

FOCUS ON HOUSING



Keeping Families Together

New Program Helps At-Risk Households Find Shelter

The Housing Authority will soon begin participating in a new program aimed at providing rental assistance to families whose ability to stay together is threatened by an unstable housing situation.

The Department of Housing and Urban Development (HUD) verbally notified the Housing Authority in May that it will be receiving 50 certificates and vouchers for the Family Unification Program.

Working with the county's Human Resources Agency and the nonprofit group Families in Transition, the Housing Authority will identify families that are facing a housing crisis which

Continued on Page 4

A Family Affair

Briefings Help Mother, Daughter Make a Transition

For more than 20 years, Colleen Giuliani of Aptos has rented to Section 8 tenants, and she feels she's had a

"wonderful rapport" with the Housing Authority, which administers the program in Santa Cruz County.

"I've rented to hundreds of people through the Housing Authority and only had two bad apples," she said. "I've had far more problems from the people I've rented to out of the newspaper or referrals from friends."

Because Mrs. Giuliani is phasing herself out of her rental operations and turning them over to her daughter, Lori Patterson, she decided it would be a good idea for the two of them to attend a March landlord briefing sponsored by the Housing Authority on recent Section 8 changes.

Section 8, a program of the federal Department of Housing and Urban Development, provides subsidies that enable lower-

income tenants to compete for market rate rentals. So far, the Housing Authority has sponsored nine landlord briefings, attracting 133 landlords from as far away as Tiburon, Stockton and Suisun City. From Santa Cruz County, 108 landlords have attended the sessions. Among the most frequent subjects of questions are tenant screening practices and the housing quality inspections conducted by HUD.

"The briefings give you solid guidelines on procedures," Mrs. Giuliani said. "That's what my daughter got out of it — it's not like when you're working by the seat of your pants."

The next landlord briefing will be in September. Landlords may call the Housing Authority at 464-0170 to be placed on the list for it.



ALL IN THE FAMILY: Colleen Giuliani (right) is turning over the management of her apartment rentals to her daughter Lori Patterson. Because a number of their units are rented to Section 8 tenants, both attended a Housing Authority briefing recently and found it to be highly informative.



2160 41st Avenue
Capitola, CA
95010

(408) 464-0170

Fax:
(408) 475-3861

Wait list
Information:
(408) 688-3322

TDD:
(408) 462-6720

Construction Update

San Andreas Well Improved; Buena Vista on Schedule

Continuing its efforts to stabilize the condition of San Andreas Labor Camp near Watsonville, the Housing Authority has completed improvements to the well that serves the farm worker housing complex.

The well, which had been buried in sand under a parking area, is now contained in a con-

crete enclosure. The result, said Tom Pohle, Technical Services Director for the Housing Authority, is protection of the water supply for residents, and better access to the well for authorized personnel.

"With a facility as old as San Andreas, it's an ongoing struggle to keep things maintained," Pohle said. "But protection of

the water system is always a major priority."

The Housing Authority agreed to take over temporary management of San Andreas last summer after the camp was put into court receivership because of deteriorating conditions stemming from lack of maintenance by the previous owner.



Construction began on schedule in late winter on 12 new units at the Housing Authority's Buena Vista migrant housing complex outside of Watsonville. They are expected to be available for rental when the facility reopens on May 1, 1998.

The 12 units will replace some very old units that were demolished a few years ago. Funding for the new units is being provided by the Office of Migrant Services, an agency of the state's department of Housing and Community Development.

The center now provides 91 family dwelling units; the new ones will bring the total to 103.



NEW MIGRANT UNITS: Construction is proceeding on schedule for 12 new housing units at Buena Vista Migrant Center near Watsonville. The units are expected to be ready for occupancy when the center opens for the summer of 1998.

Board of Commissioners

Martha Martinez
Chairperson

Celia Organista
Vice Chairperson

Doris Burgers

Eloise Graham

Marilyn Hummel

Carlos F. Rico

J.T. Schaeffer

Mary McKenzie
James
Executive Director

Profile of a Crunch

Numbers Show How Tight the Housing Market Is

Coupled with the Housing Authority's survey of market rental rates in Santa Cruz County, the 1997 HUD income figures for the area paint a vivid picture of the housing crunch facing many local residents.

According to HUD, the median household income for a family of four in Santa Cruz County is \$56,200 a year. Sue Hoge, Development Director for the Housing Authority, said the general yardstick is that 30 percent of household income

should go for housing — including rent or mortgage payment plus utilities.

"In this county," she said, "a lot of people are paying 40, 45, even 50 percent and more."

The Housing Authority's

Continued on Page 3

Protegiendo el agua

Continuación del reverso

jas que fueron demolidas hace unos años. Los fondos para las nuevas unidades son provistos por la Oficina de Servicios Migratorios, una agencia del departamento de Vivienda y Desarrollo de la Comunidad del estado.

El complejo provee actualmente unidades de vivienda a 91 familias; las nuevas unidades aumentarán el total a 103.



La Autoridad de Viviendas está aumentando sus esfuerzos para expandir el uso del programa de ayuda de vivienda de la Sección 8 en el condado de San Benito. Un artículo en la primera página del Free Lance de Hollister delineaba la situación del condado con respecto al alquiler y explicaba los cambios en el programa que lo harán más compatible con las prácticas de arriendo del mercado.

El programa de ayuda de vivienda de la Sección 8 les permite a inquilinos calificados pagar un 30 por ciento de sus ingresos al propietario de la vivienda, mientras la Autoridad de Viviendas paga la diferencia entre ese porcentaje y el total del alquiler. La Autoridad de Viviendas del Condado de Santa Cruz administra el programa de la Sección 8 del condado de San Benito.

PERFIL

Una vida en Viviendas

Es la única carrera que Ruth DeRollo ha conocido

La carrera de Ruth DeRollo en viviendas comenzó en 1967, cuando aceptó un puesto provisorio como recepcionista bilingüe en la Autoridad de Viviendas de San José. Treinta años más tarde, en el condado de Santa Cruz, es Directora de Administración de Viviendas de la Autoridad de Viviendas, responsable de administrar una variedad de complejos programas y servicios de vivienda.

"Así como muchos se consideran 'hijos' de las fuerzas armadas, porque han crecido en bases militares", dijo con una sonrisa, "yo me considero parte de la Autoridad de Viviendas, porque casi toda mi carrera se ha desarrollado aquí".

Como Directora de Administración de Viviendas, puesto que desempeña desde 1982, DeRollo se encarga de cobrar los alquileres, de ver que las unidades no estén vacantes, de resolver conflictos con los residentes, de inspeccionar las unidades y en general de ver que los inquilinos estén contentos con los servicios que reciben de la Autoridad de Viviendas. Es también responsable de la administración del Centro Migratorio Buena Vista y del Campamento Laboral San Andreas.

La mejor parte del trabajo es la relación con la gente, dijo.

"Crecí en Woodlake, cerca de Visalia, en una familia que trabajaba en la agricultura. Creo que puedo comprender las condiciones de vida y puedo identificarme con las necesidades de la gente. Es verdaderamente lindo ver cuando las familias con las que uno ha trabajado por años se compran su propio hogar, avanzan en el mundo."

Además, dijo, ella cree firmemente en la importancia de la Autoridad de Viviendas y del trabajo que ella realiza. "No estoy aquí porque necesito un empleo para pagar mis gastos", dijo. "Estoy aquí porque me gusta lo que hago."



DEDICADA A LA VIVIENDA: Ruth DeRollo, Directora de Administración de Vivienda de la Autoridad de Viviendas, se desenvuelve en este campo desde hace 30 años, incluyendo 20 años con las Autoridad de Viviendas del Condado de Santa Cruz.



2160 41st Avenue
Capitola, CA
95010

(408) 464-0170

Fax:
(408) 475-3861

Wait list
Information
(408) 688-3322

TDD:
(408) 462-6720

Protegiendo el agua

Se mejora el pozo de agua en el Campamento Laboral San Andreas

Continuando con los esfuerzos de estabilizar la condición del Campamento Laboral San Andreas cerca de Watsonville, la Autoridad de Viviendas ha completado las mejoras al pozo de

agua que aprovisiona al complejo de viviendas para trabajadores agrícolas.

El pozo, que estaba cubierto de arena debajo del área de estacionamiento, está ahora rodeado de concreto. El resultado, dijo Tom Pohle, Director de Servicios Técnicos de la Autoridad de Viviendas, es la protección del agua que usan los residentes y un mejor acceso al pozo para el personal autorizado.

"En un lugar tan viejo como San Andreas, es una lucha mantener las cosas en buenas condiciones", dijo Pohle. "Pero la protección del agua tiene siempre prioridad."

La Autoridad de Viviendas aceptó la administración provisio-

ria de San Andreas el verano pasado, después que el campamento obtuvo administración judicial a causa de sus deterioradas condiciones debido a la falta de mantenimiento bajo el previo propietario.



La construcción de 12 nuevas unidades comenzó como estaba programada, a finales del invierno, en el complejo de la Autoridad de Viviendas, Centro Migratorio Buena Vista, cerca de Watsonville. Se espera que estén disponibles para ser alquiladas cuando se vuelva a abrir el complejo en mayo de 1998.

Las 12 unidades reemplazarán unas unidades muy vie-

Continúa al reverso

ASEGURANDO AGUA LIMPIA: Como parte de las mejoras realizadas por la Autoridad de Viviendas en el Campo Laboral San Andreas, cerca de Watsonville, se rodeó de concreto el pozo de agua y se instalaron postes para prevenir que se estacionen vehículos sobre el concreto.



Manteniendo unidas a las familias

Nuevo programa ayuda a hallar vivienda a familias en peligro

Board of Commissioners

Martha Martínez
Chairperson

Celia Organista
Vice Chairperson

Doris Burgers

Eloise Graham

Marilyn Hummel

Carlos F. Rico

J.T. Schaeffer

Mary McKenzie
James
Executive Director

La Autoridad de Viviendas pronto participará en un nuevo programa cuya meta es proveer ayuda de vivienda a familias cuya unidad está amenazada por una inestable situación de vivienda.

El Departamento de Vivienda y Desarrollo Urbano (HUD) notificó verbalmente a la Autoridad de Viviendas en mayo que recibirá 50 certificados y comprobantes, durante un período de 5 años, para el Programa de Unifi-

cación de la Familia.

Trabajando junto con la Agencia de Recursos Humanos del condado y con la asociación benéfica Familias en Transición, la Autoridad de Viviendas tratará de identificar familias que se enfrentan a una crisis de vivienda que podría, al menos provisoriamente, ser la causa de su separación.

Una vez identificada una familia que se califique, la Agencia de Recursos Humanos tratará por todos los medios de hallarle

vivienda, usando los comprobantes para ayuda de alquiler de la Sección 8 obtenidos a través de este programa. Se proveerá adiestramiento a los inquilinos y se ayudará a negociar los contratos de arriendo.

La Agencia de Recursos Humanos proveerá servicios de ayuda, incluyendo clases y una red mensual de apoyo a las familias, para asegurarse que las familias que reciben la ayuda del programa permanezcan unidas.

Crunch

Continued from Page 2

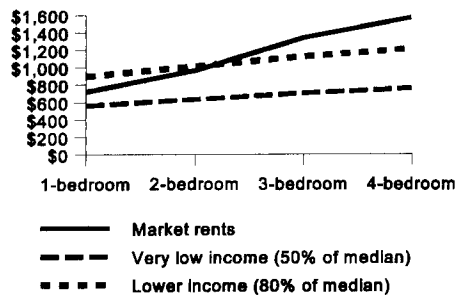
rental survey, based on newspaper classified ads, shows that the average three-bedroom rental with utilities, as of April of this year was \$1,570, or 34 percent of the monthly median income.

For low-income families, who make 80 percent of the median figure, the average rent represents 42 percent of their monthly income. And for very-low income families, who make 60 percent or less of the median income, the average rent represents at least 56 percent of their monthly earnings before taxes.

"The figures show that if you're at median income or higher, you have a chance in the local housing market," Hoge said. "But when you get below median, you begin to creep into overcrowding."

"For working families — particularly those with entry-level or service sector jobs — it's really tight."

Market Rents As Compared To 30% of Monthly Household Income



PROFILE

A Lifetime in Housing *For Ruth DeRollo, It's the Only Career She's Known*

Ruth DeRollo's career in housing began in 1967, when she accepted a temporary position as a bilingual receptionist with the Housing Authority of San Jose. Thirty years later, in Santa Cruz County, she is Housing Management Director for the Housing Authority, responsible for managing a variety of complex housing programs and services.

"You know how some people call themselves military brats?" she said with a smile. "I think of myself as a housing brat, because I've been involved in housing almost my entire career."

As Housing Management Director, a position she's held since 1982, DeRollo works closely with residents to collect rents, see that units are filled, deal with resident conflicts, inspect units, and generally see to it

that tenants are happy with the services they're getting from the Housing Authority. She also is responsible for the management of Buena Vista Migrant Center and the San Andreas Labor Camp.

Working with the people, she said, is the best part of the job.

"I grew up in Woodlake, near Visalia, in a family that worked in agriculture. I think I can understand the living conditions and can relate to people's needs. It's really great to see the families you work with over the years become home buyers — to see people move up in the world."

And, she said, it's critical to her that she believes in the importance of the Housing Authority and the work she's doing. "I'm not here because I need a job to pay the bills," she said. "I'm here because I like what I'm doing."



DEDICATED TO HOUSING: Ruth DeRollo, Housing Management Director for the Housing Authority, has been in the field 30 years. In April, she celebrated her 20-year anniversary with the Housing Authority of the County of Santa Cruz.

Improved Accessibility

Upgrades Planned at Six Locations

Access for persons with disabilities will be improved in 94 units at six Housing Authority locations throughout Santa Cruz County, thanks to the receipt of a \$300,000 grant from CIAP, HUD's Comprehensive Improvement Assistance Program.

CIAP provides funding for

handicap accessibility and emergency repairs. Sue Hoge, Development Director for the Housing Authority, said the work done under the grant would bring areas of the housing complexes up to the standards of the federal Americans With Disabilities Act (ADA).

Upgrades are anticipated in

playgrounds, laundry areas, bathrooms and kitchens. Alarms and controls may also be modified to meet ADA standards.

The work will be done at three Housing Authority complexes in Watsonville, one in Capitola and two in Santa Cruz. The housing complexes involved range in size from 12 to 24 units.

Keeping Families Together

Continued from Page 1

could cause them to at least temporarily be broken up.

Once qualified families are identified, the Human Resources Agency will aggressively seek housing for them, using Section

8 rental vouchers obtained through this program. Tenant training will be provided, and assistance will be given in negotiating rental agreements.

The Human Resources Agen-

cy will provide case management services, including classes and a monthly family support network, to ensure that families helped by the program remain together.



2160 - 41st AVENUE
CAPITOLA, CA 95010-2060

BULK RATE
U.S. Postage
PAID
Capitola, CA
Permit No. 36