLY

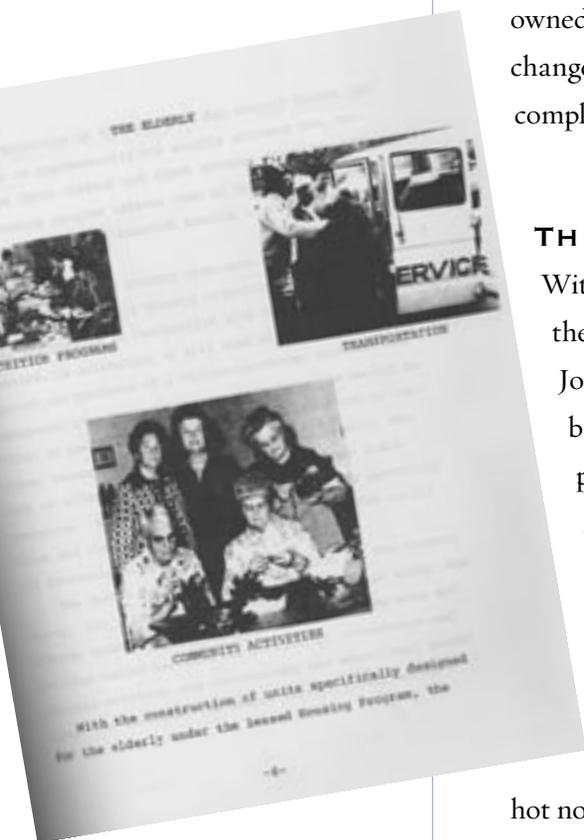
With the construction of units specifically designed for the elderly under the Leased Housing Program, the Housing Authority of the County of San Joaquin became the overseer of approximately 500 elderly citizens who, because of their limited and fixed incomes, found the low-rent housing program offered them an opportunity to live in decent, safe, and standard housing at rents they could afford to pay.

The Senior Service Agency of Stockton and San Joaquin County, Inc., funded through the State Office on Aging, has offices located in two of our large elderly complexes and provides health services and counseling, information and referral services, and recreational and educational activities. In addition, the Senior Service Agency serves a hot noon meal five days a week in four of our community facilities.

—FROM "ANNUAL REPORT, 1975"

KRAFFT HOMES, TRACY

...After a delay of approximately nine years between approval by the citizens of Tracy and actual construction, Krafft Homes was fully occupied in June, 1975. As a means of affording an opportunity for some project residents to change their environment, families and elderly were transferred into the specifically designed twenty unit, one-bedroom elderly complex and fifteen single family homes ranging in size from two to five bedrooms.



One such family transferred into a five-bedroom unit was a mother and father with seven children ranging in age from 12 to 21 years, who had resided in the project for sixteen years, since 1959. For this family, it not only afforded an opportunity to move into a five-bedroom, single family home, but because of the location of these units, represented a move into a different economic and social climate.

—FROM “ANNUAL REPORT, 1975”

AUTHORITY-MANAGED PROJECTS

The Associated Filipino Organizations of San Joaquin County, Incorporated have selected the Authority to manage 128 units located in downtown Stockton. Through a management/maintenance agreement, the Authority certifies family eligibility for admission and continued occupancy in accordance with HUD regulations, collects monthly rent due from families, provides maintenance service and certifies the amount of Rent Supplement or Section 8 Housing Assistance Payments to be made to the owner by the Department of Housing and Urban Development.

—FROM “ANNUAL REPORT, 1976”

PROGRESS REPORT

Our conventional housing program, which is the largest program administered by the Housing Authority, consists of 1,145 dwelling units and serves approximately 5,000 residents.

...This year the Housing Authority was fortunate enough to complete the largest modernization program in its history. With over 3.5 million dollars in funding from the Department of Housing and Urban Development (HUD), we were able to complete a partial modernization program covering 900 of our 1,145 dwelling units.

This partial modernization consisted of 464 dwelling units at Sierra Vista and 436 dwelling units at Conway Homes. The modernization included installation of solid core front and rear doors, new deadbolt locks and security chains, new wall heaters, new water heaters and a complete remodeling of the kitchens. The kitchen remodeling included the installation of new cabinets, sinks, counter tops, light fixtures, faucets, ranges, refrigerators, floor tile and exhaust hoods over the ranges.

—FROM “ANNUAL REPORT, 1978”

the 70s





BETTY J. NUÑEZ

*Administrative Assistant to the
Dean of California State University,
Stanislaus, Stockton*

"Both my parents have no educational background and struggled to make ends meet. Occasionally, I worked in the agriculture fields of San Joaquin County to earn extra money.

I lived in the housing projects from 1978 through 1987. For nine years, I raised my children in the projects while facing economic challenges. At Conway Homes, we had a school and a park nearby... in conjunction with the City of Stockton, after school programs kept neighborhood children safe, occupied, and off the streets.

...It was not easy to find employment. My husband and I sought out jobs at fast food restaurants and other companies that paid minimum wage. It was tough for us to find employment, but we were grateful to the Housing Authority for adjusting our rent during this time.

The harsh winter motivated me to brush up on my skills in a clerical setting. I needed a short-term course and job placement in order to secure a steady cash flow during the year. I took control of my life

Phase VI of our Modernization Program, including installation of new water heaters at Tracy Homes and conversion of the gas distribution system at Sierra Vista from master meter to individually metered units, has been completed. The water heaters for Tracy Homes replaced the out-dated, smaller tanks in all 60 dwellings. Conversion of the gas distribution system at Sierra Vista allows for individual assessment of utility charges.

—FROM "ANNUAL REPORT, 1977"

TENANT ASSOCIATIONS

..vital and active Tenant Associations have been formed at Sierra Vista, Conway Homes, Tracy Homes and Leased Housing to work cooperatively with both management and residents toward a mutual goal of improving the environment and living conditions for the residents.

—FROM "ANNUAL REPORT, 1978"

PHASE OUT OF SECTION 23

The Leased Housing Program, authorized by Section 23 of the Housing and Urban Development Act, provided federal assistance for the Housing Authority to lease privately-owned apartments and houses for sub-leasing to low-income families.

Just two years ago this program was the largest program of the Housing Authority with 1,405 dwelling-units authorized by HUD; now it is in the process of being phased out. Due to this phase out of the Section 23 program the Housing Authority, as of December 31, 1978, only had 529 dwelling units leased from owners.

The most current regulations issued by HUD state that all Section 23 leases for the privately-owned units must be cancelled or converted to the Section 8 Program by September 1979. Therefore, as the owner leases expire in the Section 23 Program, the families are being assisted in finding housing in the Section 8 Program or are being transferred to Authority-owned dwellings whenever possible.

—FROM "ANNUAL REPORT, 1978"

TRANSITION TO SECTION 8

The Housing Assistance Payments Program, authorized by Section 8 of the Housing and Urban Development Act, provides financial assistance to make housing assistance payments on behalf of families who are residing in housing owned by private landlords in the community.

Under this program the family applies to the Housing Authority for housing assistance. After eligibility is determined, the family is issued a certificate which allows them to receive housing assistance provided they can locate an apartment or house that the owner is willing to rent within the Fair-Market Rents established by HUD...

If the owner is willing to lease the property to the family and it meets the standards required by HUD, the family will pay its share of the rent directly to the owner (not to exceed 25% of the family's income) and the Housing Authority will pay the difference, not to exceed the Fair Market Rent.

Since the inception of the Section 8 Program, in April 1977, the Housing Authority has certified 1,547 eligible applications and leased a total of 811 of the 945 dwelling units allocated by HUD.

—FROM "ANNUAL REPORT, 1978"

The 945 units include: 85-efficiency units for elderly; 360-1 bedroom units for elderly; 60-1 bedroom units for families; 200-2 bedroom units for families; 175-3 bedroom units for families; 65-4 bedroom units for families.

Basically, the Section 8 HAP Program allows qualified families to locate their own housing and negotiate a lease directly with the owner... The amount of the HAP payment would, within certain limitations, be the difference between the family's monthly rent and the full Fair Market Rent for the unit to be leased (Fair Market Rents are set by the Department of Housing and Urban Development and are adjusted annually). The family must pay its portion of the rent directly to the owner. The amount of the HAP payment would be funded by HUD and paid directly to the owner. The owner retains responsibility for maintenance of the unit, as well as selection of eligible families.

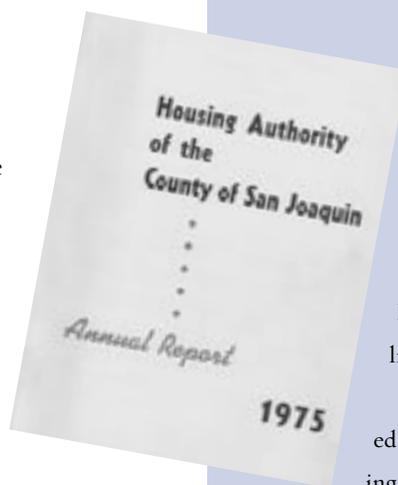
—FROM "ANNUAL REPORT, 1976"

INGLEWOOD GARDENS

The Housing Authority entered into an agreement to manage a brand new, privately-owned, 84 unit complex in North Stockton known as Inglewood Gardens. The first tenant lease was executed in June 1978.

All of the units at Inglewood Gardens are leased through the Section 8 Housing Assistance Payments Program, affording each resident a maximum rent of not more than 25% of his income.

—FROM "ANNUAL REPORT, 1978"



and began a clerical course at a vocational training program in Stockton while living on a very limited income.

...After I completed my first year working as a secretary with

the center, we were self sufficient and on our way towards purchasing a home for our family. We moved out of the projects and within a year, we purchased our first home.

My children and I have vivid memories of the housing project where they were raised. We had a home with heat and cool air, a good kitchen, a nice big yard, and three bedrooms to accommodate the family. We had a park where the kids played and a school that they attended from pre-school to sixth grade. We are very grateful to the San Joaquin County Housing Projects for allowing families such as mine an opportunity for affordable housing in a time of need." ■

the 70s

SARTINI MANOR

Through the Farmers Home Administration the Housing Authority applied for and received a \$892,800 grant and \$500,400 loan under Section 514-516 of the Rural Housing loan and Grant Program for the construction of Sartini Manor...

This project, which consists of 31 dwelling units with two, three and four bedrooms, is being built on the previous Garden Homes' site in Thornton. Garden Homes, built in 1937 and also consisting of 31 dwelling units, was outdated and no longer adequate to meet current needs of our families.

—FROM "ANNUAL REPORT, 1978"

...In Sartini Manor, we have adopted a "total family needs" concept, which seeks to address inter-related social problems.

...this concept provides for a pre-school and day care center to help meet the needs of young children and working mothers. The center's activities are funded and operated by the Headstart Program.

A medical clinic, which is staffed and operated by the Agricultural Workers' Health Clinics, Inc., offers our residents preventive and curative medical services. Both of these agencies assist the Authority in making referrals to community agencies which provide other social services.

—FROM "ANNUAL REPORT, 1979"

MIGRANT HOUSING

The Housing Authority, as management agent for the County of San Joaquin, operates the Harney Lane, Mathews Road II and Mathews Road III Migrant Family Farm Labor Centers. These Centers provide 294 temporary shelters to approximately 1,720 residents who come into the County to work during the peak harvest season.

All three Centers have day care facilities, serving children 2 to 5 years of age, which are fully equipped and operated by the Regional Migrant Education Program. Also, at Harney Lane and Mathews II, there are modern fully-equipped Infant Care Centers for children under 2 years of age, also operated by the Regional Migrant Education Program.

Mathews III and Harney Lane each have an on-site health clinic; the doctors at these clinics treated a



combined total of 4,829 patients during the year. These clinics are staffed and operated by the Agriculture Worker's Health Centers.

This year, 32 antiquated community bathrooms and showers were replaced with modern, portable, modular units at both Harney Lane and Mathews II Centers.

—FROM "ANNUAL REPORT, 1978"

SECTION 23 / SECTION 8

As of December 31, 1979, the Section 23 Program had only 402 units under lease, 383 in Stockton and 19 in the outlying areas. Eleven of these units are ready for "turnback" to their owners. This represents a decrease of 127 units since December 31, 1978. All units will be converted to the Section 8 Program or turned back to their owners, except for 173 units, which have long-term leases... Section 8 now has a total of 1,028 housing units under contract...

—FROM "ANNUAL REPORT, 1979"

MODERNIZATION

...this past year has seen the completion of exterior painting, installation of new hot water heaters, exterior light fixtures and utility sinks for most dwellings in Mokelumne Manor, located in Thornton. New screen doors were installed in most dwellings located in Sierra Vista and Conway Homes. The exteriors of all units in Tracy Homes were also painted. This work was accomplished through CETA manpower provided through the Stockton, San Joaquin Employment and Training Opportunities Department. This extraordinary maintenance could not have been completed without this additional influx of labor.

—FROM "ANNUAL REPORT, 1979"

This past year, modernization dollars were targeted in Tracy Homes. Since its construction almost 30 years ago, Tracy Homes, like other HUD-aided low-rent projects, has accumulated major modernization needs. Priority work items completed this year included complete remodeling of kitchens, installation of security windows, relocation of hot water heaters, from the kitchen to outside enclosures and replacement of eroded water supply lines.

—FROM "ANNUAL REPORT, 1980"



the 80s

DIABLO HOMES, TRACY

Diablo Homes, consisting of 30 duplex units, was constructed in 1958. After twenty-plus years of wear-and-tear, the need for modernization had become critical. Galvanized water lines between walls and over the ceilings began eroding due to severe electrolysis. As a result of water leakage from these corroded pipes, interior surfaces were damaged.

With the limited funding available, we were able to replace the old water lines with new copper lines, replace damaged sheetrock, install new lower kitchen cabinets, counter tops, sinks and faucets, relocate the water heater from the pantry to an exterior storage area and retexture and paint the entire kitchen and pantry.

—FROM “ANNUAL REPORT, 1981”

SIERRA VISTA, STOCKTON

Sierra Vista Homes, consisting of 464 dwelling units was built in two phases. Four hundred units were completed in 1952 and 64 units were added in 1957.

The original 400 units were experiencing problems associated with dry rot in the double-hung wood sash windows. New aluminum sliding windows with special built-in security locks and interlocking weather-stripping were installed in 200 of the dwellings...

—FROM “ANNUAL REPORT, 1981”

PROGRESS REPORT

The need for affordable housing has never been greater. Last year alone, over 1,000 families and individuals applied for admission to our low-rent housing projects and an additional 1,700-plus applied for participation in the Section 8 Rental Assistance Program. Of these 2,800-plus applicants, only a little over 35% were assisted under Authority housing programs—372 were housed in low-rent projects and 623 were assisted under the Section 8 Rental Assistance Program. At year’s end, 652 applicants remained on a waiting list for public housing assistance. This means that over 1,150 families and individuals in need of decent, affordable housing have had to continue paying excessive rents and/or remain in substandard units.

Housing programs have not escaped the new Administration’s funding cut-backs. The Authority’s operating dollars are derived from fixed-base rental income and HUD operating subsidies. In the coming budget year, HUD operating subsidies are projected to be at least 15% below last year’s level.

Inadequate HUD subsidy levels, coupled with ever increasing costs for maintenance materials and utilities and no means to increase rental income, leaves the Authority in the position of barely maintaining status quo. With constantly dwindling resources and deteriorating housing stock, the Authority's ability to provide for the community's low-income housing needs has never been more uncertain.

—FROM "ANNUAL REPORT, 1981"

KRAFFT HOMES, TRACY

...The last public housing project of 35 units was constructed in Tracy. Although approved by the electorate in 1966, it was 1975 before Krafft Homes became a reality.

...its completion was the most significant effort in the development of our public housing stock. While it was mandatory that the density in public housing be at least 20 percent higher than in "normal neighborhoods", the United States Housing and Urban Development Act of 1965 introduced the scattered site concept. Krafft Homes, constructed under this new concept, was well worth the wait. It represented the first breakthrough in terms of truly integrating our low-income families within the community.

—FROM "ANNUAL REPORT, 1982"

THE NEED REMAINS

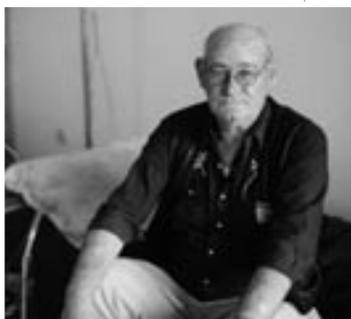
The demand for decent, affordable housing has not lessened since the Authority first began operating in 1942. At that time, the pressing need was to provide temporary war housing for defense workers, as well as families of servicemen. During the years from 1942 to 1947, a total of 1,490 family dwelling units, 358 family trailers, and 152 men's dormitory units were made available under Lanham Act War Housing and Title V, Veteran Housing, to meet this temporary need. The last of the war housing, originally constructed to standards for five years of durability, was finally removed in early 1973.

—FROM "ANNUAL REPORT, 1982"



LEASED HOUSING AND MODERNIZATION

The changing attitude of the Federal Government toward creating and providing homes and a better environment for low-income families is reflected in



the difference between Sierra Vista Homes, where 400 multi-family units are located on a 45-acre site and Krafft Homes, where 15 family units are located on six sites scattered throughout the City of Tracy and 20 units for the elderly are located on a seventh site...



The Housing Act of 1965 dramatized the Government's "new" attitude with the introduction of the Leased Housing Program, which brought several advantages to our community and the families we serve. Among these were the ability to provide "instant housing" through leasing privately-owned standard dwellings and subleasing to eligible low-income families and elderly; permitting

federally subsidized housing to stay on the tax roles, stimulating owners of substandard private property to repair and maintain it in a satisfactory manner (thus eliminating potential slum housing); and providing homes for our families in a more "normal neighborhood" setting.

—FROM "ANNUAL REPORT, 1982"

About the same time, the Department of Housing and Urban Development (HUD) announced a modernization program to provide federal financial assistance for upgrading low-rent housing projects... For the next several years, the Authority pursued funding to upgrade the existing 1,145 units of low-rent public housing.

The Leased Housing Program provided 1,405 badly needed additional housing opportunities and the modernization program provided the means to preserve our existing public housing stock. Although a step in the right direction, both programs had built in limitations which, like the traditional public housing program, would eventually find them inconsistent with serving the housing needs of low-income families. Again, the culprit was lack of adequate funds.

In the case of the Leased Housing Program, HUD predetermined the amount of rent we could pay for privately-owned standard housing within the

community, rates that for the most part were less than the “going rate” on the private market...

The modernization program on the other hand, allowed the Authority to identify the amount of funds needed to “do the job”. Unfortunately, HUD never had enough funding available and could not guarantee from one year to the next whether or not future funding, in any amount, would be available. With both programs, we were only able to “buy enough for today”.

In 1973, the Administration declared a moratorium on all subsidized housing programs pending its reevaluation of the existing program and development of new programs... In 1974, Section 8 of the Housing and Community Development Act became the new program. In addition to keeping the advantages of the Leased Housing Program, Section 8, the Housing Assistance Payments Program, was designed... to integrate low-income renter families within the larger community...

—FROM “ANNUAL REPORT, 1982”

...At the end of 1982, all but 30 of the Leased Housing Program’s original 1,405 units had been phased out. At the same time, the number of Section 8 units had increased to 2,161, or a net gain of 756 units... under the Leased Housing Program approximately 650 units were occupied by the elderly, disabled and handicapped, compared to 1,000 under Section 8. Low-rent housing opportunities for families in our community have really only increased by about 400 units in the last 30 years.

—FROM “ANNUAL REPORT, 1982”

MIGRANT HOUSING

Since 1966, when the Authority was appointed by the County of San Joaquin to manage its migrant housing program, we have rigorously pursued funds to replace the temporary, one-room wood shelters at each of the three centers with modern, permanent structures.

In 1980, this goal was partially realized with the completion of 96 dwelling units at the Mathews Migrant Center #2. In May of this year, the 96 dwelling units at Mathews Migrant Center #3 were completed. Both centers were officially dedicated on September 16, 1983.

the 80s

JOSEPH J. ARTESI

During the early sixties when migrant workers came into our agricultural county to harvest our crops, they lived in cars, on riverbanks, and under bridges. Some of their children died due to the elements, mechanical accidents, and untreated illnesses.

During that time, one man, in a borrowed van, made soup every day and took it and donated blankets and clothing to the migrants. He had a dream that some day migrant workers would have shelter, day care, and education for their children...

—DEDICATION PAGE FROM “ANNUAL REPORT, 1987”

In addition to the modern two, three and four bedroom duplex dwellings, a community building was constructed at each center...



The Mathews Centers not only boast a new look, but they also have a new name. The San Joaquin County Board of Supervisors renamed the two Mathews Centers the Joseph J. Artesi Migrant Family Farm Labor Centers in recognition of Joe's outstanding contribution to the betterment of living conditions for farmworker families...

Because of the combination of services available and quality of housing, our migrant housing program serves as a model throughout the State...

—FROM "ANNUAL REPORT, 1983"

ALBERTA JACKSON ADMINISTRATION BUILDING

In late March, we moved into our new administrative complex at 448 South Center Street in Stockton. The new facility houses our administrative, accounting, and Section 8 Rental Assistance offices, as well as a public room to accommodate our monthly Commission Meetings.

The Board of Commissioners dedicated our new Administration Building to the memory of Alberta Jackson, an employee of this Housing Authority, who died July 21, 1983, in recognition of her significant contribution to the Housing Authority and the residents of our community during her 23 years of public service...

With the move to our centrally located administration building, we are now more easily accessible to both tenants and applicants alike. Along with the improved location, we have improved our telephone and business services.

Our new telephone system, which was installed when we moved, enables tenants, applicants, and others to contact any of our offices directly without being "switched" around.

—FROM "ANNUAL REPORT, 1985"

MODERNIZATION: SIERRA VISTA

The modernization of Sierra Vista Homes, the oldest public housing development in the County, has been underway since the fall of 1983. Funds for this work have been provided under the Department of Housing and Urban Development's Comprehensive Improvement Assistance Program.

the 80s

The first phase of the three-year improvement plan for Sierra Vista was completed in May of this year. Work in this phase included construction of three new streets for better police and fire access, installation of individual parking slabs for each dwelling, upgrading and replacement of sewer, gas, and electric systems, repair of sidewalks, installation of rear yard patios, and repair of front and rear concrete porches and stoops.

—FROM “ANNUAL REPORT, 1984”

HOME WEATHERIZATION

Under our agreement with Valley Resource Center, families living in our low-rent developments in Tracy, Thornton, and Conway Homes in Stockton, who are Pacific Gas and Electric customers, received the benefit of free home weatherization.

Valley Resource Center, with funds provided through the California State Office of Economic Opportunity installed free water heater insulation blankets and weather-stripping and caulking around doors and windows in over 700 residents’ homes.

In addition, Valley Resource Center contacted all rental property owners who are participating in our Section 8 Rental Assistance Program to seek permission to weatherize their units... As a result... approximately 1,200 of the families we serve will gain the benefit of reduced energy bills.

—FROM “ANNUAL REPORT, 1984”

FLOOD OF 1986

In mid-February, flood waters inundated the community of Thornton, causing severe damage to private dwellings, as well as to our 50-unit Moke-lumne Manor public housing development and the adjacent 31-unit Sartini Manor farm labor housing development.

All of the 81 families served by the Authority evacuated their dwellings in time to avoid being caught by the rising flood water. Most of our families and many private citizens from the Thornton area were temporarily relocated to the Migrant Housing Centers on Mathews Road in French Camp, while others found shelter with friends and relatives.

Once the flood water subsided, Housing Authority maintenance staff went to work to ensure that electric, gas, water, and sewer service were restored to each development, so that our residents could return to their homes. Upon their return, our families were





YOLANDA ARROYO-GONZALEZ
Teacher at Van Buren Elementary School

“My first 16 years were as a migrant living in French Camp six months of the year, in Mexico for three months, and in Lodi for the other three months.

My parents, being farmers in Mexico, came to work here and did what they knew how. They lived in the migrant camps because it gave them the opportunity to save money by paying less rent and no utility bills. Living in the camps also gave my parents the service of day care.

When my parents went to work at 5:00 a.m., they would leave me in day care and pick me up at 4:30 or 5:00 p.m. At the day care center I learned social skills and responsibility. I was introduced to writing and some art too.

On weekends my parents would take my brothers and sisters and me to the fields with them. As a child I would play, but as I grew older I had to work. I was 11 years old when I had to use the bucket and my hands to pick cherries.

I still remember those cold sunrises I saw from the top of the ladder where I was standing to reach the cherries. I kept telling myself to be strong and stubborn, to continue

faced with the task of cleaning up the silt and debris left by the swirling waters. Through the cooperation of local community service agencies, residents and Housing Authority maintenance staff, 81 dwellings were quickly restored to a livable condition.

—FROM “ANNUAL REPORT, 1986”

SIERRA VISTA

Sierra Vista Homes, the oldest public housing development in the County, was the first development to receive the benefit of the Comprehensive Improvement Assistance Program. After more than two years of struggling to secure adequate funds, the modernization of Sierra Vista Homes finally got underway in the fall of 1983. In August of this year, with just over \$9,000,000 in CIAP funds (Comprehensive Improvement Assistance Program), the rehabilitation of this now 35-year old housing development was completed.

Sierra Vista has not only been modernized, it has been transformed. New streets have been added for better police and fire protection. Some buildings were razed to reduce density, while others were remodeled to provide more four and five-bedroom units to serve larger families. Once exposed pipes have been put inside the walls and the unsightly swamp coolers that appeared to hang off each unit have been replaced with modern, efficient roof-top mounted central air conditioning and heating units. The buildings throughout the development now boast a modern, clean look. The congested parking lots are gone in favor of individual parking places adjacent to each dwelling. Green lawns and play areas for small children are abundant. Inside, bathrooms have been remodeled, the original fixtures have been replaced, and showers have been installed.

Underground, new sewer and water supply lines serve the development. Overhead, a new electrical distribution system is in place. Privacy partitions now separate one neighbor’s door from the other. Residents now have storage space for mowers, bicycles, etc., that once had to be left outside where they were easy targets for thieves and the effect of weather. New fenced-in patios offer residents an outdoor area for eating and socializing.

—FROM “ANNUAL REPORT, 1986”

MODERNIZATION: MIGRANT HOUSING

The County of San Joaquin appointed the Authority to manage its migrant housing program in 1966. Since then, replacement of the temporary one-room wood shelters at each of the three centers has been our goal. Our goal was

two-thirds realized with the construction of new, permanent structures at the two centers on Mathews Road.

This year saw our goal fully accomplished. Through the State Office of Migrant Services, funding was obtained from the Farmers' Home Administration to construct 96 replacement dwell-

ing units at the Harney Lane Migrant Family Farm Labor Center. In the spring of 1987, Harney Lane's 96 dwellings will stand ready to serve the families who come into our community to harvest our crops.

—FROM "ANNUAL REPORT, 1986"

Migrant camps; Artesi II and III



SECTION 8

...provides financial assistance to make housing assistance payments on behalf of families who are residing in housing owned by private landlords in the community.

This program is the largest program administered by the Housing Authority and consists of 2,453 units and serves approximately 9,800 residents.

There are three separate types of rental assistance available through this program, consisting of Certificates, Vouchers, and Aftercare. Through the Department of Housing and Urban Development (HUD), a maximum number of units are authorized in the County of San Joaquin, as follows:

Section 8 Certificates.....	2,227
Section 8 Vouchers	163
Section 8 Aftercare.....	63
<hr/>	
Total Units Allocated	2,453

Section 8 Certificates:

In 1977 this Housing Authority received its first allocation of 945 certificates and over the years has received additional certificates each year, with few exceptions, to bring it to its current total of 2,227 certificates.

Currently, the majority of our families are assisted with certificates. The main feature in this type of assistance provides that families pay no more than 30 percent of their monthly income for rent, with the Housing Authority paying the difference to equal the total rent for their home...

going to school. I told myself that I would rather work using my head instead of getting my body so tired in the fields. Little did my parents know that every sunrise I watched from the top made me feel stronger and dream of a better future... I wanted a professional career and if I was 11 and on top of a ladder at 5:30 a.m., I could also go to school and study hard to make my dreams come true.

Living in the migrant camps helped my parents save to buy a house in Stockton. Oh! I didn't have to go to Mexico when the camps closed in October.

I graduated from Delta College in 1994 and got married too. I graduated from Stanislaus State in 1997 and had my first and beautiful daughter, Ytzal. I got my job at Van Buren in 1997. I had a beautiful son in 2002.

My dreams have not stopped, because as soon as my children are older I will go back to school and get my Master's Degree and Doctorate Degree. Why not? Maybe one day you'll read a book of my migrant life too." ■

the 80s



Section 8 Vouchers:

In 1983, Congress authorized a demonstration Housing Voucher Program with the intent of eventually replacing the Section 8 Certificate Program. This is a new type of assistance where the family receives a specified amount of housing assistance based on a formula set by HUD.

Unlike the certificate program, a family is free to choose a dwelling regardless of the amount of rent charged by the land however, the Housing Authority will only provide assistance up to a maximum amount based upon the payment standard established by HUD.

At the present time, the Housing Authority is authorized by HUD to provide assistance to 163 families through the Voucher Program.

Section 8 Aftercare Housing:

This is a specialized program to provide assistance to handicapped, mentally ill or developmentally disabled persons. This program is a multi-agency effort, whereby the Housing Authority makes Housing Assistance Payments to private landlords to supplement the tenant's rents, and the Catholic Charities Diocese of Stockton provides special assistance to each individual resident in the form of training and support services that may be required to maintain an independent non-institutional living arrangement.

— FROM "ANNUAL REPORT, 1988"

MODERNIZATION: MOKELUMNE MANOR

In November of this year, work began in Thornton for flood damage repairs which were not addressed earlier due to lack of funds and to make other needed improvements to the 50 dwelling units at Mokelumne Manor. A large portion of these funds was used to correct flood damage, which included replacement of perimeter fencing, repair of kitchen cabinets, replacement of interior doors, linen closet doors, drywall, water heaters, and repainting of interiors.

The balance of the funds was used to remodel the original 36-year old bathrooms, replace worn out evaporative coolers and wall heaters with new central air and heating systems, and repair termite damage.

All of the above-mentioned repairs and improvements were completed in October of this year.

— FROM "ANNUAL REPORT, 1988"

MODERNIZATION: TRACY HOMES

Modernization of the 60-unit Tracy Homes development began in September, 1986. The major work items funded by HUD included replacement of sewer

and water lines, remodeling the 36-year old bathrooms, installation of closet doors, new storage areas, new central air and heating systems, upgrading the front entry ways and landscaping, which was completed in November, 1987.

— FROM "ANNUAL REPORT, 1988"



MODERNIZATION: SIERRA VISTA

The first funding received through CIAP in 1983 was in excess of \$9,000,000 for the rehabilitation of our oldest housing development, 36-year old Sierra Vista Homes. The modernization of this development was so extensive that it was done in three separate contracts over a three-year period and was completed in August, 1986.

This year additional funding was received to replace the 20-year old roofs at Sierra Vista on all 394 dwellings. This work was completed in December.



Refurbished home, before and after

— FROM "ANNUAL REPORT, 1988"

MIGRANT HOUSING

...all three of the centers are comparatively new. The oldest center, Joseph J. Artesi II, was replaced in 1981 with modern permanent structures, Center III was replaced in 1983, and Harney Lane was completed in the Spring of 1987, with the exception of landscaping. This year the landscaping took root, so the goal of replacing all three centers is now completely realized.

This year another step forward was made when the Housing Authority entered into an agreement with the County of San Joaquin to utilize a portion of the migrant center during the off-season to shelter homeless families.

— FROM "ANNUAL REPORT, 1988"

FILIPINO CENTER

The Housing Authority took over as management agent of the Filipino Center for the Associated Filipino Organizations (AFO) Board on August 1, 1976, at the request of the Department of Housing and Urban Development (HUD).

At the time, the Filipino Center was in financial difficulty with mortgage payments many months in arrears and no funds available for the many maintenance problems that plagued the Center. Over the past years the Housing Authority has managed to pay off the past due mortgage interest and principal.

In 1978-79 the Housing Authority received a special subsidy from HUD of approximately \$500,000 to cover deferred maintenance and to bring the

Filipino Center up to the standards required for compliance with Fire Department regulations, Municipal Code and/or State High-Rise laws. Since then it has continued to maintain the Filipino Center in satisfactory condition.



The Filipino Center consists of a ten-story multifamily residential high rise with 128 dwelling units ranging from 0 to 3 bedrooms, and a two-story commercial building with 16 store rentals and a day care center. All of the 128 units are leased under the Section 8 Rent "Set Aside" Program.

—FROM "ANNUAL REPORT, 1988"

BOYS AND GIRLS CLUBS

On August 10th, 1990, the Boys and Girls Clubs of Stockton hosted an open house to celebrate the opening of clubs in two of the Housing Authorities largest developments...

The largest segment of the Housing Authority's tenant population is comprised of young people, many of whom are minorities and disadvantaged youth who have not had the opportunity to participate in clubs like the Boys and Girls Clubs.

—FROM "ANNUAL REPORT, 1990"



*Opening day ceremonies for the
Boys and Girls Club*

CHILD DEVELOPMENT

On July 1, 1991, the Housing Authority entered into an Agreement with Foundation Center for Phenomenological Research, Inc., to operate a Montessori Child Development Program in our day care centers at Sierra Vista and Conway Homes. This makes a total of five Foundation Center Programs operating under agreements with the Housing Authority. The program has operated for several years at our three migrant housing developments, providing day care for infant/toddler and pre-primary children.

This highly successful program operates on the premise that a child learns best within the context of his or her family and community. In order to provide the atmosphere most conducive to learning, centers employ residents of the communities being served, thereby avoiding language and cultural barriers, which otherwise might interfere with the training programs. The program is designed to teach practical life skills, while building confidence and developing social fitness.

In addition to child care, the Centers offer health exams, parent education, field trips, and other special services to families, fostering community pride and self-sufficiency.

—FROM “ANNUAL REPORT, 1991”

PROGRESS REPORT

This year, with the completion of the modernization of Conway Homes, a 436-unit development begun in 1990, and 60 units in Diablo Homes in Tracy, the Housing Authority has restored and revitalized 1,040 dwelling units out of a total of 1,075 units, or 97 percent of its housing stock.

The CIAP program is in its final phase and a similar replacement program is underway, known as the Comprehensive Grant Program.

The Housing Authority applied for and received Comprehensive Grant funds, some of which will be used for the complete modernization of 35 units in Krafft Homes in Tracy. Upon completion of the Tracy units, 100 percent of the Housing Authority’s developments will have been completely modernized.

—FROM “ANNUAL REPORT, 1992”

MODERNIZATION

Modernization programs funded by HUD provided the opportunity for the Housing Authority to pursue its long-range goal to completely modernize all conventional housing units. At this writing, 97% of the units have been modernized and contracts have been awarded for the modernization of the final 35 units (Krafft Homes in Tracy). Upon completion of the Krafft Homes project we will have accomplished our modernization goal.

In addition to modernization, the following physical improvements were made during 1993: installation of new patios at Mokelumne Manor, in Thornton; construction of 200 storage sheds at Conway Homes; remodel of day care centers at Sierra Vista and Conway Homes; installation of front and rear security screen doors in all of our developments; re-roofing of 15 buildings at Sartini Manor; replacement of main computer system in our administration building; construction of a soundwall and new roofs at Conway Homes.

—FROM “ANNUAL REPORT, 1993”

the 90s



the 90s

RESIDENT COUNCILS

Resident Councils are active in the Conway Homes, Sierra Vista Homes and Tracy Homes communities. These Resident Councils are taking a proactive role in resident empowerment and drug elimination activities. A Technical Assistance Grant of \$22,000 was awarded to the Sierra Vista Resident Council. This grant enabled the Resident Council to hire a consultant to assist with the organization process, training and resident outreach activities.

Resident Councils are reaching out to their neighbors, encouraging them to get involved with their community. The Tracy Resident Council is currently involved in establishing a Youth Council to give youth the opportunity to learn leadership skills and to take charge of their futures.

A job fair was held at Sierra Vista Homes in the spring of 1993, which gave residents the opportunity to see what kind of employment is available in the area. Those who attended were given job search tips, information on available training programs and job opportunities. Employers came to the site to interview applicants which resulted in the employment of 38 residents.

—FROM "ANNUAL REPORT, 1993"

DRUG ELIMINATION PROGRAM

During 1993 the Housing Authority received a Public Housing Drug Elimination Grant of \$250,000, augmented by in-kind contributions from participating service agencies of \$500,000 for a total program of \$750,000.

Residents played an important role in the development of the Drug Elimination Program and their expressed concerns took top priority in the plan. Among these priorities were increased police presence in the neighborhoods and physical improvements to deter drug trafficking. In response to these

priorities, security screen doors were installed on every public housing unit and backyard fences were installed to minimize intrusion.

As a result of the grant the Housing Authority is able to provide increased City Police presence...

The ambitious drug elimination program involves several other agencies which provide specialized services to address various needs, including the Office of Substance Abuse for treatment and intervention; the Prevention Partnership for training residents; San Joaquin Prevention

Services to reach out to youth; the Boys & Girls Clubs of Stockton and Tracy



and the Department of Parks and Recreation to provide alternatives; Community Works for education and health care services; the Southeast Asian Refugee Community Health for interpreting, drug abuse education and enrollment into treatment programs for Southeast Asian residents.

Also incorporated into the program are counseling services for adults and youth, community schools, job training and life skills workshops.

—FROM “ANNUAL REPORT, 1993”

FAMILY SELF-SUFFICIENCY

In 1992 the Housing Authority entered into an ambitious program to promote Family Self-Sufficiency. Through this program, low-income families enter into “Contracts of Participation” with the Housing Authority stating that they will do everything within their power to become free of any form of public assistance within a five-year time frame. In return, services are provided to these families by the Housing Authority in cooperation with the Private Industry Council, San Joaquin Delta College, Woodruff Occupational School, and several other public and private organizations. Each head of household is given aptitude assessment tests and is placed in a training program or enrolled in school, depending on the needs of each individual...

In addition to their job training, education and employment activities, each participant is required to attend two workshops each month where they learn life skills such as money and stress management, nutrition, parenting and whatever needs they identify and agree upon as a group. These workshops have also provided the opportunity for participants to learn communication and teamwork skills.

—FROM “ANNUAL REPORT, 1993”

MORTGAGE CREDIT CERTIFICATES

In 1992 the Housing Authority entered the Mortgage Credit Certificate (MCC) program in order to assist low and middle income homebuyers purchase their first homes. The program was offered to homebuyers in the cities of Stockton, Lodi, Tracy and the unincorporated areas of San Joaquin County.

Using MCC, a first-time homebuyer is allowed a 20% tax credit on his/her annual mortgage interest for the life of the mortgage so long as the home remains the principal place of residence for the homebuyer. This savings has a dual benefit for some homebuyers, giving them the edge needed to qualify for a



First participants in the Family Self-Sufficiency program



LUCIMELDA RODRIGUEZ
*Teacher, currently working on her
Masters Degree at Sacramento State*

“My family was helped tremendously by the Section 8 Program in San Joaquin County. We first received assistance from the program in 1991 when I was in the tenth grade. My mother had recently passed away and it was very difficult for my father to take care of four children and keep up with everything.

Little-by-little he fell behind until we could no longer afford the whole rent amount every month. Section 8 was a big help. It gave us the opportunity to live in a decent middle class neighborhood. We were able to have stability. As students, we could focus on our studies instead of worrying about if we were going to have to move out soon.

I am so grateful to have been given the opportunity to benefit from this program.” ■

home loan, as well as providing the tax credit.

The 1992 allocation of \$10 million was intended to last for up to two and one-half years, but was, in fact, exhausted by spring of 1993. This allocation provided 135 Mortgage Credit Certificates for first-time homebuyers, three of whom were residents of Housing Authority developments prior to purchasing their homes.

The MCC program proved to be so popular that during the 1993 application process it was expanded to include all incorporated cities, making the program available throughout San Joaquin County.

A new allocation of \$15 million was received by the Housing Authority in September, 1993. This amount will fund approximately 188 certificates.

There are currently fifty-one lending institutions who participate in the popular MCC program, as well as many realtors throughout the county.

—FROM “ANNUAL REPORT, 1993”

TEAMING WITH CITIES AND THE COUNTY

Three newly constructed scattered site homes were purchased from the City of Stockton and were occupied by low-income residents in 1994.

We are in the process of purchasing four new homes which are being constructed by the County of San Joaquin under the HOME Program. The Home Program is not available directly to the Housing Authority but by joining forces with the County we can make these homes available to families who are in need of decent, affordable housing. The purchase of the four homes from the County will bring to seven the total number of scattered sites within the City of Stockton.

—FROM “ANNUAL REPORT, 1994”

GRANTS AWARDED TO COUNCILS

Resident Councils of Conway Homes and Tracy Homes applied for and received \$100,000 each to fund a federally sponsored Tenant Opportunities Program. The grant will provide for management training for the Resident Councils and various programs to help residents become self-sufficient. Resident Councils will conduct surveys to discover what is needed by residents in areas such as employment training, ESL classes and other educational needs, community relations, special programs for the elderly and children and youth program needs. Representatives from both Resident Councils traveled to Atlanta, Georgia in October for a two-day training on how to manage the grants.

—FROM “ANNUAL REPORT, 1994”

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COMPREHENSIVE GRANT PROGRAM

Residents and Housing Authority staff work together to plan improvements to public housing developments under the Comprehensive Grant Program. Planning meetings are held beginning in January with representatives chosen by the Resident Councils. Formal resident meetings and public hearings follow.

The 1994 Comprehensive Grant program included construction of 234 storage sheds at Conway Homes, and Remodeling of Krafft Homes in Tracy. The remodel of Krafft Homes completed the Housing Authority's long range plan to completely modernize all public housing units within our jurisdiction.

—FROM "ANNUAL REPORT, 1994"

Space planning, innovative design features, resident involvement, community policing, neighborhood watch program and on-site management are the necessary ingredients to begin the transformation of public housing as a "marketable" residential neighborhood...

—FROM "ANNUAL REPORT, 1995"

MORTGAGE CREDIT CERTIFICATE

The second allocation of \$15,000,000 lasted for nine months and the third allocation of \$20,000,000 is expected to last for 12 months. Since the beginning of the program in San Joaquin County, 422 homebuyers have received Mortgage Credit Certificates. Of these, 194 were issued to low income families who, without the benefit of an MCC, may not have qualified for their loans.

—FROM "ANNUAL REPORT, 1994"

COMMUNITY POLICING

A new approach to law enforcement was taken in December of 1994 with the inauguration of Community Policing in Conway and Sierra Vista Homes. The program is funded equally by the Comprehensive Grant Program and the Public Housing Drug Elimination Program. Police officers, who have their offices on public housing premises, have been successful in deterring drug and other criminal activity as well as developing positive relationships with residents. Officers patrol developments on bicycles, patrol cars and on foot, making themselves visible in the neighborhoods, taking a tough stance on crime, and getting acquainted with the community.

—FROM "ANNUAL REPORT, 1995"



Presentation of the first Mortgage Credit Certificate

MORTGAGE CREDIT CERTIFICATE PROGRAM

...The Mortgage Credit Certificate Program, which provided homes for more than 570 low and middle income residents of San Joaquin County, was drastically reduced at the hands of the newly appointed California Debt Limit Allocation Committee (CDLAC) who chose to allocate the majority of housing bond allocations to the California Housing Finance Agency (CHFA) rather than continuing the competitive process that previously divided the allocations between CHFA and locally controlled programs such as the Mortgage Credit Certificate Program. The new direction of the board, using a percentage based on population, made allocations available to high cost areas while making them nearly impossible to get for low and moderately priced areas.

—FROM “ANNUAL REPORT, 1995”

SCATTERED SITE HOUSING

In conjunction with the Home Ownership program, the Housing Authority purchased 42 scattered site homes most of which will be eligible for purchase. Some of the homes were purchased in cooperation with the City of Stockton Redevelopment Agency.

—FROM “ANNUAL REPORT, 1995”

NEW HOMEOWNERSHIP PROGRAM OPPORTUNITY

The Housing Authority initiated the development of its own homeownership program to assist public housing and other low income residents of the County to purchase homes from

the Housing Authority, thereby fulfilling a large part of the “American Dream” for people who thought homeownership was out of their reach. In partnership with a local lender, potential homebuyers are pre-qualified. Those not able to qualify and purchase their homes immediately will be given the opportunity for eventual ownership through the use of lease/options. During the term of the lease potential homebuyers will be given training in such areas as money management, tax implication, maintenance and credit reparation.

—FROM “ANNUAL REPORT, 1995”



RESIDENT TRAINING

There have been changes for residents during the last year. The Resident Training Program gave opportunity to willing residents to enter a job training program that would give them paid employment while they are in the program. Resident employees were assigned to the Section 8 Department, Purchasing and Maintenance crews at Conway, Sierra Vista and Tracy Homes. Employees are doing an outstanding job and we look forward to further expansion of the program.

—FROM "ANNUAL REPORT, 1995"

DRUG ELIMINATION

Many changes have taken place as a result of the drug elimination program which is in its third year at Conway Homes and Sierra Vista Homes. This program seeks to address every facet of the drug abuse dilemma. In addition to strict law enforcement and the effort to keep the criminal element from Housing Authority rent rolls, there are strong programs in place to address the effects of addiction on families, counseling, treatment referral, education, resistance, awareness and intervention programs. Each program has its own staff, but the group works closely together to coordinate, not duplicate, efforts to assist families to escape the crippling disease of drug addiction.

—FROM "ANNUAL REPORT, 1995"

WELFARE REFORM

Welfare Reform will become a reality on January 1, 1997, limiting the amount of public assistance a recipient may receive and placing severe time restrictions on the receipt of assistance. Depending on individual circumstances, able-bodied recipients will be required to either attend school or participate in job training programs...

The Housing Authority will continue to work with county and state agencies to ensure that low-income residents of San Joaquin County are given every opportunity for success as they move from dependence to self-reliance.

—FROM "ANNUAL REPORT, 1996"

RESIDENT TRAINING

Assisting residents to move up and out of public housing has been the goal of this Housing Authority and its Board of Commissioners for several years. With the advent of Welfare Reform it became a primary focus. Resident training programs in office and maintenance procedures were inaugurated in 1994. The

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PEOPLE BUILDING FUTURE

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program, designed by our three Housing Managers, Patrick Bohnak, Cleveland Jenkins, and Shirley Washington, gave opportunity to willing residents to enter a job training program that would give them paid employment while they participated in the program...

The Resident Construction Program was designed in 1996 by the Development Department. This instructional program, designed in collaboration with San Joaquin Delta College, provides on-the-job construction training as well as classroom instruction in English and mathematics, carpentry, plumbing, electrical and sheet metal/heating & air. The goal is to use the resident construction crews on all future modernization projects entered into by the Authority.

—FROM "ANNUAL REPORT, 1996"

HOME OWNERSHIP PROGRAM

The largest economic gap in America is not income, but wealth. Home ownership is the best way for most people to accumulate wealth.

In keeping with the HUD goal of selling public housing units to residents, the Housing Authority is developing a home ownership program to assist residents to realize the American Dream of home ownership and thus accumulate both tangible and intangible benefits such as control of their environment; ability to invest in an asset that will grow in value and generate financial security; physical and psychological security; more stable neighborhoods and stronger communities.

Residents who wish to enter the Home Ownership program and are either currently qualified or close to qualifying will receive training on money management, home maintenance, the home buying process and tax implications of home ownership.

—FROM "ANNUAL REPORT, 1996"

MORTGAGE CREDIT CERTIFICATE PROGRAM

Two MCC allocations were received in 1996. The first, expended by June, provided 48 mortgages and the second, received in December, will serve approximately the same number of families...

—FROM "ANNUAL REPORT, 1996"



Symbol of our philosophy: People Building Futures

DRUG ELIMINATION

The Public Housing Drug Elimination program continued during 1996, providing after school activities, youth leadership programs, tutoring, family counseling, and drug resistance training and intervention for residents of Conway and Sierra Vista Homes...

Because of the Authority's drug elimination program, listed in HUD's "Best Practices," five youth were chosen to participate in a W.A.V.E. (Work, Achievement, Values and Education) youth leadership program in Houston, Texas. These youth received training that they brought back to San Joaquin County to share with all resident youth. Two W.A.V.E. workshops were sponsored by the Authority in 1996 to assist youth to identify their strengths and teach them to set goals for the future. A strong youth leadership group is emerging from public housing developments in Thornton, Tracy, and Stockton.

—FROM "ANNUAL REPORT, 1996"

COMMUNITY POLICING

The Community Policing program begun in 1994 has proven to be a strong deterrent to crime in our two public housing developments in the City of Stockton. In 1996 the Community Policing program was funded equally by the Comprehensive Grant Program and the Public Housing Drug Elimination Program.

Officers are building strong relationships with residents of Conway and Sierra Vista Homes and a general feeling of well being has replaced the fear expressed by residents prior to community policing...

An applicant screening process coupled with the new "One Strike You're Out" policy has helped to rid public housing neighborhoods of crime. Criminal history background checks have been in process since 1995 when State legislation passed allowing housing authorities to partner with the local law enforcement agencies.

—FROM "ANNUAL REPORT, 1996"

MIGRANT CENTERS

Prototype storage units were installed in one of the French Camp centers as a demonstration project. Installation of the units were a result of a cooperative effort between the Housing Authority and the University of California Davis under the direction of Patricia Harrison, Professor/Architect. The shelves,



closets and chests of drawers are space efficient and colorful, providing cheerful and comfortable living environments for farm workers. The storage units were featured in the January 1997 issue of Taunton's Fine Homebuilding.

—FROM "ANNUAL REPORT, 1996"

SUPPORTIVE SERVICES CENTERS

...in October 1997, the Housing Authority of the County of San Joaquin opened the first of four planned Supportive Services Centers. The goal of the Centers is to coordinate a unique base of comprehensive services that address the needs of families. Services provided at the Center are delivered by experienced staff representing a range of agencies.

Each Supportive Services Center will offer services in five major categories: Employment, Education, Substance Abuse, Youth/Children and Family Wellness. Services are designed to assist long-term welfare recipients and their families in achieving self-sufficiency. Individuals are encouraged to engage in educational and other personal development activities that will improve attitudes about self-reliance. Moreover, services are designed to promote "personal responsibility" by holding individuals accountable for planning the direction of their lives.

—FROM "ANNUAL REPORT, 1997"



RESIDENT CONSTRUCTION PROGRAM



The Resident Construction Program was implemented in 1996 as a collaborative effort between the Authority and San Joaquin Delta College. A pilot project funded within the Authority's Comprehensive Grant (Public Housing modernization) Program, the intent has been to provide education and training to low-income residents of Public Housing. The goal is to acquire marketable skills with which to secure "living wages" and permanently transition out of Public Housing and off of Public Assistance. Participants receive classroom instruction and on-the-job training in carpentry, plumbing, electrical, heating and air conditioning. The program has grown in 1997 from an initial class of nine individuals, to 46 participants who are representative of the diversity of the Authority's clientele—men, women, multi-ethnic, ages 18 to above 50.

...The priority within the Comprehensive Grant Program is now to utilize Resident Construction crews, wherever possible, to perform construction rehabilitation work at all Public Housing sites in the County...

The success of the Resident Construction Program has seen fruition with the opening of the new community park at Mokelumne Manor in Thornton. Resident trainees were employed by the contractor responsible for the park construction. Today, residents of the Housing Development, as well as the neighboring community, enjoy the use of the new children's playground and picnic facilities.

— FROM "ANNUAL REPORT, 1997"

WELFARE TO WORK

With the advent of Welfare Reform came the urgency to train and place public assistance recipients in jobs that would provide living wages. The effort to empower individuals for the work force created a network among agencies, resulting in the combination of resources in order to accomplish the common goal of putting people to work.

Some 94% of residents who are served by the Housing Authority are directly affected by Welfare Reform. Rather than allow these families to flounder in the dark, worrying about their future, the Housing Authority entered into partnerships with several agencies in order to optimize training and employment opportunities to assist residents in their progression from welfare to work.

The San Joaquin County Department of Human Services designated the Housing Authority as an official provider under the Cal/Works program; The Private Industry Council designated the Housing Authority as a Planning Partner in their WorkNet program; Family Resource & Referral joined the Housing Authority in providing in-home childcare licensing training for residents who wish to operate their own small business.

— FROM "ANNUAL REPORT, 1997"

PROGRESS REPORT

In partnership with San Joaquin General Hospital developed and implemented a Community Health Clinic... Completed exterior building improvements at Thornton Public Housing... Completed construction of the Tracy Community Center... Completed rehabilitation of six single-family homes for STAND... Completed office remodels (with resident trainees) to create three supportive services centers... Commenced complete administrative office interior remodel

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(with resident trainees)... Implemented a new Resident Training Program in each Supportive Services Center. On-the-job training is provided in the areas of general office procedures and instructional aides... Developed the Individual Professional Development Plan concept... Implemented Senior Management Training Program...

Participated as an exhibitor at the NAHRO National Conference to display the resident-constructed furniture project and also to highlight accomplishments of the Resident Construction Program... Participated as a presenter at a regional NAHRO Conference for a discussion about technology as related to the needs of Housing Authorities... Established the Authority's first-ever technology department with a staff of three... Completed installation of a state-of-the-art computer network, which ties together all site management offices and supportive services centers with the central office... Completed installation of a state-of-the-art phone system... Established Internet access for residents at each of the supportive services centers.

—FROM "ANNUAL REPORT, 1998"

For years there has been a need for extending the number of months that the Migrant Centers are open for families each year. In 1999 this Housing Authority was the benefactor of having state legislation passed that gives local authorities that flexibility. The rents paid by the tenants who choose to stay on covers the costs of the additional use of the Centers.

The Housing Authority operates three migrant centers for farm worker families... These centers operate six months... of every year. In the past the centers have been allowed to delay their closure by one or two weeks depending on the weather, continued work, etc... the regulations allowing families to stay past the regular closing date are very strict... I would like to obtain the support of this Board of Commissioners to pursue the deregulation of such strict rules. The Housing Authority should have more flexibility in the determination of the "real need" in the county to remain open beyond the six months...

—FROM "STAFF REPORT, MARCH 18, 1999"

LEGISLATIVE ACTION: MIGRANT CENTERS

...The Legislature therefore finds and declares that, for the purposes of any public or private right, obligation, or authorization related to the use of property and improvements thereon... an extended use of any housing center governed

by this chapter... is deemed to be the same as the 180-day use generally authorized... This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect...

—FROM "SENATE BILL 805" / PASSED AUGUST 19, 1999

ACQUISITIONS

In 2000, the Authority acquired a total of 122 additional units in two separate transactions; a federally subsidized 110-unit apartment complex for senior citizens in downtown Stockton, and 12 unsubsidized units at West Park Street, also in Stockton. These additional units represent approximately a 10% increase in the overall inventory of housing assets owned and managed by the Authority. More importantly, they are also self-supporting, and will provide excess revenue that can be utilized to offset reduced or non-existent funding for other programs. Not only are these acquisitions the Authority's first, they also exhibit the agency's commitment to assist the city in their efforts toward downtown revitalization.

—FROM "ANNUAL REPORT, 2000"

HOME OWNERSHIP

...the Authority also purchased 11 vacant lots (8 in Stockton, 3 in Lodi), on which new homes for first-time buyers will be constructed. The first such home was constructed in 2000 on Lafayette Street in Stockton by the Authority's own forces (including resident construction trainees), and will be sold to a participant in the Family Self-Sufficiency (FSS) program...

In Lodi, the Authority implemented a new construction training program in partnership with the City of Lodi, the Human Services Agency, the Employment and Economic Development Department, and Farmers & Merchants Bank. The Authority will train welfare-to-work participants in the construction trades, and at the same time revitalize blighted neighborhoods through the addition of new homes.

While new housing was being added in 2000, the Authority also continued to upgrade the existing housing stock to make it more attractive and to instill a greater sense of "home" within our residents. The face of Public Housing throughout the County changed dramatically in



The Franco Center in downtown Stockton



Executive Director, Antonio Pizano, presents the keys to new homeowner Lydia Granados, 2000

the 00s



2000, with exterior building and site improvements such as new front porches, varied color schemes, landscaping, and streetscape improvements being completed at portions of all major housing developments operated by the Authority.

—FROM “ANNUAL REPORT, 2000”

PROGRESS REPORT

Implemented exterior dwelling improvements to 600 public housing units... Established Villa Real, Inc., a non-profit subsidiary, which will develop, acquire, and revitalize property to expand opportunities for housing, homeownership, and business development for low to moderate income residents of San Joaquin County... Performed comprehensive energy usage audit in preparation for an agency-wide energy savings program... In its first seven months of operation, the Authority’s Employment Services Program assisted 46 individuals in obtaining employment... Served 489 individuals at the Supportive Services Centers, which provide comprehensive social services that are designed to support families in achieving economic self-sufficiency... Provided case-management services to 61 individuals participating in the Family Self-Sufficiency program, which resulted in seven families achieving economic self-reliance... Received 2.5 million dollars in federal funding to provide 700 families moving from welfare-to-work with rental subsidies... Implemented cost containment programs resulting in substantial savings such as reducing vehicle usage by 100,000 miles... Established a program for affordable housing acquisition.

—FROM “ANNUAL REPORT, 1999”

VILLA REAL, INC.

The diversification and growth of the Housing Authority in 2000 was probably best exemplified in the formal implementation of Villa Real, Inc... a 501C3 nonprofit subsidiary of the San Joaquin Housing Authority. Through this new entity, the Authority will increase and diversify its program offerings to include not only housing development and homeownership, but also economic development opportunities for low income families and individuals. Villa Real, Inc’s board of directors include representatives from the local business community, who, together with staff and members of the Authority’s Board of Commissioners are committed to improving the quality of life throughout the County of San Joaquin.

—FROM “ANNUAL REPORT, 2000”

PROGRESS REPORT

Completed all work under the \$2.44 million “Energy Performance Contract”... Acquired a six-unit apartment complex in the City of Lodi... Issued bonds on behalf of Eden Housing, Inc., a nonprofit affordable housing developer, for the acquisition and rehabilitation of Union Court Apartments in Manteca... Exercised option to purchase property at 421 South El Dorado Street... Received a \$319,000 three year grant from HUD to fund a resident service coordinator’s position at the Franco Center... Completed major renovation work at the Franco Center, including complete upgrade and retrofit of the elevator system, boiler system retrofits, new roofing, asbestos abatement, and fire alarm systems...

Awarded \$265,593 Public Housing Drug Elimination Program grant from the U.S. Department of Housing and Urban Development... Awarded \$26,852 grant from Human Services Agency to implement “Kool Degrees” youth business venture... Opened fourth Supportive Services Center in the County, located in Thornton... Assisted 48 residents in finding jobs. The average starting wage for job placements was \$8.74 per hour; 75% included full medical benefits; 83% remained employed for at least one year... Provided vocational training for 39 residents in the Resident Construction Program and 15 residents in the General Office Assistant Program.

—FROM “ANNUAL REPORT, 2001”

In San Joaquin County, there are still thousands of families struggling to make ends meet. Thousands of families are dependent on our continued assistance. Many more wait, hoping to just make it to the top of the list... Now more than ever, we must pull together as an organization and go beyond the call of duty to comfort and assist the less fortunate...

It is time to re-focus and set our priorities in order. The San Joaquin Housing Authority Board of Commissioners and the Executive Director stand committed to work with all who are willing to share their knowledge and expertise in the pursuit of creating opportunities and hope for a better tomorrow.

—FROM “ANNUAL REPORT, 2001”

If you have any comments or questions about this report, or about any aspect of the services we provide, please contact us. Address and website information is printed on the back cover. Thank you.

SJHA COMMISSIONERS, 1942 TO 2002

<i>Name</i>	<i>Appointed</i>	<i>Served Until</i>
Henry Olm	September 22, 1942	1948
J. C. Gossett	September 22, 1942	1950
Stanley Herbert	September 22, 1942	1946
Frank W. Conway	September 22, 1942	1958
Carl Richey	September 22, 1942	1947
John H. Burton	July 28, 1946	1957
James Crescenzi	June 30, 1947	1952
D. E. French	October 20, 1948	1953
E. D. Krafft	March 6, 1950	1968
Louis Sartini	September 2, 1952	1976
Msgr. Walter Doyle	March 9, 1953	1982
Lorne J. Mee	March 19, 1957	1958
Henry Hansen	April 17, 1958	1966
John J. Espinal	July 15, 1958	1977
Harley Harris	September 6, 1966	1975
Calvin Jackson	January 16, 1968	1970
Floyd H. Weaver	April 16, 1970	1978
Robert L. Renner	October 16, 1975	1982
Irene De Nero	March 18, 1976	1976
Sally Perez	March 18, 1976	1979
Thomas L. McGranahan	August 19, 1976	1988
George Ferdinand	September 16, 1976	1978
George L. Dutra	March 17, 1977	1997
Arcangelo Feoli	March 8, 1977	1982
Jose C. De Santiago	March 16, 1978	1989
Bertha Wiley	October 18, 1979	1980
Rosetta Rogers	March 20, 1980	1991
Billy Joe Douglas	March 18, 1982	1986
Kate Clancy	April 15, 1982	1984
Mary Merriott	April 15, 1983	1984
Bruce Lattimer	April 19, 1984	1988

Lillian Frierson	September 20, 1984	1988
Cordell Bunton	April 17, 1986	1990
Virginia Botkins	April 21, 1988	1990
Diane Morgali	April 20, 1988	2000
Diane Hackett	May 19, 1988	1999
Lincoln Ellis	October 19, 1989	1994
Beatrice Lopez	March 20, 1990	1991
Carol Ornelas	March 27, 1990	1998
Patricia Strong	September 10, 1991	1997
Bob White	February 4, 1992	1994
Carrie C. Durham	March 22, 1994	1998
Singh Somal	April 21, 1998	1999
Nancy Patron	March 31, 1998	Present
Ruth Clawson	June 21, 1994	1999
Alan Biedermann	May 27, 1997	Present
Ernest Williams	May 20, 1997	1998
Audrey Jordan	December 15, 1998	Present
Shelly Wilson	March 23, 1999	Present
Keith Land	August 24, 1999	Present
Joan Thorp	March 14, 2000	2002
Luz T. Saucedo	April 4, 2000	2002
Peggy Metzger	July 23, 2002	Present

SJHA EXECUTIVE DIRECTORS, 1942 TO 2002

Carl C. Brueck	1942	1952
Allen R. Reed	1952	1969
J. B. Hedrick	1969	1977
Wally Shephard	1977	1978
Alberta Jackson	1978	1984
David R. Ward	1984	1994
Antonio V. Pizano	1995	Present

EXECUTIVE STAFF

*Antonio Pizano,
Executive Director*

*Gus Joslin,
Deputy Executive Director*

*Stefenee Clinton,
Director of Human Relations*



*Edward Sido,
Director of Asset Management*

*Karan Plummer,
Director of Finance*



BOARD OF COMMISSIONERS

*Alan Biedermann,
Chairperson*

Audrey Jordan

Keith Land

Peggy Metzger



Nancy Patron

Joan Thorp

Shelly Wilson

*Not pictured:
Luz T. Saucedo, happily
becoming a homeowner
on Nov. 21, 2002*





VILLA REAL BOARD

(L to R, second row)
 Sovanna Koeurt, Antonio Pizano, Ron Taylor, Gus Joslin, Alan Biedermann
 (first row) Peggy Metzger, Gillian Murphy, Carlos Almanza



2002 EMPLOYEE ACHIEVEMENTS

Nominees for 2002 Employee of the Year: (L to R) Michelle Mah, Geri Jones, Antoinette Reed (not pictured: Leny Stanbra)

Employee of the Year, Michelle Mah with Executive Director, Antonio Pizano



Public Housing Manager certification: (L to R) Elsa Rocha, Antoinette Reed, Kara Maguire, Toni Quintero, Robert Breedlove, Monalisa Lopez

Executive Director, Antonio Pizano, with 30 Year Employee, Robert Navarro



Perfect Attendance Award: (L to R) Kim Lo, Pilar Diaz (not pictured: Ed Hernandez)

FSS Specialist Certification and Case Management Practicum: Rose Sandoval

Housing Quality Standards Certification: Robin Strauther

Safety Incentive Program Grand Prize Winner: Cheri Wilder

2002 EMPLOYEE ROSTER

Aguirre, Michael F.	Harris, Maria E.	Perez, Gloria J.
Ashley, Betty Jean	Hempstead, Venetta R.	Pitre, Julienne
Avila, Jr., Edward	Hernandez, Edmundo	Pizano, Antonio V.
Barrera, Juan	Huerta, Frances	Plascencia, Nicolas
Bass, Barbara J.	Hunter, Tedd L.	Plummer, Karan
Black, Linda	Jessee, Marc	Preston, James W.
Bobian, Maria J.	Johnson, Janice	Quintero, Antonia M.
Breedlove, Robert V.	Jones Geri F.	Racho, Teddy R.
Brown, Vernetta	Jones Jr., Marion	Reed, Antoinette
Brownlee, Charles	Joslin, Gustav	Reza, Rosalie
Camareno-Clinton, Stefence	Kidd, Kimberly	Riberal, David
Carnahan, Alfred C.	Krager, Marianne	Rico, Carlos
Childress, Shaneece	Lane, Carena	Rinker, J A
Constancio, Elia	Lane, Heidi M.	Rocha, Elsa
Cortez Jr., Abel	Larson, Deborah L.	Sandoval, Ector G.
Cruz, Juan	Ledesma, Amado	Sandoval, Rose V.
Daniels, Joel	Leon, Eusebio F.	Serna, Richard
Davis, Fabiola	Lo, Khamkeo	Sharp, Leda L.
Diaz, Pilar	Lopez, Enrique	Sido, Edward
Dinkins, Nicholas H.	Lopez, Monlisa A.	Smith, Patricia
Duffy, Leslie Ann	Lopez, Susana	Spitzer, Louise A.
Dustin, Judith	Lyons, Lottie	Stanbra, Leonila S.
Emmons, Gregory	Macias, Maria G.	Steinocher, Stacie M.
Enriquez, Jesus	Maguire, Kara	Strauther, Robin
Fernandez, Connie	Mah, Michelle <i>Employee of the Year</i>	Terry, Eloise
Ford, Danny	Martinez, Monica	Torres, Jubenal N.
Gabrielson, Joan	Matthies, Corinne	Trammull, Dorothy L.
Gaitan, Joe	Mccullough, Jean	Valdez Jr., Julian
Garcia, Ruben	Mean, Kak	Valencia, Rosa M.
Gastello Jr., Joe	Murphy, Sandra A.	Vang, Vue
Gerolaga, Gloria	Navarro, Robert	Wilder, Cheri D.
Gilbert, Jeffrey	Newton, Frank H.	Williams, Mark
Graham, Carolyn	Orani, Coral	Williams, Michelle O.
Guilelmino, Janet M.	Ortiz, Richard A.	Wilson, Torry T.
Hanson, Jeanne	Ossino, Suzan	Xiong, Bee



**HOUSING AUTHORITY
EMPLOYEES**

First row (l to r): Geri Jones, Vernetta Brown, Carolyn Graham, Toni Quintero, Frances Huerta, Joan Gabrielson, Fabiola Davis, Marianne Krager

Second row (l to r): Dorothy Trummull, Judy Dustin, Shaneece Childress, Kak Mean, Bee Xiong, Michelle Williams, Marc Jessee

Third row (l to r): Antonio Pizano, Monaliza Lopez, Stefenee Clinton, Gus Joslin, Jim Rinker, Richard Serna



First row (l to r): Karan Plummer, Sandra Murphy, Jeanne Hanson, Elia Constanancio, Heidi Lane, Gloria Gerolaga, Julie Pietre, Rose Sandoval

Second row (l to r): Susana Lopez, Robert Breedlove, Al Carnahan, Antoinette Reed, Cheri Wilder, Nick Plascencia, Kara Maguire, Mark Williams, Michelle Mah

Third row (l to r): Torry Wilson, Julian Valdez, Michael Aguirre, Marion Jones, Pilar Diaz, Ed Sido, Janice Johnson, Jeffrey Gilbert, Robin Strauther



First row (l to r): Rose Reza, Juan Barrera, Janet Guilelmino, Maria Harris, Deborah Larson, Linda Black, Louise Spitzer, Monica Martinez

Second row (l to r): Suzan Ossino, Elsa Rocha, Coral Orani, Vue Vang, Kim Kidd, Carena Lane, Tedd Hunter, Betty Ashley, Ricky Lopez, Juan Cruz

Third row (l to r): Nicholas Dinkins, James Preston, Charles Brownlee, Danny Ford, Frank Newton, Robert Navarro

BALANCE SHEET, Fiscal Year Ending September 30, 2002

ASSETS

Cash & Investments	\$11,098,125
Accounts Receivable.....	2,611,907
Interfund Receivables.....	943,130
Advances	195,642
Prepaid Expenses	333,187
Fixed Assets	40,552,182
Amount Available in Debt Service Fund.....	381,655
Amount to be Provided for Long-Term Debt	11,831,846
Total Assets	<u>\$67,947,674</u>

LIABILITIES

Accounts Payable.....	\$1,751,415
Due Other Government Fund.....	772,312
Interfund Payables.....	943,130
Tenant Security Deposits	343,866
Accrued Liabilities & Deferred Income.....	1,386,464
Long-Term Debt, Net of Current.....	<u>12,213,501</u>
Total Liabilities	17,410,688
Fund Equity.....	<u>50,536,986</u>
Total Liability & Fund Equity.....	<u>\$67,947,674</u>

PROFIT AND LOSS, Fiscal Year Ending September 30, 2002

REVENUE

Dwelling Rents.....	\$3,322,292
Grants.....	26,229,266
Reimbursement from HCD	997,351
Interest Income	237,650
Other Income	<u>84,460</u>
Total Revenue.....	<u>\$30,871,019</u>

EXPENSE

Administration	\$4,717,093
Tenant Services.....	182,421
Utilities	814,517
Ordinary Maintenance and Operations	1,814,760
General Expense.....	4,399,252
Housing Assistance Payments.....	17,877,378
Extraordinary Maintenance	44,406
Other Expense	<u>217,466</u>
Total Expense	<u>30,067,293</u>
Excess Revenue Over Expense	<u>\$803,726</u>

**OUR THANKS TO THE MANY PEOPLE
WHO HAVE SHARED THEIR MEMORIES WITH US
AND MADE THIS REPORT POSSIBLE.**

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People Building Futures

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