

EDITORIAL

By Paul C. Smith

SCHOOL VANDALISM

Clark County Schools still target of vandalism, burglary and thefts according to the latest security report.

April - May - June report set the loss to us (Taxpayers) at \$40,839.91. Insurance and restitution recovered \$15,431.66 of this amount leaving a total loss for the period of \$25,408.25. Last years report for this same period showed a total loss of \$25,534.02 only \$125.77 less.

Those citizens, who witness these crimes and refuse to report them or call the police are misguided individuals, who think it would be like stouling. NO ONE IS STOOLING when he or she reports these crimes. They would not hesitate to call the police if someone was stealing from them. - Then why not report these acts against the school district - WE ARE THE SCHOOL DISTRICT AND WE PAY FOR THESE LOSSES. All 81,667.15 dollars. The district could use these funds, for other uses.

COMMUNITY BLIGHT

The current hassle tenants of Madison Terrace are having with HUD over the rental scale is still unsettled.

Both sides have strong points. HUD claims that they cannot rent the apartments for less. Tenants on the other hand feel that the substandard condition - of the units lower their rental value, plus they are all on limited income status. In addition they have been unable to find suitable units - to move into.

Madison Terrace has gone thru several phases of poor management including neglect of Maintenance.

The builders of the projects in ghetto areas, build - get their money and past this point don't really care what happens to the projects.

HUD has been and is a party to the demise of these projects by approving the over building of single family substandard-subsidized homes. As we have stated many times before this over building has caused people to move from HUD approved single family homes. The exit from the multi-family units created a vacancy factor making it impossible to make mortgage payment, provide maintenance and services. When these factors are not overcome HUD is forced to take over the projects in a rundown condition.

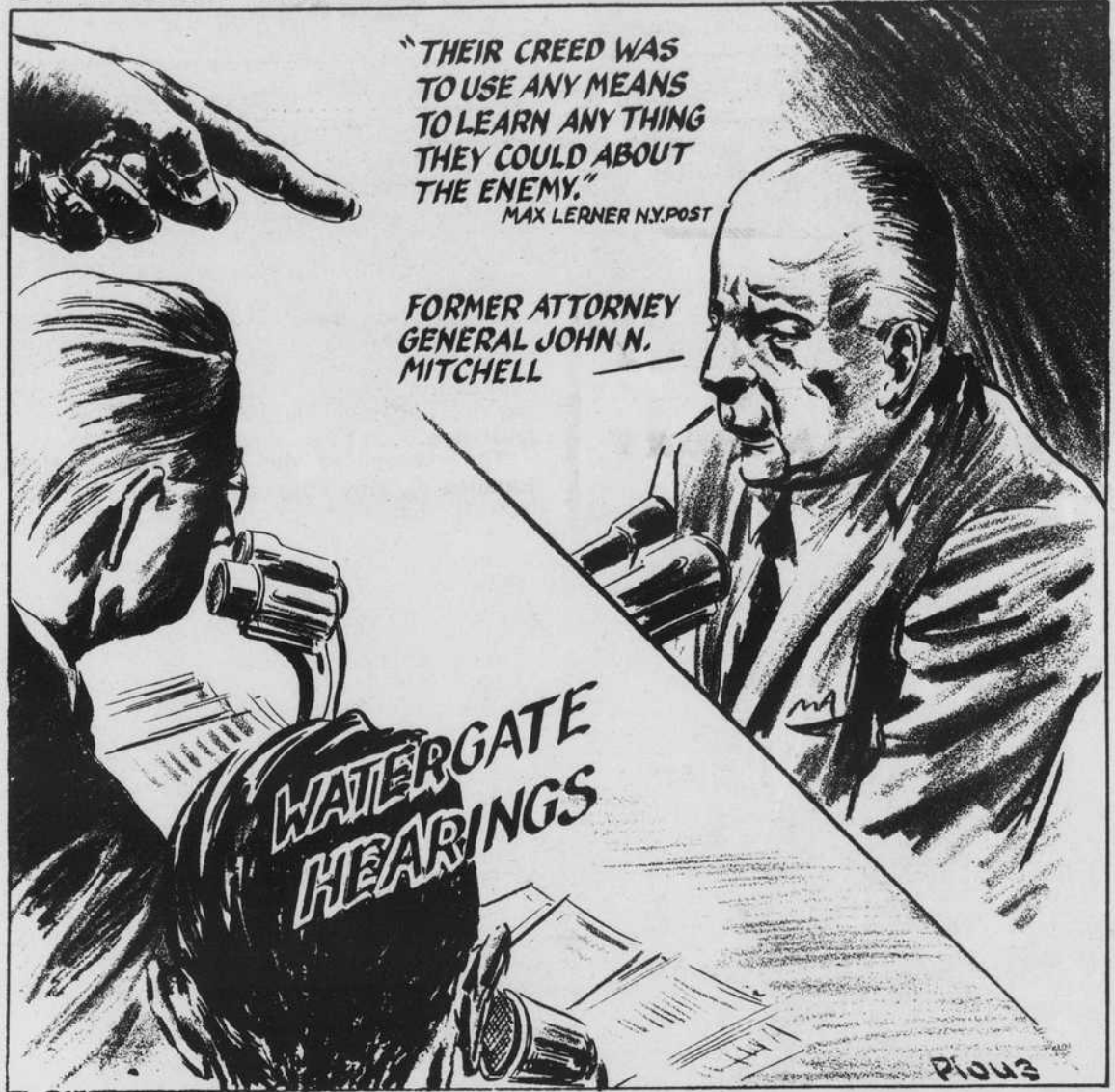
Somewhere - the cost of rehabilitating units are inflated by either design or some other unexplained reason. It is the too high rehab cost that makes for a higher rental schedule.

We have seen some of the proposed estimates for rehabing units - with more than 30 years expertise in real estate and property management we can say that somebody would stand to make a pile of money (Taxpayer dollars) - if these proposed estimates were approved. It appears that the estimates are made based on the cost of rehabing the unit in worse condition and multiplying that figure by the number of units. When most of the units would cost much less to rehab. This inflated cost makes for higher rent schedules, more than many tenants can afford.

Forward Look, Gregory Arms and Madison Terrace stand vandalized and almost worthless at the taxpayer expense. While somebody gets rich.

We don't say that anythin crooked is going on - but something is rotten not in Denmark but here in Las Vegas - or Nevada or Washington.

Now He's For Due Process And The Rights Of Those Accused?



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