

FOCUS ON HOUSING



Jewel in Beach Flats

80-Year-Old Bungalow Rehabilitated for Sale

The yellow bungalow at 113 Kaye Street in Santa Cruz was built nearly 80 years

ago. It fits three bedrooms and a bath into a compact 900 square feet that occupies most of a 1,600 square foot lot, and it has fallen on hard times lately.

When the Housing Authority bought it earlier this year, it was boarded up and unoccupied. The floors were sagging badly and a closet had been illegally plumbed with a shower — minus a drain and tiling.

Now, thanks to a partnership between the city of Santa Cruz and the Housing Authority, the house is being restored for sale to a qualified low-income family, and is expected to go on the market by early 1999.

According to Gene Arner, Housing and Community Development Manager for the City, the Kaye Street bungalow presented a unique opportunity for the city to encourage home ownership in the Beach Flats area.

“Only one percent of the housing in Beach Flats is owner-occupied, as opposed to 70 percent 20 years ago,” he said. “We feel that if people own their own homes, they have more of a stake in the community. The city had some federal money available for home ownership programs, and because there’s not a huge turnover of property here, we

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FIXER-UPPER: Extensive work is being done to get 113 Kaye Street in the Beach Flats area of Santa Cruz ready for sale. Norm Daly (far left) and Gene Arner (far right) of the City of Santa Cruz check the progress being made by contractor Luc DeFaymoreau and his assistant Anthony Garcia.

A Place They Could Count On

Housing Stability Helped Daughters Succeed in School

Mexico to Watsonville. Watsonville to Modesto. Modesto to Mexico. Mexico to Watsonville. That’s been the routine for Gilbert Zamora and his family, following the crops as migrant field workers.

Since 1984, there has been one constant part of that routine. For six months of each year, Mr. Zamora, his wife, Estela, and their daughters have been able to

count on staying at the Buena Vista Migrant Center near Watsonville, managed by the Housing Authority.

“It really helped us a lot — to have a place we could come back to every year and afford the rent,” said Zamora’s daughter Maricela.

That housing stability led to stability in school. With the support and encouragement of their parents, Maricela and her sisters

Lucia and Sandra were able to graduate from Aptos High School this past June.

Maricela gave some idea of what was involved in getting an education on the move. “Our first year in high school, we left in the first semester,” she said. “Sophomore year we stayed through December, left for a couple of months, then came back in

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Face-Lift in Capitola

Renovations Extend Economic Life of Complex

The Housing Authority's Courtyard rental complex in Capitola shares a driveway with privately owned condominiums, and anyone standing at the entrance of that driveway would have to agree that both are attractive, well-maintained homes.

That's particularly the case now that the 12-unit Courtyard has received a face-lift through funding from the City of Capitola Redevelopment Agency and the federal department of Housing and Urban Development. Work was completed in August.

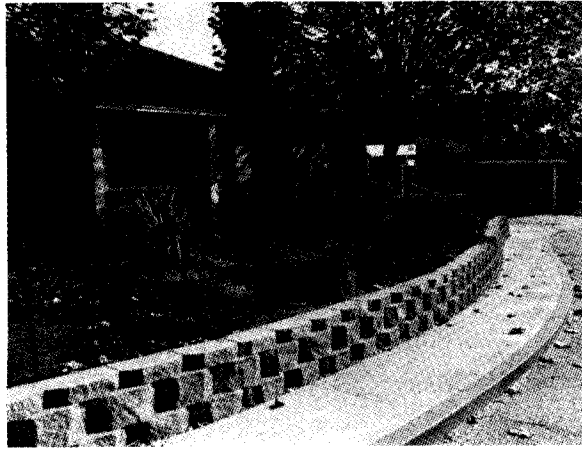
renovations, so the capital must be obtained elsewhere.

With help from the City of Capitola, which contributed \$200,000, and HUD, which kicked in \$249,000, the Housing Authority was able to give Courtyard the attention it needed. All the units were painted and re-roofed, new landscaping was put in, handicap accessibility ramps were added, and the children's play area was made handicap-accessible.

"This has always been a nice complex with a lot of privacy," said Bill Raffo, assistant executive director of the Housing Authority, "and after this work it's now ready for the next 15 to 20 years. Doing these renovations on a timely basis really increases the economic life of affordable housing."

Located off 42nd Avenue between Clares Street and Capitola Road, Courtyard provides a quiet setting for its 44 residents. Four sunny, yellow triplex townhouse clusters are connected by shaded paths flanked by oak and redwood trees.

Completed in the early 1980s, it had not undergone a major renovation until the work of this past summer. As with many public housing developments, the low rents don't generate enough revenue for major



LOOKING SHARP: With an infusion of funds from the City of Capitola and HUD, the Courtyard rental complex off 42nd Avenue was repainted and received new roofs and landscaping.

Good News for Tenants

HUD Grant Will Fund Improvements at 170 Units

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A new roof. Replacement of floor tiles and stair treads to eliminate tripping hazards. Replacement of aged and damaged appliances.

More than 170 families living in rental units managed by the Housing Authority will be seeing such improvements in their homes during the next year.

The repairs will be made through CIAP — the Comprehensive Improvement Assis-

tance Program funded by the U.S. Department of Housing and Urban Development. The Housing Authority has been awarded nearly \$1.5 million to accomplish the improvements over the next year.

"These repairs will mean a lot to our tenants," said Sue Hoge, assistant executive director of the Housing Authority. "The CIAP funds will allow us to address deferred maintenance issues sooner, rather than later,

which is how we like to do it."

Top priority for CIAP funds will be given to emergency maintenance items, such as roof repairs, erosion control and repair of various minor hazards that could become serious if left unattended. Increasing accessibility to sites and units will also be a high priority.

The federal funds will be augmented by additional funds pledged by the City of Capitola,

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Un Lugar Con El Que Pueden Contar

La estabilidad de vivienda ayudó a las hermanas a tener éxito en la escuela.

De México a Watsonville. De Watsonville a Modesto. De Modesto a México. De México a Watsonville. Esa ha sido la rutina para Gilbert Zamora y su familia, al seguir los ciclos de los cultivos como familia migrante que

trabaja en el campo.

Desde 1984, ha existido una constante en esa rutina, durante seis meses cada año, el señor Zamora, su esposa Estela y sus hijas, han podido contar con vivir en el Centro migrante de Buena Vista cerca de Watsonville que administra la Autoridad de Viviendas.

“Realmente nos ayudó mucho, tener un lugar al que hemos podido regresar cada año y en el que podemos pagar la renta”, dijo Maricela la hija de Zamora.

Esa estabilidad de vivienda llevó a la estabilidad en la escuela. Apoyadas y animadas por sus padres, Maricela y sus hermanas Lucía y Sandra pudieron graduarse del High School de Aptos en junio de este año.

Maricela nos dio una idea de lo que significa el tener que educarse entre traslados. “Durente nuestro

primer año en el High School, nos fuimos durante el primer semestre”, dijo. “Durante el año de Sophomore nos quedamos hasta diciembre, nos fuimos durante un par de meses y luego volvimos en febrero, pero siempre fuimos a escuela de verano y pedíamos a nuestros maestros que nos dieran deberes y trabajos por adelantado y nos poníamos de acuerdo en los trabajos que debíamos hacer. Trabajamos también de cerca con los programas de educación migrante; fue mucho trabajo pero valió la pena”

Las tres señoritas recibieron este año becas de la Comisión de fresa de California y están estudiando en la Universidad estatal de Sacramento. Maricela está estudiando sociología, Lucía está en busca de un título en sociología y Sandra uno en negocios.

Continúa al reverso



CON RUMBO A LA UNIVERSIDAD: Gilbert y Estela Zamora al lado de sus hijas (de izquierda a derecha, Lucía, Maricela y Sandra) en la graduación de 1998 del Aptos High. Las hijas asistieron a la escuela de verano y acordaron en horarios para lecciones con los maestros, mientras la familia pasaba 6 meses al año en el campo migrante de Buena Vista.

Una Joyita en Beach Flats

Una casita de 80 años lista para convertirse en hogar

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La casita amarilla en la calle Kaye 113 en Santa Cruz fue construida hace alrededor de 80 años. Tres recámaras y un baño caben en sus 900 pies cuadrados, que ocupan la mayor parte del lote de 1.600 pies cuadrados. Últimamente había tenido dificultades.

Cuando la Autoridad de Viviendas la compró a principios de este año, estaba deshabitada y sus ventanas y puertas estaban clavadas. Los

pisos se hundían peligrosamente y alguien había construido ilegalmente una ducha en un closet -sin drenaje o desagüe.

Ahora, gracias a la sociedad formada entre la ciudad de Santa Cruz y la Autoridad de Viviendas, la casita se está restaurando para ser vendida a una familia de bajos ingresos que se califique; se espera que pueda ponerse en venta a principios de 1999.

Según Gene Arner, Gerente de

Desarrollo de Viviendas y de la Comunidad para la ciudad de Santa Cruz, la casita de la calle Kaye presenta una excelente oportunidad para alentar a quienes deseen ser residentes propietarios en la zona de Beach Flats.

“Sólo el uno por ciento de las viviendas de Beach Flats es ocupado por el propietario, en contraste con el 70 por ciento hace 20 años”,

Continúa al reverso

Beach Flats

Continuación del reverso

dijo el Sr. Arner. "Pensamos que si la gente es dueña de su casa tiene más interés en lo que pasa en la comunidad. La ciudad tiene algunos fondos federales para el programa de residentes propietarios y como no salen a la venta muchas casas en esa zona, alentamos a la Autoridad de Viviendas a que comprara esta casita y la vendiera a un miembro de la comunidad."

"Solicitamos la participación de la Autoridad de Viviendas porque ellos han trabajado mucho con adquisición, rehabilitación y programas de propietarios residentes y nos ha sido muy útil beneficiarnos con su experiencia."

El precio será determinado más adelante, cuando se haya completado la rehabilitación. Los compradores tendrán que calificarse según sus ingresos y ocupar la vivienda después de la compra. Se dará preferencia a los actuales residentes de Beach Flats.

Un Lugar Con El Que Pueden Contar

Continuación del reverso

La familia Zamora y otros ganadores de becas fueron reconocidas en junio en un almuerzo en el restaurante Green Valley Grill en el que estaba presente el Congresista Sarn Farr. De los 56 premios entregados por la Comisión de fresa en todo el estado durante 1998, 11 fueron entregados a hijos de los traba-

Buenas Noticias Para Los Inquilinos

Con una subvención de HUD se realizarán mejoras en 170 unidades

Un techo nuevo. Nuevas baldosas para el piso y nuevo material para cubrir las escaleras eliminando el peligro de tropezar. Nuevos aparatos eléctricos reemplazando a los viejos y gastados.

Más de 170 familias residentes en unidades administradas por la Autoridad de Viviendas verán estas mejoras en sus hogares durante el próximo año.

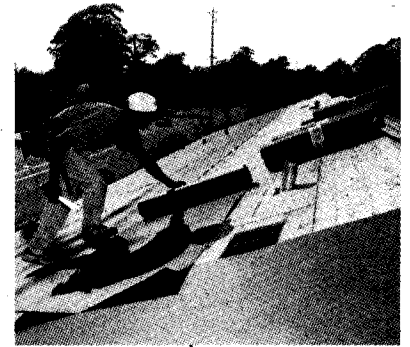
Las reparaciones se harán con los fondos de CIAP, el Programa Comprensivo de Ayuda para Mejoras desarrollado por el Departamento de Vivienda y Desarrollo Urbano de los EEUU. Se le ha designado a la Autoridad de Viviendas casi un millón y medio de dólares para realizar las mejoras durante el próximo año.

"Estas reparaciones son muy importantes para nuestros inquilinos", dijo Sue Hoge, directora ejecutiva asistente de la Autoridad de Viviendas. "Los fondos de CIAP nos permitirán realizar las mejoras diferidas de mantenimiento más pronto de lo que nos era posible, cosa que nos satisface mucho."

Al usar los fondos de CIAP se le dará mayor prioridad a los problemas de mantenimiento de más urgencia, como la reparación de techos, el control de la erosión y la reparación de varios problemas menores que podrían convertirse en graves peligros si no se repararan. Al mejor acceso a los complejos y a las viviendas también se le dará prioridad.

Los fondos federales serán aumentados con fondos adicionales prometidos por la ciudades de Capitola y Santa Cruz y por la Agencia de Reurbanización del Condado de Santa Cruz para ayudar a aumentar el acceso y para realizar los urgentes trabajos para cubrirse de las lluvias.

"Estos fondos comparables son cruciales para la construcción de las mejoras y contribuyen inmensamente al buen uso de los fondos de la subvención", dijo la Srta. Hoge.



LISTA PARA EL INVIERNO: Al complejo para alquiler entre Portola y la 30 de la Autoridad de Viviendas se le está poniendo techo nuevo con la ayuda de los fondos provistos por el Programa Comprensivo de Ayuda para Mejoras de HUD.

jadores de los campos de fresa del área de Watsonville.

El señor Zamora dijo que era difícil trabajar y mantener el contacto con los maestros de sus hijas y dio crédito especial a Blanca Baltazar y a Rosa Hernández del Apts High, por particularmente haberse intere-

sado en Maricela, Lucía y Sandra.

"La calidad del tiempo que les dediqué, valió la pena", dijo al Register-Pajaronian de Watsonville, en el almuerzo de premiación de la comisión. "Este ha sido siempre mi sueño".

Jewel in Beach Flats

Continued from Page 1

encouraged the Housing Authority to buy this house and sell it back to someone in the community.

"We brought the Housing Authority in because they've done a lot of work with acquisition, rehabilitation, and home ownership, so it has been very helpful to have had the benefit of their experience."

The price will be determined later this year when rehabilitation is completed. Buyers will have to meet household income guidelines and occupy the house after its purchase. Preference will be granted to current Beach Flats residents.

HUD Grant

Continued from Page 2

the City of Santa Cruz and the County of Santa Cruz Redevelopment Agency to support accessibility and emergency weatherization work.

"These matching funds were a crucial part of the application process and contributed immeasurably to the successful awarding of the grant," Hoge said.

PROFILE

Housing, by the Numbers

Accountant Eve Davis Makes Sure Everything Adds Up

When Eve Davis was studying business administration at San Jose State in the 1950s, she took so many accounting classes that one of her professors suggested she major in the subject. She told him no way.

"I figured if I ended up in an accounting firm, I'd be off in a corner doing the drudge work while some guy took all the credit," she said.

Eve, who will retire at the end of November as a senior accountant for the Housing Authority, ultimately managed to avoid the drudge work by spending more than 20 years on the financial aspects of public and subsidized housing. In 1983, she left a position as fiscal director of the Housing Authority of Santa Clara County and in 1986 took a part-time accounting position with the Housing Authority here.

She made the switch, she said, because the job in Santa Clara involved too much management duty and didn't make enough use of her accounting skills. The part-time job in Santa Cruz County eventually wound up being almost a full-time position.

Eve is now the primary person in charge of the finances for the Section 8 federal rental subsidy program, a responsibility that involves making sure funds are always at hand and cyclical financial matters are dealt with promptly and efficiently.

And she loves her work.

"I've always wanted to be doing a socially useful job," she said, "and I think that's what accounting is — I mean, someone has to keep the records and the money straight. And to know that helping this organization succeed is helping low-income people get decent housing is a real positive benefit."

Eve said she'll be retiring with mixed feelings and no big plans, but added, "It'll be nice not to always be in a hurry."



Accountant Eve Davis: 20 years of public housing experience.

A Place They Could Count On Continued from Page 1

February. But we always went to summer school, and we'd talk to our teachers to get homework

and assignments in advance and set up agreements for what work we needed to do. We worked closely with the migrant ed programs, too. It was a lot of effort, but it paid off."

All three young women received scholarships from the California Strawberry Commission this year and are now attending Sacramento State University. Maricela is majoring in sociology, Lucia is leaning toward a sociology major, and Sandra is leaning toward a major in business.

The Zamora family and other scholarship winners were honored in June at a luncheon at Green Valley Grill, with

Congressman Sam Farr present. Out of 56 awards given by the Strawberry Commission statewide in 1998, 11 were to children of workers in strawberry fields in the Watsonville area.

Mr. Zamora said that it was difficult working and maintaining contact with his daughters' teachers, and particularly credited Blanca Baltazar and Rosa Hernandez at Aptos High for taking a particular interest in Maricela, Lucia and Sandra.

"The quality time I was able to spend with them is all worth it, he told the Watsonville Register-Pajaronian at the commission's award luncheon. "This has always been my dream."



COLLEGE BOUND: Gilbert and Estela Zamora flank their daughters (from left, Lucia, Maricela and Sandra) at the 1998 Aptos High graduation. The daughters attended summer school and arranged lesson schedules with teachers while the family stayed six months a year at Buena Vista migrant camp.



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