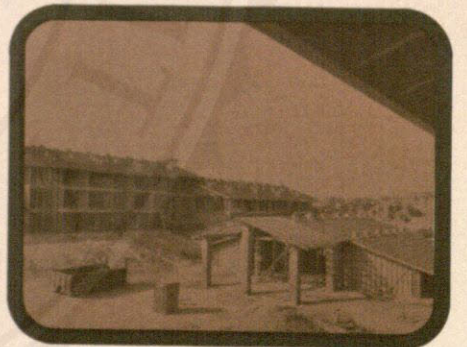
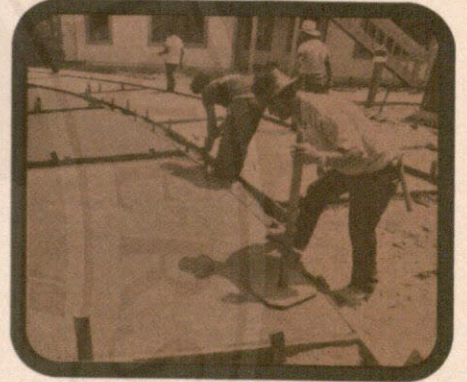
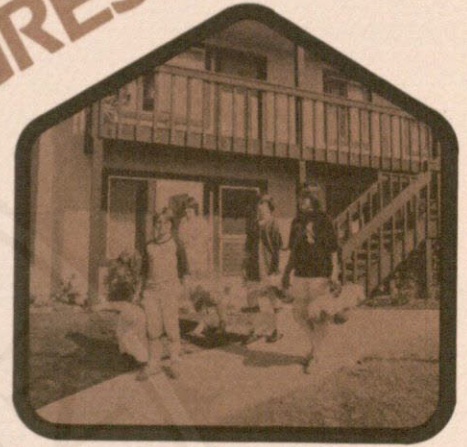
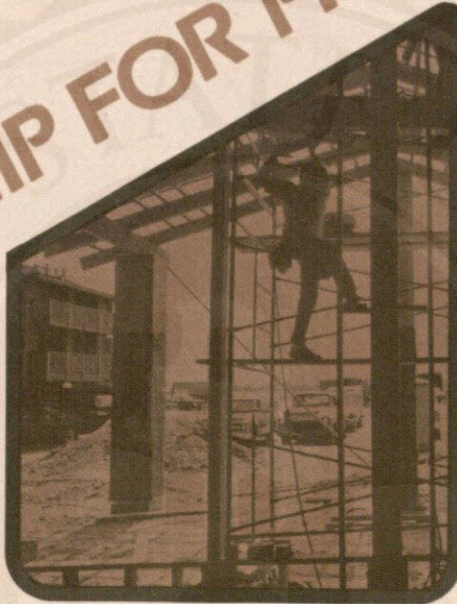


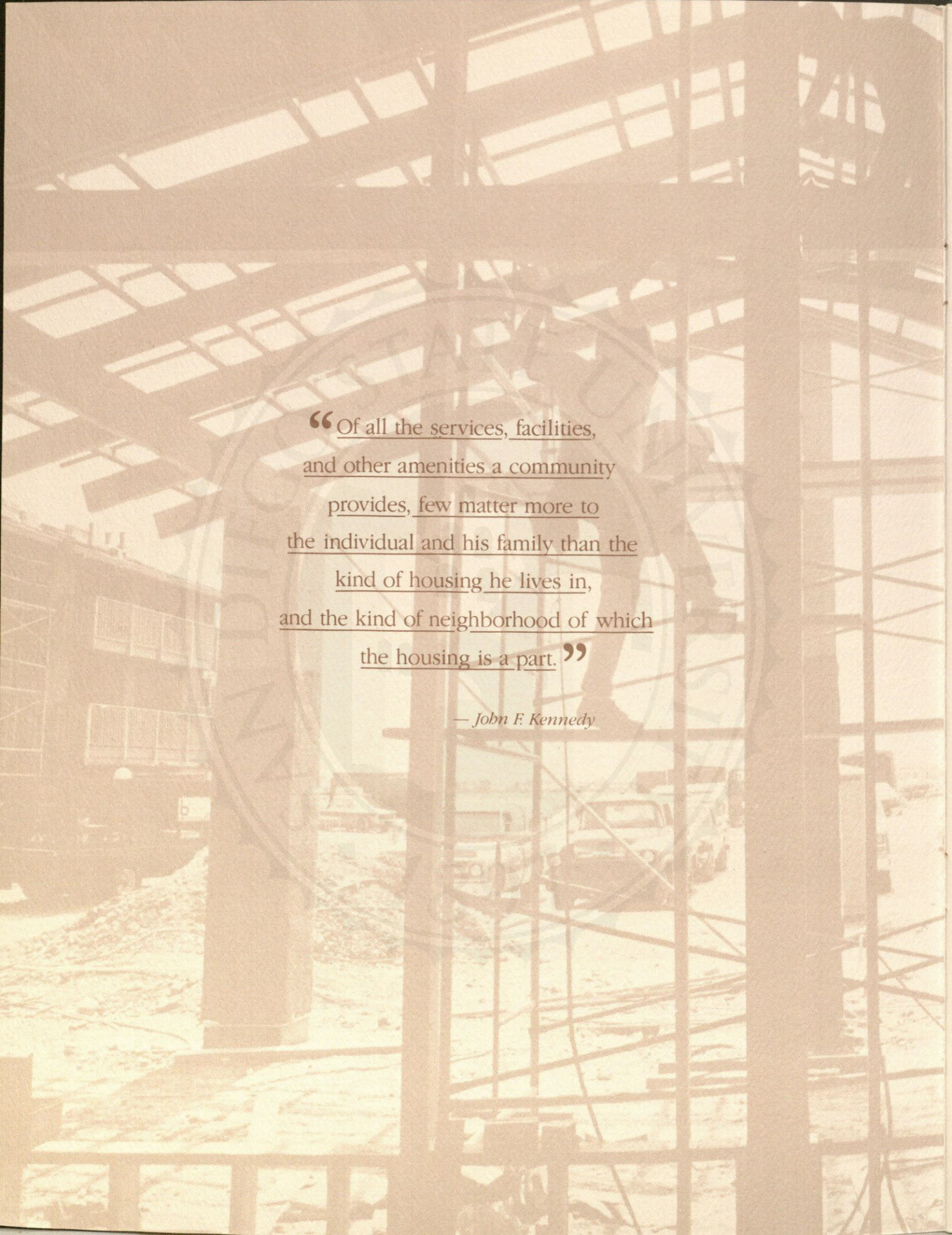
# PARTNERSHIP FOR PROGRESS



HOUSING COMMISSION  
City of San Diego

1981





“Of all the services, facilities,  
and other amenities a community  
provides, few matter more to  
the individual and his family than the  
kind of housing he lives in,  
and the kind of neighborhood of which  
the housing is a part.”

— *John F. Kennedy*

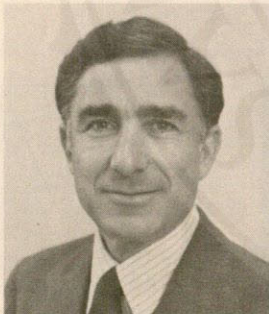


## FROM CONCEPT — TO ACCOMPLISHMENT

As Chairman of the San Diego Housing Commission, I am proud to be a part of the dedicated effort to provide affordable housing to the City through a partnership with the private sector. Our construction and rehabilitation projects provide mutual economic and social benefits to all participants. The City, for example, receives increased returns through its land leases and additional tax revenues. The private sector benefits from the creation of new jobs and increased capital flows. The elderly, disabled, low and moderate income families enjoy access to much needed affordable housing.

I have witnessed the creation and expansion of many Housing Commission programs the last two years, including housing development projects in which 349 units have been constructed, 133 units are currently under construction, and 976 units are scheduled to start construction during the next fiscal year.

The creative partnership between public and private sectors which has been built during the last two years is a credit to all of San Diego and testifies to the ability of both sectors to work in concert to achieve common goals for our City. It is with pleasure then that the achievements of this partnership and accomplishments by other Housing Commission programs are presented.



A stylized, handwritten signature in brown ink that reads "Herbert J. Solomon".

Herbert J. Solomon  
Chairman



"San Diego is committed  
to 'Hustling for Housing'  
to meet the needs of  
our community."

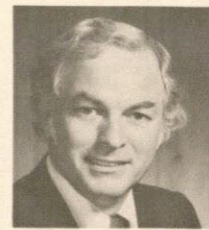
— Pete Wilson

# POLICYMAKERS

## CITY COUNCIL



Pete Wilson  
Mayor



Bill Mitchell  
Deputy Mayor



Bill Cleator  
Council Member



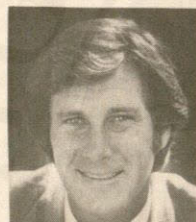
Susan Golding  
Council Member



Leon L. Williams  
Council Member



Fred Schnaubelt  
Council Member



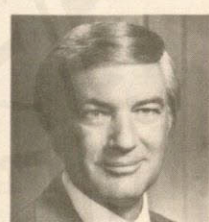
Mike Gotch  
Council Member



Dick Murphy  
Council Member



Lucy Killea  
Council Member

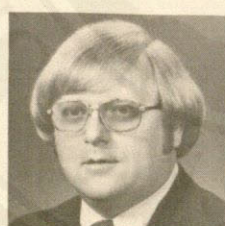


Ray Blair  
City Manager

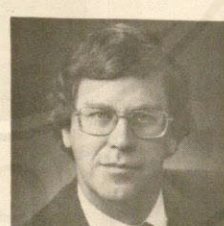
## HOUSING COMMISSION



Herbert J. Solomon  
Chairman



Joel M. Strobl  
Vice-Chairman



Norman A. Hedenberg  
Commissioner



Felicitas Hurtado  
Commissioner



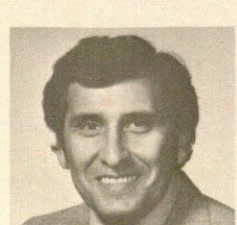
Patrick Kruer  
Commissioner



William Mark, Sr.  
Commissioner



Beverley Yip  
Commissioner



Ben Montijo  
Executive Director



# POLICIES

## PROPOSITION E — 1972

PROPOSITION E. CITY OF SAN DIEGO LOW INCOME HOUSING PROPOSAL FOR ELDERLY LOW-INCOME RESIDENTS.

Shall the Housing Authority of The City of San Diego develop, construct and acquire in the City of San Diego, with Federal assistance, low rent housing specifically designed for elderly low-income residents, not to exceed a total of five hundred units, on scattered sites?

YES

70.5%

NO

## BOND FINANCING (October 17, 1979)

Authorizes the use of bond financing as a local strategy to assist the development of low-income rental housing.



## CITY-OWNED SITES (Ongoing Process)

*Designates City-owned sites to be used in a local, non-federal strategy promoting partnership with the private sector to provide low-income housing.*



## LEGISLATIVE POLICY GUIDELINES (February 11, 1980)

Declares City Council support of State and Federal housing programs to provide low-income housing throughout the community.



## ORDINANCE (December 5, 1978)

**FOR THE CREATION AND FUNCTIONS OF THE SAN DIEGO HOUSING COMMISSION. BE IT ORDAINED,** by the Council of the City of San Diego, as follows: Section 1: That Chapter IX, Article 8 of the San Diego Municipal Code be amended by amending Section 98.29 to read as follows:

### SECTION 98.29 SAN DIEGO HOUSING COMMISSION

(a) Creation of Commission: There is hereby created a Commission to act as a Housing Commission under the Housing Authority Law of the State of California. The name of the Commission shall be the San Diego Housing Commission.

## HOUSING ASSISTANCE PLAN (Annually Adopted)

Establishes a plan for providing decent homes in a suitable living environment for all persons, particularly those of low income.



## DENSITY BONUS (March 10, 1981)

*Provides at least 25% density bonus to developers who provide 20% of development for low and moderate income families.*



## PRIORITY PROCESSING (March 31, 1981)

Establishes expedited permit processing for developments with a minimum of 30% of the units for low-income households.



## BALANCED COMMUNITY DEVELOPMENT (December 23, 1972)

*States that the City Council will effect the development of economically and racially balanced communities.*

## PROPOSITION K — 1976

PROPOSITION K. CITY OF SAN DIEGO LOW-RENT HOUSING PROPOSAL FOR LOW-INCOME OR ELDERLY LOW-INCOME PERSONS.

Do the qualified electors of the City of San Diego approve the development, construction and acquisition of low-rent housing projects within the City to provide not more than 2,500 dwelling units on scattered sites for living accommodations for low-income persons including but not limited to low-income elderly or low-income disabled persons?

YES

68.4%

NO



# PROGRAMS

## HOUSING DEVELOPMENT

This program is directed to increase the number of homes affordable to low and moderate-income families, seniors, and disabled residents of San Diego through acquisition or the construction of new housing units.

That directive is being met by coordinating and encouraging private sector development in concert with such government resources as:

- Federal Financing (HUD)
- State Financing (Assembly Bill-333)
- Use of City-Owned Land
- Tax-Exempt Mortgage Bonds
- Special Density Bonuses
- Expedited Processing of Plans and Permits
- Use of Community Development Block Grant Funds

## HOUSING REHABILITATION

As an integral part of neighborhood revitalization efforts, this program makes below-market-rate financing available to property owners for home improvements in designated areas of the City. Staff provides technical assistance to homeowners such as preparation of work specifications, advise on building materials, cost estimating and on-the-job monitoring of contractors work.

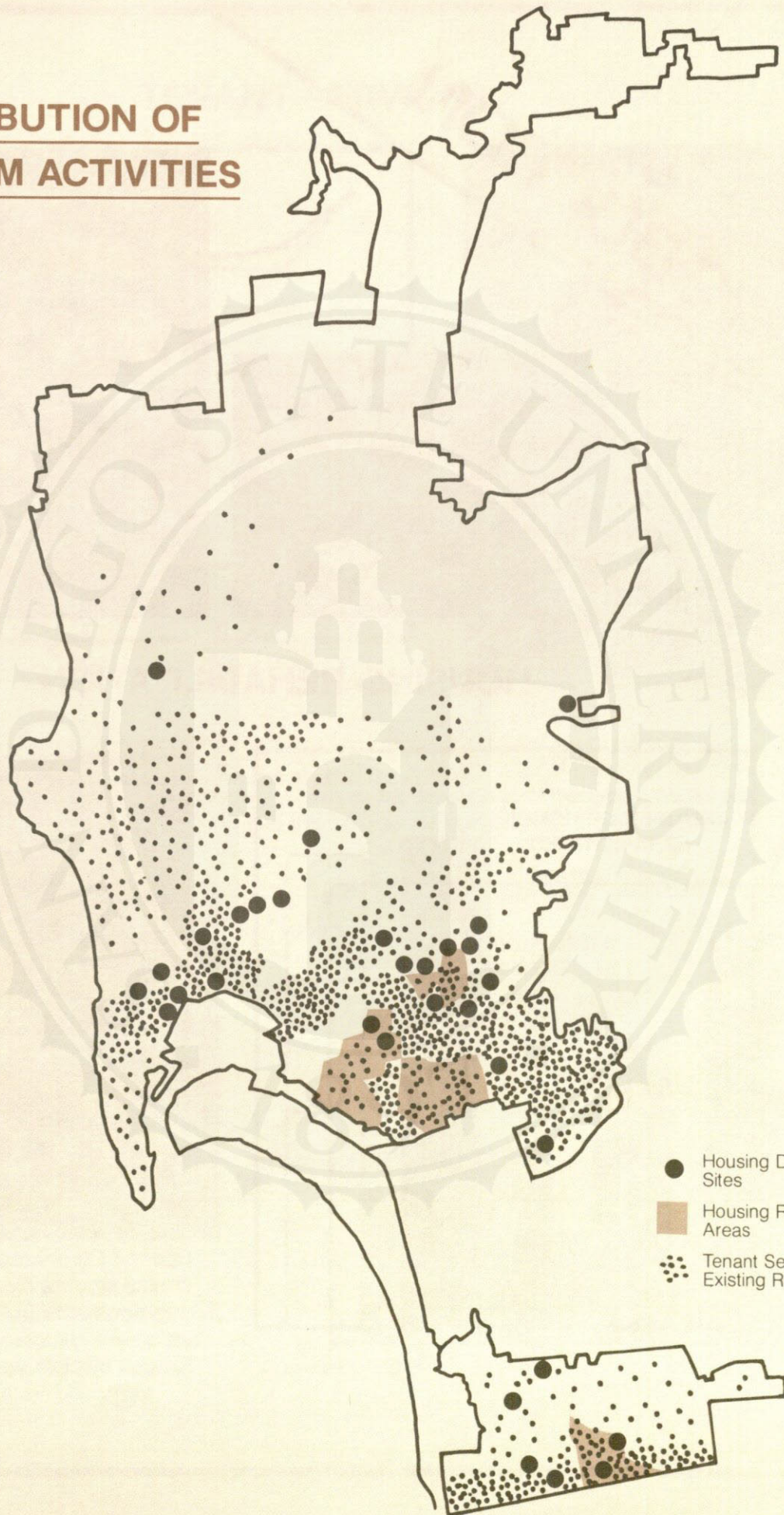
The program not only serves to upgrade the physical appearance of targeted areas and create a more decent environment, but also increases property tax revenues to the City.

## TENANT SERVICES

By assisting low-income families, seniors and disabled persons through various rental housing plans, this program allows many to enjoy decent housing not previously affordable. Some of the City, State and Federal resources which support this program include rental subsidies only (Section 8) of privately-owned property, rental subsidies and management by the Housing Commission of privately owned property (Section 23), property owned by the City and managed by the Housing Commission, and property owned and managed by the Housing Commission.

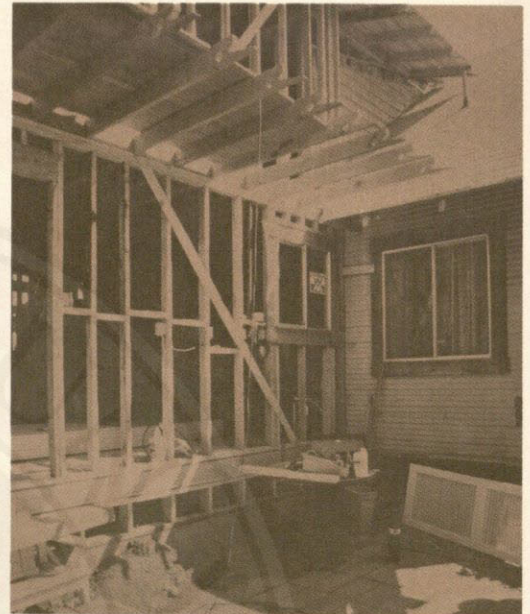
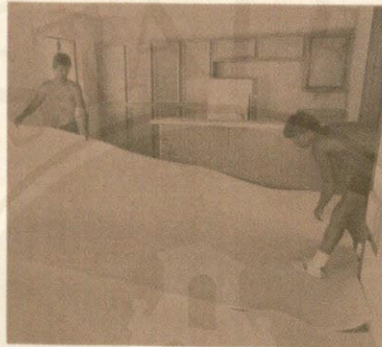


## DISTRIBUTION OF PROGRAM ACTIVITIES

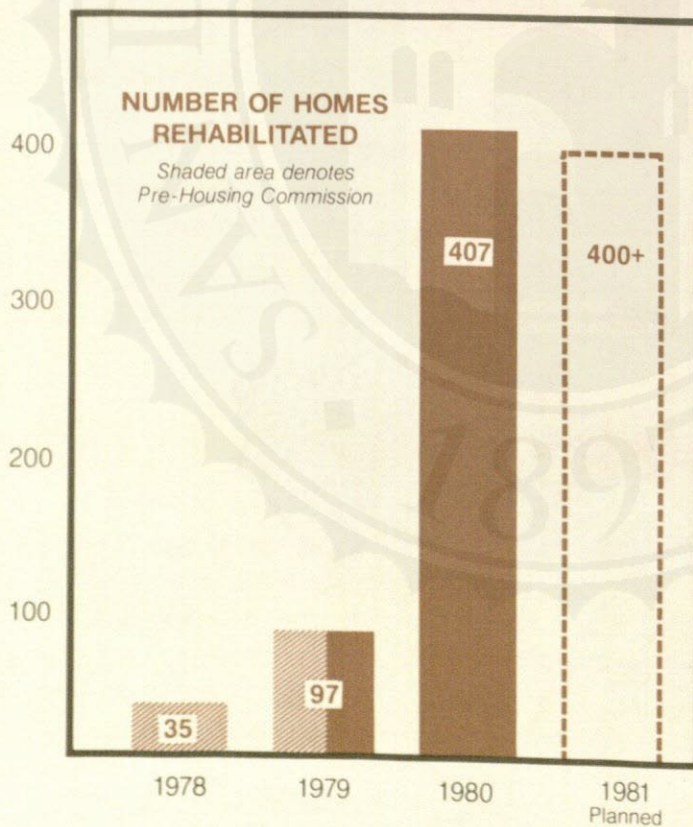




# PRODUCTION



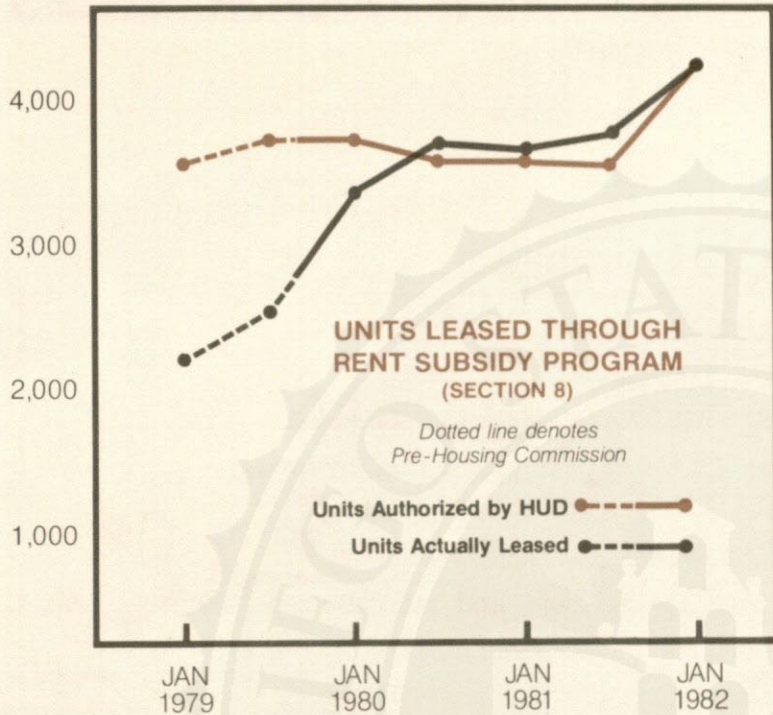
## HOUSING REHABILITATION



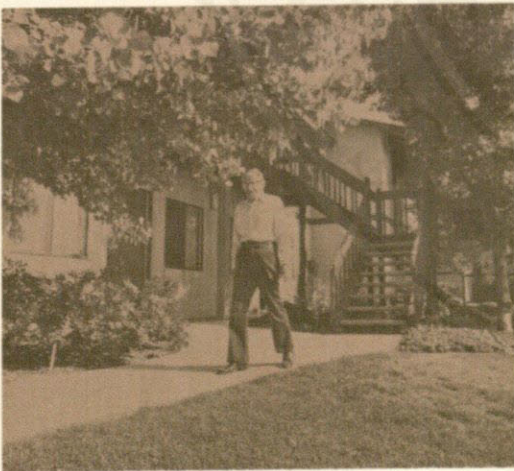
The City of San Diego has operated a HOUSING REHABILITATION program since 1976. That program, along with other pre-existing housing programs, was assigned to the Housing Commission in July, 1979. After a few months of re-designing and re-organizing, the Housing Commission was able to increase productivity dramatically. Staffing was decreased 25% in 1980, yet a 347% increase in production was achieved through efficient management.



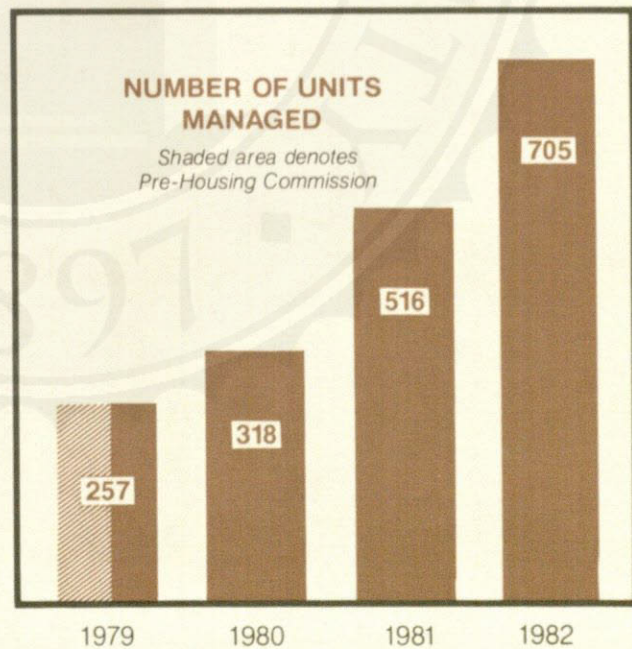
## TENANT SERVICES



During the first 9 months of operation, the Housing Commission increased the number of units under lease from 62% to 100% of funding availability. This maximum level of lease-up has been maintained ever since. Projected 1982 leases, shown on the graph, reflect the best estimates of funding availability next year, and the belief that this program will continue at maximum efficiency.



As the City continues to build and acquire additional low-income units, the Housing Commission will manage and maintain the units owned by the City.





# PRODUCTION

## MAJOR STEPS TO HOUSING DEVELOPMENT

The "development process" graphically depicted here normally spans a two to three year period from selection of a site to completion.

The Housing Commission currently has completed 349 units, and has 2,409 units in the "development process."

### 1. PROJECT FORMULATION

323 Sycamore  
3553 Landis  
1962 Euclid  
8000-block Mast  
176-208 Calle Primera  
2000-block Avenida del Mexico  
Undetermined sites

272 UNITS

### 2. SITE IDENTIFICATION

### 3. SITE APPROVAL

### 4. SITE INVESTIGATION

Cottonwood & Bolton Hall  
200 UNITS

### 5. DEVELOPMENT PROCESS SELECTION

2300-block Rachael  
4600-block Cardinal  
1800-block Naples  
Coronado & Beyer  
3200-block A  
54th & Trojan  
214 UNITS

### 6. FINANCIAL FEASIBILITY ANALYSIS

W. Pt. Loma & Nimitz  
Cargill & Noble  
Beyer & Alaquinas  
5359 - 83 Santa Margarita  
702 UNITS

### 7. LEASE/ CONTRACT NEGOTIATION

2734-44th  
138 E. Park  
3081 Hawthorne  
3335 Van Dyke  
3420-43rd  
Tait & Kelly  
Famosa & Nimitz  
510 UNITS

### 8. PLANNING & ENGINEERING ENVIRONMENT REVIEW

7000-block Genessee  
7600-block Belden  
273 UNITS

### 9. USE PERMIT REZONING

### 10. DEVELOPMENT PERMIT APPROVAL

2716-44th  
4390 Maple  
5326 Rex  
3617-19-42nd  
4200-block Altadena  
1300-block Hollister  
Juniper & Sumac  
3136 Ivy  
64 UNITS

### 11. HOUSING COMMISSION/ AUTHORITY APPROVAL

3630 Van Dyke  
4756-35th  
4720-34th  
4149, 4155-57 Chamoun  
Juniper & Modesto  
41 UNITS

### 12. REQUEST FOR BIDS

### 13. GENERAL CONTRACTOR SELECTION

### 14. FINANCIAL COMMITMENT

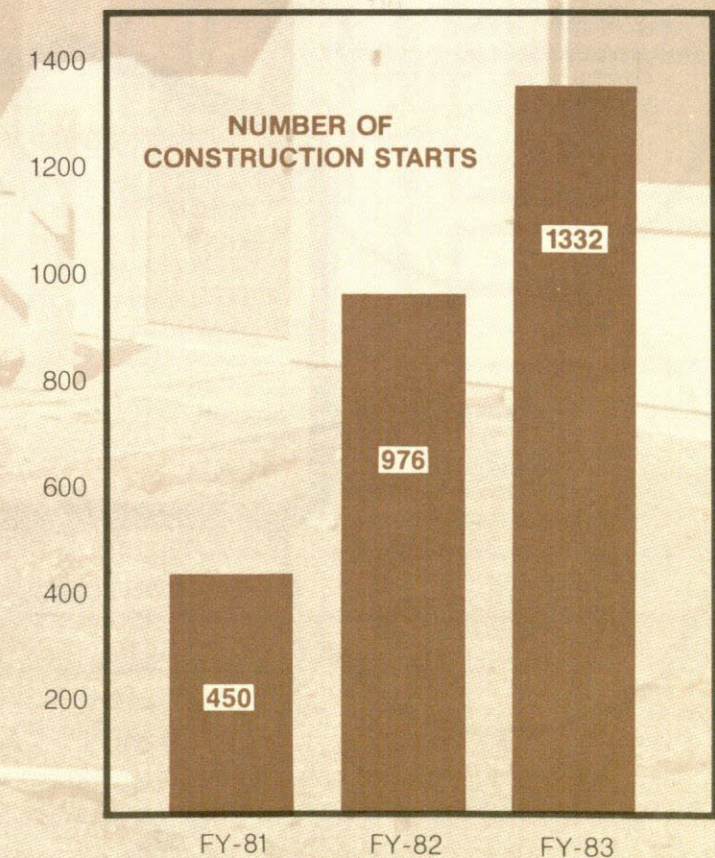
Coronado & Beyer  
4095 Valeta  
3222 Camulos  
3919 Mason  
2421 Fairmount  
133 UNITS

### 15. CONSTRUCTION START

### 16. PROJECT COMPLETION OCCUPANCY

College Grove & 55th  
Sports Arena & Hancock  
349 UNITS

CONSTRUCTION COMPLETIONS			
	FY-82	FY-83	FY-84
Seniors	450	342	100
Family	0	1111	720
Disabled	35	—	—
<b>TOTAL</b>	<b>485</b>	<b>1453</b>	<b>820</b>



By the time construction actually begins, one to two years have been spent on the pre-development activities identified in the first 14 steps.



# COST EFFECTIVENESS

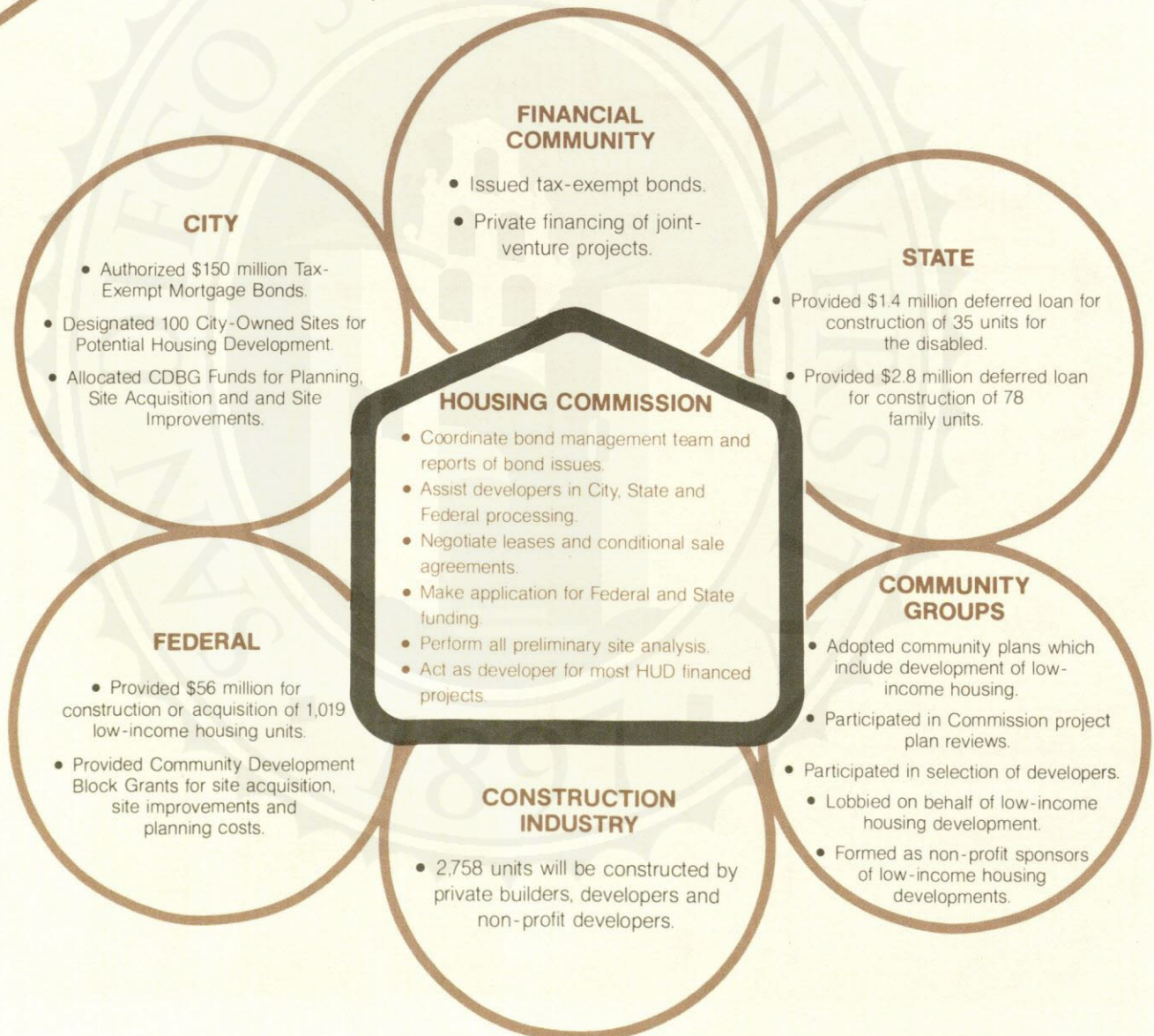
## HOUSING DEVELOPMENT

### MAXIMIZING RESOURCES

To develop low and moderate-income rental housing in the City of San Diego, the Housing Commission has worked in partnership with:

- Local, State and Federal Governments
- Profit and Non-Profit Developers
- The Construction Industry
- The Financial Community
- Community Groups

Examples of the contributions made by each of these partners are shown below.



Serving as the link in this partnership for the production of low-income housing, the Housing Commission has been able to combine the resources of each partner to achieve the maximum results.



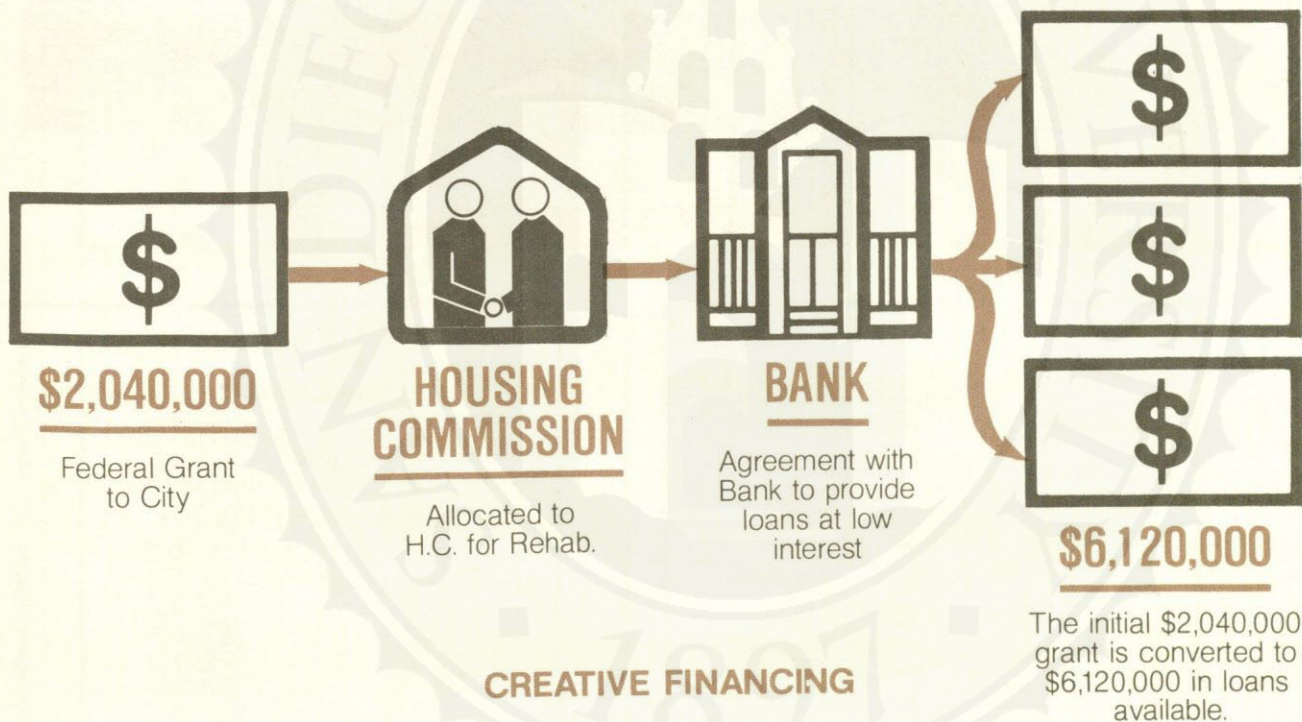
### PRESENT SAVINGS

In June, 1981, the Housing Commission completed purchase of 245 family units, saving \$2.3 million of the amount provided by HUD for this project.

### FUTURE SAVINGS

The Housing Commission has implemented energy conservation measures in each of these 245 units purchased which include: solar heating, insulation, water restrictors, weatherstripping and thermostat controls. These measures will result in an estimated energy savings worth \$68,000 per year.

## HOUSING REHABILITATION



In re-designing the previous HOUSING REHABILITATION program, three major areas were examined and modified.

- FINANCING agreements with Crocker Bank and San Diego Federal were utilized to make available below-market-rate loans for home improvements, and to leverage funding resources. This permitted each dollar of Federal money to produce approximately three dollars of loans.
- STAFF functions were re-organized and training emphasized in technical areas.
- GOALS for production levels were established and monitored.



# COST EFFECTIVENESS

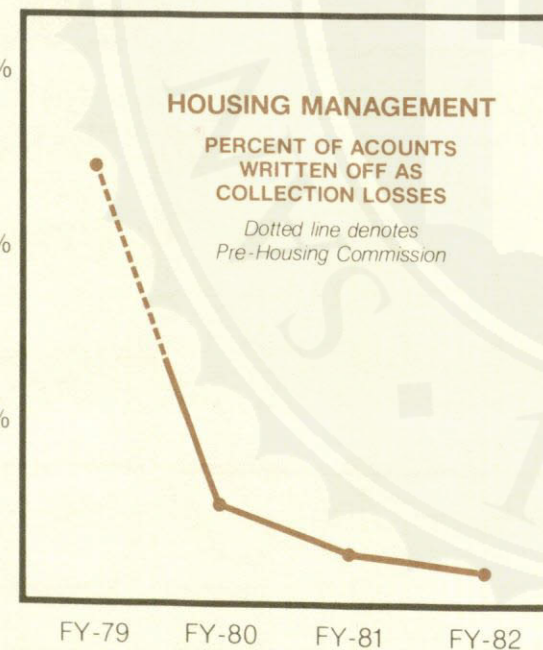
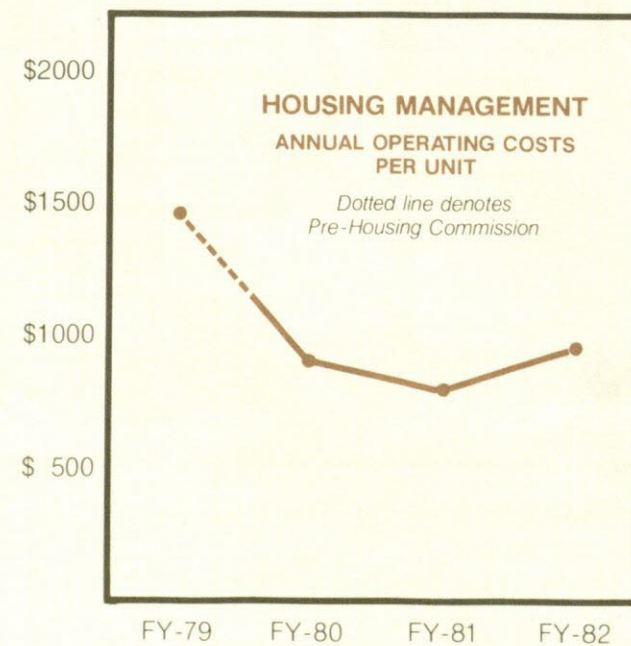
## TENANT SERVICES

### MANAGING EFFICIENTLY...

Since the Housing Commission began performing management and maintenance functions for the leased housing program (formerly under private management) operating costs have been lowered by reducing staff costs, collection costs, and vacancy losses.



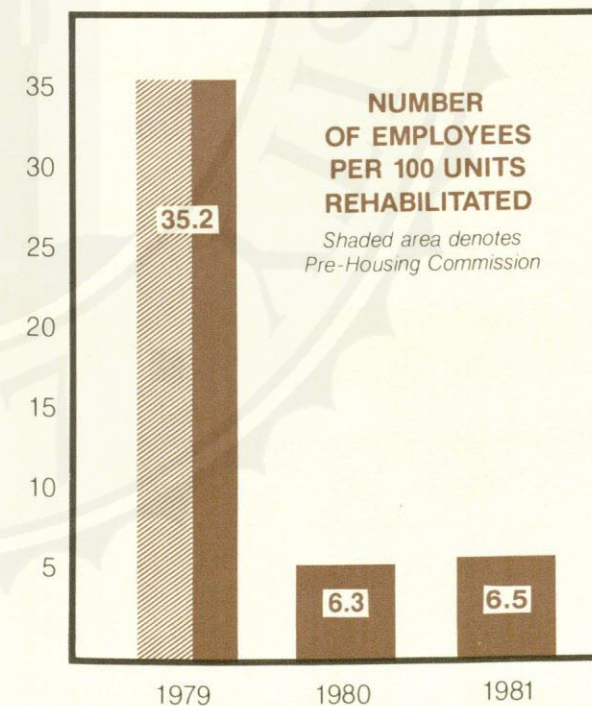
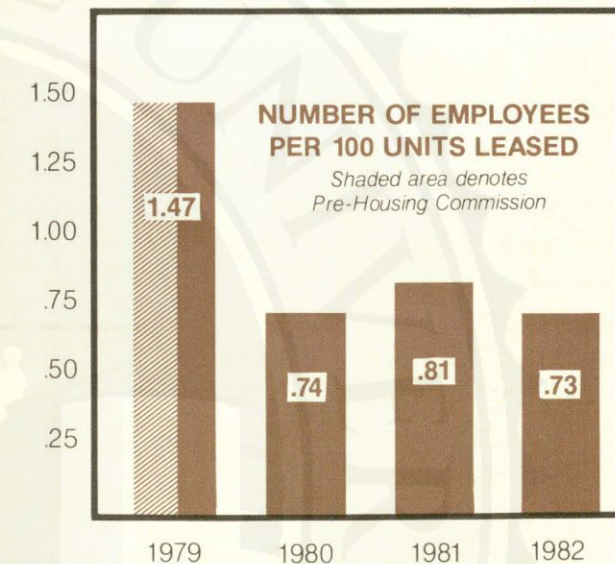
### ... REDUCES COSTS



Housing Management Staff concentrated on improving relationships with tenants and enforcing collection policies.

### ... DECREASES STAFFING

Staff efficiency was improved by holding individuals responsible for specific production. The result was a decrease in the ratio of employees to units produced in the three labor intensive programs, as depicted in the graphs.



### ... PROVIDES ADDITIONAL LOCAL REVENUES

By increasing units under lease without increasing the number of staff, the Housing Commission was able to save administrative fees provided by HUD.

These savings are available for other local low-income housing purposes.

#### PROGRAM SAVINGS

1979	\$226,638
1980	\$453,610
1981	\$453,080
1982	\$306,870



# COMMUNITY BENEFITS

## BALANCED COMMUNITY

- ★ New housing units are being developed *outside* of impacted areas effecting the City's balanced community policy.

## BUILDING CONTRACTS

- ★ New construction of 2,758 rental units (totalling approximately \$170 million in new construction contracts) is under way by private contractors and sub-contractors, architects, and engineers.
- ★ 400 contracts a year are being let to local small business contractors for rehabilitation of homes. These contracts total approximately \$6 million.

## NEIGHBORHOODS

- ★ Golden Hills, San Ysidro, Barrio Logan, Southeast San Diego, and City Heights are being revitalized through the Housing Rehabilitation Program.

## CITY REVENUES

- ★ Leases executed for City-owned land have realized a *return of 10% to 12% of fair market value.*
- ★ Construction of housing on vacant City-owned land has turned idle property into *useful, tax-producing property.*

## PROGRAM RECIPIENTS

*During 1979-81, the Housing Commission has assisted over 11,000 low-income persons in the City of San Diego. The average annual income of all households assisted was \$6,516 and the average assets were \$601. The Housing Commission programs permitted these families and individuals a new accessibility to decent housing.*

## PRIVATE LANDLORDS

- ★ Owners of nearly 3,900 rental units have received over \$20,000,000 in rent payments from the rental subsidy program in the last two years.

## NEW HOUSING

- ★ 349 new units have been completed
- ★ 133 new units are currently under construction
- ★ Approximately 976 units will start construction in the next fiscal year.



## **PRIVATE SECTOR PARTICIPANTS**

*The Housing Commission acknowledges and expresses appreciation to the following firms who are among those contributors to the progress made by the San Diego Housing Commission toward providing decent, affordable housing to the citizens of San Diego.*

### **TECHNICAL AND PROFESSIONAL FIRMS**

ALPHA LABORATORIES  
ASSOCIATED PROFESSIONAL ENGINEERING  
BUILDING CONTRACTORS ASSOCIATION  
CALIFORNIA LAND TITLE INSURANCE CO.  
COMMONWEALTH TITLE  
EDP MANAGEMENT, INC.  
FIRST CENTENNIAL TITLE COMPANY  
GEOCON, INC.  
GRAVES ENGINEERING  
GUTIERREZ & MARTINEZ  
HARDISON, KOMATSU, IVELICH AND TUCKER  
HOPE CONSULTING GROUP  
HOUSING CONCEPTS  
INNIS-TENNEBAUM ARCHITECTS  
KERCHAVAL & ASSOCIATES  
GERALD KIBBY, MAI  
LAND TITLE INSURANCE COMPANY  
LUCE, FORWARD, HAMILTON & SCRIPPS  
M.S.A., INC.  
McMAHON PARTNERSHIP  
DALE NAEGLE, INC.  
PACIFIC ENGINEERING  
PETERSON, THELAN, PRICE  
PHILLIPS & REYNOLDS, ENGINEERS  
PRATER & ASSOCIATES  
R&R ENGINEERING  
NORMAN ROBERTSON, MAI  
SAN DIEGO APARTMENT ASSOCIATION  
SAN DIEGO BOARD OF REALTORS  
SALERNO LIVINGSTON & PARTNERS  
E.M. SHAFFRAN & COMPANY  
SHOULDERS & SANFORD, INC.  
SNIPES DYE ASSOC.  
SOUTH BAY CITIES ESCROW CO.  
SOUTHERN CALIFORNIA SOIL & TESTING INC.  
STOCKARD & ENGLES, INC.  
TATE REALTY  
THE UTILITY COMPANY  
TITLE INSURANCE & TRUST COMPANY

TRANSAMERICA TITLE INSURANCE COMPANY  
T.R.W.  
WESTERN FUND CONTROL  
WILLDAN & ASSOCIATES  
WOODWARD & CLYDE  
ZANDERSON, INC.

### **CONSTRUCTION INDUSTRY**

BAKER CONSTRUCTION  
COLLINS DEVELOPMENT COMPANY  
M. H. GOLDEN  
GOLDRICH, KEST & STERN  
HOUSING OPPORTUNITIES, INC.  
RAY L. HUFFMAN CONSTRUCTION CO.  
LINCOLN PROPERTIES  
ORCHARD II ASSOCIATES  
STONEHAVEN CORPORATION  
WALSH & ASSOCIATES

### **FINANCIAL COMMUNITY**

BANK OF AMERICA NT & SA  
BANK OF AMERICA MORTGAGE INTERNATIONAL  
REALTY COMPANY  
BLYTH, EASTMAN, PAIN, WEBBER  
CALIFORNIA FIRST BANK  
CROCKER NATIONAL BANK  
FIRST INTERSTATE BANK  
GOLDMAN SACHS AND COMPANY  
HOME FEDERAL SAVINGS & LOAN ASSOCIATION  
LEHMAN BROTHERS KUHN LOEB, INC.  
PEAT, MARWICK, MITCHELL & CO.  
GEORGE A. PETERSON & COMPANY  
SAN DIEGO FEDERAL SAVINGS & LOAN  
SAN DIEGO TRUST & SAVINGS  
WESTLANDS BANK



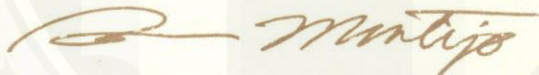


## A FUTURE PERSPECTIVE

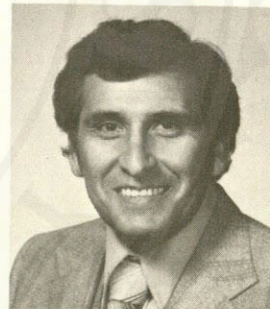
The achievements summarized in this report reflect the firm foundation created over the past two years by the Housing Commission and its partners within the private sector. It will be upon this foundation that the Commission will continue to build — and strive to further augment its current abilities and capabilities to provide affordable housing in San Diego.

We will endeavor to continually maximize our productivity, cost effectiveness, and community involvement. These three areas are central to our current and future accomplishments and achievement of our mission. We believe that our continued efforts backed by community support will assure future successes. We recognize the need to strengthen and expand our communications with the variety of groups and individuals with whom we interact, as well as the general public. We will do so.

It is anticipated that San Diego will receive widespread recognition for its affordable housing programs, particularly for the creative and progressive partnership of public and private organizations which has helped to achieve this important accomplishment.



Ben Montijo  
Executive Director





# Hustling For Housing

By DANIEL C. CARSON  
Staff Writer, The San Diego Union

"Basically, we are creating a single, less cumbersome agency whose sole purpose will be to hustle for housing," the mayor stated during a November 1978 press conference. The top-ranking task of that agency was to "develop further an aggressive program for the construction of low-rent housing for families and seniors on surplus city-owned land."

## AGING WITH DIGNITY

### Housing is concern

By JOE STERN

The General Accounting Office has just completed a study on rental housing. Its findings: "The shortage of low-rent housing is so severe that it requires immediate action by Congress" (Tribune, Nov. 12). On

must know about them and be able to use them to benefit from them. SB33 (Petrus) Chapter 60 is already in effect. It allows for location assistance to people displaced by rent increase due to building rehabilitation or health code enforcement.

LINCOLN PROPERTY CO. of Santa Monica has been selected by the city Housing Commission to develop a 45-acre city-owned site at West Point Loma and Nimitz boulevards for a 408-unit complex of apartments and condominiums. The project, Mariner's Point, is to include 308 apartments for low- and moderate-income families. The remaining units in the \$20 million project would be sold at market rates. Ground-breaking is expected early next year.

## 'Pilot' Project For Low-Income Families City Gets \$4.2 Million Housing Aid

The city's Housing Commission has received \$4.2 million under a new state housing subsidy program which will be used to build 113 apartments for low-income families.

## SPOT ON NOVEMBER BALLOT ASKED

### More Low-Income Housing Sought

Voters should be asked this November to approve construction of an additional 2,500 units of low-income housing within the city of San Diego limits, Benjamin Montijo, executive director of the city Housing Commission, has recommended. Meanwhile, the Housing Commission has gotten word from the office of U.S. Rep. Duncan Hunter, R-Coronado, that the number of federal rental subsidies available in the city will be expanding soon.

## Crisis looms for low income renters

WASHINGTON (UPI) — Low income renters face a major housing crisis because private industry is not providing enough moderately priced rental housing and existing units are being abandoned or converted to condominiums, a government study shows.

## Housing Panel Director Sees Project Gains

The Housing Commission hopes to see six new housing projects under construction next year, executive director Ben Montijo said yesterday.

## USE OF MUNICIPAL BONDS ENDORSED

### Housing Panel Undecided On Project's Scope

By DANIEL C. CARSON  
Staff Writer, The San Diego Union

The city Housing Commission yesterday endorsed plans to issue city bonds and use the proceeds to stimulate low-income housing development, but left for future discussion exactly what kind of project would be funded and in what locations.

hired to act as bond counsel, so that further details of the government program can be worked out.

As things now stand, the emphasis of the program has shifted from helping lower-income persons purchase single-family homes to financing construction of apartments through loans to developers.

## Condos blamed

### Rental housing at perilous low

By LEW SICHELMAN  
Washington Star

WASHINGTON — Affordable rental housing has been placed on the endangered species list by an investigative arm of Congress, which says the shortage is so acute that immediate congressional action is required.

Primarily because existing units being lost to condominium conversion and abandonment are not being replaced by private construction, a General Accounting Office report says, the 26 million families who depend on rental housing for shelter are in for a tough time.

The 15 million families whose incomes are below \$10,000 a year will be particularly hard hit, the report says.

The GAO recommends that Congress establish a commission of federal, state and industry representatives to develop a national rental housing policy and a plan of action to foster both the availability and the affordability of rental housing.

The commission, the agency says, should develop alternative strategies that will identify the incentives necessary to bring private enterprise back into the rental market.

The private sector's retreat from multifamily housing is reflected in part by the national vacancy rate. On the decline since 1974, the vacancy rate by the end of this year's first quarter had dipped to 4.8 percent, the lowest rate since the Census Bureau began keeping tabs 34 years ago. Anything less than 5 percent is widely regarded as dangerously low.

Families who need larger units are finding it even more difficult to rent suitable housing. The national vacancy rate is 3.8 percent for housing units with five rooms and 2.8 percent for those with six or more.

## PROGRAM INCREASES 600%

### 3rd city area to get housing aid

By VICKI TORRES  
Tribune Staff Writer

The city Housing Commission announced yesterday it will extend its Housing Rehabilitation Program into a third area of the city and, at the same time, reported the program has shown a 600 percent increase in activity over past years.

"We're real proud of that," said Bob Ross, director of the program.

## CITY BRUSHES ON FINANCIAL HELP FOR HOMES

If a fresh coat of paint is just what your home needs, the city is going to set up a program to offer financial incentives to get the job done.

By unanimous vote, the City Council yesterday agreed to form a partnership with financial institutions and community leaders to make thousands of dollars available to upgrade homes in the midcity area.

The idea was first presented by the National Neighborhood Reinvestment Corp., a non-profit corporation chartered by Congress. Its basic function is to establish local corporations to carry out the program. As envisioned by the originators, the housing services program will provide counseling for residents who want to fix up their homes and need loans from banks and contractors.

## City 'Land Bank' For Low-Income Housing Urged

The city Housing Commission should establish a "land bank" to preserve public land and acquire private property for future low-income housing projects, an expert says.

## City moves to speed low-income housing

By BERNARD HUNT  
Tribune Staff Writer

A joint meeting of the City Council and the beleaguered Housing Commission

yesterday approved five actions the bodies hope will speed provision of housing for low-income and elderly families.

SAN DIEGO, CALIFORNIA, SUNDAY MORNING, SEPTEMBER 14, 1980

## Housing Rehabilitation Program Moves In Right Neighborhood

By DANIEL C. CARSON  
Staff Writer, The San Diego Union

The Housing Rehabilitation Program focuses its activities on the city's older neighborhoods and attempts to preserve existing housing stock, stabilize neighborhoods and provide decent, safe and sanitary housing to low- and moderate-income families. The thrust of the program is on neighborhood revitalization and objectives center around this goal.

Housing Commission budget

"We know from empirical evidence that it simply will not work. I don't think the (Housing) Commission, at least, would be well-advised to undertake a program that they know from all the evidence that exists will simply not work."

Bob Ross, rehabilitation program director, March 31, 1980

City housing experts have made significant improvements in a long-troubled city housing rehabilitation program to curtail past abuses, but

the \$4 million-a-year effort is still failing to turn around San Diego's deteriorating neighborhoods.

Individual property owners are getting loans and grants and a once-in-a-lifetime chance to improve their living conditions. For a number of reasons, however, including apparent poor planning, bad luck and politics, the number of homes getting a facelift is substantially less than promised months ago by housing officials.

This means that the central goal of

the program, which involves use of federal grant money to make cheap loans and grants for "rehab" work, probably will not be realized if it continues in its present form, a San Diego Union study indicates. "Neighborhood revitalization," described as "the thrust of the program," probably will not happen.

Interviews with those knowledgeable about the program suggest it is being undermined by these factors: — The refusal of City Council members to allow mandatory health

and safety code inspections of homes in neighborhoods targeted for housing rehabilitation. Council members feared the political repercussions of having city inspectors knocking on doors and requiring low-income residents to correct health and safety hazards, but they also took away a key motive for residents to participate and upgrade the neighborhood.

— Community fears, often based on a lack of knowledge, that the program will hurt rather than help financially. An aggressive effort was

made to overcome those fears, but the absence of any established, active community agency as a sponsor of the program has frustrated an already difficult selling job.

— An arrangement with Crocker National Bank that was supposed to double the amount of money available for home fix-up loans, instead has apparently thrown a monkey wrench into lending efforts. About 58 percent of loan applications processed for the city by Crocker are (Continued on B-7, Col. 1)

## Schnaubelt lauds plan on housing

Councilman Fred Schnaubelt, long a foe of the city's Housing Commission and its programs, had rare words of praise for its efforts at yesterday's City Council meeting.

"Congratulations," he told the commission's executive director, Ben Montijo. "This is a step in the right direction. It's not quite far enough, but you've come a long way."

Friday, Jan. 20, 1981

## Opinion Page

### Loans help make city shine

ON THE reasonable assumption that one good program deserves another, the City Council this week approved participation in a federal plan to upgrade inner city housing.

The city will provide \$50,000 to help organize a Neighborhood Housing Service project under a program chartered by Congress. The goal is to form a partnership of city, private lenders and community leaders to make funds available for upgrading of homes. Counseling will also be provided to residents unaccustomed to dealing with banks or contrac-

tors.

Experience with the five-year-old Housing Rehabilitation Program supports the adoption of the new service. Last year, 467 homes in Southeast San Diego were repaired or expanded through low-interest loans.

The rehabilitation program, reorganized in 1979 under the city Housing Commission, has shown a 600 percent increase in activity under the "new management" and 25 percent of residents in the target area participated in the program. The expansion is more than justified.

San Diego, Wednesday, Jan. 28, 1981

EVENING TRIBUNE B-3





## **HOUSING COMMISSION**

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