

Relocation - The Need for

Low to Moderate Income Housing

As we approach the conclusion of our Relocation Caseload for C.D. Year II, we have once more seen the increasingly aggravated problem of housing those displaced who are of low to moderate means. The availability of low to moderately price housing in our city is nil and the demand for this income range housing keeps growing.

While the problems attached to rehousing displaced homeowners keeps mounting, the tenant displaced families and individuals present us with our more immediate problem. A need directly related to Relocation is that for adequate low cost housing. The incomes of displaced tenants, in general, are so low that many cannot even meet the minimum rental for public housing which is not available and private housing is far beyond their means. Public housing when properly conceived and constructed, can markedly ease the strains of Relocation.

Relocation under Urban Renewal Neighborhood Development and Community Development has dramatized two very important facts. First, a city's desire to adopt the forces produced by a changing society cannot be accomplished if the terms of reference are limited to land economics and esthetics. While it is a legitimate function of government to improve a city's physical and economic conditions, it is also the responsibility of government to rectify imbalances and remove inequities. Community Development and Redevelopment

The second fact is that despite its subservient position, Relocation has moved a great distance to the point where it can be of real service to the people it affects. In the absence of a real or concrete rehousing component, the Relocation program has in many ways attempted to fill the gap. The Relocation section takes the responsibility for all displacement occasioned by land acquisition. Although Relocation Counselors have no control over the housing supply, cooperation with public housing authorities is an absolute must.

With gains in understanding and practice, the greatest handicap which Relocation encounters now is the universal shortage of low rent or moderately price decent housing. At this time, the greatest gain in amelioration of the difficulties of Relocation of the elderly, handicapped, as well as all other relocatees, lies in the provision of such housing in adequate amounts.

No city has ever adequately achieved this goal since it became the nation's avowed policy with the passage nearly three decades ago of the Housing Act of 1949. It is only when sufficient progress has been made toward creating a supply of housing commensurate with the need that it will be morally and politically feasible to determine appropriate treatment of neighborhoods, whether it be improvement of its housing or supersession of the residential use in accordance with overall city policy.

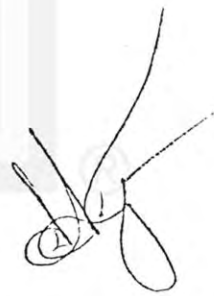
Our Community Development and Redevelopment program must change its direction, Relocation has transformed into a service who's primary goal is to launch exhaustive search missions for housing and the movement of people out of their present houses to enable demolition or rehabilitation. Our service should be that of rehousing the poorly housed. We must address the following two elements:

1. An explicit prime policy of providing adequate amounts of low to moderate income housing on a scale commensurate with the urgency and need must be initiated and aggressively pursued.
2. All possible low to moderate housing programs must be explored including rent supplements, public housing and Section 8 New Construction. These programs currently should be bolstered to provide housing at a rate at least equivalent to the net loss in low cost units our city is encountering as a result of the Community Development and Code Enforcement activities.

*RELOCATION HOUSING NEED PROJECTION

	77-78	78-79	79-80	3 Year Period
1 Bed	2	2	2	6
2 Bed	12	10	10	32
3 Bed	45	38	38	121
4 Bed & over	7	5	5	17
TOTAL	66	55	55	176

*Projection need based solely for displacement under Community Development as a result of land acquisition.



EL ACTO DE VIVIENDAS Y DESARROLLO DE LA COMUNIDAD DE 1977
DETALLAS DE EL ACTO Y COMO ES EL PROCESO

En 1977 El Acto De Viviendas y Desarrollo De La Comunidad De 1974 fue enmiendado y extendido a nuevas areas. El acto es el resultado de various años de esfuerzo por La Administración, del Congreso, y ciudades para simplificar, adaptar y consolidar programas del desarrollo a la Comunidad.

METAS

El Congreso indicó que estas concesiones federales seran para apoyar actividades de desarrollo a la comunidad que se dirijen especificament a los siguientes objetivos:

- (1) eliminar viviendas en barrios decaídos y evitar más deterioración de propiedades y facilidades de beneficio y bienestar a la comunidad.
- (2) eliminar condiciones insaludables y que afectan el bienestar público por medio de la reparación y eliminación de viviendas inadecuadas.
- (3) conservar y aumentar el número de viviendas adecuadas en el país.
- (4) Aumentar y mejorar la cantidad y calidad de servicios a la comunidad, principalmente para personas de ingresos bajos y moderados.
- (5) promover el uso más racional de terreno y otros recursos nacionales y Mejor planificación de areas residenciales, comerciales, industriales, recreacionales y otros centros de actividad que sean necesarios.
- (6) Reducir el aislamiento de grupos debido a su estado socioeconómico y majorar barrios decaídos con el propósito de atraer personas de ingresos más que moderados.
- (7) restorar y preservar propiedades con valor histórico, arquitectual o otras razones estéticas.

FONDOS

Para lograr estos propósitos y metas la ciudad de Lubbock tiene derecho a recibir 3.759 millones de dollares para el quinto (5) año del programa de desarrollo a la comunidad.

REQUISITOS DE APPLICACIÓN

La ciudad de Lubbock hará una aplicación al Departamento de H.U.D. en Marzo de 1979 que consistirá en un plan comprensivo de

desarrollo y alojamiento para la comunidad por los siguientes tres (3) años. Inclusive la aplicación contendrá programas anuales de desarrollo a la comunidad y un plan de asistencia para alojamiento. H.U.D. tiene 75 días para revisar la aplicación.

La Ciudad debe asegurar a todo ciudadano de oportunidad de revisar y participar en el desarrollo de la aplicación.

Si tienen presuntas adicionales acerca del Programa de Desarrollo a la Comunidad, por favor llamen a Vicki Foster 762-6411, extensión 2290 or 2291.

ACTIVIDADES ELEGIBLES

Solamente las siguientes actividades son eligibles para ser incluidas en el programa de Desarrollo de la Comunidad que serán financiadas por estos fondos federales de acuerdo a esta ley

- (1) Compra de Propiedades.
- (2) Venta de terrenos.
- (3) Compra, construcción, reconstrucción, reparo, o instalación de ciertos mejoramientos a facilidades publicas.
- (4) Actividades de derrumbe o limpieza.
- (5) Servicios públicos para residentes de area designadas como "neighborhood strategy areas".
- (6) Asistencia provisional.
- (7) Para igualar fondos federales para otros programas.
- (8) Para cubrir el costo necesario para terminar programas Urban Renewal.
- (9) Pagos y asistencia de Relocalización.
- (10) Para proveer pagos de asistencia de alojamiento a propietarios cuando ellos pierden dinero de renta por mantener las habitaciones para uso de personas re-localizadas.
- (11) Para proyectos especiales que tratan con remover barreras que impiden la movilización de los ancianos y personas incapacitadas.
- (12) La compra, construcción, reconstrucción, reparación o instalación de líneas de agua, luz, y gas o facilidades públicas que asisten con la distribución de servicios publicos.

- (13) Reparación de viviendas residenciales públicas.
- (14) Modernización o reparos a (Public Housing) alojamiento público.
- (15) Reparo a propiedades (casas propias).
- (16) Asistencia de Relocalización Temporal.
- (17) Implementación de los códigos de viviendas.
- (18) Preservación Histórica.
- (19) Actividades para el Desarrollo Económico.
- (20) Planificación Comprensiva y Desarrollo.
- (21) Costos Administrativos.



Relocation and the Need for Low to
Moderate Income Housing- Part II

This supplements a report done on July 31, 1977 at the close of our Relocation Caseload for Community Development Year II.

Several positive steps have been taken towards addressing the need for more low income rental housing in our city.

First the preparation of a plan of action to increase the production of lower and moderate income housing in Lubbock.

Second, the formation of a Mayor's Housing Advisory Committee for the purpose of understanding the many housing tools available; tracking the various programs; etc., etc..

Third and most important, since July 1977 we have seen the construction of approximately 173 new section 8 units for the elderly. It should be noted that all 173 were in the 2 bedroom or less category.

Our projected need in this bedroom category was as follows:

	77-78	78-79	79-80	3 year period
1 Bedroom	2	2	2	6
2 bedroom	12	10	10	32

It would appear therefore, that at least this projected need has been adequately satisfied. If we go simply by number needed and number provided, then the need was satisfied. However, it should be noted that not a single C.D. Year III displacee was relocated into either of the newly constructed Section 8 complexes. The reason, the location of the units and their distance from the displacee's present neighborhood. These persons are generally elderly couples or individuals who depend on relatives or lifetime friends in their present neighborhood for care.

There has been no construction of low to moderate rental units in the low to moderate 3 and 4 bedroom category.

Fourty three tenant families and individuals were displaced during our third year of Community Development, and approximately twenty-eight are scheduled for fourth year. We can not continue to displace tenants at this rate without providing low to moderate rental housing.

We need:

* Relocation Housing Need Projection

	78-79	79-80	80-81	3 Year Period
1 bedroom	4	4	4	12
2 bedroom	6	6	6	18
3 bedroom	16	27	27	70
4 bedroom	3	4	4	11
TOTAL	29	41	41	111

* This projection based solely for anticipated tenant displacement under C.D. as a result of acquisition.

It is very important that we recognize that the construction of new units to the west and southwest of the city is not serving persons of low to moderate means displaced primarily from the north, east, northeast, and southeast parts of our city.

In 1977 a HUD-Relocation monitor of tenant displacees revealed that the units to which tenants were being relocated appeared less than adequate for relocation purposes. We explained that though the units might appear inadequate, they were decent, safe, and sanitary. However, we are fast running out of these unsightly but adequate units.

The average rent paid by displaced tenants is generally around \$75.00 a month (many times less), when you add the amount of rental assistance \$83.33 (a month) available, that means you are looking for a 3 bedroom rental unit for \$158.33 a month.

Rental units can at times be found in north and southeast Lubbock for \$150.00, \$160.00, \$170.00 a month. Generally, these units will be in distressed neighborhoods and often times previously red-tagged units where the landlord has complied with the minimum requirements to continue renting the unit.

I cannot over emphasize the criticalness of this situation, for as you can see the consequence is that sooner or later it will be construed by HUD that we are not providing adequate, decent, safe, and sanitary housing for tenants prior to their displacement- as per our assurances.

Urban Renewal Department Head's Recommendations

5th Year

Estimated Cost

1. Arnett Benson 7-C	\$786,773.00
2. Bean 26-C	351,745.00
3. Stubbs 29a	337,863.00
4. East Lubbock - Elliston 25A	415,478.00
5. Meadowbrook Villa 20a	186,168.00
6. Posey East 27A	504,086.00
	<u>\$2,612,103.00</u>

6th Year

1. Arnett Benson 7D	\$740,877.00
2. Bean 26D	297,735.00
3. Stubbs 29B	296,736.00
4. East Lubbock - Elliston 25B	352,752.00
5. Meadowbrook Villa 20b	225,845.00
6. Posey East 27B	637,064.00
	<u>\$2,550,959.00</u>

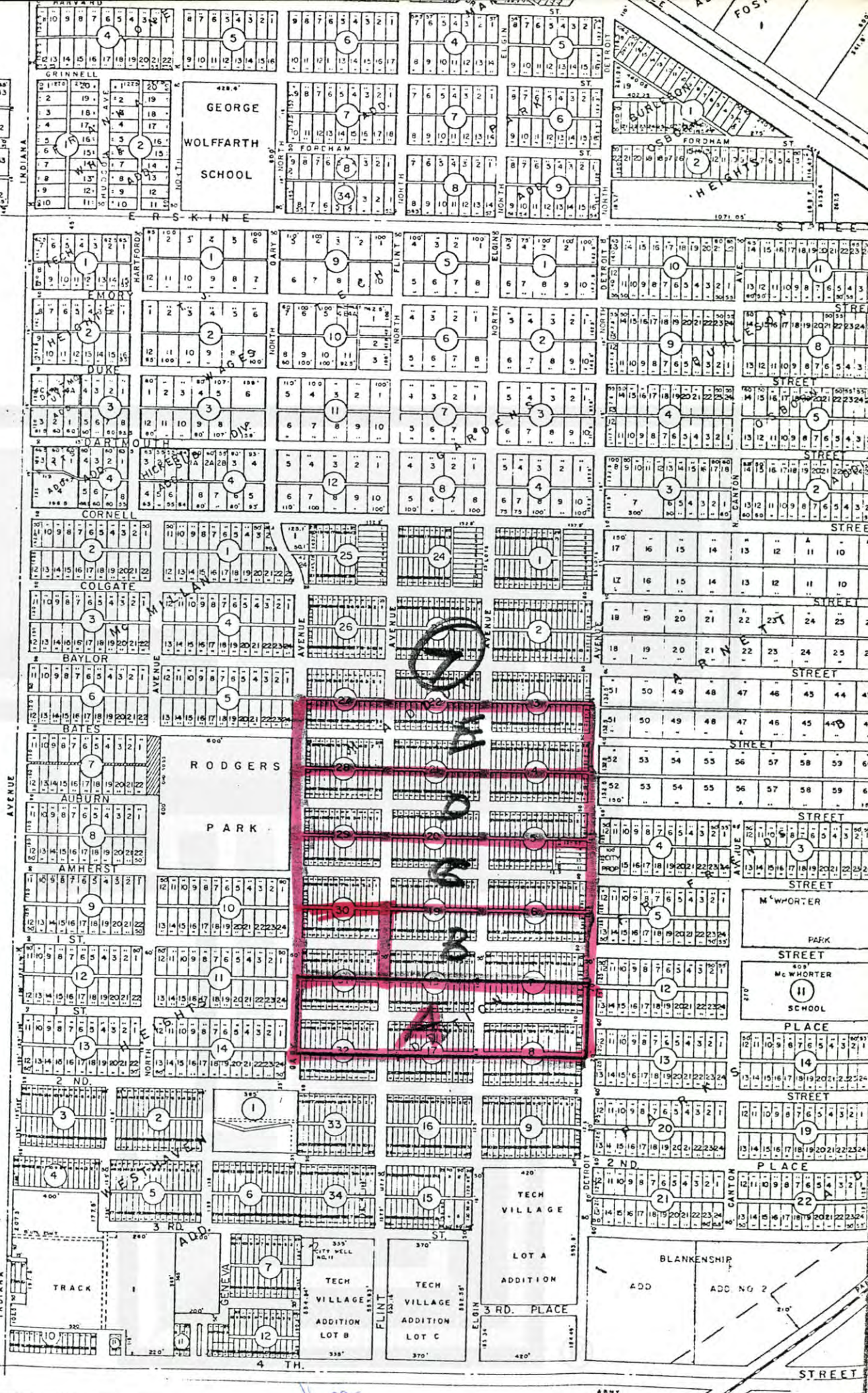
7th Year

1. Arnett Benson 7E	\$762,481.00
2. Stubbs 29C	299,930.00
3. Bean 26E (undetermined subarea)	300,000.00
4. East Lubbock - Elliston 25C	252,486.00
5. Meadowbrook Villa 20C	227,134.00
6. Posey East 27C	297,514.00
	<u>\$2,139,545.00</u>

8th Year

1. Arnett Benson 7F
2. Stubbs 29D
3. East Lubbock - Elliston 25D
4. Posey East 27D
5. Bean 26F

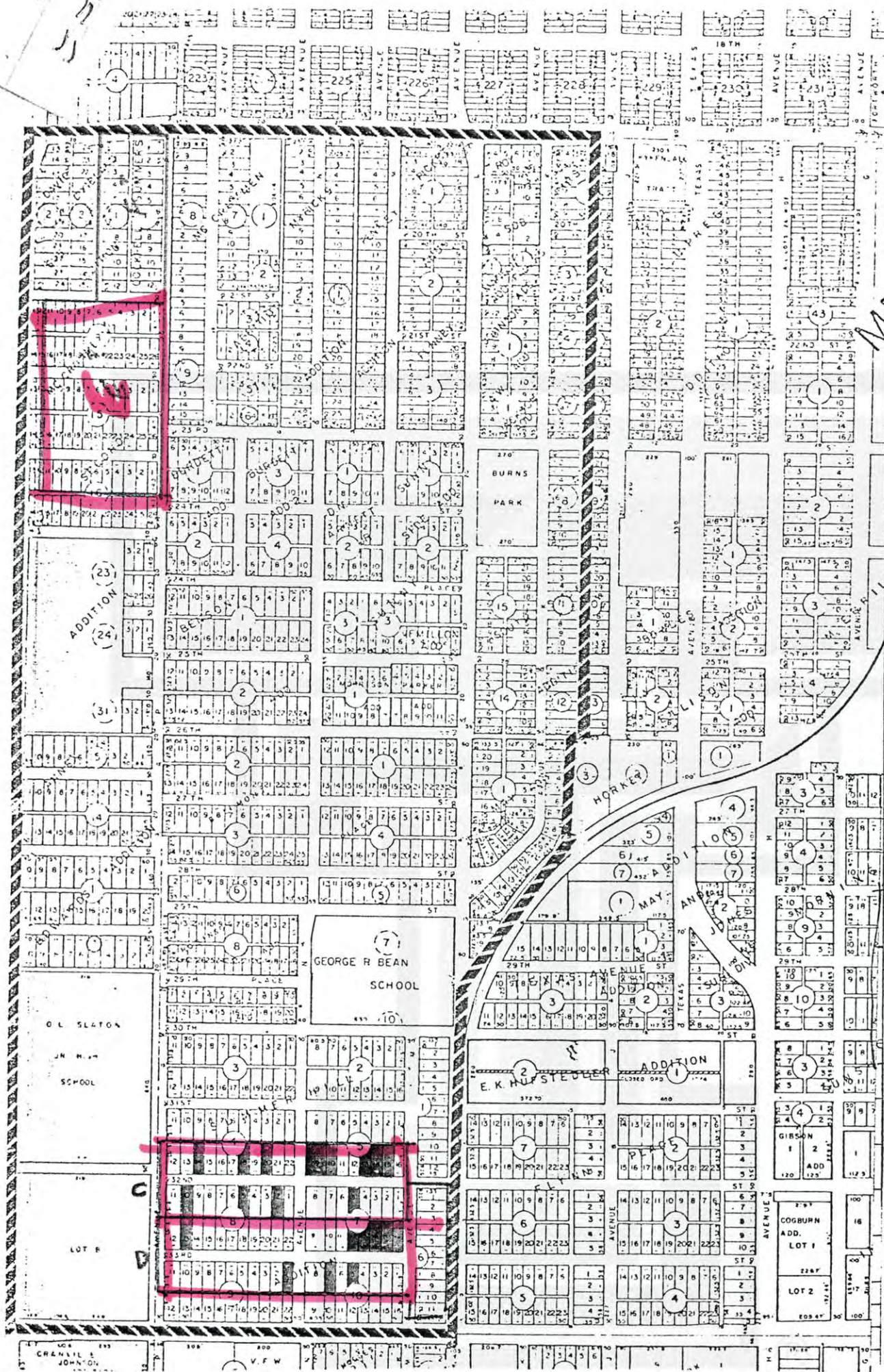
MAP - 9



Agitation
C-13 own
6 occm
tenant
13-1 owner
tenant

75
85
150

158.



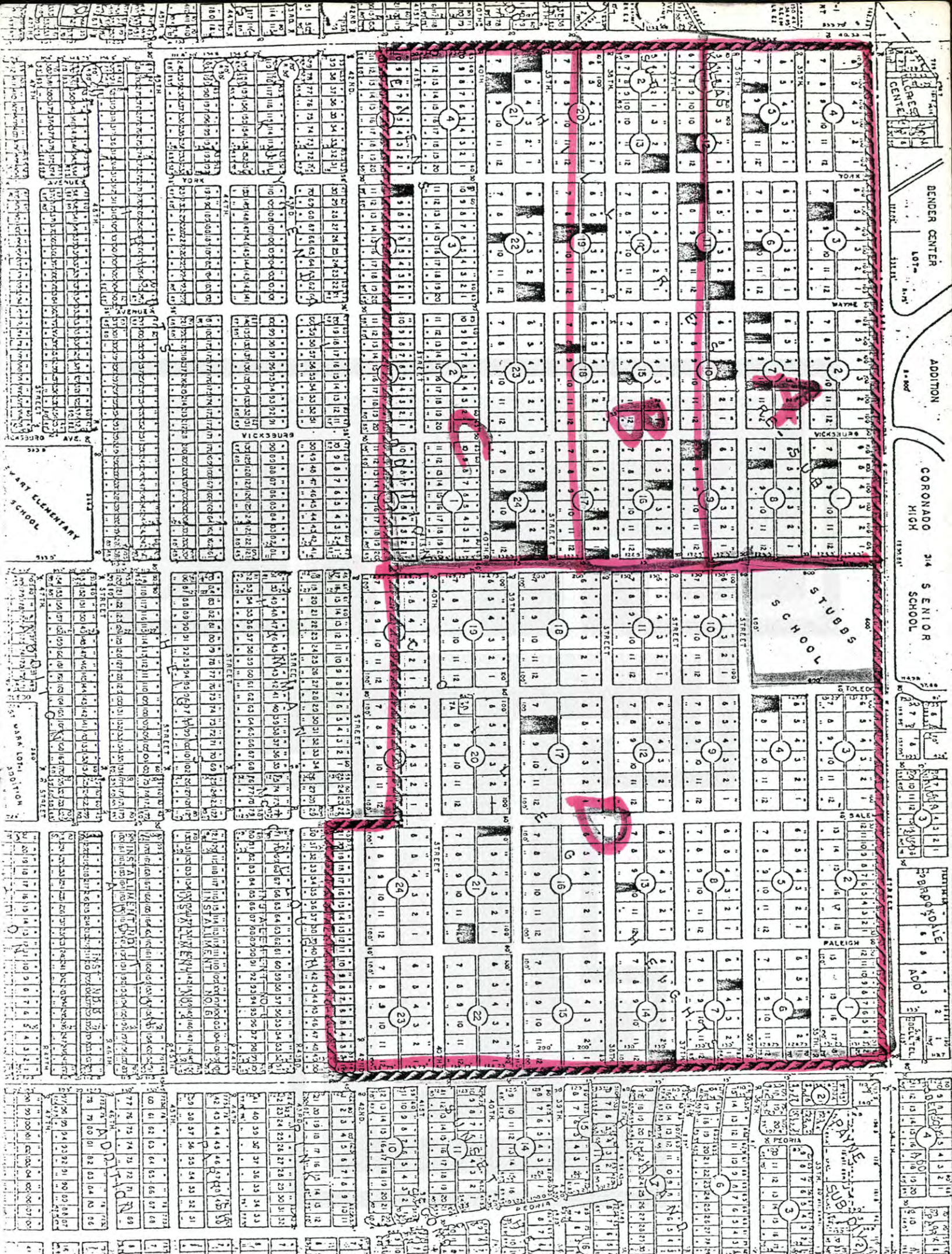
BEAN

C = 381,735.00
D = 297,735.00

C:
Ten Role = 9
D:
Ten Role = 8

Revised
9-7-78

ACQ



STUBBS

PROPOSED ACQUISITION MAP

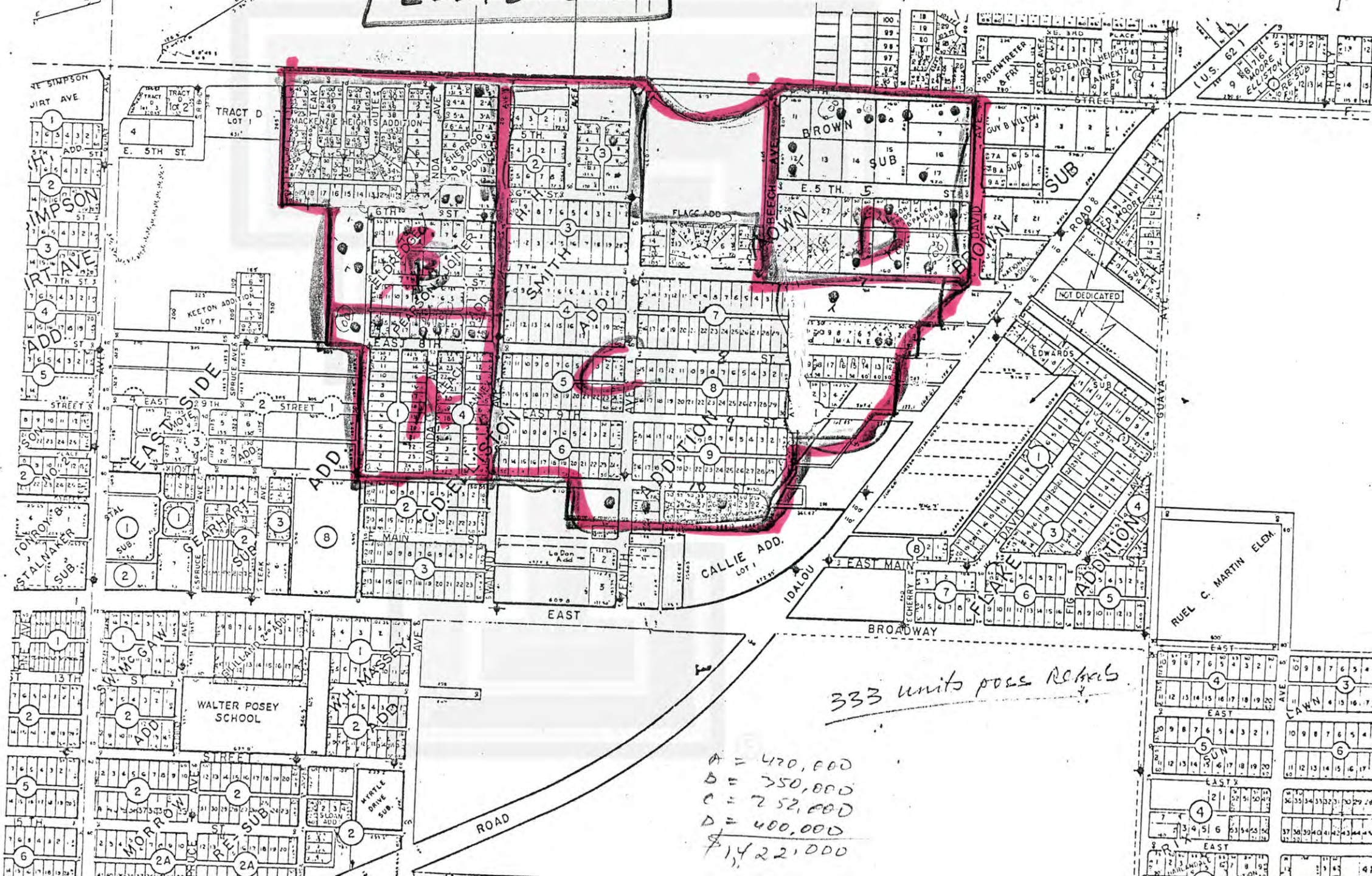
Lubbock Community Development Rehabilitation and
Redevelopment Urban Renewal Area No. 29

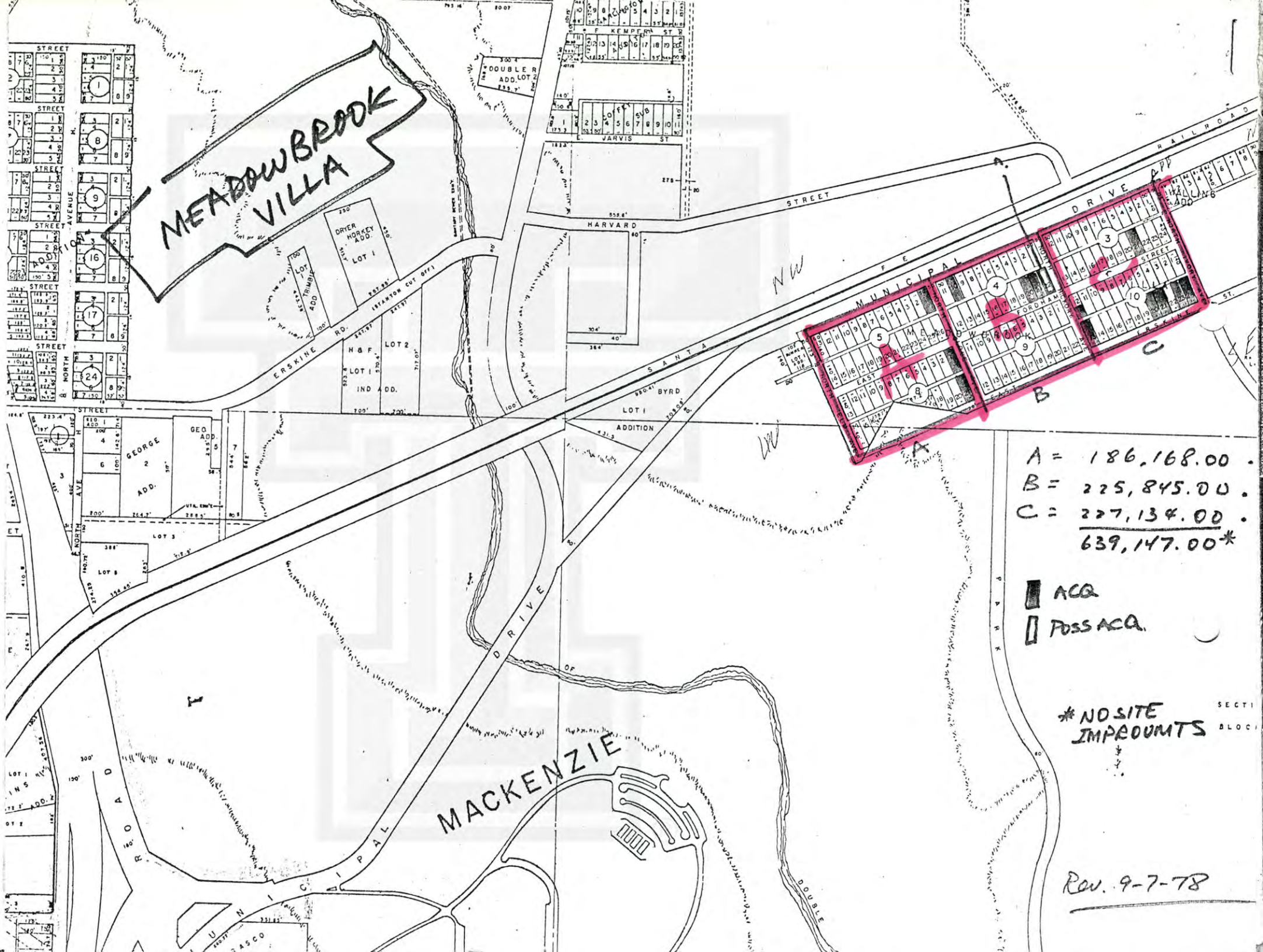
EXHIBIT URPIV

URA Board Approved 4/18/78

LEGEND: PROPERTY TO BE ACQUIRED

ELLISTON





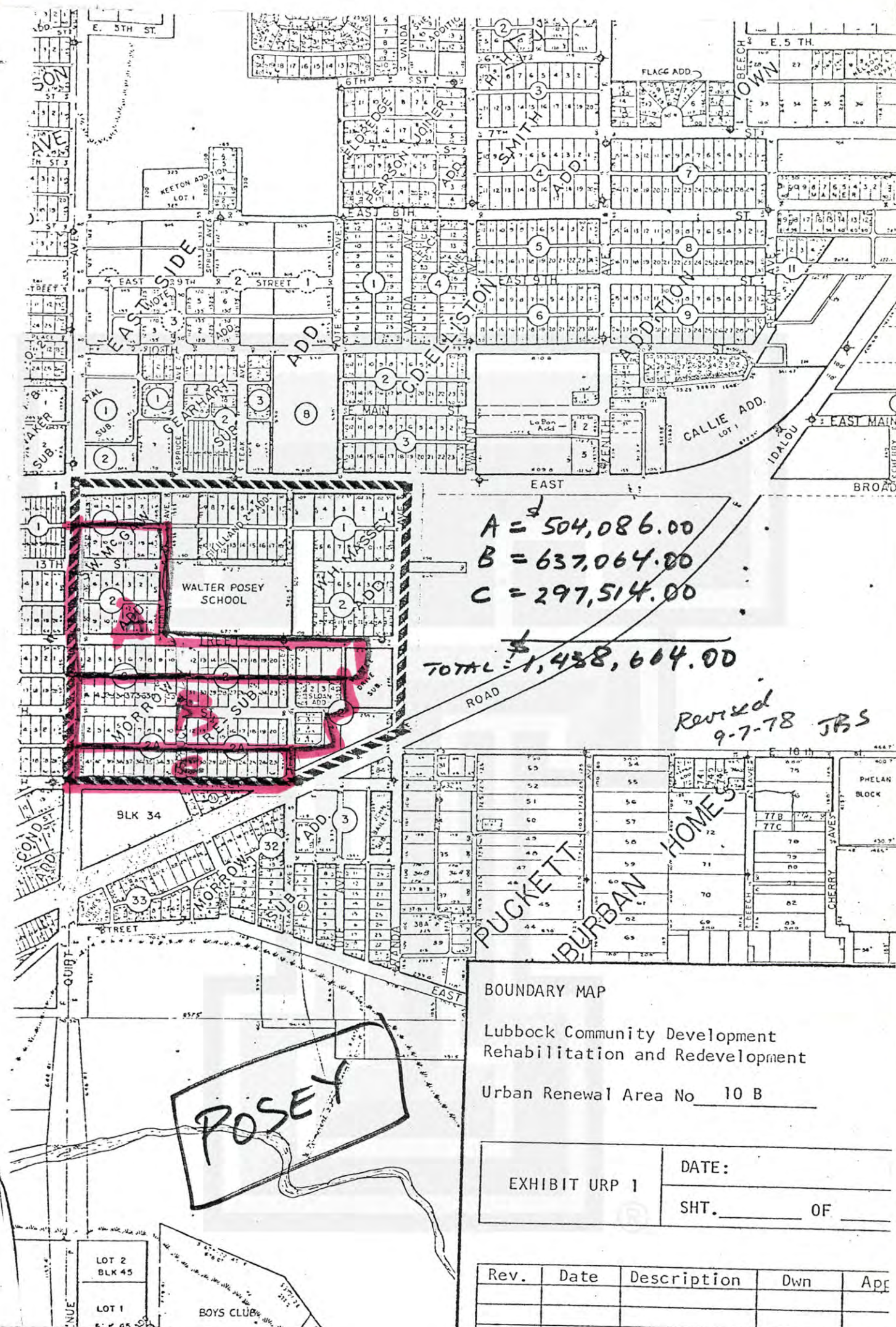
MEADOWBROOK
VILLA

A = 186,168.00
B = 225,845.00
C = 227,134.00
639,147.00*

■ ACQ
□ POSS ACQ

*NO SITE
IMPROVMENTS

Rev. 9-7-78



A = 504,086.00
B = 637,064.00
C = 297,514.00
TOTAL = 1,438,664.00

Revised
9-7-78 JRS

BOUNDARY MAP
Lubbock Community Development
Rehabilitation and Redevelopment
Urban Renewal Area No 10 B

EXHIBIT URP 1	DATE:
	SHT. _____ OF _____

Rev.	Date	Description	Dwn	App

COMMUNITY DEVELOPMENT AND HOUSING PLAN 1979-82
THREE YEAR PROJECT SUMMARY

June 1, 1979 to May 31, 1980

Approved Activities

ACTIVITIES	BUDGET
Rogers Park Community Center	\$ 16,000
Copper Rawlings Community Center	13,000
Arnett Benson Rehab.	643,877
Bean School Rehab.	371,294
Meadowbrook Villa Rehab.	116,969
Elliston Rehab.	306,238
Phyllis Wheatley Rehab.	524,000
Unassessable Street Paving	45,000
Teak-E. 14th to E. 15th	
Vanda-E. Broadway to Idalou Hwy.	
Posey Rehab.	256,450
Stubbs School Rehab.	170,634
Development of Manicapelli House Area	75,000
Land Acquistion Lake 6-North	276,000
Land Acquisition Lake 6-South	50,000
Sidewalk Repair & Installation	30,000
Land Acquisition: South Overton Park	113,598
Renovation of Fire Stateion #4	40,254
Unassessable Street Paving	127,000
Municipal Dr.-Ama. Hwy. to Ash	
Elgin-Fordham to Harvard	
Ahead of Paving Utilities	27,210
Weatherization Program	25,000
Clean-up & Landscaping Day Care #1	35,000
Emergency Shelter/Battered Persons	6,000
CDBG Code Enforcement	150,000
Intensified Code Enforcement	31,900
Security Patrol-Housing Authority	75,603
Housing for Handicapped-Housing	
Authority	80,000
Study for Handicapped Housing Needs	6,000
C. D. Administration	86,743
Contingency	215,230
TOTAL	\$3,914,000

June 1, 1980 to May 31, 1981

Proposed Projects

ACTIVITIES	BUDGET
Construction Day Care Center #2	\$ 250,000
Arnett Benson Traffic Signals	50,000
Arnett Benson Rehab.	600,000
Hood Park Irrigation	36,000
Bean School Traffic Signals	10,000
Bean School Rehab.	150,000
Meadowbrook Villa Rehab.	125,000
Elliston Rehab.	200,000
Phyllis Wheatley Rehab.	400,000
Posey Rehab.	200,000
Stubbs School Rehab.	150,000
Upper Loop Road & Lighting-Lake 6	94,275
Land Acquisition: South Overton Park	110,000
Triple Pumper Fire Truck	90,000
Weatherization Program — <i>Com. Serv.</i>	25,000
Traffic Signals CDBG Target Area	25,000
George Woods Community Center	139,402
Park Irrigation Projects	42,000
Carlisle Park	
Washington Park	
Guadalupe Park	
East Broadway Party House	50,000
Softball Complex Access Road	45,000
Emergency Shelter/Battered Persons	60,000
CDBG Code Enforcement	159,000
Intensified Code Enforcement	67,000
Land Use Plan Update	2,100
C. D. Administration	91,950
Contingency	139,273
TOTAL	\$3,311,000

June 1, 1981 to May 31, 1982

Proposed Activities

ACTIVITIES	BUDGET
Arnett Benson Rehab.	\$ 550,000
Meadowbrook Villa Rehab.	200,000
Elliston Rehab	250,000
Phyllis Wheatley Rehab.	400,000
Posey Rehab.	200,000
Stubbs School Rehab.	200,000
Canyon Lakes Clean-up	30,000
Rim Road Paving & Lighting-Lake 2	147,880
Ave. K to Ave. Q Paving and Lighting-Lake 3	88,162
Land Acquisition: South Overton Park	150,000
Unassessable Street Paving	367,000
Erskine-Knoxville to Quaker E. 19th-Quirt to Loop	
Weatherization Program	25,000
Tennis/Volleyball Court Improvements	20,000
McKenzie Park Road Paving	24,000
CDBG Code Enforcement	178,938
Intensified Code Enforcement	72,000
Landscaping & Design: Green Fair Manor	75,000
C. D. Acministration	97,500
Contingency	235,520
TOTAL	\$3,311,000

Richard Grimmett

Walraven Booklover Co.
124 E. Arapaho Rd.
Richardson, TX