

SJV Community Ownership: Stockton case studies + Tour

Friday, Friday 7th
12–4PM

In-person at the **Asian Pacific Self-Development & Residential Association (APSARA)**

3830 Alvarado Ave, Suite C, Stockton CA 95204

California
community
land trust
network

Diving into project budget scenarios & site tour
Lunch and Spanish interpretation provided
Se proporciona almuerzo e interpretación al Español



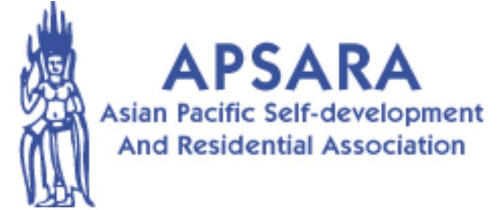
APSARA
Asian Pacific Self-development
And Residential Association



**LITTLE MANILA
RISING**

***Max: 3 spots per
organization**

Made possible thanks to:



Intro's + Plan for Today

1. Introductions & Lunch
2. Tour of APSARA (Asian Pacific Self-Development & Residential Association)
3. Workshop: Project Budget (Francis & LMR)
4. Share out: Iglesia Luterana & FITV
5. Announcements
6. Tour of Little Manila Rising
7. Happy Hour (4-6pm) – community building



SJV Community Ownership Program

- RFP, Landscape Scan (2022-23)
- 2024-2026 Workshops
- Space of cross-learning, exploration, regional advocacy & power building
- Attendees to name 2025 topics in eval

Introductions

Who's in the room?

**Name, Organization/Group & where
you're based in the Valley**

Today's Speakers



Francis McIlveen

francis@land-liberty.com



Sovanna Koeurt & Sothea Ung

ksovanna@apsaraonline.org | usothea@apsara



Irene Calimlim & Raziel Ramil

Irene@littlemanila.org

raziel@littlemanila.org



APSARA History



****Showed 3 min, but encourage to watch full 12 min!***

TOUR OF APSARA



**Please gather in 2 groups
based on color sticker on
name tag**

**Reúnanse en 2 grupos
según el color en su
etiqueta de nombre.**

TOUR OF APSARA



An aerial photograph of a city, likely San Francisco, showing a dense residential area with many houses and buildings. The image is overlaid with a semi-transparent blue filter. The title text is positioned on the left side of the image, and the author's name is below it. The footer text is at the bottom left, and the page number is at the bottom right.

Project Funding Considerations

By: Francis McIlveen

Project Funding Considerations

Financing

- Predevelopment / Acquisition
- Construction
- Permanent
- Homebuyer mortgages (and Co-op loans)

V.S.

Subsidy / Grant

- Public (soft loans)
- Foundations
- Gifts & Land Donations
- Bargain Sales
- Homebuyer subsidies (& DAPs)

Homeownership Issues

Single Family Homes

- Target population
- Subsidies:
 - CalHome/Serna
 - Local pgms
 - CalHFA
 - WISH / IDEA
 - Section 8 Homebuyer Program

V.S.

Co-ops / Multi-family

- Types of loans
- Underwriting issues

Some Resources

Acquisition & Financing - Resources - (all in this folder):

- Acquisition Due Diligence list
- CLT Dev Finance Guide
- CLT New project assessment
- CLT Donors
- CLT Handout (on land donations/bargain sales)
- Dev Budget - Preservation Next
- Homeownership & Subdivision Law changes
- Housing Rehab checklist
- Sample SFH Spec (for contract with contractors)



*Scan or [click here](#)

Funding Opportunities

- Federal Home Loan Bank (FHL) Affordable Housing Program
- Homeownership Super NOFA: \$166M
- Tribal Multifamily Finance Super NOFA
- Affordable Housing and Sustainable Communities (AHSC)
- Homekey+ \$2.1B

Other:

- Community Housing Partnership Technical Assist.
- HOME Investment Partnerships Program
- TCC Grant (Transformational Climate Communities)
- CDFI Fund
- *See if your city has a preservation program*

Some Resources

Acquisition & Financing - Resources - from Preservation Next webinars & slide decks

- **Acquisition, Property Identification, and Evaluation of SMMF Properties -**
 - <https://youtu.be/Yo0Qth4dfXM>
 - <https://www.enterprisecommunity.org/sites/default/files/2023-05/Preservation-Academy-Session3-Property-Identification-Evaluation-and-Acquisition.pdf>
- **Financing SMMF Preservation**
 - <https://www.youtube.com/watch?v=8kbQmPakiNg>
 - <https://www.enterprisecommunity.org/sites/default/files/2023-02/Preservation-Academy-Session4-Financing-SMMF-Preservation.pdf>



LITTLE MANILA RISING



Little Manila & The Crosstown Freeway



Little Manila before the completion of CA HWY4



Dawn's and Dillon's First Organizing
Efforts to Save Little Manila

Little Manila Rising



Dawn's Altar at the Center



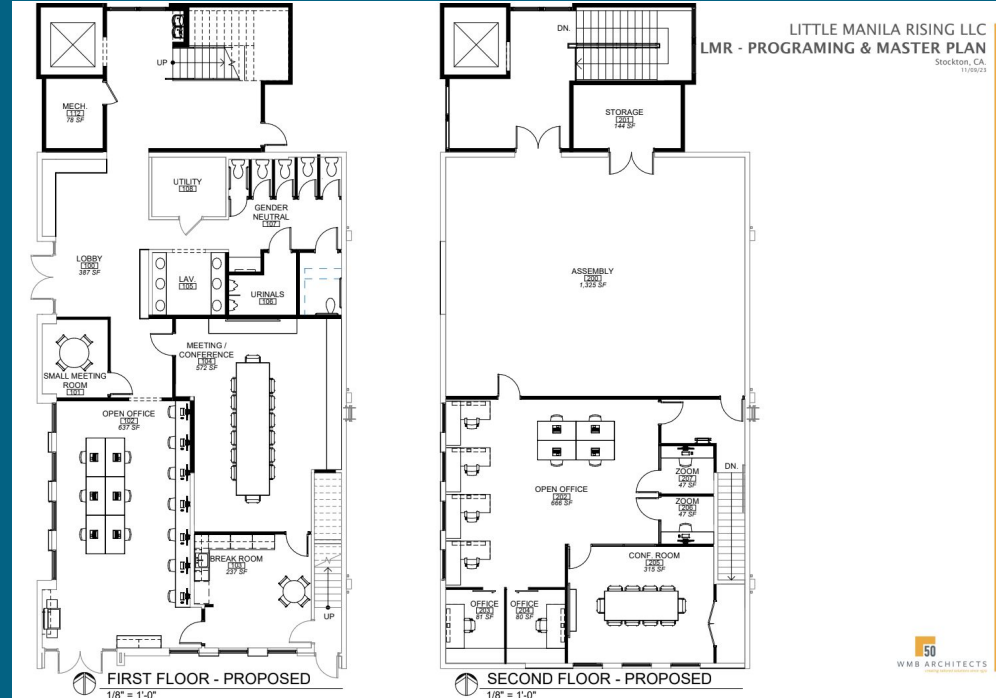
LMR's Programs

Stockton's first community development corporation

Little Manila Rising



- Expansion of LMR programming
- New private room for MH counseling
- Community resiliency center
- Multi-use spaces for community groups to use



Little Manila Rising

Consultants & Partners

Consultants	Partners
WMB Architects	Edge Collaborative & The Greenlining Institute (TA Support, funding opportunities, connecting us with the right people e.g. ECB & CV)
Equity Community Builders (NMTC)	California Community Land Trust (TA Support, opportunities to build relationships with other organizations, workshops on community ownership)
Everyday Impact Consulting (Capital Campaign)	National CAPACD (Learning programs, funding opportunities, conference opportunities on historic preservation)

Little Manila Rising

Budget Overview

- ~\$20K in due-diligence / pre-construction assessments
- ~\$200K for consultants
- ~\$5.5M estimated construction cost
- ~\$1M NMTC associated fees

Little Manila Rising NMTC S&U - DRAFT				2/4/2025
Total Project SF (Construction)			7,040	
Existing Building			5,740	
New Addition (plus new elevator)			1,300	
Sources and Uses of Funds		2/4/2025		
USES OF FUNDS				
Acquisition				482,078
2154 S San Joaquin St. (4/2023)				
Property Acquisition Costs		460,000		
Title and Closing Costs (incl. above)				
Due Diligence Costs		22,078		
Construction Cost				5,695,664
Tenant Improvement Estimate		\$666/sf	4,690,932	
Design Contingency		2.5%	117,273	
General Conditions				
Insurance				
Contractor's Fee				
Payment & Performance Bond		2%	93,819	
Target VE				
Owner's Costs (not inc. in GC contract)				
Security			30,000	
AV Equipment and Infrastructure			30,000	
Tel/Data Cabling			30,000	
Solar Panels				
EV Integration				
Owner Construction Contingency		15.0%	703,640	
Soft Costs				1,212,509
Furniture Fixture & Equipment (FF&E)			150,000	
Pre-con GC Services				
Third Party Cost Estimating			7,000	
Architect and Engineering		7.3%	363,000	
Owner Consultants				
Waterproofing Consultant		Incl. in A&E above		
Special Inspections			35,000	
MEP Design Build		N/A		
Project Manager/Construction Manager			120,000	
Low Voltage/IT/AV/Security & Access Controls		Inc. above		
Environmental Consultant				
Hazard Abatement			24,000	
Civil Engineer		Inc. in A&E above		
Geotechnical Engineer			25,000	
Interior Signage		Min code requirements incl. in A&E above	25,000	
Art Installation/Mural			45,000	
Building Commissioning (LEED)				
Legal			7,500	
Yr 1 Property Tax				
Builder's Risk Insurance			30,000	
Liability Insurance			5,500	
Utility Connections				
City Permits		3.3%	165,281	
Permit Expediter				
Relocation			65,000	
Move-in and set-up Costs			35,000	
Soft Cost Contingency		10.0%	110,228	
Financing Costs				115,490
Due Diligence Reports (Appraisal, ESA, ALTA, PNA)			30,000	
Lender's Plan and Cost Review			15,000	
Financing				
QLICI Loan Amount		8,172,732		
QLICI Interest during construction		1.15%	70,490	
Construction Period		9		
TOTAL PROJECT COSTS BEFORE NMTC COSTS				7,505,740

New Market Tax Credit Costs				
NMTC CDE Fees				
Sponsor Fee				3.0%
0.50% Annual Asset Management Fee Reserve				7yrs
Reserve for Annual Tax and Audit				15,000 per year
CDE LLC Fees				8yrs
Investor CDE Asset Management Fee				0 per year
NMTC Legal, LLC and Misc Fees				
QALICB Counsel				80,000
CDE Counsel				80,000
Investor Counsel				100,000
Investor Fee Credit				(85,000)
Prior Incurred Costs AUP				5,000
NMTC Financial Analysis (Novogradac or Reznick)				45,000
One-Day Loan Fee for Costs Incurred Prior to Closing				0
QALICB NMTC Consultant (ECB)				123,930
TOTAL NMTC FINANCING COSTS				1,012,360
CDE fees, Legal, Reserves, Financial/Accounting				
SUBTOTAL USES (NMTC Eligible Basis)				8,518,000
CDE 1				8,262,000
CDE 2				-
CDE 3				0
CDE 4				0
NMTC ALLOCATION				8,262,000
NMTC Pricing: all allocation				\$0.82
USES (Not Included in NMTC Basis)				
Cal I&B Loan Guarantee Fee				2.50%
Source Lender Loan Fees				1.00%
Source Loan Interest Reserve				Based on 9 mo. 4.65%, \$3.1M Principal Balance
Source Lender Legal Fees				96,050
CDE Placement and Services Fee				1.5%
TOTAL USES				8,801,000
SOURCES OF FUNDS				
NMTC EQUITY				2,642,000
Leverage Loan Amount in NMTC Financing Structure				5,902,522
Costs Incurred Prior to Closing (within 24 months)				545,240
Acquisition Loan Refinance				(418,000)
Organizational Equity				1,345,808
CalOES Securities				195,082
Secured/Committed Funding Sources				
Greenlining Institute				Cash in hand
SGC Community Resiliency Centers				Will require bridge loan
Common Counsel Foundation				Cash in hand
Greenlining DGC				Cash in hand
US Bank				Cash in hand
Anonymous Donor				Cash in hand
Embers				Cash in hand
Private Donations				Cash in hand
Additional Sponsor Equity Required				2,498,592
Source Loan (Interest Reserve)				
Source Loan (Additional Financing)				
Total Leverage Loan Funds				5,902,522
Total Sources				8,544,522
QALICB Capitalization				3.00%
Other Sponsor Equity Outside of NMTC Structure				255,540
TOTAL SOURCES OF FUNDS				8,800,000
NET NMTC BENEFIT				1,347,118
				18%
Total Sponsor Funds Required				6,158,062
Funds Raised/Available				(3,276,690)
Costs Incurred & Paid				(545,240)
Acquisition Loan Refinance				418,000
Subtotal Sponsor Cash or Permanent Loan Due at Closing				2,754,132
SGC Community Resiliency Centers - Bridge Need				1,030,000
Total Loan Need				3,784,132

Little Manila Rising

New Market Tax Credit (NMTC) & Gap Loan

Overview

The Award Process



Step 1: Each year, the U.S. Treasury awards \$3.5 Billion in New Markets Tax Credits (NMTC) to Community Development Entities (CDEs). This is highly competitive and only about 1/3 CDEs that apply are awarded an allocation.

Step 2: The CDEs in turn, look for projects to invest their NMTCs into. These projects must generate community benefits in low income census tracts. Each year, there are far more projects seeking NMTCs than there are NMTC available.

Step 3: Banks purchase the tax credits (equal to 39% of the NMTC allocation), at a discount, for cash. Technically, they make a seven year loan that is later forgiven, but this transaction creates a cash subsidy for the project.

- Project budget total: \$7.9M (including acquisition, construction and financing fees)
- Expected to generate approx. \$1.3M of equity from NMTC
- We must contribute \$6.6M in cash at the time of closing for NMTCs

-
- Raised or spent approx. \$3.8M to date; \$1.03M of these funds raised, consist of a reimbursable grant from the Strategic Growth Council will need to be bridged with a loan
 - We are also in active discussion with Community Vision about inquiring for a loan of \$2.8M to cover the remaining gap in project funds.

Little Manila Rising

Capital Campaign

SOURCES

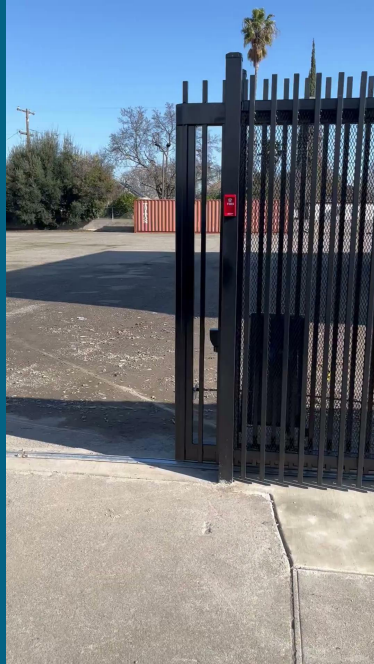
1. Personal Assets/Reserves - \$1.3 million
2. SGC CRC Grant - \$1.03 million
3. Cal OES Building Securities Grant - \$195,082
4. James Irvine Foundation - \$350,000
5. Common Counsel - \$200,000
6. Greenlining Institute - \$68,800
 - 6a. Greenlining DCS - \$35,000
7. U.S. Bank - \$12,000
8. Embers Project - \$100,000
9. Community Vision Loan - \$450,000 (for building purchase)
10. BUILT D.O.E Nonprofits - \$100,000



Little Manila Rising

Construction Overview: Entitlements Timeline, Security Improvements, General Contractor Bid

- Administrative Use Permit (AUP) for our Fence; approved on March 19th, 2024
- AUP for the rest of the building; approved on August 19th, 2024
- Submitted our building permit and construction documents late last year and our review should be finished February 24th, 2025



Little Manila Rising

Current lesson learned or forecasts

- We still have a long way to go and none of this can be rushed
- We're an organization that grew so fast and will continue to grow for as long as our South Stockton residents have dreams to pursue
- Difficulty in putting together financial documents e.g. Pro-Forma, 7 year budget projections
- Navigating different restrictions per grant sources (public funds, NEPA, prevailing wage, timeline delays)
- None of this was easy, but we know it is all worth it at the end so we can create that path of community ownership with our people

Questions?



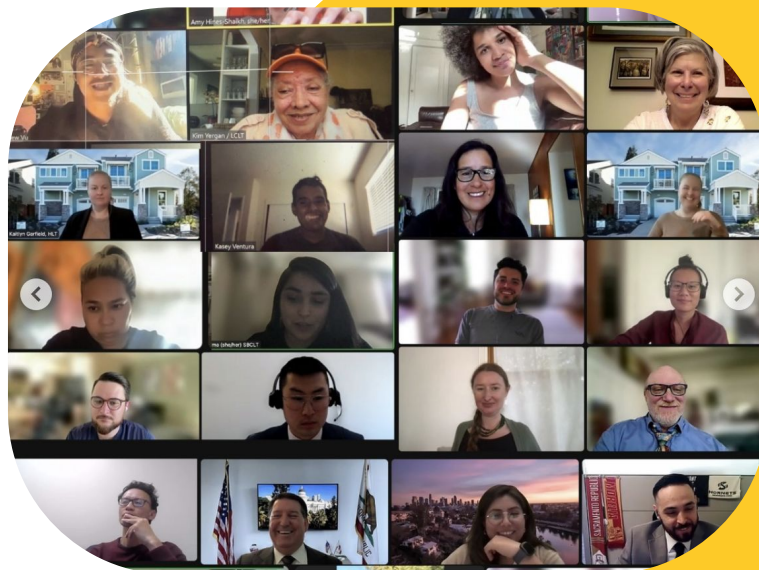
Iglesia Luterana Santa María Peregrina & Faith in the Valley

Emerging CLT in Stockton



Announcements

- **Tues. Feb 25 @ 12pm:** Quarterly Finance workshops kickoff
 - “Telling Your Financial Story” in partnership with **Nonprofit Finance Fund** - [REGISTER HERE](#)
- **Tues. March 18: Lobby Day (CACLTN Members ONLY)**
- **Fri March 28: Annual Members’ Meeting -**
[Become a CACLTN member!](#)
- **Technical Assistance** for 2025 now **6-hours:**
Real Estate | Legal | Org Capacity Building | Business planning
- [Sign up for CACLTN newsletter!](#) (open to all)



Lobby Day 2024

CACLTN Membership



■ Working groups:

- TOPA
- Curriculum
- Policy
- ADU
- Coop Housing on CLT
- Financing, Property Tax, etc



2025 SJV Quarterly Workshops

- ★ Tues. May 20th
- ★ Tues. Aug 5th
- ★ Sept/Oct - CACLTN Annual Conference
- ★ Thurs. Nov 13

****Input on topics in evaluation survey! Please complete.***



TOUR OF LMR

Address: **2154 So. San
Joaquin Street, Stockton**

**Park onsite or street
parking**

**The following slides are materials of LMR's different
programs & organizational framework presented
during the tour*

What Is a School to Social Justice Pipeline?

Establishing a School to Social Justice Pipeline is a cornerstone of LMR's theory of change and a key strategy in our efforts to build a thriving social justice economy. It emerged from a profound realization during our ethnic studies courses: when you open a doorway for youth to understand the sacrifices of their ancestors, you ignite their ambitions to heal their community. As they prepare to enter the workforce, their newfound sense of identity aligns with the healing of their own communities. They yearn for work that will directly address the very factors that have hindered meaningful employment opportunities in their neighborhood.

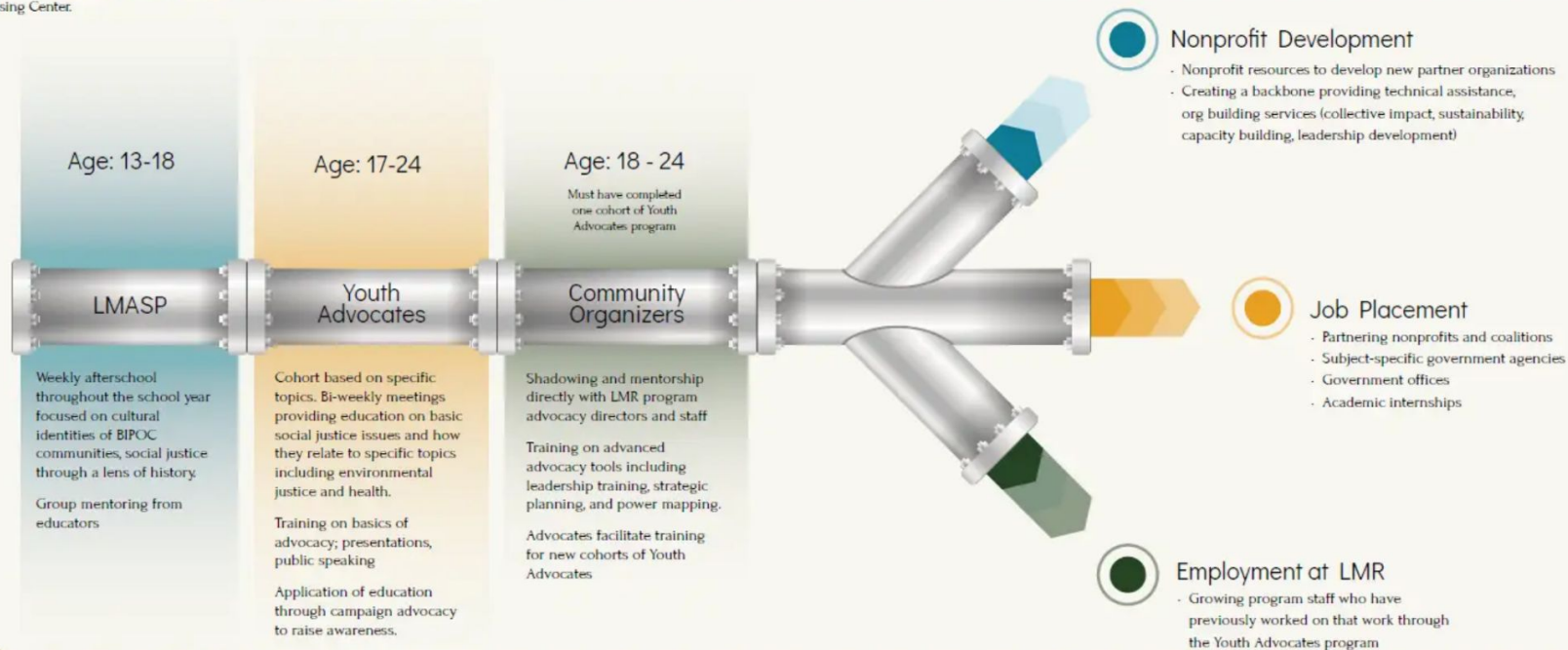
The success of this approach is reflected in many of our current community services, as they were initiated and continue to be led by former program youth. To further strengthen the School to Social Justice Pipeline, our organization is reinforcing the foundation that creates those jobs by revitalizing the Little Manila Rising Center.



"There's a whole population of people growing up in Stockton right now, that if we get them right now being proud of who they are and wanting to do community work and feeling like there's a belonging there, that's a great thing. I mean, I didn't have that growing up. It's important for youth here to feel like

they're part of this larger picture and this larger legacy. That when they're fighting for something, that they're connected many, many years through their ancestors to their community, to something bigger, something larger than just themselves."

Dr. Dawn Bohulano Mabalon
Co-Founder, Little Manila Rising



The Social Justice Economy Engine



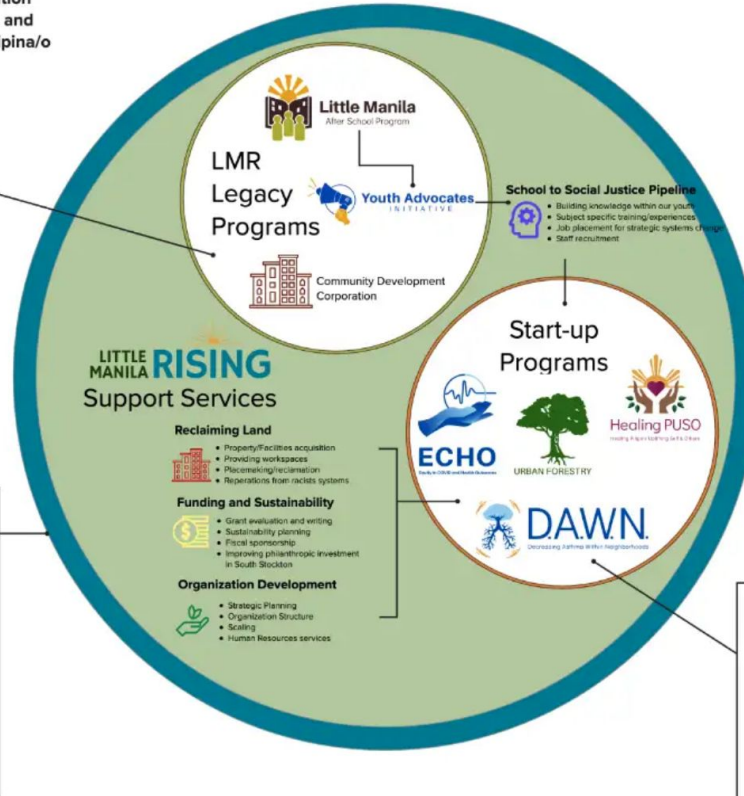
Mission:

Little Manila Rising advocates for the historic preservation of the Little Manila Historic Site in Stockton, California and provides education and leadership to revitalize our Filipina/o American community.

Little Manila Rising Legacy programs are the original work created to activate and empower young leaders within every community in South Stockton, as well as reclaim our physical spaces in order to build community power through land ownership and prevent the erasure of our history.

The foundation of Little Manila Rising (outer circle) was the work of Dr. Dawn Mabalon, Dillon Delvo, and a board of community members committed to preserving Filipinx history and creating leaders within our community.

That legacy has expanded to look towards the future and provide a foundation empowering future generations through developing the School to Social Justice Pipeline, which includes supporting young leaders in the development of their own social justice programs in the pursuit of creating a social justice economy.



The legacy of the School to Social Justice Pipeline, Little Manila Rising's health and environmental programs are the result of young leaders who returned to South Stockton to develop their own social justice work to impact the issues created by our society's racist and unjust systems, laws, and policies.



Empowering South Stockton through community-led development

STOCKTON'S FIRST COMMUNITY DEVELOPMENT CORPORATION

Origins & Purpose

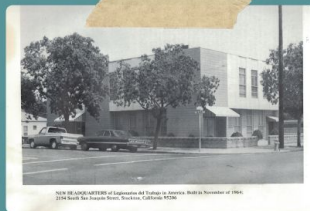
Little Manila Rising's journey began in 1999 with community organizing led by co-founders Dr. Dawn Mabalon and Dillon Delvo to preserve the Little Manila Historic District.

Despite city resistance rooted in discriminatory policies like the Alien Land Act, their efforts revealed the deep impacts of redlining, freeway construction, and urban renewal on Stockton's ethnic communities, including Little Manila, Japantown, and Barrio Del Chivo.

Today, LMR's mission extends beyond preservation to provide essential services in South Stockton—from environmental and mental health programs to youth initiatives. Following Dr. Mabalon's passing in 2018, we recommitted to honoring her legacy and restoring the heart of Little Manila.

Why Development?

People of color have faced barriers to land ownership through racist practices, creating generational poverty. To repair this, our community needs ownership. Land control empowers us over neighborhood development—a right often denied to marginalized communities. We believe true advocacy power comes through land stewardship, a goal we pursue with the Little Manila Rising Center.



VIEW OF LITTLE MANILA HISTORIC DISTRICT FROM THE LITTLE MANILA RISING CENTER, 2018

Building Our Future: 5 & 10 Year Goals

IN 5 YEARS...

- Complete Renovation of Little Manila Center at 2154 S. San Joaquin St.
- Purchase a Second Historic Building in Little Manila Historic District (e.g., Mariposa Hotel).
- Phase 2 of CDC Work Launch Land Trusts & Affordable Housing Initiatives for South Stockton.
- Community Ownership: Increase ownership opportunities for South Stockton residents.

IN 10 YEARS...

- Expand Affordable Housing: Develop housing at LMRC and other Little Manila historic sites.
- Climate Resiliency Hub: Advance the LMRC as a model for climate-resilient development.
- Infrastructure Improvements: Support the burial of State Highway 4 and revitalize cultural enclaves.
- Community & Economic Development Training: Provide resources to LMR programs and Stockton organizations interested in pursuing development.

Stockton's Reparation via Investment

\$3.73 MILLION RAISED - \$3.6 MILLION GAP



Hard Costs: \$5 million
Without NMTC: \$7.5 million
With NMTC: \$9 million

Utilizing New Market Tax Credits (NMTC) would contribute \$1M in equity, but also increase the total project cost by \$1.5M, bringing the total to \$9M.

SOURCES

1. Personal Assets/Reserves - \$1.3 million
2. SGC CRC Grant - \$1.03 million
3. Cal OES Building Securities Grant - \$195,082
4. James Irvine Foundation - \$350,000
5. Common Counsel - \$200,000
6. Greenlining Institute - \$68,800
 - 6a. Greenlining DCS - \$35,000
7. U.S. Bank - \$12,000
8. Embers Project - \$100,000
9. Community Vision Loan - \$450,000 (for building purchase)
10. BUILT D.O.E Nonprofits - \$100,000
11. New Market Tax Credit Prospect - \$1 million (equity toward the project)

Progress Points

APRIL 2023

- LDT Building Purchased - Established a permanent home for LMR's community work and future CDC.

JANUARY 2024

- Community Development Project Manager hired - Created capacity to advance LMR's development projects and community impact.

MAY 2024

- \$1.9M SGC CRC Grant Award - Major funding to secure our plans for development on the Little Manila Center.

AUGUST 2024

- City Approval for LMRC Development - Key step toward building the Little Manila Rising Center.

MAY 2024

- New Market Tax Credit Consultation - Opens funding pathways for long-term development.



Corner of history falls to progress



Get Involved

- ✉ Irene@littlemanila.org
- ✉ Raziel@littlemanila.org
- 🌐 LittleManila.org

URBAN FORESTRY



Restoring South Stockton's Urban Canopy and Building a Healthier Community

EMPOWERING STOCKTON THROUGH TREES, TRAINING, AND ENVIRONMENTAL CARE FOR A HEALTHIER TOMORROW

Our Mission

We will rebuild South Stockton's urban canopy, one tree at a time through our partnerships with the City of Stockton and the community. Our partnership with the city allows us to plant in the city right-of-way, including parks and sidewalks. Our partnership with the community allows us to increase the capacity of trees, through front yard plantings, and tree experts and tree champions in neighborhoods.

Our Impact



Trees Planted: 345+ trees since 2021; over 700 with the City of Stockton



Growth: Expanded from 2 to 6 dedicated staff members in 3 years



Community Training: Offering tree care and arboriculture training to South Stockton residents

How'd We Get Here?

2021

- Little Manila Rising saves the TCC-funded Urban Greening project and begins with a community tree dedication, marking the program's launch.

2022

- Urban Forestry officially kicks off with a community planting event, launches the Green Paths training program, and starts the My Free Tree Initiative to increase green spaces.

2023

- The program secures TCC Round 3 funds, enabling expansion with new maintenance equipment to enhance reach across South Stockton.

2024

- Urban Forestry celebrates planting 345 trees, partners with Hyphae Design Lab for pollution barriers, and opens a 9,500 sq. ft. satellite office, in hopes of enhancing the Green Paths program with specialized training tracks, and increasing dedicated staff.

Urban Forestry Initiatives

GREEN PATHS AND MY FREE TREE

Green Paths

A paid training initiative to bring underrepresented community members into urban greening and conservation careers. Green Paths offers local residents mentorship, field experience, and the skills to thrive in green jobs. Participants gain 360 hours of training, from tree biology to arboriculture, with the opportunity to pursue certified careers in forestry and beyond.

Impact: 22 graduates trained, with 7 employed in green industries

Goal: Graduate 28 trainees by 2027 and secure Green Paths curriculum accreditation

My Free Tree

My Free Tree connects South Stockton property owners with free trees and ongoing care, bringing greenery, shade, and cleaner air to neighborhoods. Homeowners, nonprofits, and local schools receive year-round support from trained community members, building pride and environmental resilience.

Impact: 17 Tree Stewards currently caring for trees across homes, schools, nonprofits, and churches

Goal: Support each resident in transforming their surroundings with long-lasting green spaces



Where We're Headed

BY 2029...

- Plant and maintain 3,000 trees across Stockton, focusing on underserved areas and ongoing health maintenance.
- Pilot vegetated barriers along high-traffic routes to reduce pollution and improve local air quality.
- Expand the Community Forestry workforce to manage larger projects, with increased funding for vehicles, watering, and staff training.
- Establish Grant St. office and warehouse as Urban Forestry's main operational and training hub.
- Create advanced tracks in GIS mapping, equipment maintenance, and nursery management within the Green Paths program.
- Partner with the city to document Stockton's tree inventory, using Green Paths trainees to support data collection and planning.

BY 2034...

- Establish a community nursery for affordable trees and plants to support local greening.
- Gain accreditation for Green Paths, providing formal credentials to program graduates.
- Partner for sustainable tree access for Stockton residents.
- Expand Green Paths with apprenticeships and specialized tracks for urban forestry careers.
- Collaborate with health organizations to advocate for green infrastructure and involve the community in air quality initiatives.



Get Involved

✉ Nicolas@littlemanila.org

✉ Brianna@littlemanila.org

📱 [@GreenintheHood](https://www.instagram.com/GreenintheHood)



Healing PUSO

Healing Pilipinx Uplifting Self & Others

Fostering Wellness and Connection through Culturally Rooted Healing

**HEAL SELF, HEAL OTHERS:
BUILDING A STRONGER COMMUNITY
THROUGH WELLNESS AND CONNECTION**

Healing the Heart of Stockton

Launched in August 2020, Little Manila Rising's Healing PUSO (Pilipinx Uplifting Self & Others) responds to barriers in need for mental health support, providing culturally rooted services to normalize and expand access to holistic wellness. Healing PUSO offers healing circles, arts programming, behavioral health referrals, and mental health education, with a commitment to safe, inclusive spaces.

Healing PUSO also engages in advocacy, collaborating with FIERCE and other Filipinx-led organizations to seek justice for Angelo Quinto and other communities affected by systemic racism, hate crimes, and mental health crises. These efforts, alongside healing spaces and resources, support both individual and community resilience in the face of ongoing challenges.

Our Approach



Healing PUSO is rooted in a commitment to **accessible, culturally resonant mental health support**. With a holistic approach, our programming encompasses **culturally-rooted healing circles, arts-based therapy, resource navigation, and mental health education**. Partnering with organizations like FIERCE, we advocate for racial justice, particularly in response to hate crimes and systemic issues affecting Black, Brown, and AAPI communities.

Our spaces foster individual and community healing, addressing trauma and grief from the pandemic, mental health crises, and societal injustices. **By providing a safe and trusted environment, Healing PUSO aims to break down barriers to mental wellness in San Joaquin County, where behavioral health resources remain limited for marginalized groups.**



Our Healing Journey

WHAT WE'VE DONE & WHAT WE'LL DO



2020

- Launched Healinktober, partnered with CSU San Bernardino for mental health studies, and hired a Community Health Equity Specialist.

2021

- Established Health & Healing Clinics, Filipinos Feed the Frontlines campaign delivering 620 meals to essential workers.

2022

- Introduced general grief support, self-defense training, and AAPI wellness events, including the EPIC Wellness Workshops.

2023

- Initiated Stop the Hate Reporting tool, launched MAHAL Healing Arts Series, hired full-time staff to expand services.

2024

- Started Mindful Moments & Emotional Transformation support group, launched Mental Health x Physical Health Series, and opened a satellite location for clinical services.



Our Reach

- Health & Healing Clinics: 500-600 attendees
- Healing Sessions: 60-120 participants
- Virtual Collectives: 24-40 participants
- PUSO Circles & Support: 25-75 participants
- Online & Social Media: 600-1,000 viewers/post
- Workshops & Trainings: 100-300 participants
- Advocacy Events: 30-60 participants

IN 5 YEARS...

- **Medi-Cal Certification:** Become certified to bill for mental health services, increasing access to care.
- **Substance Use and Counseling Services:** Expand offerings in substance use prevention and counseling support.
- **Clinical Intern Program:** Establish a team of MSW and MFT interns in collaboration with universities like UOP, CSU Stanislaus, Sacramento State, and San Jose State to offer clinical therapy.
- **Sustainable Funding:** Secure lasting partnerships with SJC Behavioral Health Services and MHSA funds to support long-term program growth.
- **Grief Sanctuary:** Develop a dedicated grief sanctuary to honor ancestors and support collective healing.



IN 10 YEARS...

- **Health Clinic:** Launch a Health Clinic in partnership with our Health Equity Team, offering expanded care options.
- **Expanded Facility:** Establish a larger, culturally-rooted space for therapeutic and clinical services, accommodating future growth and community needs.

Get Involved

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Little Manila

After School Program

Empowering South Stockton's Youth Through Knowledge and Action

LMASP CONNECTS YOUTH TO THEIR HERITAGE, BUILDS LEADERSHIP, AND INSPIRES SOCIAL JUSTICE.

We Believe

Our youth deserve a voice in shaping their lives and community. Through LMASP, we empower South Stockton youth to explore their identities, build leadership, and challenge systems that have historically marginalized them.



Our Story

Founded in 2009 by co-founders Dillon Delvo and Alma Riego, LMASP fosters pride in Stockton's rich history while empowering youth to lead. Weekly workshops cover history, culture, public health, and advocacy, helping students see the power of their voice and understand their power in social justice.

Rising Voices

YOUTH IN ACTION

2017

- LMASP youth successfully advocate for ethnic studies in Stockton schools, impacting all SUSD students since 2018.

2019

- LMR and LMASP youth campaign to name an SUSD elementary school after Flora Arca Mata, the district's first Filipina teacher.

SAT/ACT CASE VICTORY

- LMASP youth were litigants in the UC Regents case against SAT/ACT requirements in UC admissions, a win impacting countless BIPOC students across California.

Their Futures are Bright

OUR GOALS FOR THE NEXT DECADE

- Host LMASP at multiple Stockton campuses
- Organize an annual youth-led conference and nature retreat
- Train 17 Environmental Justice Youth Advocates by 2027
- Build sustainable funding for youth organizers and cultivate a network of alumni and current youth leaders



Get Involved

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Youth Advocates

INITIATIVE

Building a Thriving Social Justice Economy

At LMR,

We believe community-driven work is a vital career path and the backbone of a thriving economy. Through our Youth Advocates program, we equip young leaders with skills for meaningful, well-paid careers in Social Justice (with a priority on Stockton), showing them they can create change without needing to leave their community.

This is more than a mere program area; it is a core value. It is a principle that we refer to as the school-to-social justice pipeline.

We provide young leaders with the skills and values necessary to create opportunities and effect change. Through our hiring practices and program development, we are committed to building a workforce rooted in social justice and economic resilience—no factory required.



Impacts to Date

- Empowered 64 Youth Advocates who are now leaders in social justice.
- 12 Advocates Secured Employment at LMR, building lasting careers in their community.
- Hosted 3 Annual Youth-Led Conferences held since 2021, themed on community resilience and empowerment:
 - 2021: Road to Liberation: Empowering Stockton's Future
 - 2022: CommUnity: Blooming from the Roots of Our Ancestors
 - 2023: Redefining Stockton through Healing and Storytelling
- COVID-19 and Wildfire Resource Drives (2020-2021): Youth-led drives provided essential supplies, hygiene kits, and resources to migrant centers and community hubs, supporting hundreds in the face of health and environmental crises.
- Census Outreach Campaign: Reached over 10,000 residents through phone banking and virtual engagement, securing Census 2020 completion from 2,578 people and boosting Stockton's representation.
- Youth-Led Initiatives and Advocacy: Through year-round community projects and panels, youth advocates have been vocal leaders in coalition meetings and public discussions, uplifting Stockton's needs and inspiring peer involvement.



Together, LMASP and Youth Advocates are creating a powerful network of young leaders determined to shape a stronger, more just future for Stockton.



D.A.W.N.

Decreasing Asthma Within Neighborhoods

#MITIGATIONFORLIBERATION



We uplift our community by empowering residents to be the advocates and the voices for change. For this reason, we refer to those in our program as **Community Advocates, not clients or patients.**



The DAWN Program began as a tribute to co-founder Dr. Dawn Mabalon, who passed in 2018. Driven by her legacy, LMR pivoted toward health equity and environmental justice. Today, in Stockton—where asthma rates are among the highest in California—we work directly with residents to bring vital education and mitigation tools to fight rising asthma rates.

Through DAWN, we offer essential home visits for South Stockton residents facing asthma and indoor air quality issues.

Our services include:

- Health education and tools like air purifiers, vacuums, mattress covers, and green cleaning supplies
- Practical support with resources such as recipe books, resource guides, and mold remediation.



Our Impacts

- 33 residents served, 104 participants enrolled
- Led the first Asthma Advocacy Day in 2022
- Conducted over 15 focus groups, presentations, and town halls on asthma education
- Graduated 6 DAWN Youth Advocates and hosted 4 graduate student collaborations

Our Plans

In 5 years, we plan to expand our team to serve more South Stockton residents and contract with Managed Care Plans to offer MediCal-supported home visits. We'll also host an annual Advocacy Day focused on asthma and air quality.

In 10 years, we aim to have a contracted pulmonologist and asthma educator to provide expert care and support for our community.



Get Involved

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Initiatives D.A.W.N. MAP

CREATING A SOUTH STOCKTON WHERE EVERY RESIDENT ENJOYS A LIFE OF HEALTH, VIBRANCY, AND OPPORTUNITY

Our Mission

Our DAWN MAP initiative strives to bring clarity and action to South Stockton's air quality crisis. The community-based air monitoring network provides essential data for asthma sufferers and those impacted by air pollution. Through an app, residents will soon access real-time air quality alerts, helping to prevent asthma attacks on bad air days.

Our mission honors the legacy of Dr. Dawn Mabalon, our co-founder who tragically passed due to asthma in 2018. Her memory fuels our commitment to ensure future generations breathe cleaner, healthier air. In collaboration with UC Merced, DAWN MAP is building a foundation for environmental policy change, aiming to mitigate the health impacts of pollution.

Why This Matters

Pollution in parts of Stockton ranks among the worst in California, with increased asthma diagnoses affecting families across our community. Our work empowers residents with real-time data on PM2.5 levels, providing local air quality insights previously limited to distant government monitors. This network supports public health research and advocacy, examining pollution's effects on asthma, cardiopulmonary disease, birth outcomes, and more.

Progress Points



- Founded in 2021: Initially launched as Skywatch, evolved into DAWN MAP in 2024.
- 40 Monitors in Stockton: Expanding a low-cost, community-driven monitoring network.
- CARB Cycle 4 Grant: Secured California Resources Board funding to continue essential work.

Goals

- **5-Year Goal:** Build a detailed air quality map of Stockton, accessible down to each block, and establish a social network for community advocacy.
- **10-Year Goal:** Engage the community in air quality improvement through real-time data, advocacy networks, and partnerships with public health research institutions.



Get Involved

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ECHO

Equity in COVID and Health Outcomes

Building Health and Hope for a Thriving Stockton Community

CREATING A SOUTH STOCKTON WHERE EVERY RESIDENT ENJOYS A LIFE OF HEALTH, VIBRANCY, AND OPPORTUNITY

Our Mission



Through the ECHO program, we address health disparities by connecting the community with proactive, culturally sensitive healthcare education and resources. Our goal is to prevent chronic diseases and support wellness through accessible healthcare pathways, sustainable initiatives, and partnerships with local health organizations—ensuring all residents can advocate for their health and embrace a brighter, healthier future.



The Journey

Since launching in September 2021 during the pandemic, ECHO has expanded from offering pop-up COVID-19 clinics to a robust program addressing the top chronic health issues in our community. We provide COVID vaccines, PPE, and education, reaching marginalized communities with reliable health information. ECHO also champions health equity at local and state levels, ensuring our residents have a voice in healthcare decisions.

Impacts

- Protected our community with **over 1,500 COVID-19 vaccinations** and **150 flu/monkeypox vaccinations**, safeguarding those most at risk.
- Welcomed over 1,000 attendees each year at health events** dedicated to building a healthier future together.
- Hosted 50+ impactful health events**, diving into topics like health equity, chronic disease prevention, and emergency preparedness.
- Engaged over 9,000 residents** through door-to-door canvassing, outreach, and community tabling, connecting people with life-changing resources.
- Sparked over 750 monthly social media interactions** and led **30+ workshops**, town halls, and focus groups to build a well-informed, empowered community.

Our Plans

In 5 years, we will establish and train Community Health Workers to deliver culturally sensitive health education and resources across South Stockton, empowering residents in chronic disease prevention.

In 10 years, we aim to open a South Stockton Community Clinic to provide accessible, affordable, and holistic care, ensuring all residents have vital health services within a 20-minute reach.



Get Involved

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Other for reference: Stockton Little Manila Historic Tour

<https://storymaps.arcgis.com/stories/d85e42cbb8e74b43a62e8213af79ce53>

Evaluation Survey



Head: What did you learn today?

Heart: What resonated with you today? How do you feel post-workshop?

Feet: What actions or next steps will you take after today?

*Scan or [click here](#)

California
community
land trust
network

THANK YOU!