



LAS PALMAS FOUNDATION

531 Encinitas Blvd
Suite 206
Encinitas, CA 92024
Phone: 760-944-9050
Fax: 760-944-9908

FOR IMMEDIATE RELEASE

October 1, 2002

SUBJECT: Official Grand Re-Opening of the Summercrest Apartment complex.
Grand Opening – October 8, 2002 at 3:00pm

CONTACT: Joseph M. Michaels – Las Palmas Foundation, President
760-930-0950 / Fax: 760-930-0958

WHO – Summercrest Apartment Homes

Rebuilt and improved by Las Palmas Foundation (a 501 (c) 3 nonprofit housing corporation) and the Related Companies of California.

Las Palmas Foundation, a 501 (c) 3 non-profit housing corporation is dedicated to helping communities rebuild for a brighter future by assisting low and moderate income residents with programs to address the critical needs of affordable housing. They specialize in improving housing for low-income families, mentally and physically challenged persons, single parent, elderly, New American and Native American individuals. They also provide service-enriched programs for their residents, such as computer training, family mediation, literacy, and elderly programs.

WHEN - Tuesday, October 8, 2002, at 3:00pm

Honored guests include the National City Mayor George Waters, City officials, Jerome A. Champion, Director of Los Angeles Multifamily Hub office - U.S. Dept. of Housing and Urban Development, National City Police Department and residents of the apartment complex.

WHERE - Courtyard of the Summercrest Apartment Homes –
2721 East Plaza Blvd., National City, CA 91950 – 619-475-2125

WHY:

1) To recognize individuals that were responsible for the turnaround and rehabilitation of Summercrest Apartment Homes.

2) To celebrate the honor bestowed by the National City Police Department, Crime Free Multi-Housing Program as a “Crime Free” property. Summercrest Apartment Homes was #2 (with 1 being the most active) in the city in criminal activity and police calls before the rehabilitation of the property by Las Palmas Foundation and Related Company of California, along with strong management by Related Management

Company and resident programs provided by the National City Collaborative Family Resource Center. *Now the complex is #9 in the city for criminal activity.* Also, this reduction in criminal activity was accomplished over a very short time.

HOW:

Summercrest Apartment Homes is a 372 unit (project based Section 8) HUD building (formerly known as Plaza Manor apartments). It is home to 1,070 residents. It was purchased by Plaza Manor Preservation, LP., in December 2000. The apartments were bought with the knowledge that the property had a history of criminal problems and drug activity. The owners specialize in improving difficult and complex properties.

Plaza Preservation, LP, is the owner of Summercrest Apartments and is an entity made up of two partners – one non-profit and the other for-profit. The non-profit managing general partner is Las Palmas Foundation, with ten years experience. The for-profit partner is the Related Companies of California, an experienced development company with a twelve-year track record.

The turnaround and rehabilitation of the property started in the year 2001, with interior and exterior improvements to the buildings. The improvements included replacing all heating furnaces and windows. As well as refurbishing interiors of units. The exterior enhancements included the street closure of Arcadia Place (a haven for drug activity), surveillance cameras, fencing, gates and lights.

The purpose of the upgrades is to enhance security and discourage drug related activities. The key is to design physical security measures that eliminates or reduces criminal behavior, but at the same time encourages residents to keep an eye out for each other.

Along with physical improvements, Las Palmas Foundation in conjunction with the National City Collaborative has introduced HUD's Neighborhood Network Center and social service programs to the residents.

The National City Collaborative is a citywide, community-based partnership of residents, public agencies, private organizations and businesses, formed to promote family and community well being. Their mission is to create a National City where all individuals and families can benefit from improvements in health, community safety, social and economic well-being, school readiness and achievement and enhanced acceptance of our diverse community. The Collaborative partner agencies include school districts, social service agencies, municipalities, county governments, hospitals and other social service providers. Their overall goal is to integrate the resources of organizations and community residents in order to provide accessible, neighborhood-based services to families, focusing specifically on prevention or early intervention. Toward that end, they believe that every child, youth or adult is a whole, complex person with many dimensions and a multitude of needs and resources.

Summercrest Apartment Homes' on-site social service programs include computer training, after school youth programs, senior citizen exercise classes, and senior citizen food bank distribution.