

pacific clippings

post office box 11789
san francisco, calif. 94111

Los Angeles, Cal.

APR 14 1960

(Daily)

aiding the aged in Brea

Volunteers Pitching in to Build Cheap Apartments

By DORIS A. BYRON

Times Staff Writer

BREA — Everyone seems to be talking about the shortage of inexpensive housing these days, but now the people of this community have banded together in a unique effort to do something about it.

Trenches are being dug, foundations poured and frames raised for a 30-unit apartment building, where elderly men and women may be able to rent a home for as little as \$125 a month, largely through the sweat of volunteer laborers.

Men who usually spend their days selling insurance or stocks, running a mortuary or a neighborhood market are trading their coats and ties for picks and shovels for an hour, a day, a weekend or more.

Architects have drawn up blueprints for nothing, and a retired city inspector goes over each phase of construction without charge.

Firms of all sizes are donating lumber and steel, doors and plumbing that will make up the building and loaning the equipment to do the heavy work involved in putting the materials all together.

The project is officially titled Brea Retirement Effort for Affordable Living Inc. — BREAL for short. Directors of the nonprofit corporation include a city representative, a minister and five Rotary Club members.

But under any name and at any direction, this community effort to create cheap housing is an anachronism, an anomaly — something most people don't think could happen, in impersonal, urbanized Orange County.

"I call it a barn-raising," says Alan West, a Brentwood stockbroker who was the prime mover behind the creation of BREAL and now is chairman of its board.

"I'm a very conservative person, and here it looks like I'm doing something socialist. But it's not socialist. It's something that needs to be done by local people."

The local people have come from the Rotary Club and churches, City Hall and the community at large. They are people like Loren Wood. Please Turn to Page 2, Col. 1

VOLUNTEERS BUILD APARTMENTS

Continued from First Page

Fred Appleford, Doug Tripp, George Thornton.

Wood is pastor of the Foursquare Church of Brea. He held the job from 1950 to 1959, left for eight years to work in Santa Fe Springs and then returned to the same post in 1968 to stay.

A minister with a contractor's license and a lifetime of construction experience, he's the project coordinator for BREAL and spends most of his days at the apartment site when his church work doesn't call him away.

"What we do is take whoever comes," he says about coordinating

this modern barn-raiser. "You find out what they do and — whether you've got one or a dozen — you put them to work at whatever fits. The majority of people can catch on."

Some of the people are like Appleford, president of Memory Garden Memorial Park and Mortuary, a Brea business since 1957.

Appleford can't take time away from his job to be at the site on workdays, but he has employees willing to take time out to drive the mortuary's grave-digging backhoe to the site and go to work digging trenches.

And on the weekends, the executive takes a shovel and goes to work himself.

Doug Tripp is also a white-collar worker, but he has a job that allows him to slip away to the building site during the day.

Besides the volunteered equipment and donated labor, BREAL is also being built on gifts that range from smoke detectors to lumber and plumbing fixtures to doors, from firms as big as multi-faceted Norris Industries, Wood says.

"We're building with 50-cent dollars," he explains. "That means at least half the materials are donated or discounted."

The city chipped in by leasing a piece of surplus land once used as a storage yard to BREAL for \$1 a year for 50 years and waiving the usual permit fees, according to Development Services Director Richard Maggio.

And United California Bank in Brea was able to provide a construction loan of \$300,000 at 6-1/2% interest because the nonprofit BREAL obtained a tax exemption for the project, West said.

The net result of such cooperation is the low rent BREAL builders hope to guarantee.

"The whole object is \$125-a-month rent," said West. "If we were to build this for a profit, it would cost us \$1 million. We're looking at doing it for \$300,000."

Criteria for prospective renters are being developed by a special committee, which West said has determined that renters will have to be 65 years old and Brea residents for at least three years, among other requirements.

Applications will be available late in the year as the building nears completion, he added, and they will be evaluated on a point system rather than a first-come, first-served basis.

pacific clippings

post office box 11789
santa ana, calif. 92711

DAILY STAR PROGRESS

Brea/La Habra
NOV 8 1979

350 Pastor Offers Talent, Expertise For Project

"The satisfaction of making life a little more pleasant for people" is all Pastor Loren Wood of the Four Square Church in Brea needs to donate his help and expertise in construction toward the BREAL housing project for seniors.

Project originator Alan West said BREAL is "extremely fortunate" to have a man like Wood.

He has built 20 projects like BREAL throughout his life, and it just so happens he's a pastor.

Wood came to Brea in 1927 from a family of contractors and farmers. In 1950's, he obtained his general contractors license.

"The Lord has helped me," he stated, so he figured he could give both 40 hours to the church and making a living.

He said he wanted to provide for his own family without hand-outs from his congregation.

At the age of 26, he was diagnosed as having malignant cancer of the throat. He had two children at the time.

"I asked God to let me live long enough to help my kids, and I'll help someone else," he told a group of BREAL supporters.

"I'm dedicated to helping anyone who comes across my path."

His brother has also built homes for the aged so they can "enjoy not endure the rest of their lives."

"In Brea," Wood stated, "we lost good people from the community from the rising cost of rents."

BREAL, he said, would "never have become a reality without Alan, the Rotary and the city. Without you (members of the community), there is no way it can."

In 1950, Wood along with mem-

bers of the community built the Four Square Church on Imperial Highway for \$1.75 a square foot.

(Continued on A-3)



Rev. Loren Wood

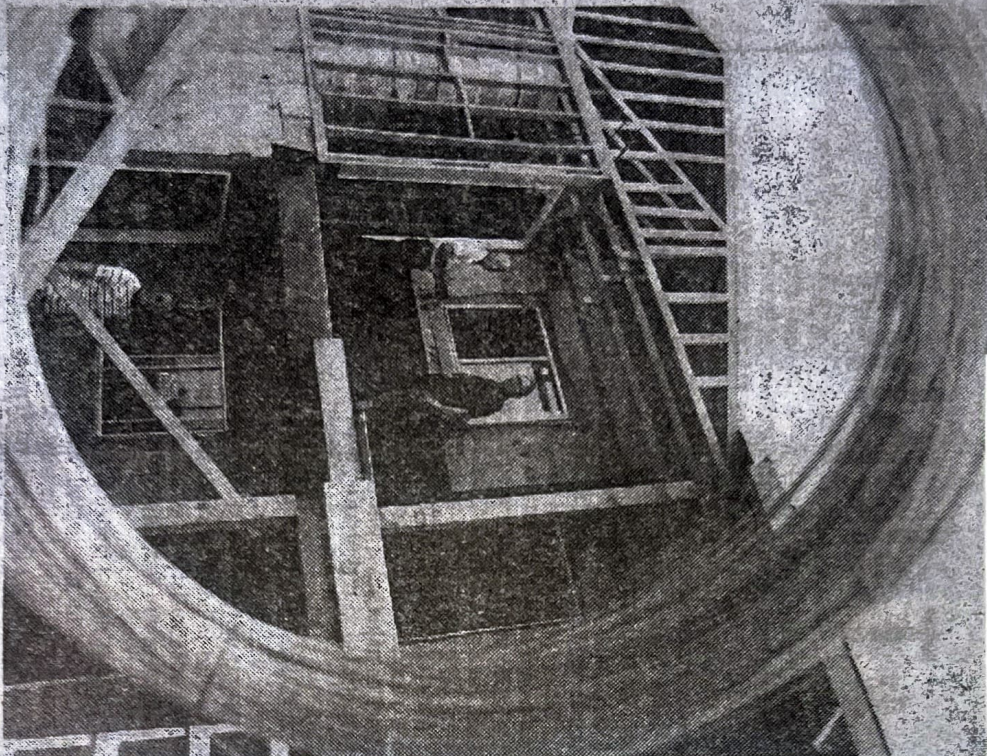
pacific clippings

post office box 11789
santa ana, calif. 92711

Fullerton, Cal.

NEWS-TRIBUNE

(Daily) AUG 18 1980



News Tribune Photo

HALF WAY TO FINISHED

Workers pause for a moment at BREAL, an affordable apartment complex for senior citizens located at the corner of Ash and Birch streets in Brea. The 30-unit building is half finished and completion of the project is expected by the end of the year. Construction of the apartments has been entirely through volunteer labor and donated materials and funding. Tours of the complex were given last week.

pacific clippings

post office box 11789
santa ana, calif. 92711

NEWS TIMES

Weekly

MAY 8 1980

BREAL NEWSLETTER

The Brea Rotary Club and the City of Brea's joint project for Senior Citizen Low-Cost Housing known as Breal made giant progress this week. The Rotary Club held their weekly meeting on the site and awarded apprentice builder awards (20 hours) to Don Forkus, Doug Sharp, Gary Maistede, Gary Koop, Bob Sexton and Loren Wood. Journeyman Builders award (70 work hours) were given to George Thornton, Alan West and Doug Tripp. Rotarians are not undertaking this project alone. George Farias, Bill Johnson and Frank Schweitzer of the Lions Club also joined in.

Twenty five yards of concrete were poured, and

the second floor plumbing is now in the process of being installed along with gas and electrical connections. About 15 students from the

Fullerton Community College construction class and their instructor, Bob Chapman, came to aid in the

framing. It's tough keeping up with these young people, Bruce McBride, Phil Tripp, Sylvia Stauffer, P.J. White, Bob Blake, Randy Costa, Brett Bonvia, Paul Huey, and Steve Unfried joined

Ron Johnson, John Jonkhoff, Jim Richards, Wes Westall, Lewis Dice, Bob Desmith and Cyles Larikan at work. Others were Jeff Nunn, Heidi Wood, Bob Chavez,

Paul Jaramillo, Doug Kroll, Joel Bishop, Brett Bonvie, Gene Grady, Hank Williams, Janet Solow, Steve Hallen, Steve Simpson, Pat McMillan, James Shoen, Craig Hill, Dave Richards, Cheryl McCabe and Mike Shutteworth.

Any of the women in the community who would like to help prepare lunches for the crews we really can use. It's very technical work - sandwiches every day. These are especially appreciated.

Our publicity has brought some tremendous donations. About \$11,000 worth of double-paned windows were given by a man in Beverly Hills. 80 doors from a condominium conversion in Costa Mesa were donated by a contractor. Ten dollars was donated by a "grateful senior citizen from Placentia" who believes in Breal.

Don't forget to get your bumper stickers (several sizes available) at Neels Brea Mortuary or at the site (Orange & Ash). We're beginning to see these around - you'll want to join the happy people who believe in Breal.

pacific clippings

Post office box 11789
San Diego, Calif. 922711

Orange County

APARTMENT HOUSE

NEWS

(Monthly) AUG 1980

NO

BREAL Apartment Project Continues

Brea — Despite the loss of half of his work force, the founder of a group building privately funded, low-rent apartments says the project is continuing.

Volunteer workers using donated materials are constructing 30 apartment units at Ash and Orange streets. The project is sponsored by a group called BREAL, the brain-child of founder Alan West, a stockbroker.

West, along with local service and religious groups, is sponsoring the project to secure low-cost housing for the elderly.

Although work on the two-story structure is 50 percent complete, West says he's afraid the loss of 15 construction students from Fullerton College, who are on summer vacation, might slow work on the project.

While West said a similar proj-

ect undertaken by a private firm would cost more than \$800,000, he said his group plans to spend no more than \$300,000.

So far, \$125,000 has been shelled out for salaries, equipment, and supplies. The bulk of the supplies were donated to the project from private firms.

"We've got the sheeting on the roof and the electrical and plumbing,"

(Continued on page 52)

pacific clippings

Post office box 11789
San Diego, Calif. 922711

Fullerton, Cal.

NEWS-TRIBUNE

(Daily) AUG 12 1980

BREAL housing project half-way tour scheduled

BREA — To celebrate the half-way mark in the construction of BREAL, a low-cost housing complex for senior

project of the City of Brea, the Brea Rotary Club and the Brea Ministerial Association

pacific clippings

Post office box 11789
San Diego, Calif. 922711

NEWS TIMES

Weekly NOV 14 1979

BREAL applicant requirements told

The BREAL Board of Directors recently announced application guidelines for the BREAL housing complex.

1. The applicant(s) must be 65 years of age or older.

2. The applicant(s) must be an established resident of the Brea area, as defined by the limits of the Brea General Plan, for a period of at least three years immediately prior to making application for occupancy.

3. The applicant(s) must have 22 single units and eight

pacific clippings

post office box 11789
santa ana, calif. 92711

DAILY STAR PROGRESS
Brea/La Habra

JUN 18 1980

BREAL

Presented \$500 Gift

³⁵⁰
BREA — A \$500 gift from Don Dougher and his family was given to Alan West for BREAL, Inc., the low income, non-profit housing project for senior citizens which West helped found.

The Dougher family owns Crestmont Mobile Estates on Site Drive. Dougher gave the gift to West Tuesday at the Brea Rotary Club meeting.

He complimented the Rotary and other local groups for working together to fill the need for low-cost housing in Brea.

pacific clippings

post office box 11789
santa ana, calif. 92711

NEWS TIMES
Weekly

MAY 22 1980



Despite April rains, Breal project gains

³⁵⁰
by Dave Taylor
News-Times Writer

Tubs are being installed in the BREAL senior citizens housing project, but recent showers haven't caused the construction schedule to "take a bath."

"We should be completed to by early next spring," said Alan G. West, project director for the co-sponsors: The City of Brea, Rotary and Ministerial Association. "In talkig with Rev. Loren Wood, I find we're right on schedule," West said.

The 30-unit project is

located on the northwest corner of Orange Avenue and Ash street, just east of the Brea Hotel. It was begun in March, 1977.

"More than 20 per cent of the project is finished and we've spent \$45,000, which is one-third of what the project would cost if it were done through regular construction," rather than by volunteers. West remarked.

"Material is coming in well," he added, although more volunteers are needed.

West, Doug Tripp and police Sgt. Bill Lentini were among those working on the project recently.

"Fullerton College's construction class has given us a real boost," he remarked. There are approximately 15 students showing up two days a week on the average.

All at the same time, the workers are "framing in" the second story, doing electrical work and plumbing.

Pacific clippings

Post office box 11789
San Francisco, Calif. 94111

DAILY STAR PROGRESS
Brea/La Habra

MAY 19 1980

BREA Seeks Volunteers

By LAURA WINGARD
DSP Staff Writer

BREA — The homespun BREAL Inc. project, which eventually will provide low-rent apartments for the elderly, is 25 percent completed. Alan J. West, the corporation's founder, said Friday.

"As of today, we are about 25 percent complete. And we've only spend \$50,000," West commented.

Originally West said the project's cost was estimated at \$300,000, but if he is able to keep expenses at their current levels West guessed the structure may only cost \$200,000.

"We're just hoping we can keep costs down," he added.

West and the Rev. Loren Woods, the project's on-site supervisor, still aren't sure when the apartments will be ready for renters.

"I've always said I'd like it done by the end of the year, but Loren feels we may be into early spring," explained West.

So far, companies in Brea and surrounding areas have been very generous in giving the non-profit corporation supplies at cost or for free, West said.

construction class and an electrical class.

With the semester coming to an end, West feared his labor supply may dwindle.

While West thanked the students for their efforts, he added that their labor was going to be sadly missed even though some have volunteered to continue

working on the project.

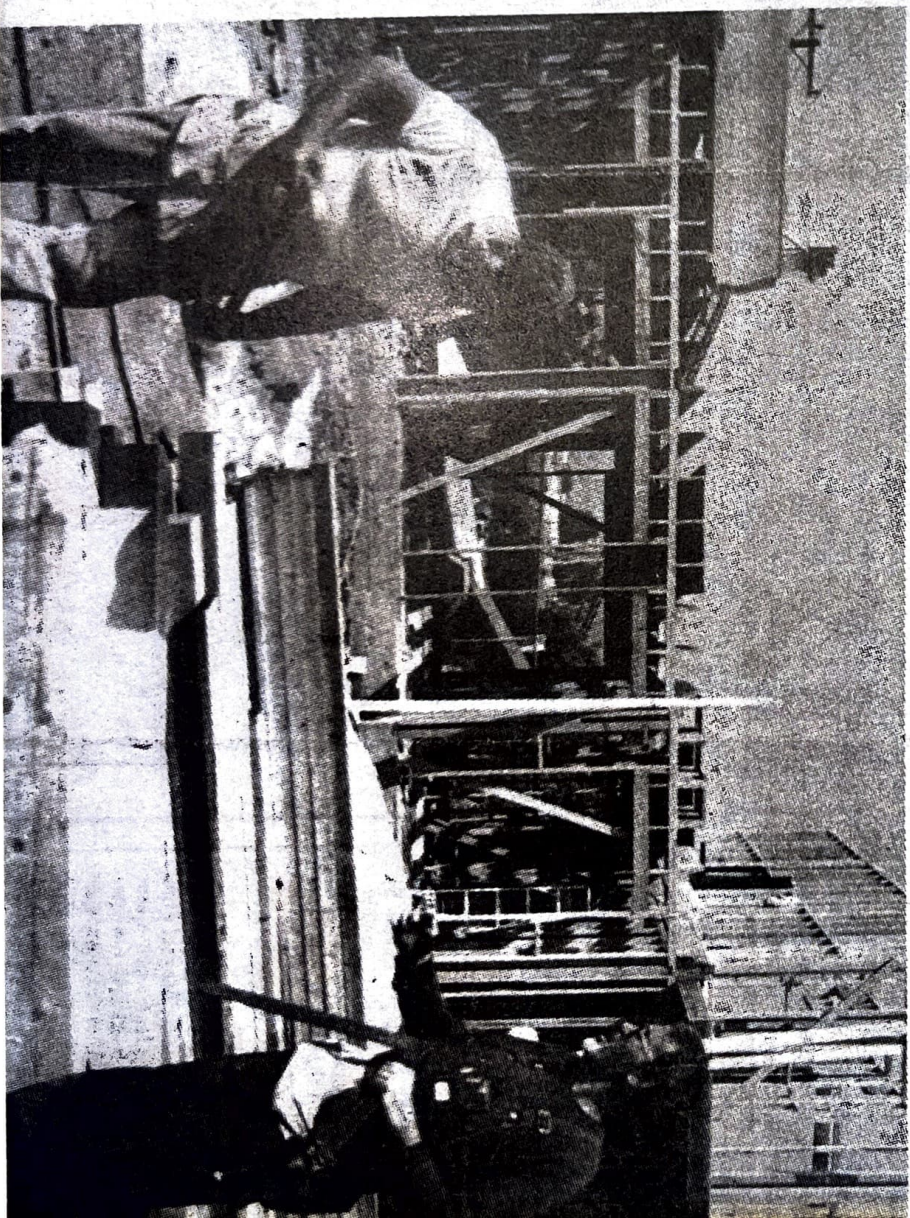
"We're going to be in very desperate need for voluntary labor," West said.

People to help with the plumbing and electrical work are what West believed would be most needed. The volunteers don't have to be experts, West insisted. "We'll show them what to do,"

he said.

West urged people to donate a few hours of their time to building BREAL, so the theme of caring for one's own could be carried out in Brea.

"Brea is known to take care of their own," explained West. "That Brea spirit we always about."



pacific clippings

post office box 11789
santa ana, calif. 92711

The REGISTER
Daily

JUN 29 1980

Despite Loss Of Workers

BREAL Continues Apartment Project

350
By TRACIE CONE
Register Staff Writer

BREA — Despite the loss of half of his work force, the founder of a group building privately funded, low-rent apartments says the project is continuing.

Volunteer workers using donated materials are constructing 30 apartment units at Ash and Orange streets. The project is sponsored by a group called BREAL, the brainchild of founder Alan West, a stockbroker.

West, along with local service and religious groups, is sponsoring the project to secure low-cost housing for the elderly.

Although work on the two-story structure is 50 percent complete, West says he's afraid the loss of 15 construction students from Fullerton College, who are on summer vacation, might slow work on the complex.

While West said a similar project undertaken by a private firm would cost more than \$800,000, he said his group plans to spend no more than \$300,000.

So far, \$125,000 has been shelled out for salaries, equipment and supplies. The bulk of the supplies were donated to the project from private firms.

"We've got the sheeting on the roof and the electrical and plumbing work done," West said. "And we haven't spent half of our budget."

West said that the volunteers will install insulation and donated sheetrock siding this week.

Financing of the project is through a 6.5 percent interest loan from United California Bank. The loan will be repaid through proceeds of renting the apartments.

"Since we're keeping the costs down so well, we'll be able to reflect our savings through lower rents," West said. "Right now I predict we will be able to charge as low as \$350 a month for the units."

The apartments, both studio and one-bedroom, will be rented to people 65 years or older with annual incomes of \$10,000 or less. The occupants also must not collect welfare, and they must be ambulatory.

West said BREAL will begin taking applications for the units by September.

pacific clippings

post office box 11789
santa ana, calif. 92711

DAILY STAR PROGRESS
Brea/La Habra

APR 30 1980

BREAL Workers Cited By Rotary

BREA — Nine Breans received special honors this week for their work with the BREAL senior citizens low cost housing project. Meeting at the BREAL construction site this week, the Brea Rotary Club, chief organizer of BREAL, honored three men with journeyman builders awards, (70 work hours on the project) to George Thornton, Alan West and Doug Tripp.

Cited with apprentice builder awards (20 hours) were Don Forkus, Doug Sharp, Gary Malstede, Gary Koop, Bob Sexton and Loren Wood.

Rotarians were reminded that they are not undertaking the BREAL project alone. They were told that Brea Lions Club members George Farias, Bill Johnson and Frank Schweitzer have joined in.

A report presented to Rotarians this week noted that 25 yards of concrete have been poured and second floor plumbing is now in the process of being installed as are gas and elec-

trical connections.

Also noted was help given the project by about 15 students in the Fullerton College construction class and their instructor. Bob Chapman, who aided in framing the apartment complex.

BREAL officials are now calling for assistance from women in the community to help prepare lunches for crews at the site. Workers are also needed on the project. Anyone wishing to assist the program may do so by calling work coordinator Joan Kawase at 529 - 4951 or 529 - 7634 or the construction site at 990 - 1217.

pacific clippings

Post office box 11789
San Francisco, Calif. 942711

Los Angeles, Cal.

TIMES APR 14 1980
(Daily)

HAIDING THE AGED IN BREA

Volunteers Pitching in to Build Cheap Apartments

By DORIS A. BYRON
Times Staff Writer

BREA — Everyone seems to be talking about the shortage of inexpensive housing these days, but now the people of this community have banded together in a unique effort to do something about it.

Trenches are being dug, foundations poured and frames raised for a 30-unit apartment building, where elderly men and women may be able to rent a home for as little as \$125 a month, largely through the sweat of volunteer laborers.

Men who usually spend their days selling insurance or stocks, running a mortuary or a neighborhood market are trading their coats and ties for picks and shovels for an hour, a day, a weekend or more.

Architects have drawn up blueprints for nothing, and a retired city inspector goes over each phase of construction without charge.

Firms of all sizes are donating lumber and steel, doors and plumbing that will make up the building and loaning the equipment to do the heavy work involved in putting the materials all together.

The project is officially titled Brea Retirement Effort for Affordable Living Inc. — BREAL for short. Directors of the nonprofit corporation include a city representative, a minister and five Rotary Club members.

But under any name and at any direction, this community effort to create cheap housing is an anachronism, an anomaly — something most people don't think could happen in impersonal, urbanized Orange County.

"I call it a barn-raising," says Alan West, a Brentwood stockbroker who was the prime mover behind the creation of BREAL, and now is chairman of its board.

"I'm a very conservative person, and here it looks like I'm doing something socialistic. But it's not socialistic. It's something that needs to be done by local people."

The local people have come from the Rotary Club and churches, City Hall and the community at large. They are people like Loren Wood.

Please Turn to Page 2, Col. 1

VOLUNTEERS BUILD APARTMENTS

Continued from First Page

Fred Appleford, Doug Tripp, George Thornton.

Wood is pastor of the Foursquare Church of Brea. He held the job from 1950 to 1959, left for eight years to work in Santa Fe Springs and then returned to the same post in 1968 to stay.

A minister with a contractor's license and a lifetime of construction experience, he's the project coordinator for BREAL and spends most of his days at the apartment site when his church work doesn't call him away.

"What we do is take whoever comes," he says about coordinating

this modern barn-raiser. "You find out what they do and — whether you've got one or a dozen — you put them to work at whatever fits. The majority of people can catch on."

Some of the people are like Appleford, president of Memory Garden Memorial Park and Mortuary, a Brea business since 1957.

Appleford can't take time away from his job to be at the site on workdays, but he has employees willing to take time out to drive the mortuary's grave-digging backhoe to the site and go to work digging trenches.

And on the weekends, the executive takes a shovel and goes to work himself.

Doug Tripp is also a white-collar worker, but he has a job that allows him to slip away to the building site during the day.

Besides the volunteered equipment and donated labor, BREAL is also being built on gifts that range from smoke detectors to lumber and plumbing fixtures to doors, from firms as big as multi-faceted Norris Industries, Wood says.

"We're building with 50-cent dollars," he explains. "That means at least half the materials are donated or discounted."

The city chipped in by leasing a piece of surplus land once used as a storage yard to BREAL for \$1 a year for 50 years and waiving the usual permit fees, according to Development Services Director Richard Maggio.

And United California Bank in Brea was able to provide a construction loan of \$300,000 at 6-1/2% interest because the nonprofit BREAL obtained a tax exemption for the project, West said.

The net result of such cooperation is the low rent BREAL builders hope to guarantee.

"The whole object is \$125-a-month rent," said West. "If we were to build this for a profit, it would cost us \$1 million. We're looking at doing it for \$300,000."

Criteria for prospective renters are being developed by a special committee, which West said has determined that renters will have to be 65 years old and Brea residents for at least three years, among other requirements.

Applications will be available late in the year as the building nears completion, he added, and they will be evaluated on a point system rather than a first-come, first-served basis.

pacific clippings

post office box 11789
seaside, calif. 922711

DAILY STAR PROGRESS
Brea/La Habra

OCT 3 1979

BREA Groundbreaking Set

350
By CHRISTINE AU

DSP Staff Writer

BREA — "BREAL lives as of tonight. Together we will make it happen."

Alan West, founder of BREAL, Inc., was emphatic when he made the statement to the City Council Tuesday night.

After more than two years in

the making, construction on affordable housing for senior citizens will begin Nov. 17 at 9 a.m.

BREAL is a non-profit corporation consisting of the City of Brea, Brea Rotary Club, Brea Ministerial Association and many residents who have been working together on a unique project to help provide housing to

seniors.

The joint venture is on property (Ash and Orange Streets) leased to BREAL by the city for \$1 a year for 50 years.

There will be a two-story structure of approximately 15,000 square feet and a center courtyard. A total of 30 units will include 22 units for single per-

sons and eight for couples.

Construction will be handled by local residents working together, and materials will be donated or purchased at cost.

Don McBride, realtor in Brea, said, "We want this to be an entire Brea project. We have had the support of the council 110 percent and hope to get continued support."

In other council matters, the council elected a Cultural Commission comprised of three women and two men who will coordinate cultural programs to be presented in the Civic and Cultural Center when it opens March 22, 1980.

The commission will present their ideas and list of finances to the council for final approval.

Chosen were William Nesbitt, Robert Williams and Sue Layold (all serving four year terms) and Sarah Duque and Jaquelyn Coffey (serving three years).

All commissioners will be reviewed after a year of service by

(Continued on A-2)

pacific clippings

post office box 11789
santa ana, calif. 92711

Los Angeles, Cal.

TIMES JAN 7 1981
(Daily)

Housing Project Inquiries Come From Far and Wide

Inquiries from as far away as Pennsylvania, Missouri and New Jersey were received before the Dec. 31 deadline for submitting applications for units in an unusual affordable housing project being built for senior citizens in Brea.

Alan West, chairman of the Brea Retirement Effort for Abundant Living (BREAL Inc.) said that 35 applications were filed before the deadline. There are 30 one-bed-

room apartment units in the complex, which is 90% completed.

"It looks like we have all the applications we need," West said. "But I was looking at two or three today that probably will not qualify."

"I expect a few more applications will come in. We'll put the names on a waiting list."

West said \$265,000 has been spent so far on the two-story project at Orange and Ash streets.

The development has been led by the Brea Ministerial Assn., Brea Rotary Club and the city, but many other organizations and individuals have donated their efforts in the communitywide venture that began on March 11, 1977.

West said seniors will begin moving into their apartments "no later than March 1."

Rentals will range between \$125 and \$150 a month, whether for an individual or couple.

Applications had bogged down when some seniors feared the loss of their supplemental social security income (SSI) if they were accepted. But that problem was ironed out and the application deadline was extended for one month.

The major qualifications were that an applicant must be at least 65, must be a resident of Brea for three years immediately before applying and must be ambulatory. The maximum gross income was set at \$10,000.

pacific clippings

post office box 11789
santa ana, calif. 92711

DAILY STAR PROGRESS
Brea/La Habra

AUG 15 1980

BREAL Celebrates³⁵⁰ Mid Point

By LAURA WINGARD
DSP Staff Writer

BREA — As the BREAL Inc. supporters celebrated the half-way completion of their low-cost senior citizen apartment complex Thursday, they had special reason to cheer with the announcement of a new fund-raising drive.

Louie Gutierrez, a volunteer from the Brea All State Life Insurance's Helping Hands group, offered to run 50 miles from Upland to Newport Beach on Sept. 20 to raise at least \$5,000 for BREAL Inc.

The runner hopes to convince 2,000 people to sponsor him at 5 cents a mile. Already Gutierrez, along with others in the Helping Hands volunteer group, gives two hours to the project four days

(Continued on A-2)

BREAL

Celebrates

(Continued from A-1)

a week.

Besides Gutierrez's announcement, one of the driving forces behind the Rotary-founded BREAL, Alan West, fielded questions from those attending the five-hour open house.

West told those gathered at the Ash Street construction site that an extra \$4,000 had been spent on the project to install two inches of lightweight concrete upstairs to better protect the seniors who will eventually live there.

For \$4,000, West said the residents will have about an extra four hours to get out of their apartments in a fire.

Also for the elderly's protection, a panic button will be put in all the units. In case of an emergency, a resident in need of help can push the button and it will light up in the manager's office.

When the manager is out, West explained, the emergency signal will be switched so it can sound outside for everyone to hear.

As for the comforts of the apartments, West admitted none would be air conditioned. With the good southwest breeze, West said air conditioning was not a necessary expense.

pacific clippings

post office box 11789
santa ana, calif. 92711

DAILY STAR PROGRESS
Brea/La Habra

SEP 8 1980

English Course

Scheduled

³⁵⁰ BREA — A joint course sponsored by the Brea Community Services Department, Brea - Olinda High School and North Orange County Adult Education will teach English as a second language for free beginning Sept. 9.

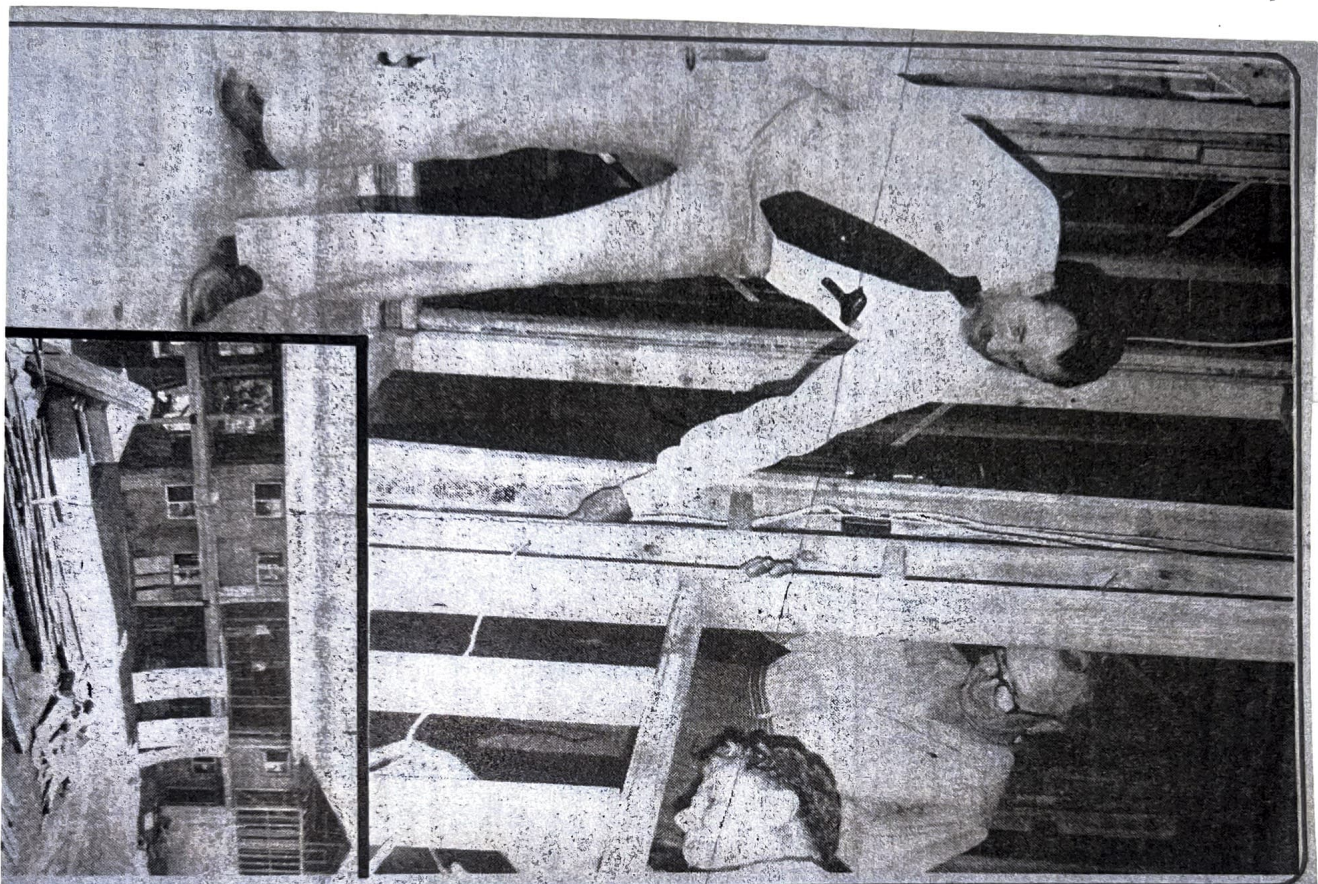
The classes will be held twice a week on Tuesdays and Thursdays and will continue until Dec. 9. Classes start at 7 p.m. and end at 10 p.m. in Bungalow R-3 at Brea - Olinda High School.

Sue Vincent will teach the ESL class. Further questions can be answered by calling the Human Services Division at 529-4951, ext. 258.

pacific clippings

post office box 11789
san francisco, calif. 94116, 92711

NEWS TIMES
Weekly JUL 17 1980



pacific clippings

post office box 11789
san francisco, calif. 94116, 92711

Fullerton, Cal.

NEWS-TRIBUNE

(Daily)

NOV 19 1979

Breal Project Doesn't Begin

BREA — Because of technicalities, construction did not begin on the Breal Senior Citizens housing project Saturday, as planned.

Alan West, spokesman for the non-profit organization, said that a couple of items in the paperwork concerning the project had to be rewritten before construction could properly begin.

Through volunteer labor and donated or discounted construction material, Breal intends to build a 30-unit apartment complex for local seniors at half the price and pass the saving onto the tenants.

West said that construction will officially begin within the next few weeks and will be announced as soon as a date is set.

Over a dozen people who did show

BREAL: A Real Barn Burner

Stories By CHRISTINE AU

DSP Staff Writer

BREAL is "like an old fashioned barn raising," observes founder Alan West.

Just as farmers used to pitch in and help neighbors rebuild a barn when it burnt down in the

old days, Breaans will come together and volunteer their services for a senior citizens housing project that's been waiting in the wings for two years.

"Thank you for the ability to hang in there," West told a group of community organization rep-

resentatives Friday. "In the last two years, we could have said this won't work."

The purpose of the meeting was to rally support and participation in the construction of the 30 - unit project at Orange and Ash which starts Nov. 17.

BREAL, Inc. is a non - profit organization, and the \$1 million project will be funded by a \$350,000 to \$400,000 low interest rate loan from United California Bank and donations of labor and supplies from the community.

"As of today, help is needed. Hundreds of you," West stated.

"Everyone in the community has to participate."

The kick off time is 9 a.m. "All people who know what a shovel is like " are invited to come on down.

"As you well know, the Rotary had a good thing. It was our idea 10 years ago," West exclaimed. The Brea Ministerial Association and the city then got involved in the search for housing.

"This was the time. The time was right," he added. "We're excited today!"

When fully completed, the project will have 22 single units and eight double occupancies.

In order for an individual or couple to be eligible for BREAL housing, specific guidelines must be met.

The applicant must be retired, 65 years of age or older, an established resident of the Brea area for a period of at least three years, gross earnings of \$10,000 per year or less, net assets of \$30,000 or less with a minimum of \$2,500 per person, be ambulatory and self - sustaining and have a sponsor to sign a rent agree-

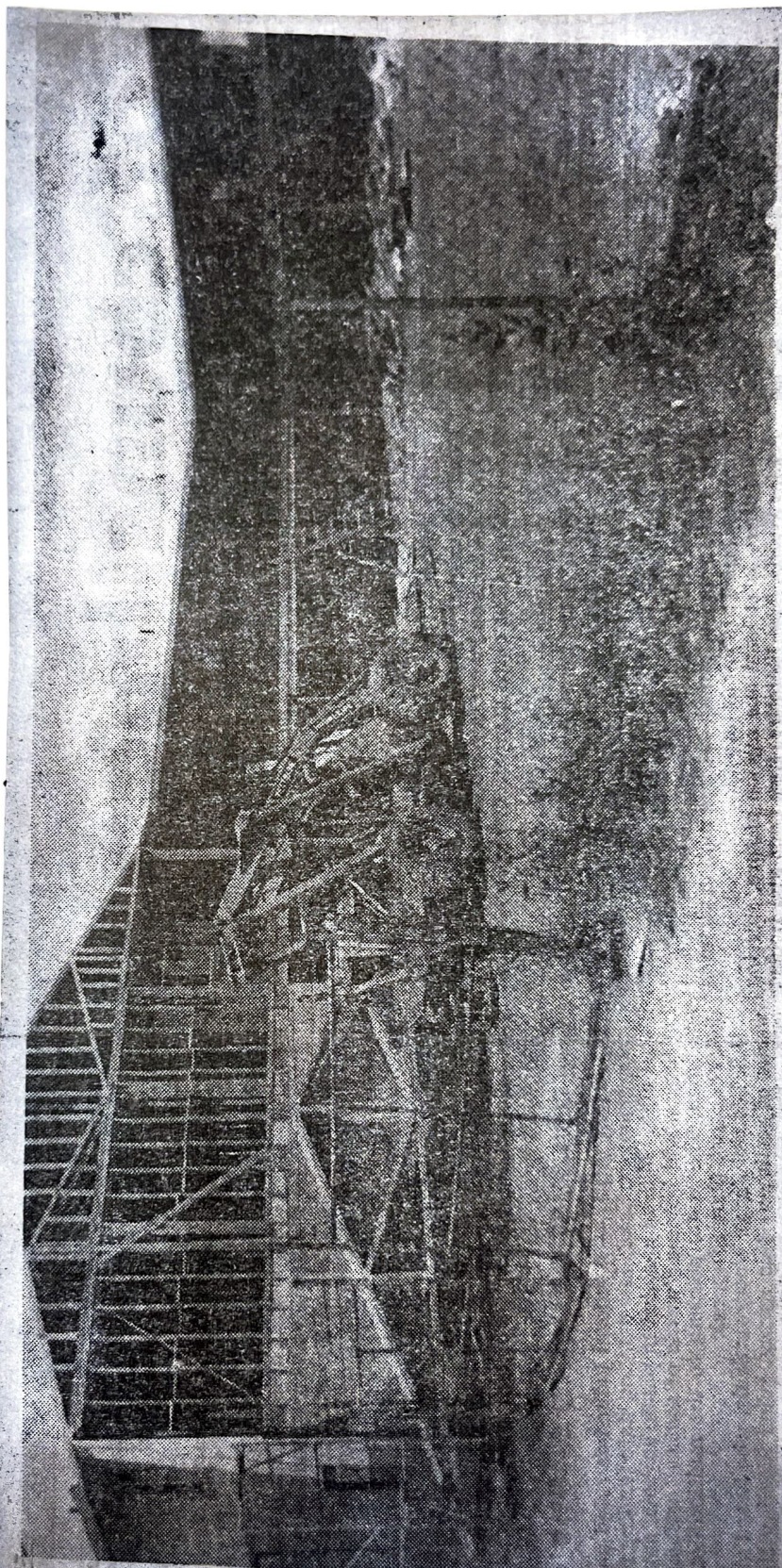
pacific clippings

post office box 11789
santa ana, calif. 92711

Fullerton, Cal.
NEWS-TRIBUNE

(Daily)

JUL 22 1980



News Tribune Photo by Stan Bird

AFFORDABLE HOUSING ON THE WAY

BREA, a 30-unit apartment complex designed to provide affordable housing for senior citizens, is taking shape at Ash and Orange streets in Brea. Completion of construction is expected by the end of the year. The development, built with volunteer labor and donated materials, is a joint project by the Brea Ministerial Association, the city and the Brea Rotary Club.

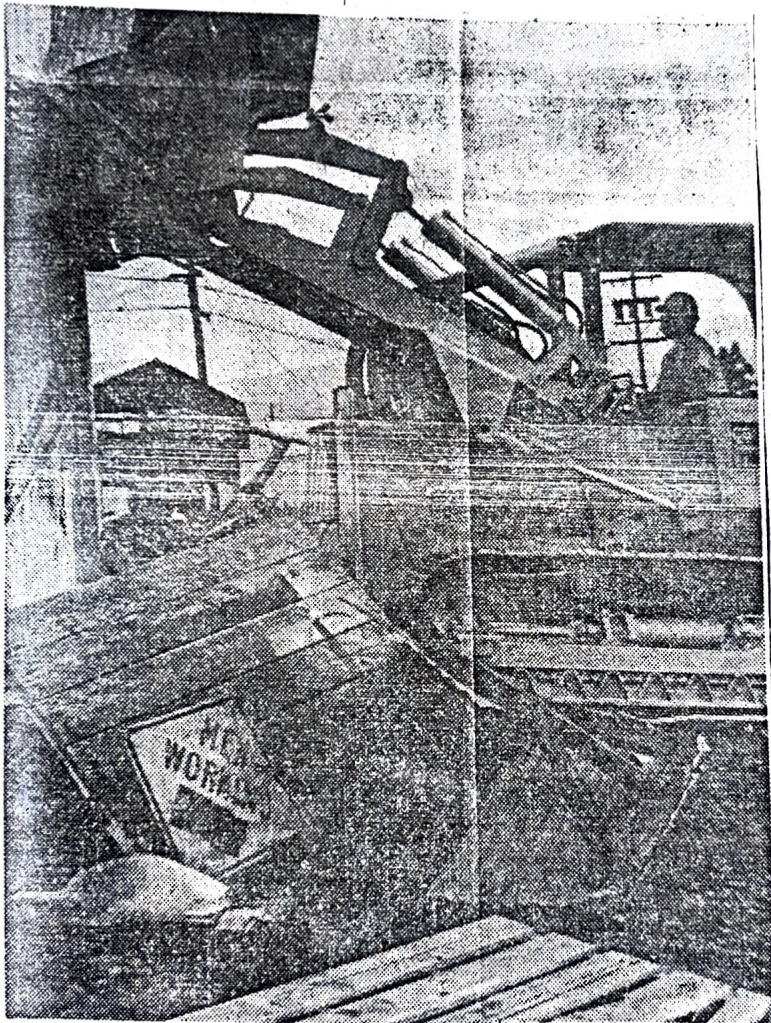
pacific clippings

post office box 11789
santa ana, calif. 92711

Fullerton, Cal.

NEWS-TRIBUNE

(Daily) **MAY 2 1978**



News Tribune Photos by Jes sAndresen Jr.

350 OUT WITH THE OLD . . .

The building at the old Brea City Yard on Ash Street was demolished yesterday to make room for a senior citizens' apartment complex. The city donated the land to the BREAL Corp., which is a joint project among the city, Rotary Club and Brea Ministerial Association to build a senior citizens' apartment complex in the city. Groundbreaking on the project is expected later this year.

pacific clippings

post office box 11789
santa ana, calif. 92711

The REGISTER
Daily

NOV 13 1979

Senior Citizen Housing Project Guidelines Set

By MOLLY GARNETT
Register Staff Writer

BREA — Guidelines for senior citizens interested in applying to live in 30 apartments being built by a private group have been announced by the group's board of directors.

Construction, to be done primarily by volunteers, is to begin Saturday at Ash and Orange streets. The project is sponsored by a group called BREAL, spearheaded by the Brea Rotary Club, the Brea Ministerial Association and the city.

The only tax funding to go to the project will be \$50,000 in federal housing and community development funds the city will provide.

BREAL, said Rotary vice president Michael Cohen, has secured a \$300,000 loan plus an equivalent sum of donated materials and labor to finance the project.

To qualify for the project, an individual or couple must:

— Be retired.

— Be 65 years of age or older.

— Have lived in the Brea area for at least three years.

— Have gross income of not more than \$10,000 per year or net assets of not more than \$30,000.

— Have minimum assets of \$2,500 per person.

— Have no pets.

— Be ambulatory and self-sustaining.

— Have a sponsor, who shows financial responsibility, sign the rental agreement.

Applications will not be accepted until three months prior to the completion of construction.

BREA NEWS - TIMES SEP 11, 1980

Little Players Rumpelstiltskin no small task

The city's Community Services Department is sponsoring two free performances of "Rumpelstiltskin" on Saturday, Sept. 20, in City Hall Park. This live children's theater is produced by the

Lilliput Players, an adult professional group with extensive theater background. The timeless fairy tale of "Rumpelstiltskin" is the story of a dwarf who spins straw into gold. The play features

audience participation, with the children being asked to help the queen guess the dwarf's name and save her child. Classical music is used throughout the play, to enrich the plot, mood and characterization, as well as to introduce

the young audience to fine music. There will be two performances in City Hall Park, at 401 S. Brea Blvd., one at 2:30 p.m. and another at 4 p.m. Children of all ages are invited to attend.

Little Players Rumplestiltskin no small task

The city's Community Services Department is sponsoring two free performances of "Rumplestiltskin" on Saturday, Sept. 20, in City Hall Park. This live children's theater is produced by the

Lollipop Players, an adult professional group with extensive theater background. The timeless fairy tale of "Rumplestiltskin" is the story of a dwarf who spins straw into gold. The play features

audience participation, with children being asked to help the queen guess the dwarf's name and save her child. Classical music is used throughout the play, to enrich the plot, mood and characterization, as well as to introduce

the young audience to fine music. There will be two performances in City Hall Park, at 401 S. Brea Blvd., one at 2:30 p.m. and another at 4 p.m. Children of all ages are invited to attend.

Senior Citizen Housing Project Guidelines Set

By MOLLY GARNETT
Register Staff Writer

- Be 65 years of age or older.
 - Have lived in the Brea area for at least three years.
 - Have gross income of not more than \$10,000 per year or net assets of not more than \$30,000.
 - Have minimum assets of \$2,500 per person.
 - Have no pets.
- Applications will not be accepted until three months prior to the completion of construction.
- Have a sponsor, who shows financial responsibility, sign the rental agreement.
- Be ambulatory and self-sustaining.

BREA — Guidelines for senior citizens interested in applying to live in 30 apartment group being built by a private group have been announced by the group's board of directors.

Construction, to be done primarily by volunteers, is to begin Saturday at Ash and Orange streets. The project is sponsored by a group called BREAL, spearheaded by the Brea Rotary Club, the Brea Ministerial Association and the city.

The only tax funding to go to the project will be \$50,000 in federal housing and community development funds the city will provide.

BREAL, said Rotary vice president Michael Cohen, has secured a \$300,000 loan plus an equivalent sum of donated materials and labor to finance the project. To qualify for the project, an individual or couple must:

— Be retired.

pacific clippings
post office box 11789
san francisco, calif. 94115

The REGISTER

NOV 13 1979

The Cities

Putting The Bloom Back

GARDEN GROVE—The residents of Garden Grove began spring cleaning early this year when, in an effort to weed out the remnants of their "Garbage Grove" image, the city council passed an ordinance designed to outlaw unsanitary living conditions.

Such eyesores as overflowing trash bins and decaying vegetation are now against the law, and although the ordinance is directed chiefly at landlords and tenants, council members hope strengthened health and safety codes will upgrade property and its value.

The ground rules cover a wide range of problems aimed at keeping rodents away, fast food wrappers off the streets and yards neatly trimmed. And, if landlords and tenants refuse the Garden Grove version of keeping America beautiful, city employees will be given permission to investigate and fine uncooperative residents. Fines will be "determined by the cost of correction on the property," says Genelle Birk, city administrative analyst, based on a hearing with the Neighborhood Improvement Commission.

Several East Garden Grove citizens surprised the city council with their support for the proposal. "We expected a lot of opposition, and we were surprised people were so supportive—it was heartwarming," Birk says. Only two of the 18 persons who attended the meeting believed the council was attacking their rights by adding restrictions and legislating aesthetics. Deciding which buildings are damaged or which lawns need replanting, say some residents, is like deciding who is pretty and who is not, not to mention the expense involved in such face lifts.

But complaints aside, many

residents say the city's tattered image is being picked-up and dusted off with the new law in effect. Indeed, the council's ordinance may make the "garden" bloom again in Garden Grove. ●—Bridget Schmidt

Building On Civic Pride

BREA—Civic pride—it used to be relegated to the little old ladies who organized local beautification days and Fourth of July parades. But civic pride for the city of Brea involves much more than fixing up streets or celebrating special days.

Brea is fixing up housing, a critical nationwide problem, for senior citizens. But Brea's project is much more than building homes, actually apartments, for the elderly—it's a graphic illustration of the Christian ethic, a modern day version of the old fashioned barn-raising.

In fact, a group of Brea citi-

zens is volunteering time and materials to build affordable housing for local senior citizens.

zens is volunteering time and materials to build affordable housing for local senior citizens. "When I first told people about what we were going to do, they said, 'You're crazy,'" says Alan West, project coordinator and founder of BREAL (Brea

Retirement Effort for Abundant Living). "Maybe I am crazy," he concedes, but the project is hap-

magazine (he's a 22-year member and happened upon an article on the Novato Rotary Club).



BREAL booster Alan West found willing hands and ready-to-work organizations in his drive for a modern day barn-raising for seniors.

pening. After two and a half years of "cajoling and massaging" builders, bankers and con-

The Northern California group had put together community leaders and volunteers to build homes for Novato's senior citizens.

"I thought 'that's terrific,' these people were giving time and talent just because it was good for someone else," West says.

West initially planned to enlist the Brea Rotary to go about getting the money, materials and volunteers. "No 50 members of any club could do that," West says, so he brought together a board of directors—people concerned about the plight of senior citizens' housing—and formed BREAL.

West is the driving force behind the project. His license plates read "BREAL" and the mere mention of the group, he says, will keep him talking for hours.

"It's my baby."

But West hasn't had to carry his baby the whole way. The Brea Rotary, Brea City Council, United California Bank, various clubs and organizations in Brea have all chipped in. All the



The battered face of Brea's old maintenance facility gives way to crews preparing the lot for construction of the BREAL seniors housing project.

struction firms, West's dream is coming true. Construction on BREAL's senior citizen housing began last November.

The story of this enormous undertaking began in 1977 when West was casually glancing through a Rotary International

Local News

(Continued from page 9)

ing work done," West said. And we haven't spent half of our budget."

West said that the volunteers will install insulation and donated sheet-rock siding.

Financing of the project is through a 6.5 percent interest loan from United California Bank. The loan will be repaid through proceeds of renting the apartments.

"Since we're keeping the costs down so well, we'll be able to reflect our savings through lower rents," West said. "Right now I predict we will be able to charge as low as \$350 a month for the units."

The apartments, both studio and one-bedroom, will be rented to people 65 years or older with annual incomes of \$10,000 or less. The occupants also must not collect welfare, and they must be ambulatory.

West said BREAL will begin taking applications for the units by September. (By Tracie Cone, *The Register*)

groups putting time or money into the 30-unit complex at the intersection of Ash and Orange. will be credited on plaques in the complex's recreation room.

Persuading volunteers to put in time pounding nails and slapping paint has been the easy part, according to West. The real challenge has been getting the \$300,000 needed to buy those boards and that paint.

United California Bank has agreed to loan BREAL the money and most of the building suppliers have provided materials at cost. The long-term loan will be paid by renters of the apartments.

West says that convincing suppliers to essentially "give" to the project involved clearing away a lot of negativism.

"You're going to do what?" a president of a corporation might say. Then they would read my letter and almost without exception they would go along," West says.

West's enthusiasm seems to have rubbed off; BREAL may stay around to do other community projects after the senior housing is completed.

Although West hesitates to say specifically what BREAL will do next, his philosophy indicates more helping ventures.

"You need to do things for nothing, you need to pour back into a community what you get out." ●

pacific clippings

post office box 11789
santa ana, calif. 92711

DAILY STAR PROGRESS
Brea/La Habra

AUG 15 1980

BREAL Celebrates³⁵⁰ Mid Point

By LAURA WINGARD
DSP Staff Writer

BREA — As the BREAL Inc. supporters celebrated the half-way completion of their low-cost senior citizen apartment complex Thursday, they had special reason to cheer with the announcement of a new fund-raising drive.

Louie Gutierrez, a volunteer from the Brea All State Life Insurance's Helping Hands group, offered to run 50 miles from Upland to Newport Beach on Sept. 20 to raise at least \$5,000 for BREAL Inc.

The runner hopes to convince 2,000 people to sponsor him at 5 cents a mile. Already Gutierrez, along with others in the Helping Hands volunteer group, gives two hours to the project four days

(Continued on A-2)

BREAL Celebrates

(Continued from A-1)

a week.

Besides Gutierrez's announcement, one of the driving forces behind the Rotary-founded BREAL, Alan West, fielded questions from those attending the five-hour open house.

West told those gathered at the Ash Street construction site that an extra \$4,000 had been spent on the project to install two inches of lightweight concrete upstairs to better protect the seniors who will eventually live there.

For \$4,000, West said the residents will have about an extra four hours to get out of their apartments in a fire.

Also for the elderly's protection, a panic button will be put in all the units. In case of an emergency, a resident in need of help can push the button and it will light up in the manager's office.

When the manager is out, West explained, the emergency signal will be switched so it can sound outside for everyone to hear.

As for the comforts of the apartments, West admitted none would be air conditioned. With the good southwest breeze, West said air conditioning was not a necessary expense.

pacific clippings

post office box 11789
santa ana, calif. 92711

DAILY STAR PROGRESS
Brea/La Habra

SEP 8 1980

English Course

Scheduled

³⁵⁰BREA — A joint course sponsored by the Brea Community Services Department, Brea - Olinda High School and North Orange County Adult Education will teach English as a second language for free beginning Sept. 9.

The classes will be held twice a week on Tuesdays and Thursdays and will continue until Dec. 9. Classes start at 7 p.m. and end at 10 p.m. in Bungalow R-3 at Brea - Olinda High School.

Sue Vincent will teach the ESL class. Further questions can be answered by calling the Human Services Division at 529-4951, ext. 258.

mitments, but sometimes the pressures would get to him.

In those moments, West said, Tripp could take him out to lunch and let him "scream, holler, cuss, rant and rave."

Then in a calm demeanor, West said, Tripp would reply, "OK. You got it out of your system. Let's go back, pick up a hammer and nails and get back to work."

West wanted BREAL to be like an old-fashioned barn raising, but Tripp said his friend didn't realize that in today's fast-paced, mobile community, that type of happening just isn't possible.

"The day of being able to barn raise for neighbors is not what it used to be," remarked Tripp.

But none of the people involved with BREAL would discourage other service groups and organizations from pursuing a similar endeavor.

"I'd like to think it would motivate others to tackle this type of project," said Tripp. "This is the kind of thing that could grow."

RECEIVED INQUIRIES

And West, who borrowed his

idea from Novato, said he already has had inquiries from groups in Southern California seeking advice on how to get their own BREAL started.

But West admits he is not ready to take on another low-cost housing development. The time he has given to BREAL has taken away from his family and business for four years. Now, he wants to concentrate on those aspects of his life which greatly please his wife.

Mrs. West said she has supported her husband completely on the BREAL project, but she is looking forward to him abandoning his play clothes for the traditional business attire he wore before BREAL started.

APARTMENTS AVAILABLE

As the apartments have come closer to completion, Mrs. West said, she jokingly told her husband one morning, "It'll be nice to see you walk out of here in a suit and not in your patched-up whatevers."

Although BREAL is nearly finished, there still are apartments available for senior citizens who meet the complex's requirements.

Applicants must be retired, be 65 years of age or older and have lived in Brea for at least three years. Also, their gross earnings may not exceed \$10,000 per year nor may their net assets be more than \$30,000.

Seniors who think they may fit these guidelines and who are seeking reasonable-priced housing may call Brea Rotary President Mike Cohen at 529-1122. Applications are available at his office at 203 N. Brea Blvd. or on the fifth floor of the Civic-Cultural Center.

For those people who are just interested in seeing what volunteer laborers have built for the older population in Brea, an open house at the BREAL site will be held from 1 to 5 p.m. Saturday.

The public and those who helped make BREAL happen are invited to come and explore the apartment building.

AUG 28 1980

OPINION

350

Brea's Old-Time Spirit

Work continues toward completion of a 30 - unit apartment complex in Brea for the elderly of modest means. It's a project with a difference. The people who are making it possible aren't being forced by taxes; they're helping because they want to.

Brea's Retirement Effort for Abundant Living (BREAL) is a collection of local residents practicing an age - old tradition: taking care of their own. In this case, it's the community's own — seniors who've lived in the town for at least three years and need a place to spend their retirement years safe from skyrocketing rents.

Organizers of the project, as well as donating their own time, have resorted to some ingenious means to get help. Local college students contributed part of their class work; a few carpenters and other workers served minor jail sentences at the job site at the sufferance of local judges.

BREAL hopes to complete the structure for far less than it would cost a standard contractor having to pay the going wage. Surely the price tag will be considerably less than if the project were one of these HUD jobs that have to follow all the federal guidelines. And, just as important, by shouldering the task themselves, the good people of Brea have kept the right to decide who gets to move in. They've

already said that means no welfare-frites. What a difference from the way they play the game at HUD, where some far - off administrator decides who's good for Brea.

There is a federal connection, but it's a benign one. Under a section of the U.S. Codes, the United California Bank loan that's financing the project is exempt from taxes on its interest, thus permitting the bank to lend the money at only 6½ percent. Sponsors figure the interest break will cut \$55 a month off the rent. That tells you something about what could be if we didn't live under a stifling tax burden. The fact that it took organizers a year to clear this exemption through the federal bureaucracy, with construction costs and the prime rate climbing all the time, tells you something about the ways things are.

In the larger context of the housing crunch, these 30 units are a dot on the map. But they are a symbol of what we stand to gain if we'll take a step back to the days when communities handled their problems through voluntary acts of goodwill, rather than relying on a string - attached subsidy from Washington that everyone in the country is forced to pay for, the beneficiaries sight unseen. It's a step back in time, yes, but a step forward in many other ways.

First BREAL Residents Enjoy 'Paradise'

By Rebecca Cheuvront
DSP Staff Writer

BREAL.
Just four years ago it was nothing more than a dream and a plan on a piece of paper to provide low-cost housing for senior

20 Vacancies

At BREAL

BREA — **BREAL**, the low-cost apartment complex for senior citizens, still has openings for 20 of the 30 apartments in the building located at 111 N. Orange Ave.

Mike Cohen, a member of the Board of Directors for **BREAL**, Inc., said that 20 of the 30 apartments are completed and the other 10 should be done by next week.

He added that there have been quite a few applications, but that many of the people don't qualify either because they have not been a resident of Brea for three years, exceed the gross income limit of \$10,000 a year, or don't meet the \$2,500 minimum assets requirement.

In addition to living quarters, **BREAL** has a recreation room with a fireplace, a community kitchen, a central courtyard and washing facilities.

A studio apartment costs \$135 a month and a larger apartment costs \$155 a month. Utilities are paid.

For more information on obtaining an application for **BREAL**, call Cohen at (714) 529-3277 or Alan West at (714) 990-1217.

citizens in Brea.

That dream became reality last week when senior citizens started moving in to what could be called, at \$135 a month, a paradise in a world of economic chaos.

The new residents of **BREAL**, located on North Orange Avenue, certainly view it that way.

Even though construction is still going on, including both work on the clubhouse and the fountain in the center of the complex as well as the planting of grass and flowers, to the new tenants just being a resident of **BREAL** is something of a miracle.

"I never thought you could rent an apartment for this price,"

commented Theodore J. Goeckner, the first resident of **BREAL** as well as the complex's assistant manager.

Goeckner, who operated a motel in Downey for 13 years and consequently will be in charge of troubleshooting at **BREAL**, added that he'd recently been renting an apartment for \$240 a month that was no nicer than his present studio apartment.

"I like it here fine," he said. "I tell my three boys this is my last move. I don't intend to ever move again."

Other residents of **BREAL** expressed similar sentiments. Nora LaRoche, a resident of Brea for 15 years and of **BREAL** for about one week, commented,

"It's heaven. I don't think there could be a nicer place for old people."

"I'm very, very lucky that I'm here," she continued. "This is the last move and the best move in all my life."

Besides the low cost of living at **BREAL**, LaRoche said she likes the people and the various safety provisions of the individual apartments.

For instance, there are safety locks on all the windows and the doors. "My other apartment at \$255 a month didn't have those," she noted.

LaRoche is also impressed that each apartment has panic buttons so that if she were to break a leg or be in need of in-

stant help, she could push this button which would then set off a bell and turn on a light in the manager's office.

"Whoever designed this place sure did a good job," she said.

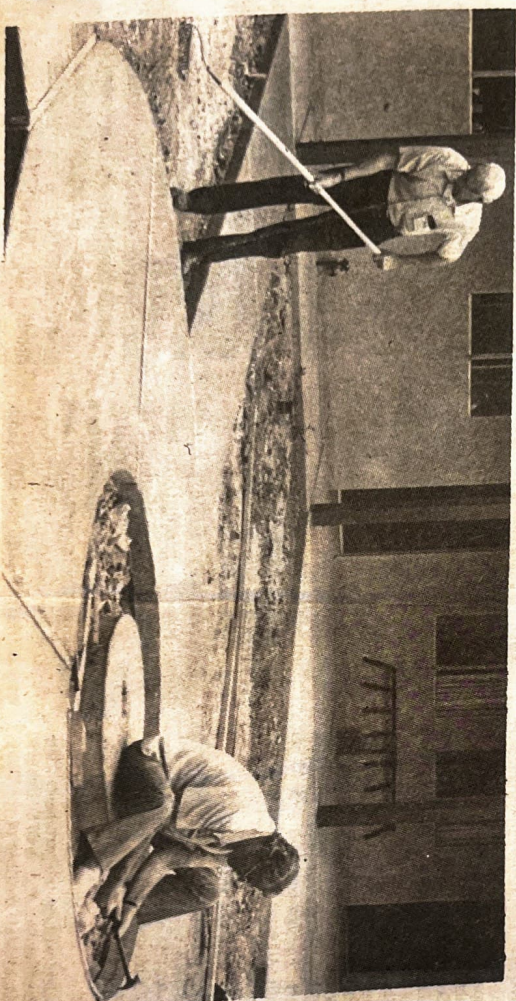
LaRoche is looking forward to the completion of the fountain and the clubhouse, which will have a community kitchen, a card room, fireplace, television and a bumper pool table.

"This is the best thing that's

ever happened to me in my whole life," LaRoche added. "After it's all done it's going to be a paradise."

Agnes Zdansky is also happy to be living at **BREAL**. She said she followed the progress of the complex through a local paper, just waiting for the day it would open. "It's beautiful, it's just beautiful. It's just right for one person," she said.

(Continued on A-2)



(Star-Progress Photo by Rebecca Cheuvront)

HARD AT WORK — Theodore Goeckner (left), the first resident of **BREAL**, a low-cost housing project for senior citizens, and Alan G. West, president of the project, work on the fountain, which will be located in the center courtyard of the apartment complex.

First BREAL Residents Enjoy...

(Continued from A-1)

Zdansky enjoys the newness of the complex, as well as the peace and quiet and the convenience of its location near the center of town.

She also noted that the apartment itself is convenient — fully equipped with lots of cupboard space and a nice patio, "something I didn't have before."

But the fact that the apartment is affordable on top of its many other qualities is what Zdansky speaks of most.

She explained that she had lived in another apartment in Brea with rent that kept going up, a situation that's generally difficult for seniors living on limited incomes. "The rent is what kills us older people," she said. "There should be more places like these going up," she added, a comment that was made by all three of the new BREAL tenants.

The driving force behind the establishment of BREAL, Inc. and its president, Alan West, agreed that more low-cost housing projects for senior citizens are

needed, not only in Brea but throughout the country.

After making his dream become a reality through the efforts of the Brea Rotary Club, local residents, volunteer help, at least \$100,000 of free materials and everything else at wholesale prices, he's convinced that anyone who really takes the time could do the same thing.

For that matter, West has put together a slide program and is willing to talk to any Rotary Club that's interested in building a low-cost housing complex for seniors in their city and facts about how it can be accomplished.

"I think every city must have a piece of land it can do something like this with," he noted.

West added that the federal government, the largest landowner in the United States with millions of acres, could lease some of its property to local cities to build this kind of project.

As long as there are no land costs, as well as getting the best prices for building materials, the rent can be kept low, he explained.

"This is a model of how it could

be done on federal land in any state in this country," he said. "There's a tremendous need and both the federal and local government have the land," he added. "The land is the key."

mitments, but sometimes the pressures would get to him.

In those moments, West said, Tripp could take him out to lunch and let him "scream, holler, cuss, rant and rave."

Then in a calm demeanor, West said, Tripp would reply, "OK. You got it out of your system. Let's go back, pick up a hammer and nails and get back to work."

West wanted BREAL to be like an old-fashioned barn raising, but Tripp said his friend didn't realize that in today's fast-paced, mobile community, that type of happening just isn't possible.

"The day of being able to barn raise for neighbors is not what it used to be," remarked Tripp.

But none of the people involved with BREAL would discourage other service groups and organizations from pursuing a similar endeavor.

"I'd like to think it would motivate others to tackle this type of project," said Tripp. "This is the kind of thing that could grow."

RECEIVED INQUIRIES

And West, who borrowed his

idea from Novato, said he already has had inquiries from groups in Southern California seeking advice on how to get their own BREAL started.

But West admits he is not ready to take on another low-cost housing development. The time he has given to BREAL has taken away from his family and business for four years. Now, he wants to concentrate on those aspects of his life which greatly please his wife.

Mrs. West said she has supported her husband completely on the BREAL project, but she is looking forward to him abandoning his play clothes for the traditional business attire he wore before BREAL started.

APARTMENTS AVAILABLE

As the apartments have come closer to completion, Mrs. West said, she jokingly told her husband one morning, "It'll be nice to see you walk out of here in a suit and not in your patched-up whatevers."

Although BREAL is nearly finished, there still are apartments available for senior citizens who meet the complex's requirements.

Applicants must be retired, be 65 years of age or older and have lived in Brea for at least three years. Also, their gross earnings may not exceed \$10,000 per year nor may their net assets be more than \$30,000.

Seniors who think they may fit these guidelines and who are seeking reasonable-priced housing may call Brea Rotary President Mike Cohen at 529-1122. Applications are available at his office at 203 N. Brea Blvd. or on the fifth floor of the Civic-Cultural Center.

For those people who are just interested in seeing what volunteer laborers have built for the older population in Brea, an open house at the BREAL site will be held from 1 to 5 p.m. Saturday.

The public and those who helped make BREAL happen are invited to come and explore the apartment building.

HE BELIEVED IN BREAL

West's 4-year dream becomes reality in Brea

By LAURA WINGARD
News-Tribune Writer

BREA — Friends and acquaintances of Alan West told him his plan to bring low-cost housing to Brea's senior citizens was crazy and couldn't be done.

It has been four years since West embarked on building BREAL, a two-story, 30-unit apartment complex constructed by volunteer laborers in downtown Brea, and it is almost complete with some of the apartments now occupied by elderly residents.

"This is the culmination of a dream," reflected West one day recently as he sat in his tattered work clothes in the complex's yet-to-be-finished recreation room.

Perched on a roll of carpet that would soon line the floor, he said, "It's one of the best dreams I ever had because it happened."

LIVED WITH DREAM

His wife Joan agrees. She has had to live with the dream since Alan conceived it on March 11, 1976, after reading about a similar project built by the Navajo Rotary Club in Northern California.

"It's really been something."

'700 people have in some way been touched by this experience'

commented Mrs. West. "So many people have told Alan and me it wouldn't work, but Alan's persistence. Determination is what did it."

West, born and raised in Brea, took his plan to the local Rotary Club where it was warmly accepted. The club, along with the ci-

ty and Ministerial Association, have jointly sponsored BREAL, which stands for Brea Retirement Effort for Abundant Living.

UNIQUE PROJECT

The project is unique because no federal or state housing funds have been used to build it.

Instead, BREAL formed a board of directors, which West heads, and incorporated. Then BREAL was given a low-interest \$500,000 loan from United California Bank.

The land where it is being built at the corner of Ash Street and

'It's one of the best dreams I ever had because it happened'

Orange Avenue is being leased from the city at a rate of \$1 per year. The lease will terminate in 50 years and the care will revert back to the city.

The materials that have been used in constructing BREAL have either been donated or their cost, reduced.

But the main reason BREAL is near the finishing point with a tab of \$350,000 and monthly rents to tenants of \$135 or \$155 including

Church, did the Lord's work at night and on Sunday. His day-time hours Monday through Saturday were spent working as the construction manager for BREAL.

Experienced in building construction, Wood trained and honed the skills of his non-professional labor crew that at times included city officials, the Brea police chief and businessmen from throughout the city.

"The caliber of people we have working here is tremendous," remarked Wood.

'It's one of the best dreams I ever had because it happened'

But both West and Wood are reluctant to start naming the people and companies who have contributed to BREAL for fear they'll forget somebody.

Seven-hundred people have in some way been touched by this experience, explained West, either by helping put up the walls or by giving the materials to build the structure.

West, however, is quick to acknowledge the moral support his long-time friend Doug Tripp, an insurance broker, has given him when times were tough at BREAL.

NOT ALWAYS ROSY

Working on BREAL has not always been rosy for West. There were times when helpers were few and he, Wood and a couple others would be the only ones toiling to complete the apartments.

West said he always tried to understand that the volunteer workers had other business com-



POURING CEMENT FINAL STAGE AT BREAL

Alan West (left), Everett Marshall, Loren Wood and John English

News-Tribune Photo by Jose Luis Villagran

HE BELIEVED IN BREAL

West's 4-year dream becomes reality in Brea

By LAURA WINGARD
News Tribune Writer

BREA — Friends and acquaintances of Alan West told him his plan to bring low-cost housing to Brea's senior citizens was crazy and couldn't be done.

It has been four years since West embarked on building BREAL, a two-story, 30-unit apartment complex constructed by volunteer laborers in downtown Brea, and it is almost complete with some of the apartments now occupied by elderly residents.

"This is the culmination of a dream," reflected West one day recently as he sat in his tattered work clothes in the complex's yet-to-be-finished recreation room.

Perched on a roll of carpet that would soon line the floor, he said, "It's one of the best dreams I ever had because it happened."

LIVED WITH DREAM

His wife Joan agrees. She has had to live with the dream since Alan conceived it on March 11, 1978, after reading about a similar project built by the Navato Rotary Club in Northern California.

"It's really been something,"

'700 people have in some way been touched by this experience'

commented Mrs. West. "So many people have told Alan and me it wouldn't work, but Alan's persistent. Determination is what did it."

West, born and raised in Brea, took his plan to the local Rotary Club where it was warmly accepted. The club, along with the ci-

ty and Ministerial Association, have jointly sponsored BREAL, which stands for Brea Retirement Effort for Abundant Living.

UNIQUE PROJECT

The project is unique because no federal or state housing funds have been used to build it.

Instead, BREAL formed a board of directors, which West heads, and incorporated. Then BREAL was given a low-interest \$500,000 loan from United California Bank.

The land where it is being built at the corner of Ash Street and

'It's one of the best dreams I ever had because it happened'

Orange Avenue is being leased from the city at a rate of \$1 per year. The lease will terminate in 50 years and the care will revert back to the city.

The materials that have been used in constructing BREAL have either been donated or their cost, reduced.

But the main reason BREAL is near the finishing point with a tab of \$350,000 and monthly rents to tenants of \$135 or \$155 including

Church, did the Lord's work at night and on Sunday. His day-time hours Monday through Saturday were spent working as the construction manager for BREAL.

Experienced in building construction, Wood trained and honed the skills of his non-professional labor crew that at times included city officials, the Brea police chief and businessmen from throughout the city.

"The caliber of people we have working here is tremendous," remarked Wood.

'It's one of the best dreams I ever had because it happened'

But both West and Wood are reluctant to start naming the people and companies who have contributed to BREAL for fear they'll forget somebody.

Seven-hundred people have in some way been touched by this experience, explained West, either by helping put up the walls or by giving the materials to build the structure.

West, however, is quick to acknowledge the moral support his long-time friend Doug Tripp, an insurance broker, has given him when times were tough at BREAL.

NOT ALWAYS ROSY

Working on BREAL has not always been rosy for West. There were times when helpers were few and he, Wood and a couple others would be the only ones toiling to complete the apartments.

West said he always tried to understand that the volunteer workers had other business com-



POURING CEMENT FINAL STAGE AT BREAL
News Tribune Photo by Jose Luis Villagras
Alan West (left), Everett Marshall, Loren Wood and John English

Criteria Modified For BREAL

BREA — Modified criteria for applicants to BREAL, the city's pioneer low-cost housing project for seniors, were established by BREAL, Inc. board members Monday.

Board president Alan G. West said applicants must be established residents of the Brea area as defined by the limits of the Brea General Plan or the limits of the

Brea - Olinda United School District for a period of at least two years.

"The main distinction is that we now cover places within the school district which may not necessarily be within city limits," West added.

A change in income status was also decided by the board. Single persons must have an

annual income of \$10,000 while income for couples had been raised to \$12,500.

All curbs, gutters, sidewalks and "Good Old Brea" lamp posts, donated by the Bank of America, have been installed, said West.

During the monthly meeting, two board members, Bill Mochon and Mac McFadden asked to be relieved of their duties. The pair was replaced by Glen Balch, representing the Brea Ministerial Association, and Bert Mochon.

New officers elected to serve with West include Balch, vice president; Doug Tripp, secretary; and Mochon, treasurer.

Malathion Spilled In Cupertino Yard

CUPERTINO (AP) — A spill termed the "first big accident" in the pesticide war against the Mediterranean fruit fly caused no major problems, eradication officials say.

About 1,000 gallons of a sticky medfly bait, 20 percent of it malathion, spilled in a Cupertino storage yard for the California Department of Transportation on Thursday.

"If we had to have a spill this was the best place to have it," said assistant project manager Isi Siddiqui. "Fortunately, it happened not on the freeway but in our yard."

The bait is sprayed from helicopters and airplanes over about 1,200 square miles of California in hopes of poisoning any medflies that might emerge from larvae.

Officials said a truck backed into another

Project spokesman Roger Blake said the liquid was mopped up before it could seep into the ground or cause injuries.

Three medflies found in a cargo area at Los Angeles International Airport were "no big deal," said project spokesman Irv Pass.

All were confirmed as sterile and were believed to have escaped from two cartons of sterile medflies being shipped from Hawaii to Guatemala.

36%

YIELD

COMPLETELY SECURED

with

1st. TRUST DEEDS

Pension plans/Private Investor
Anyone who wants to join with a
builder/developer to overcome
inflation. Over 2 million dollars
already funded.

DEBCO CONSTRUCTION

(714)937-0470

Learn more about

Rancho California

☐ 2½ acre
mobile homesites
☐ 5 acres & larger parcels
☐ Avocado groves 5 acres & up.

CRAIG CLARK — Broker

41873 Moreno Rd.
Rancho Calif, CA 92390

Name _____

Telephone _____

Address _____

City _____

State _____

Zip _____

or Call Collect (714) 676-4407

WIN AN OIL WELL

Now you, as a U.S. citizen, are eligible to participate in a drawing conducted by the U.S. Government for oil and gas lease rights on public lands **on an equal basis** with the major oil companies. And should you be a lucky winner, you can simply sell your rights for immediate cash while retaining lifelong royalty benefits that could make you a millionaire. For only a small tax deductible entry fee you could be one of over 7000 winners this year. Send \$2.00 for your complete information package including entry forms to: Federal Oil Lease Services, Inc. 520 S.W. 14th St., Miami, FL 33135.



(Star-Progress Photo by Juacquine Matthews)

RUNNING FOR BREAL — BREAL Inc., a low-cost senior citizen housing project founded by the Brea Rotary, is half-way done, and at an open house Thursday Louie Gutierrez (left), a volunteer from Brea's All State Life Insurance Co., told Rotarian Alan West (right) he will run 50 miles in September to raise \$5,000 for the self-supporting project.



(Star-Progress Photo by Juacquine Matthews)

TOURING BREAL — Brea Soraptomists toured the BREAL apartments Thursday as they hosted an open house at the project to honor the building's half-way completion. Already the group has donated \$4,000 to the complex that is being built on a volunteer basis.

pacific clippings

post office box 11789
seattle, wa 98116, 922711

DAILY STAR PROGRESS

Brea/La Habra NOV 8 1979

360 Pastor Offers Talent, Expertise For Project

"The satisfaction of making life a little more pleasant for people" is all Pastor Loren Wood of the Four Square Church in Brea needs to donate his help and expertise in construction toward the BREAL housing project for seniors.

Project originator Alan West said BREAL is "extremely fortunate" to have a man like Wood. He has built 20 projects like BREAL throughout his life, and it just so happens he's a pastor. Wood came to Brea in 1927 from a family of contractors and farmers. In 1950's, he obtained his general contractors license.

"The Lord has helped me," he stated, so he figured he could give both 40 hours to the church and making a living.

He said he wanted to provide for his own family without hands from his congregation.

At the age of 26, he was diagnosed as having malignant cancer of the throat. He had two children at the time.

"I asked God to let me live long enough to help my kids, and I'll help someone else," he told a group of BREAL supporters.

"I'm dedicated to helping anyone who comes across my path."

His brother has also built homes for the aged so they can "enjoy not endure the rest of their lives."

"In Brea," Wood stated, "we lost good people from the community from the rising cost of rents."

BREAL, he said, would "never have become a reality without Alan, the Rotary and the city. Without you (members of the community), there is no way it can."

In 1950, Wood along with mem-

bers of the community built the Four Square Church on Imperial Highway for \$1.75 a square foot. (Continued on A-3)



Rev. Loren Wood

Pastor Offers...

(Continued from A-1)
Ninety-five percent of the painting was done by women. They helped lay floor tile and literally

were the only ones brave enough to climb a scaffold to put tile on the ceilings, he exclaimed.

The seniors "deserve our effort to help them," he added, and "we want this (BREAL) to be a community project."

The organization has approached the high school and is willing to teach students the building trade.

"We'll teach through our young people a skill that will help them the rest of their life!" Wood said. "The project will help not only 30 seniors but a lot of kids."

Volunteers "may feel like a water boy on the side line, but you're important."

He said it takes everyone's effort to win.

"The cemetery on the edge of town" donated a back hoe to the project that Wood joked "will dig more than graves."

Some volunteers will have to work on ditches, but he explained, "Most people like to be the person that shines the brass after everything is done."

People the organiza-

tion now does not have contact with "can become a vital part of this project."

"It is vitally important," he emphasized, "to link them in this thing."

pacific clippings

post office box 11789
santa ana, calif. 92711

DAILY STAR PROGRESS
Brea/La Habra

AUG 27 1980

Brea Seeks Seniors For Openings

BREA — The Human Services Division of Brea has four openings for senior citizens who are 55 years of age or older.

The positions of outreach worker, senior employment coordinator, homemaker assistant and information and referral receptionist are open with hours ranging from 10 to 20 per week.

Further information is available by visiting City Hall or by calling 529-4951. The final date to apply is Aug. 29.

pacific clippings

post office box 11789
santa ana, calif. 92711

Fullerton, Cal.
NEWS-TRIBUNE
(Daily)

AUG 22 1980

Benefits are explained

BREA — If you work part time after retirement are you still eligible to receive Social Security payments?

What kind of benefits is a widow entitled to?

Can Medicare be used to pay for the services of a chiropractor?

The answers to these and other questions about Social Security coverage are available once a month through a free service sponsored by the Brea Human Services Division.

Leland Halleck, a representative from the Social Security of-

fice, visits the Human Services Annex from 2 to 5 p.m. on the first Tuesday of each month.

He is available for private, individual counseling and can answer questions about a wide variety of circumstances involving Social Security benefits. Free literature about Social Security and Medicare is also available.

Persons wishing to speak with Halleck during his next visit to Brea are asked to make an appointment by calling the Human Services Division at 529-4951, extension 258.

pacific clippings

post office box 11789
santa ana, calif. 92711

NEWS TIMES

Weekly JUN 12 1980

BREAL-News

The Breal Project is now about 25% completed. The non-profit corporation is constructing low cost rental units for seniors of modest means.

Many workers have been on the site helping and we have been telling you of their work. Sorry we missed Fred Appleford's name on the list of apprentice builder award winners last issue. Also thanks to Walter Atkinson who donated the back hoe and Pedro Beltran and Margarito Benavidez who have been out on eight Saturdays doing the volunteer work of digging hand trenches.

We still need a plumber for the copper pipe installation or one who can supervise this work.

There are quite a few "behind the scene" types who aren't driving nails or laying pipe but who are essential in the program. Did you know that Joan Kawase is the one who schedules the workers? Lunches are being provided to our on-site workers by TLC on Tuesday, Wednesdays by Rotary Club and Fridays by the Soroptomist Club. Mrs. Wood, wife of our contractor/builder, sends food at least once a week. We still could use more help on this important part of the project. Call Joan Kawase at 529-4951 or 529-7634 if you or your group can provide us with simple lunches on Monday, Thursday or Saturday. We can keep pounding nails if we don't have to shut down to leave the construction site to eat.

Others behind the scene are Bill Young who prints this letter, Mike Cohen who prints our address labels, Carol Weddle who gets this written and Jan Larsen who types and mails it to all our workers and interested people who Believe in Breal as they do. Be sure to get your bumper sticker and join the growing number of Breans who Believe in Breal and are telling others about this worthwhile community effort.

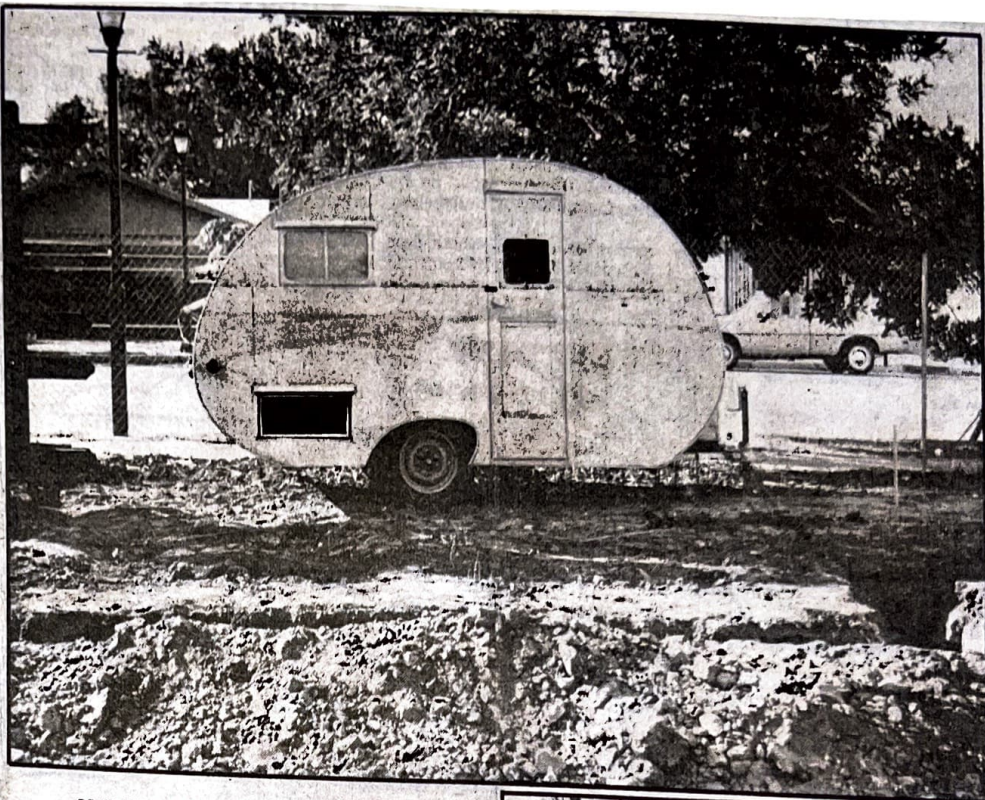
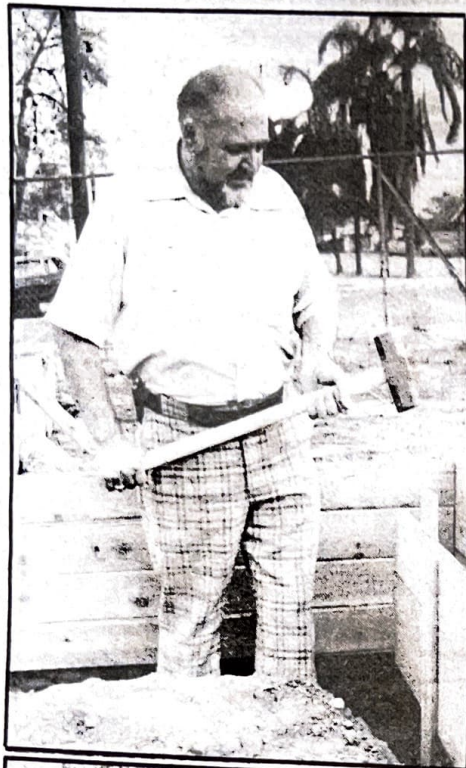
pacific clippings

post office box 11789
santa ana, calif. 92711

NEWS TIMES
Weekly

JAN 10 1980

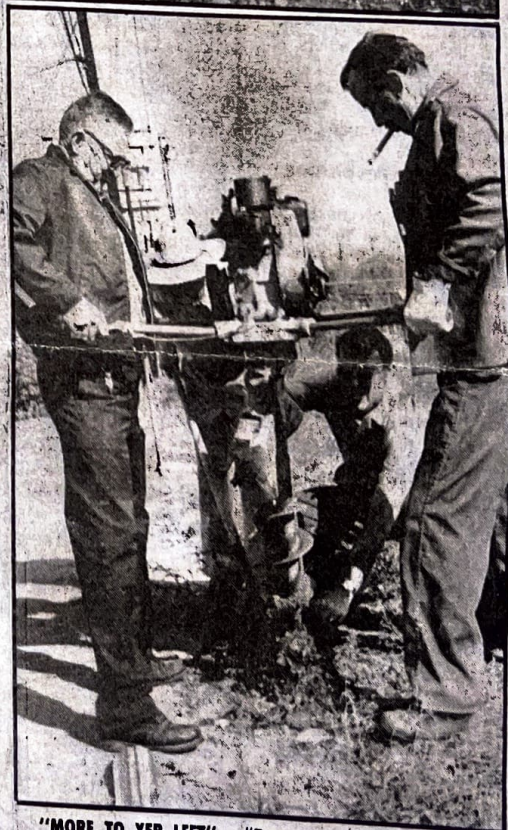
FOUNDING FOR BREAL - A little political clout in the right place will go a long way was evident by this view of Mayor Sal Gambino.
(News-Times photo by Susan Goede)



BE IT EVER SO HUMBLE - the on-sight corporate offices of BREAL INC. may not look like much, but then they aren't.
(News-Times photo by David E. Dittman)



WANZZAT? - Remnants of BREAL volunteers' gourmet lunches are neatly arranged amidst the loose rubble, waiting to be whisked away by...by...



"MORE TO YER LEFT" - "Easy, easy" - "Ya got a match?"...Its all in a days work for (from left) Ray Marley, Leo West, Alan West and Doug Tripp; all Rotary Club volunteers helping the BREAL INC.

pacific clippings

post office box 11789
santa ana, calif. 92711

NEWS TIMES
Weekly
JAN 10 1980

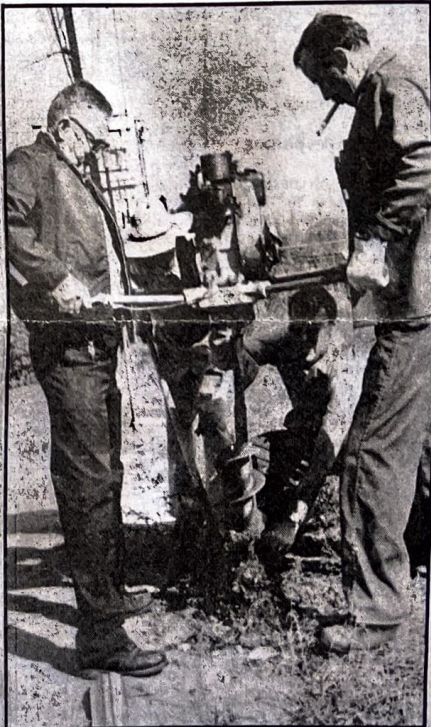
FOUNDING FOR BREAL - A little political clout in the right place will go a long way was evident by this view of Mayor Sal Gambino.
(News-Times photo by Susan Gaede)



BE IT EVER SO HUMBLE - the on-site corporate offices of BREAL INC. may not look like much, but then they aren't.
(News-Times photo by David E. Dittman)



WANZZAT? - Remnants of BREAL volunteers' gourmet lunches are neatly arranged amidst the loose rubble, waiting to be whisked away by...by...



"MORE TO YER LEFT" - "Easy, easy..." Ya got a match? ...It's all in a days work for (from left) Ray Marley, Leo West, Alan West and Doug Tripp; all Rotary Club volunteers helping the BREAL INC.