

CITY COUNCIL MEETING
MARCH 6, 1985

CC 24 page 379

S. J. COUNTY HOUSING
AUTHORITY FILES
ANNUAL REPORT WITH
CITY CLERK

City Clerk Reimche apprised the Council that in compliance with Health and Safety Code, Section 34328, requiring the Housing Authority to file with the Clerk, at least once a year, a report of its activities, the Housing Authority of San Joaquin County has filed with the City Clerk a copy of its 1984 report.



**HOUSING AUTHORITY
OF THE
COUNTY OF SAN JOAQUIN**

POST OFFICE BOX 447
STOCKTON, CALIF. 95201 (209) 466-5051

Doc. 7-A

RECEIVED

1985 FEB 25 AM 8 47

ALICE M. REINOLTE
CITY CLERK
CITY OF LODI
EXECUTIVE OFFICE
134 CHUNG WAH LANE

February 22, 1985

City Clerk
City of Lodi
City Hall
Lodi, California 95240

Dear Sir:

In compliance with the Health and Safety Code Section 34328 requiring this Housing Authority to file with the Clerk, at least once a year, a report of its activities, you will find enclosed a copy of our 1984 Annual Report.

In order that we may document our files, kindly acknowledge receipt of this report by signing the enclosed duplicate letter and returning the same to us.

Very truly yours,

HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN

David R. Ward
Executive Director

jd
Enc.

I hereby acknowledge receipt of the above report.

DATED: February __, 1985.



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OF THE
COUNTY OF SAN JOAQUIN**

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HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

... A COUNTYWIDE PUBLIC SERVICE AGENCY



1984 ANNUAL REPORT

1984

**BOARD OF COMMISSIONERS
and
ADMINISTRATION**

<u>NAME</u>	<u>TITLE</u>	<u>RESIDENCE</u>
George L. Dutra	Chairman	Manteca
Jose C. De Santiago	Vice Chairman	Stockton
Rosetta Rogers	Vice Chairwoman	Stockton
Billy Joe Douglas	Commissioner	Stockton
Lillian Frierson	Commissioner	Stockton
Bruce R. Lattimer	Commissioner	Stockton
Thomas L. McGranahan	Commissioner	Thornton

ADMINISTRATION

David R. Ward	Executive Director
Hila McKasson	Administrator of Finance and General Services

LEGAL COUNSEL

Al Warren Hoslett	Wilson and Hoslett
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Commissioners are appointed by the
Board of Supervisors of the County of San Joaquin



**HOUSING AUTHORITY
OF THE
COUNTY OF SAN JOAQUIN**

POST OFFICE BOX 447
STOCKTON, CALIF. 95201 (209) 466-5051

**EXECUTIVE OFFICE
134 CHUNG WAH LANE**

February 21, 1985

The Board of Supervisors
of the County of San Joaquin
The City Council
of the City of Stockton
The City Council
of the City of Tracy
The City Council
of the City of Lodi
The City Council
of the City of Manteca
The City Council
of the City of Escalon
The City Council
of the City of Ripon

Gentlemen:

This report comes to you as we enter our 44th year of service to our communities.

During the last four years, the Administration in Washington has clearly demonstrated, through the deep cuts of its budget axe, that providing decent, affordable housing opportunities for the Nation's poor and elderly is not a priority.

At best, we may expect appropriations for 5,000 new units of public housing nationally in 1985. We know that in San Joaquin County alone, 2,795 low-income families and elderly, disabled, and handicapped individuals currently remain on a waiting list in need of affordable housing. We also know, based on past experience, that it will be as much as three years before we can assist all those currently waiting.

Board of Supervisors
of the County of San Joaquin
City Councils of the
Cities of Stockton, Tracy, Lodi,
Manteca, Escalon and Ripon

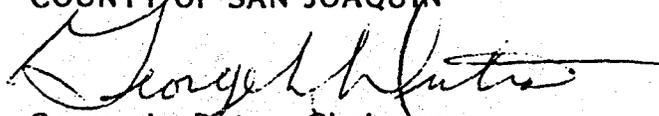
Page Two
February 21, 1985

The private sector will not, and in fact cannot, build or maintain housing for the poor - only public housing can fill that need. We must move toward a swift remedy if we are to continue the life of our low-rent developments and ensure that affordable rental opportunities for the needy of our County remain healthy.

We urge you, the elected officials of our communities, to petition when and wherever possible for a sure and lasting commitment to sustaining public housing programs for the families we serve.

Very truly yours,

HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN



George L. Dutra, Chairman
Board of Commissioners

GLD/jd

1984 IN RETROSPECT

In a "normal" year, our work consists of managing and maintaining over 1,250 year around low-rent dwelling units scattered on eight different sites, and 294 units of seasonal housing for migrant workers, along with administering the 2,161-unit Section 8 Rental Assistance Program and 45-unit State Aftercare Program.

At year's end, when we measure the work that we accomplished during the year, the extraordinary events usually come to mind first. We tend to overlook the every day, ordinary achievements; such as, renovating over 250 vacancies, painting buildings inside and out, repairing plumbing, heating and cooking equipment, and maintaining hundreds of acres of lawns and shrubs. Normally, just keeping up is a major accomplishment.

In 1984, we are proud to report that we not only kept up, we managed a few extras.

COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM

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 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.

The second phase of the work started in July of this year. This stage of the planned improvements includes installation of more adequate heating and cooling systems, complete renovation of the 30-year old bathrooms, replacement of worn out floor tile, remodeling of entryways to allow more privacy between neighbors, addition of storage areas, and interior and exterior painting.

In addition, 11 fourplex two-story buildings consisting of two one-bedroom apartments, one two-bedroom apartment, and one three-bedroom apartment will be totally remodeled and converted to a duplex unit consisting of one four-bedroom and one five-bedroom apartment. Conversion of these buildings will create much needed housing for large families.

The work on the dwellings is being accomplished on a building-by-building basis. As each block of buildings is completed, the surrounding grounds will be landscaped. The work in this phase is scheduled to be completed by the end of 1986.

We are proud to report that 24 families celebrated Christmas in their "new" homes.

SECTION 8 RENTAL ASSISTANCE PROGRAM

Since inception, the Fair Market Rents established by the Department of Housing and Urban Development (HUD) have been far below the "real" market rent rates commanded by private property owners. Over the years, as the Fair Market Rents continued to lag behind the private market, more and more owners dropped out of our Section 8 Rental Assistance Program in favor of the higher rents that private renters would pay. Without the ability to pay the "going rate", our families were faced with increasing difficulty in finding suitable housing. It wasn't until late 1983 that HUD finally established Fair Market Rents that were consistent with the private market in our area.

With the additional buying power of the higher Fair Market Rents, we were able to enter into agreements with private owners for the maximum of 2,161 units allocated to our County. Since June of 1984, we have continued to maintain full lease-up.

HOME WEATHERIZATION PROGRAM

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 weatherstripping 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 for the benefit of our Section 8 families.

As a result of the free home weatherization service provided by Valley Resource Center, approximately 1,200 of the families we serve will gain the benefit of reduced energy bills.

RENTAL REHABILITATION PROGRAM

The City of Stockton has been selected to participate in the Department of Housing and Urban Development's Rental Rehabilitation Program. Under the program, HUD makes funds available to rehabilitate substandard, privately - owned rental properties on the condition that the owner agrees to make the property available to low-income renters. HUD requires that cities and housing authorities jointly agree on how the Rental Rehabilitation Program will operate.

In November, we entered into an agreement with the City of Stockton to share in the administration of the Rental Rehabilitation Program. Basically, the City will be responsible for carrying out rehabilitation activities and the Authority will be responsible for selecting eligible families once the rehabilitation work is complete.

Under the City's Rental Rehabilitation Program, 31 rental properties will be improved. The City will determine whether interested property owners are eligible, approve rehabilitation loan applications, oversee construction activity and conduct property inspections to ensure that the rental units meet HUD standards.

To support the City's Program, HUD has allocated 20 units under the Section 8 Housing Assistance Payments Program and 11 units under the new Housing Voucher Program, which will be available to eligible low-income families.

The benefit of the Rental Rehabilitation Program is that 31 substandard rental properties in our City will be improved and 31 additional low-income families will gain decent, affordable housing.

CENTRAL STORES FACILITY

Due to the lack of warehouse facilities, the Authority has had to rent quarters to store parts, material and equipment used in the maintenance of our housing developments in Stockton, Tracy, and

Thornton, as well as our Migrant Family Farm Labor Centers located in Lodi and French Camp. This rented facility situation has been less than satisfactory for two reasons: first, because of the cost of warehouse space, we had to settle for a location that is six miles from our nearest development; and second, the monthly rental has increased with each passing year.

In early 1984, we were able to obtain funds from the Department of Housing and Urban Development to remodel our maintenance shop at Conway Homes and add a warehouse containing 6,000 square feet. Located just a few blocks west of the I-5 freeway, the new Central Stores facility is more convenient to our suppliers and more accessible to our maintenance personnel.

1985 PROSPECTUS

WE ARE ON THE MOVE

By spring, we should be moved into our new administrative complex located at Church and Center Streets. The complex will house our Administrative, Accounting, Application, and Rental Assistance Departments. With our business offices under one roof, we will be better able to serve tenants and applicants alike.

REBUILDING OF THE HARNEY LANE CENTER

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.

The coming year will see our goal fully accomplished. Through the State Office of Migrant Services, we have obtained funding from the Farmers' Home Administration to construct 96 replacement dwelling units at the Harney Lane Migrant Family Farm Labor Center.

Plans and specifications will be completed and submitted to the State

and Farmers' Home Administration in January. Once approved, we expect to call for construction bids in March, select a contractor in May, and get underway in June.

By the spring of 1986, Harney Lane's 96 dwellings will stand ready to serve the families who come into our community to harvest our crops.

FUNDING FOR MAJOR REHABILITATION

In February, 1985, we will submit an application to HUD for funding to improve the 60-unit Tracy Homes development. We will be requesting approximately 1.6 million dollars under the Comprehensive Improvement Assistance Program (CIAP) to replace sewer and water lines, add storage areas, upgrade heating and cooling systems, remodel the 30-year old bathrooms, replace floor tile, renovate the lawn areas and paint inside and out.

As always, whether our application will be approved depends on how much funding, if any, is allocated to HUD to fund CIAP activities for the year.

MORE HOUSING OPPORTUNITIES

We expect to execute a contract for 20 additional units under the Section 8 Rental Assistance Program shortly after the first of the new year. We have also secured a tentative commitment from the State

Department of Housing and Community Development for an additional 40 units under the Aftercare Program. Between the two programs, 60 new low-rent housing opportunities will be available in our communities.

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

HUD-Aided Programs

STATEMENT OF OPERATING RECEIPTS AND EXPENDITURES

September 30, 1984

	<u>CONVENTIONAL HOUSING PROGRAM</u>	<u>HOUSING ASSISTANCE PAYMENTS PROGRAM SECTION 8</u>
<u>OPERATING RECEIPTS</u>		
Rental Income	\$ 1,510,511	
Interest on Investments	468,380	\$ 7,772
Other Income	59,589	
Annual Contributions	2,859,129	4,287,758
Operating Subsidy	<u>725,869</u>	<u> </u>
TOTAL OPERATING RECEIPTS	\$ 5,623,478	\$4,295,530
<u>OPERATING EXPENDITURES</u>		
Administration	472,826	431,606
Utilities	598,882	
Routine Maintenance	928,804	
General Expense	560,814	172,362
Housing Assistance Payments		3,510,828
Nonroutine Maintenance	51,535	
Nonexpendable Equipment	65,218	8,105
Debt Service	2,859,129	
Prior Year Adjustment	<u>[1,083]</u>	<u> </u>
TOTAL OPERATING EXPENDITURES	\$ 5,536,125	\$4,122,901
PROVISION FOR RESERVE (DEFICIT)	<u>\$ 87,353</u>	<u>\$ 172,629</u>

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

HUD-Aided Programs

BALANCE SHEET

September 30, 1984

<u>ASSETS</u>	<u>CONVENTIONAL HOUSING PROGRAM</u>	<u>HOUSING ASSISTANCE PAYMENTS PROGRAM SECTION 8</u>
Cash	\$ [48,544]	\$ 422
Accounts Receivable	296,121	109,219
Accrued Receivables	67,520	
Investments	3,645,838	3,995
Debt Amortization Funds	2,722,887	
Deferred Charges	58,813	318,121
Land, Structures and Equipment	20,247,786	71,450
Modernization and Development	<u>3,834,629</u>	
TOTAL ASSETS	<u><u>\$30,825,050</u></u>	<u><u>\$ 503,207</u></u>
 <u>LIABILITIES AND SURPLUS</u>		
Accounts Payable	840,730	383,885
Accrued Liabilities	437,480	
Deferred Credits	91,458	
Notes Payable	10,405,715	
Bond Payable	<u>5,184,000</u>	
TOTAL LIABILITIES	\$16,959,383	\$ 383,885
Surplus and Reserves	<u>13,865,667</u>	<u>119,322</u>
TOTAL LIABILITIES AND SURPLUS	<u><u>\$30,825,050</u></u>	<u><u>\$ 503,207</u></u>

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

State of California Housing and
Community Development Programs

STATEMENT OF OPERATING RECEIPTS AND EXPENDITURES

June 30, 1984

	<u>MIGRANT FAMILY FARM LABOR HOUSING</u>	<u>HOUSING ASSISTANCE PAYMENTS PROGRAM AFTERCARE</u>
<u>OPERATING RECEIPTS</u>		
Rental Income	\$ 147,628	
Other Income	12,240	\$ 406
HCD Contributions	<u>285,277</u>	<u>52,038</u>
TOTAL OPERATING RECEIPTS	\$ 445,145	\$ 52,444
<u>OPERATING EXPENDITURES</u>		
Administration	137,610	7,824
Utilities	124,193	
Routine Maintenance	77,567	
General Expense	60,736	3,267
Nonexpendable Equipment	11,536	
Construction and Rehabilitation	33,503	
Housing Assistance Payments	<u> </u>	<u>41,635</u>
TOTAL OPERATING EXPENDITURES	\$ 445,145	\$ 52,726
PROVISION FOR RESERVE (DEFICIT)	<u> </u>	<u>[282]</u>

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

State of California Housing and
Community Development Programs

BALANCE SHEET

June 30, 1984

	<u>MIGRANT FAMILY FARM LABOR HOUSING</u>	<u>HOUSING ASSISTANCE PAYMENTS PROGRAM AFTERCARE</u>
<u>ASSETS</u>		
Cash	\$ 73,941	\$ 7,082
Accounts Receivable	44,212	395
Investments	16,200	4,800
Deferred Charges	11,803	2,839
Land, Structures and Equipment	<u>5,417,330</u>	<u> </u>
TOTAL ASSETS	<u>\$5,563,486</u>	<u>\$ 15,116</u>
<u>LIABILITIES AND SURPLUS</u>		
Accounts Payable	134,117	9,086
Accrued Liabilities	<u>12,039</u>	<u>5,214</u>
TOTAL LIABILITIES	\$ 146,156	\$ 14,300
Surplus and Reserves	<u>\$5,417,330</u>	<u>816</u>
TOTAL LIABILITIES AND SURPLUS	<u>\$5,563,486</u>	<u>\$ 15,116</u>

HOUSING DEVELOPMENTS AND PROGRAMS

DEVELOPMENTS (OWNED/MANAGED):

DWELLING UNITS

Conventional Low-Rent Housing (Owned)	1,089
Stockton - 844	
Tracy - 195	
Thornton - 50	
Sartini Manor Farm Labor (Owned)	31
Migrant Family Centers (Managed)	294
Filipino Plaza (Managed)	128

PROGRAMS (ADMINISTERED):

Section 8 Existing Housing	2,161
State HCD Aftercare	<u>45</u>
TOTAL	3,748