



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-NO. 76-3
Phone (202) 755-5277
(Ernst)

MAR 2 1990 FOR RELEASE:

Friday
January 2, 1976

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Camping clubs --- where memberships and "site-rights" are sold --- are nevertheless subject to public disclosure under a law administered by the U. S. Department of Housing and Urban Development.

That decision was handed down recently by a Federal District Judge in Tacoma, Washington.

A collection of camping clubs, called the Association of Outdoor Recreation Clubs, Inc., filed an action to prevent HUD from enforcing the Interstate Land Sales Full Disclosure Act against them. The basis for the Association's claim was that the sale of memberships in such a club, where no plat is filed and title to the entire tract is retained by the whole group, does not fall within the provisions of the law.

The Acting Administrator of HUD's Office of Interstate Land Sales Registration (OILSR), John R. McDowell, noted that a great deal hung on the camping clubs case.

"If the camping clubs had won the case," he said, "it might have provided a big loophole for a lot of land sales operators."

In his decision, Judge William N. Goodwin wrote, "The question presented is whether a camping club membership constitutes

a 'lot in any subdivision...' The plaintiffs activities fall within the scope of the definition. There can be no dispute that membership in a camping club carries with it, at least indirectly, an undivided interest in real property under the terms of membership..."

Other factors which helped the judge arrive at his decision were:

- The tying of membership to a particular campsite.
- Mention of Members' "exclusive rights to perpetually occupy the campsite...", in some association documents.
- The fact that contracts for membership specify the campsite.
- Price varied according to the desirability and size of the site.
- Sale of the individual membership included a transfer of the accompanying campsite.

OILSR administers the Interstate Land Sales Full Disclosure Act, which requires land developers falling within its jurisdiction to file up-to-date Property Reports with HUD and to give copies to all prospective buyers. The Property Report is a complete description of land being offered for sale.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410

HUD-No. 76-4
Phone (202) 755-5277
(Beckerman)

FOR RELEASE:
Monday
January 5, 1976

Secretary Carla A. Hills of the U. S. Department of Housing and Urban Development today announced a two-tier policy for setting the maximum allowable interest rate for HUD-FHA insured single-family and multi-family mortgage loans.

The new policy is effective Monday, January 5.

Under the "split rate" system, the maximum allowable interest rate on HUD/FHA insured single-family mortgage loans will be established independently of the rate on HUD/FHA multi-family project loans.

Concurrent with implementing the new system, the Secretary announced that the maximum allowable interest rate on single-family mortgage loans will be lowered to 8.75 percent also effective January 5. The maximum rate on multi-family mortgage loans, set September 2, 1975, will remain at 9.0 percent.

In announcing the new approach, Mrs. Hills said, "This move acknowledges for the first time in FHA's existence that the markets for home loans and multi-family loans are separate and distinct. In setting maximum interest rates we need to take into account the special characteristics of each market."

The Secretary said that a "split rate" system is appropriate because while the interest rate on single-family loans has declined recently, rates on multifamily apartments projects have not evidenced a similar decline.

The factors that make the multi-family mortgage market distinct from the single-family rate are many. Among the elements of distinction are significantly larger average loan amounts, longer terms to maturity, greater risks, and requirements for consistently higher market yields.

Moreover, unlike home loans, it is the borrower who pays points in the case of multi-family financing -- so that the full financing cost is reflected in the owner's cost, regardless of whether it is paid through points or through the interest rate.

The new single-family rate was determined after consultation with Richard L. Roudebush, Administrator of the Veterans Administration, who simultaneously announced a similar change in the maximum rate for GI home mortgage loans.

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QUESTIONS AND ANSWERS ON INTEREST RATE INCREASE

Q. How will the decline in the FHA interest ceiling affect the buyer of a house?

A. On a \$30,000 mortgage over 30 years, there would be a decrease of \$5.40 in the monthly payment.

Q. When was the last time the FHA interest rate was raised? When last lowered?

A. Raised to 9 percent on August 14, 1975; lowered to 8 1/2 percent on April 28, 1975.

Q. What is meant by "paying points" and what does this have to do with the cost of a house?

A. Paying points amounts in practice to prepaying the interest differential between the FHA/VA rate and the market rate. During periods when this differential exists, investors are unwilling to invest in FHA/VA mortgages without this discount since the yield would not be competitive with that available from other investment.

TO ACCOMPANY HUD-No. 76-4

HUD/FHA MAXIMUM ALLOWABLE INTEREST RATE

<u>Rate</u>	<u>Period</u>
8 5-5-1/2%	Nov. 27, 1934 - June 23, 1935
5%	June 24, 1935 - July 31, 1939
4-1/2 %	August 1, 1939 - April 23, 1950
4-1/4%	April 24, 1950 - May 1, 1953
4-1/2%	May 2, 1953 - December 2, 1956
5%	December 3, 1956 - August 4, 1957
5-1/4%	August 5, 1957 - September 22, 1959
5-3/4%	September 23, 1959 - February 1, 1961
5-1/2%	February 2, 1961 - May 28, 1961
5-1/4%	May 29, 1961 - February 6, 1966
5-1/2%	February 7, 1966 - April 10, 1966
5-3/4%	April 11, 1966 - October 17, 1966
6%	October 2, 1966 - May 6, 1968
6-3/4%	May 7, 1968 - January 23, 1969
7-1/2%	January 24, 1969 - January 4, 1970
8-1/2%	January 5, 1970 - December 1, 1970
8%	December 2, 1970 - January 12, 1971
7-1/2%	January 13, 1971 - February 17, 1971
**7%	February 18, 1971 - June 30, 1973
**7-3/4%	August 10, 1973 - August 24, 1973
8-1/2%	August 25, 1973 - January 21, 1974
8-1/4%	January 22, 1974 - April 14, 1974
8-1/2%	April 15, 1974 - May 12, 1974
8-3/4%	May 13, 1974 - July 7, 1974
9%	July 8, 1974 - August 13, 1974
9-1/2%	August 14, 1974 - November 24, 1974
9%	November 25, 1974 - January 20, 1975
8-1/2%	January 21, 1975 - March 2, 1975
8%	March 3, 1975 - April 27, 1975
8-1/2%	April 28, 1975 - September 1, 1975
9%	September 2, 1975 -January 4, 1976
8-3/4 % (Homes)	January 5, 1976 -
9%	January 5, 1976 -

* 5% for acquisition, 5-1/2% refunding of mortgage indebtedness or creation of mortgage indebtedness on property constructed before June 7, 1934.

** FHA authority lapsed June 30, 1973; renewed August 10, 1973.



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WASHINGTON D.C. 20410

HUD No. 76-5
Phone (202) 755-5277
(Beckerman)

FOR RELEASE:
Tuesday
January 6, 1976

Final regulations have been issued by the Department of Housing and Urban Development on its revised Section 235 homeownership program for lower income families effective yesterday. They will appear in the Federal Register January 6.

Proposed regulations were published in the Register November 7, 1975. In response to HUD's invitations, some 300 comments were received.

Highlights of the revised Section 235 program are:

INCOME

To compute adjusted income, deduct 5 percent from gross income, \$300 for each minor child, as well as unusual or temporary income. Incomes may be no greater than 80 percent of median income for area concerned, but statute permits adjustments in certain instances. HUD has authorized field offices, under certain circumstances, to increase income limits to 80 percent of the median income of the census region as opposed to market area. Income is required to be expected to continue for approximately five years. There are no limitations on assets of prospective applicants.

COUNSELING

Every homeowner is to be counseled and/or given information on homeownership responsibilities. Mortgagees are required to certify that homeowners have received HUD counseling materials. Homeowners are required to accept further counseling where needed in the opinion of the Secretary.

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UNIT ELIGIBILITY

Limited to new construction and substantial rehabilitation of single family homes, started after October 17, 1975. Lot size limited to one acre, unless variance necessary to comply with local code requirements or to supply safe and adequate water or sewage disposal systems.

MORTGAGES

The mortgage for a new home must not exceed \$21,600, or \$25,200 for a family of five or more. In designated high cost areas, the mortgage limits can go to \$25,200 for a single family, or \$28,800 for a family of five or more. (These are statutory limits.) The purchase price of a home may not exceed 120 percent of the mortgage limit. The mortgage term is limited to 30 years.

MORTGAGOR'S INVESTMENT

The homeowner must make a downpayment of at least six percent of Secretary's estimate of cost of acquisition.

LOCATION OF SUBSIDIZED UNITS

In any subdivision 40 percent may come under subsidy. This rule may not be applied to reduce number of units in any subdivision below 25. Waivers of this rule by Secretary possible in the case of certain rehabilitation projects.

RESERVATION OF CONTRACT AUTHORITY

Developers of subdivisions of 13 or more subsidized units are required to secure advance reservations. Reservations may not be extended beyond six months unless construction has started; only one extension to be granted.

MORTGAGE INSURANCE PREMIUM

Premium charge to be .70 percent of the mortgage.

INCOME RECERTIFICATION

Homeowner is required to report to mortgagee each monthly increase of \$50 or more. Homeowner is to report annually family income as reported to IRS (but not submit tax returns to mortgagee). Mortgagee reports to HUD any substantial difference between income certified by homeowner and family income reported as stated on Federal tax returns. For verification of income, the homeowner is required to agree that Secretary may request a copy of Federal income tax returns from IRS.

SUBSIDY

Terminates with sale of unit by original homeowner.

ALLOCATION OF FUNDS

\$50 million now allocated to HUD field offices determined by same factors as used in Section 8 program. Another \$50 million to be allocated in thirty days. The Department is considering set asides for urban rehabilitation programs, and other specific uses, in connection with the allocation of the remaining approximately \$160 million.



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WASHINGTON D.C. 20410**

HUD-No. 76-7
Phone: (202) 755-5277
(Spiegel)

FOR RELEASE:
Thursday
January 8, 1976

Melvin Margolies, Deputy General Manager of the New Community Development Corporation, today announced grants totalling \$589,000 awarded to the New York State Urban Development Corporation (UDC) for facilities in two of its new community developments, Radisson, near Syracuse, and Roosevelt Island, in New York.

The funding was made available under the Community Development Block Grant Program of the Housing and Community Development Act of 1974.

Of the total, Radisson will receive \$289,000 for a neighborhood facility. Roosevelt Island will receive \$300,000 to develop a park with recreational facilities.

Radisson is being developed on a 2,700-acre tract and is projected to provide housing, jobs, shopping and recreational and educational facilities for 18,000 people by 1984. Roosevelt Island is a 143-acre island in New York City's East River which, when completed in 1981, will be an auto-free new town for about 18,000 people.

Both communities have as goals adequate housing for low and moderate income families, and both will utilize some innovative approaches with respect to land utilization, materials and methods of construction, and community facilities and services.



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HUD-No. 76-8
Phone: (202) 755-5277
(Spiegel)

FOR RELEASE:
Sunday
January 11, 1976

Melvin Margolies, Deputy General Manager of the New Community Development Corporation, today announced approval of a \$250,000 grant for road improvements in the new community of Park Forest South, Ill., 30 miles south of Chicago.

The grant was made under the Community Development Block Grant Program of the Housing and Community Development Act of 1974.

The grant, augmented by \$175,000 from the Governor's State University, will upgrade and light portions of Stuenkel Rd., Crawford Ave., and Old Exchange Ave., opening a new entranceway to Park Forest South and enhancing access to the University.

Park Forest South is being developed by the Park Forest South Development Company with \$30 million of HUD guaranteed debentures issued under Title VII of the Urban Growth and New Community Development Act of 1970. It will occupy approximately 8,300 acres and is projected to house 110,000 people by 1985.

A primary objective of this HUD-sponsored new community is to offer a wide range of housing types and employment opportunities as well as supportive educational, cultural, social, and recreational facilities in a decent living environment.

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U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410

FILE

FOR RELEASE:

Thursday

January 8, 1976

COPY

HUD-No. 76-12
Phone (202) 755-5277
(Conn)

Carla A. Hills, Secretary of Housing and Urban Development, announced today that in its first year of operation the block grant program of the Housing and Community Development Act of 1974 substantially helped more communities than all the combined programs it replaced.

As required by law, the first annual report on the program was submitted to Congress December 31.

The Act consolidated seven existing categorical grant programs -- urban renewal, model cities, water and sewer facilities, open space, neighborhood facilities, rehabilitation loans, and public facilities loans.

At a press conference today, Secretary Hills announced that \$2,505,863,000 has been allocated to an estimated 2,900 communities as of last December 5. A small number of discretionary grants for the remaining funds are under review.

Not only did more communities receive help under the block grant program but HUD reached out for the first time with community development assistance to fifty-eight metropolitan cities and twenty-two urban counties that had been shut out of the predecessor programs.

Secretary Hills applauded local officials on their role in the program. Operating under severe time constraints and a lack of familiarity with new requirements, local governments, Mrs. Hills said, proved their capacity to effectively manage funding through flexible programs such as block grants and revenue sharing and to relate them to local needs.

-- more --

The report noted that in their first year applications, communities announced as their top priorities "prevention of slums and blight" and "the conservation and expansion of the housing stock" -- two principal objectives of the Housing and Community Development Act. About 67% of the total funding to metropolitan cities will go toward achieving these objectives.

According to the report, the block grant program, compared to the categorical programs it replaced, substantially reduced Federal regulations -- from about 2,600 pages of rules for the categorical programs to 25 pages for block grants. Applications filed by communities were reduced from 1,400 pages to 50 pages on the average. Time required for preparation of local application, HUD review, approval, and contract execution averaged 8 months, compared to an average of 31 months for a conventional urban renewal project.

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(To accompany HUD Release No. 76-12)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

FIRST ANNUAL REPORT: FACT SHEET

The Housing and Community Development Act of 1974 was signed into law on August 22, 1974. Title I of the Act, the Community Development Block Grant Program (CDBG), consolidated seven existing categorical grant-in-aid programs (Urban Renewal, Model Cities, Water and Sewer Facilities, Open Space, Neighborhood Facilities, Rehabilitation Loans, and Public Facilities Loans).

APPLYING FOR FUNDS

CDBG application processing is simpler and quicker than HUD's previous categorical programs.

- Legislation requires entitlement applications to be acted upon by HUD within 75 days; in the first year, HUD averaged 49 days.
- CDBG recipients report spending less time preparing applications, and receiving HUD approval and contracts - approximately eight months for CDBG, compared to as much as 31 months for an urban renewal grant.

A majority of CDBG recipients with past HUD program experience reported a decrease in red tape and a decrease in Federal intervention.

FUND ALLOCATION

(Table attached)

Community Development Block Grant funds are reaching more communities than the categorical programs' funds.

- 58 entitlement cities, 22 urban counties, and 739 nonmetropolitan discretionary fund recipients are receiving HUD community development funding for the first time.

NATIONAL OBJECTIVES

Of the seven primary national objectives of the Act, the prevention of slums and blight and the conservation and expansion of housing stock received greatest first year emphasis. Key approaches are:

- emphasizing improvements to the existing neighborhood infrastructures;
- concentrating efforts in areas showing early signs of decay; and
- concentrating efforts in residential areas.

LOCAL STRATEGIES FOR COMMUNITY DEVELOPMENT AND HOUSING ACTIVITIES

Metropolitan cities indicate their highest priority needs as:

- improvement or expansion of housing stock;
- community services and facilities; and
- water and sewer facilities.

Urban counties indicate their highest priority needs as:

- construction and improvement of water and sewer and other public facilities; and
- improvement and expansion of housing stock.

LOCAL DISTRIBUTION OF ACTIVITY

Minority neighborhoods have directly been allocated 57 percent of the CDBG funds by their respective local governments.

Low- or moderate-income areas are directly receiving 71 percent of the entitlement funds. The 29 percent balance meets other legislative objectives of preventing or eliminating slums and blight; or meeting priority activities that the Secretary determines have particular urgency in the community.

Housing Assistance plans completed by block grant applicants indicated that 22 percent of the households in the localities need housing assistance.

- Over half of the need is in small, non-elderly households, 29 percent of which are minority.
- One-third of the need is in small, elderly and handicapped households, 17 percent of which are minority.
- One-sixth of the need is in large families.

CITIZEN PARTICIPATION

Forty-six percent of surveyed of the 880 CDBG entitlement recipients indicated that the citizen participation process was "most influential" in determining the direction and development of their block grant application.

- Seventy-five percent of the surveyed communities indicated an increase in citizen participation when compared to application processes for HUD's grant-in-aid programs.

CDBG FUND ALLOCATIONS AND APPROVAL BY GRANT CATEGORY*

ALLOCATIONS			APPROVED GRANTS		
<u>Category</u>	<u>No.</u>	<u>Amount (\$,000)</u>	<u>No.</u>	<u>Amount (\$,000)</u>	<u>%</u>
Formula (Metro Cities/ Urban Counties)	594	\$1,776,365	581	\$1,771,769	70.7
Small Hold Harmless					
SMSA	301	172,565	293	170,963	6.8
Nonmetropolitan	450	269,799	447	269,770	10.8
Discretionary Balances					
SMSA	***	54,642	357**	29,667	1.2
Nonmetropolitan	***	199,694	1,179	199,000	7.9
Other Discretionary	***	76,935	93	64,694	2.6
<hr/>			<hr/>		
TOTAL		\$2,550,000		\$2,505,863	

* Based on data available December 5, 1975.

** Some applications are still under review.

*** The potential number of discretionary applicants was not estimated.

SOURCE: Department of Housing and Urban Development
Office of Community Planning and Development



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-16
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
January 14, 1976

Minority neighborhoods have been allocated \$1.425 billion of the \$2.5 billion Community Development block grant programs funds authorized by the Housing and Community Development Act of 1974, according to the first annual report on the program. The funds are committed to some 2,900 communities.

The report shows further that low or moderate income areas are receiving 71 percent of the entitlement funds. These localities emphasize conventional urban renewal-type activities, combined with housing and supportive public works.

HUD Secretary Carla A. Hills noted that a portion of the funds spent citywide also benefits minority group residents. She said the report shows that the highest priorities in both minority and non-minority neighborhoods are public works and housing. In minority neighborhoods, the focus is on renewal-related activities and public services.

The Housing and Community Development Act of 1974 consolidated seven existing categorical grant programs -- urban renewal, model cities, water and sewer facilities, open space, neighborhood facilities, rehabilitation loans, and public facilities loans.

A conclusion reached in the report is that the 1974 Act substantially helped more communities than all the combined programs it replaced.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410

CONSUMER SENSITIVE - REQUEST FOR PUBLIC COMMENT

HUD-No. 76-21
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Wednesday
January 15, 1976

Proposed changes in regulations for Housing Assistance Plans (HAPS) are being published today for public comment, the U.S. Department of Housing and Urban Development announced. The changes appear in today's Federal Register.

In applying for Community Development block grants, localities entitled to funding on a formula basis are required to submit a Housing Assistance Plan. Under the Plan, a community surveys the condition of its housing stock and sets a realistic annual goal for meeting the housing needs of lower income persons.

The block grant program, part of the Housing and Community Development Act of 1974, is in its second year of funding. The first year experience with the program showed the need for clarification, changes and more explicit standards for HAPS. The amendments to the regulations include:

- If a community intends to use rehabilitation housing to meet its housing assistance goals, it is now required to identify those units suitable for rehabilitation. In addition, the housing must be further identified as standard or substandard and occupied or vacant.

- Applicants are now required to measure, rather than estimate, the number of households expected to reside in the community as a result of planned or existing employment opportunities.
- "Adequate vacancy rate," which communities must consider in planning a housing mix to meet the goal for lower income persons, is defined.
- A three-year housing assistance goal is now mandatory for all applicants, in addition to the annual goal.
- Locations for Section 8 housing must conform to site standards for new construction or substantial rehabilitation programs.

Interested persons are invited to submit written comments or views on the proposed amendments.

Comments will be accepted through January 30, and should be filed in triplicate with:

Rules Docket Clerk
Office of the General Counsel
Room 10245
U.S. Department of Housing and Urban Development
Washington, D.C. 20410



FILE COPY

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-22
Phone (202) 755-5284
(Bacon)

FILE COPY

FOR RELEASE:
Monday
January 19, 1976

Secretary Carla A. Hills of the Department of Housing and Urban Development today announced \$1 million in grants for the installation of solar units in 143 new and existing dwelling units in 27 states.

This will be the Nation's first large-scale test of **solar energy** in housing, and will give the housing industry, HUD, and the general public a first-hand look at the practical applications of solar energy for heating and cooling homes under varying climatic conditions.

The solar demonstration will be carried out by 55 grantees--including private builders, public agencies, and universities--selected from a field of 250 applicants, who will be integrating solar energy units into their building plans for single and multi-family dwellings. Grantees are required to begin construction within 90 days of their awards.

Each of the dwelling units--102 single-family and 41 multi-family, including three student residences--will be equipped with a commercially-available unit designed for a specific purpose. Some solar units will provide home heating only; some hot water only, and some a combination of the two. A limited number will demonstrate both solar heating and cooling.

Grant funds will pay for the cost of the solar unit and its installation.

Secretary Hills said HUD expects the solar test projects to be "a major factor in alerting the country to the potential energy savings that can be accomplished through the effective use of solar energy. In the next few years, we hope to demonstrate many different applications of solar energy for home heating and cooling, and heating hot water, and to resolve many of the issues that can restrict the widespread use of solar energy for heating and cooling homes. HUD also expects the tests to increase public interest in solar-equipped homes, and thus encourage builders to construct more of them."

A second cycle of grants is currently planned for the summer or fall of this year, enabling those who missed this first round to apply, and permitting new solar systems developed in the interval to be demonstrated.

HUD's responsibility for demonstrating solar heating and cooling in residences is spelled out in the Solar Heating and Cooling Demonstration Act of 1974. Grant funds administered by HUD for the residential solar energy demonstration have been transferred to HUD by the Energy Research and Development Administration pursuant to an interagency plan, which is part of a larger national program of energy research led by ERDA.

Names of grantees and details on their individual projects are attached.

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(To Accompany HUD-No. 76-22

Solar Residential Demonstration Projects

SUMMARY

<u>Unit & Solar Application Mix</u>	<u>No. of Hsg. Units</u>
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Single Family

Heating Only	2
Hot Water Only	13
Heating & Hot Water	76
Heating & Cooling	6
Heating, Cooling & Hot Water	5
Total Single Family	<u>102</u>

Multi-Family

Heating Only	-
Hot Water Only	21
Heating & Hot Water	20
Heating & Cooling	-
Heating, Cooling & Hot Water	-
Total Multi-Family	<u>41</u>

ALL UNITS

Heating Only	2
Hot Water Only	34
Heating & Hot Water	96
Heating & Cooling	6
Heating, Cooling & Hot Water	5
TOTAL	<u>143</u>

<u>Grant Applicant Types</u>	<u>No. of Projects</u>	<u>No. of Units</u>	<u>Total Grant Amount</u>
Builders/Developers	44	82	\$ 728,889
Local Governments	8	54	281,785
Universities	3	7	33,560
TOTALS	<u>55</u>	<u>143</u>	<u>\$1,044,234</u>

Existing vs. New Construction

	<u>Number of Units</u>		
	<u>Existing</u>	<u>New Const.</u>	<u>Total</u>
Single Family	12	90	102
Multi-Family	21	20	41
TOTAL	<u>33</u>	<u>110</u>	<u>143</u>

(To Accompany HUD-No. 76-22)

Listing of Solar Energy Demonstration Projects

Grantee Categories	Project Location	Number/Type of Dwelling	Grant Amount	Type of System			HUD Region Number
				H	C	HW ⁴	
BUILDERS/DEVELOPERS							
Church Community Corp.	Newport, RI	1 SFD ¹	\$ 5,000	H		HW	I
Colburn Development Corp.	Stow, MA	1 SFD	17,062	H		HW	I
Crane Builders	Granby, CT	1 SFD	5,500	H		HW	I
Grassy Brook Village, Inc.	Brookline, VT	10 SFA ²	66,500	H		HW	I
Innovative Bldg. Systems	Hamburg, NY	1 SFD	15,000	H		HW	II
Jespa Enterprises	Old Bridge, NJ	1 SFD	10,800	H		HW	II
Long Island Savings Bank	Mt. Sinai, NY	1 SFD	10,000	H		HW	II
Solar Structures, Inc.	LaGrange Ville, NY	1 SFD	15,000	H		HW	II
Korman Corporation	Blackwood, NJ	2 SFD	31,186	H		HW	II
Ritter Bldgs. Inc.	Berryville, VA	1 SFD	5,886	H		HW	III
Rust Construction Co.	Alexandria, VA	1 SFD	6,000	H		HW	III
Sir Galahad Co.	Virginia Beach, VA	1 SFD	12,500	H		HW	III
The Yeonas Co.	Vienna, VA	1 SFD	1,875			HW	III
The Babcock Co.	Dade County, FL	2/1 SFA/SFD	1,830			HW	IV
Cambridge Devel. Group	Columbia, SC	4 SFA	39,000	H		HW	IV
W. J. Faulk	Cleveland, TN	1 SFD	16,000	H		HW	IV
Glanton/Russell	Shenandoah, GA	1 SFD	11,500	H		HW	IV
Helio Thermics Inc.	Greenville, SC	1 SFD	3,000	H	C		IV
Hooker/Barnes	DeKalb County, GA	1 SFD	11,411	H		HW	IV
Michael Green Co.	Moody, AL	1 SFD	8,000	H		HW	IV
Winford Lindsay	Dacula, GA	1 SFD	6,400	H		HW	IV
Bldg. Ind. Assoc/Cent. Ohio	Dublin, OH	1 SFD	19,100	H		HW	V
Friedman, Rosen, Zien	Milwaukee, WI	1 SFD	9,732	H		HW	V
Marvin H. Anderson, Corp.	Bloomington, MN	1 SFD	16,250	H		HW	V
United Dev. Corp.	Vernon Hills, IL	4 SFA	40,000	H		HW	V

1 SFD - Single Family Detached

2 SFA - Single Family Attached

3 MFLR - Multi-Family Low Rise (Garden Apartments)

4 H - Heating

C - Cooling

HW - Hot Water

(To Accompany HUD-No. 76-22)

Grantee Categories	Project Location	Number/Type of Dwelling	Grant Amount	Type of System			HUD Region Number
				H	C	HW	
BUILDERS/DEVELOPERS:							
Gordon Deering, Jr., Co.	Lubbock, TX	1 SFD	\$ 9,000	H		HW	VI
Lamar Savings Assoc.	Austin, TX	1 SFD	29,581	H	C	HW	VI
W. Brown Bldrs.	Dallas, TX	2 SFD	37,600	H		HW	VI
Wayne Nichols Co.	Sante Fe, NM	1 SFD	7,985	H		HW	VI
San Antonio Ranch Ltd.	San Antonio, TX	3 SFD	75,000	H	C	HW	VI
Kelley/Fisher Co.	St. Louis, MO	1 SFD	17,000	H		HW	VII
ECO-ERA	Fort Collins, CO	2 SFD	12,000	H		HW	VIII
Perl-Mack Enterprises	Denver, CO	1 SFD	23,158	H	C	HW	VIII
Solar Engr. Co.	Fort Collins, CO	1 SFD	10,500	H		HW	VIII
Stonebraker Investments	Boulder, CO	8 MFLR	22,450	H		HW	VIII
Waverly Homes	Westminister, CO	1 SFD	6,000	H		HW	VIII
Terracor-Utah	Salt Lake City, UT	1 SFD	15,600	H		HW	VIII
Armstrong Dev. Corp.	Claremont, CA	3 SFD	29,680	H		HW	IX
Daniel Brock Co.	Mesa, AZ	1 SFD	6,953	H		HW	IX
Classic Dev. Corp.	Brea, CA	1 SFD	7,000	H		HW	IX
Leisure Tech. of Calif.	Camarillo, CA	4 SFD	4,400			HW	IX
William Ettlich Co.	Shingle Springs, CA	1 SFD	4,000	H		HW	IX
Self-Help Enterprises	Selina, CA	5 SFD	20,350	H	C		IX
Vincent L. Oredson Co.	Ashland, OR	1 SFD	6,100	H		HW	X
LOCAL GOVERNMENT:							
Puerto Rico Urban Renewal Corp.	Rio Piedras, PR	12 MFLR	21,000			HW	II
Housing Auth. of Newark	Newark, NJ	6 SFA	30,182	H		HW	II
City of St. Petersburg	St. Petersburg, FL	4 MFLR	9,428			HW	IV
Creek Nation Hsg. Auth.	Okmulgee, OK	5 SFD	39,935	H		HW	VI
The Blackfeet Tribe Hsg. Auth.	Browning, MT	5 SFD	49,000	H		HW	VIII
Pueblo Housing Auth.	Pueblo, CO	5 SFD	16,000			HW	VIII
City of Colorado Springs	Colorado Springs, CO	12 MFLR	75,492	H		HW	VIII
City of Santa Clara	Santa Clara, CA	5 SFD	40,000	H		HW	IX

(To Accompany HUD-No. 76-22)

Grantee Categories	Project Location	Number/Type of Dwelling	Grant Amount	Type of System			HUD Region Number
				H	C	HW	
UNIVERSITIES :							
Drexel University	Philadelphia, PA	5	MFLR	\$ 6,780		HW	II
University of Penna.	Philadelphia, PA	1	SFA	12,980	H	HW	II
Univ. of Wisconsin	Milwaukee, WI	1	SFD	13,800	H	HW	V
Total	55	143		\$1,044,234			



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-26
Phone (202) 755-5277
(Spiegel)

FOR RELEASE AFTER
10:A.M., Wednesday
January 21, 1976

The U.S. Department of Housing and Urban Development today released its proposed budget for fiscal year 1977, which begins Oct. 1, 1976.

The budget includes proposed authority for the following major actions:

-- A total of \$3.25 billion in FY 1977 for local community development under the Community Development Grant program, authorized by Title I of the Housing and Community Development Act of 1974. These funds will enable local public officials to plan and carry out community development projects based on local priorities.

-- Commitments in each of fiscal years 1976 and 1977 to subsidize the rental of an estimated 400,000 newly-constructed and existing units for lower income families under the Section 8 Lower Income Housing Assistance program.

-- Full use of all available Section 235 funds, allowing for an estimated 75,000 units through Sept. 30, 1976, and 100,000 units in 1977.

-- Direct loan authorizations of \$375 million a year to support permanent housing for the elderly under the revised Section 202 Housing for the Elderly or Handicapped Programs.

-- An appropriation of \$825.7 million to restore actual losses incurred in the Special Risk Insurance Fund and for all Section 221 programs.

-- An appropriation of \$463.6 million for public housing operating subsidies under the performance funding system (PFS). Beginning in 1977, the PFS will be expanded to incorporate revenue standards as well as expense standards. Legislation also will be introduced to conform the definition of income under the Public Housing Program to that used in the Section 8 program. This will result in operating subsidy savings of over \$100 million.

-- Capital improvements for public housing of \$215 million in FY 1976 under the Modernization Program.

-- Total requested appropriations of \$9.1 billion for FY 1977, as compared to \$6.1 billion for FY 1976.

The budget also reflects an additional \$3 billion in Government National Mortgage Association (GNMA) purchase authorities in 1976 to assist the multifamily housing industry with about 100,000 units. The release of these amounts was announced earlier this month.

In a briefing on the budget, HUD Secretary Carla A. Hills said it was developed in the context of an effort to nurture

a housing recovery now underway without contributing to an excessive Federal budget deficit and a renewed inflationary period.

The Secretary noted that housing improved steadily during the last half of 1975, and there is every indication of continued further improvement during 1976. The economic recovery, she said, has raised the incomes of potential homebuyers, bringing them into the market with renewed confidence in their own economic futures. Savings institutions have high levels of funds available for mortgages. Homebuilders are now providing more modest, "no frills" houses, bringing homeownership within the reach of many who were formerly priced out of the market.

Secretary Hills said that Community Development funds are being distributed primarily through formula grants, which recognize population and housing needs of communities, as well as the relative extent of poverty. Legislation has been proposed, she added, that would increase amounts available for discretionary purposes within SMSAs.

In connection with the Section 8 program, Secretary Hills pointed to the innovative use of the program to assist multi-family projects that are in serious financial difficulty.

"This new approach," Secretary Hills said, "should enable us to meet the purposes of the Section 8 program by assisting

low income people while at the same time keeping some projects from being assigned to the Department."

She estimated "substantial savings" to the FHA Fund -- over \$1 billion in 1977 -- and said this new approach should "eliminate the need for operating subsidies for privately owned insured housing."

The Secretary also said that the FY 1977 budget includes over 17,000 units of public housing for Indian families over the 1976-1977 period.

The FY 1977 budget proposes a \$71 million total HUD research program for 1976. Research activities include dissemination of techniques to lower the cost of housing, continuation of direct cash assistance experiments, demonstration of possible approaches to neighborhood preservation, and programs for improving the community environment and conservation of natural resources. The research budget includes \$1 million for mobile homes research which will supplement a proposed \$1 million appropriation for enforcement of mobile homes standards. The Department will also continue its investigations into solar energy for residential use in cooperation with the Energy Research and Development Administration.

The proposed budget allocates approximately \$12 million for Fair Housing and Equal Opportunity. In FY 1977, the Department will continue to place emphasis on Title VI compliance reviews to assure equal access to HUD assisted programs. Compliance reviews are expected to increase from 196 in 1975 to 600 in 1977.

The proposed budget allocates \$100 million for flood insurance studies. The significant increase over the \$75 million provided for 1975 is to assure that areas with special flood hazards are expeditiously identified and that communities enact and enforce appropriate flood plain management measures.

Fiscal year 1977 budget outlays are estimated at \$7.4 billion, about the same level as for 1976. The estimate includes \$830 million for payment of mortgage insurance claims, which is about \$331 million below the estimate for 1976. The Secretary pointed out that the recently announced \$3 billion in mortgage purchase authorities, while resulting in commitments this year, is not likely to create significant outlays until late 1977. There is a major increase in outlays under the Community Development program -- \$1.6 billion, compared with \$750 million in 1976. The Secretary stressed that, as in the past, the outlay figures under this program are purely estimates and not ceilings.

A major portion of the proposed increase of \$3.1 billion in appropriations requested in 1977 represents increased housing payments as more subsidized housing units become eligible for payments. Another \$446 million comes from the increased funding proposed for the Community Development Grant program, and \$683 million of the increase is due to a proposal to restore all actual losses through June 30, 1975, in the Special Risk Insurance Fund.

Secretary Hills explained that the method of computing budget authority -- new or increased authorization to commit the Government to expenditures -- in the subsidized housing program has been changed from last year's approach to reflect a more realistic picture of the Federal commitment.

Last year, budget authority was shown at the maximum possible commitment. This year, the term of the contract is taken into consideration to reflect a more realistic estimate. Thus, under last year's rules, the \$850 million of contract authority requested for assisted housing would have amounted to \$34 billion of budget authority. This year, it is reflected at \$16.6 billion.

Under these definitions, the Department's total budget authority is estimated at \$21.8 billion in 1977 -- a decrease of \$6 billion from 1976. The decrease is due primarily to two factors -- elimination of the need, at this time, for more Emergency Housing Assistance Purchase Authority and a decrease in FHA fund borrowing requirements.

The Secretary observed that HUD's true financial involvement is not reflected adequately in the budget. For example, she predicted that by the end of FY 1977 there would be over \$78 billion in FHA insurance outstanding, \$66 billion in flood insurance policies in force, and another \$37.5 billion in GNMA mortgage-backed securities outstanding. In addition, she said, the capitalized asset value of FHA assigned mortgages and acquired properties is expected to exceed \$2.3 billion in 1977.

Included within HUD's budget is \$100 million for disaster relief administered by the Department's Federal Disaster Assistance Administration. Should disaster cost be in excess of this sum, Secretary Hills said supplemental appropriations would be necessary.

The Department's roster of permanent, full-time employment for FY 1977 is estimated to rise from the FY 1976 level of 14,920 to 15,650. The Secretary noted that through the use of a detailed work measurement system, the Department has been able to improve its ability to estimate staffing requirements and to develop relationships between staffing needs and program workload.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

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Note: The information in this summary may not be revealed in whole or in part until the President has transmitted the Budget to the Congress on January 21, 1976.

TABLE 1

Department of Housing and Urban Development

DEPARTMENTAL TOTALS

	ACTUAL 1975	ESTIMATE 1976	ESTIMATE 1977
	(Dollars in Thousands)		
<u>APPROPRIATIONS</u>			
Community Development Grants.....	\$2,550.0	\$1,838.0	\$3,248.0
Payments for Subsidized Housing...	2,300.0	2,245.0	3,070.0
Operating Subsidies.....	(475.4)	535.0	463.6
Reimbursement for FHA Fund Losses.	...	142.5	825.7
All Other.....	603.6	1,294.9	1,525.0
Total Appropriations.....	5,453.6	6,055.4	9,132.3
<u>BUDGET AUTHORITY</u>			
Annual Contributions for Assisted Housing.....	44,385.9	18,033.5	16,578.4
FHA Fund.....	1,294.2	1,271.9	975.5
GNMA-Emergency Mortgage Purchase..	6,000.0	4,750.0	...
Community Development Grants.....	2,550.0	2,802.0	3,248.0
College Housing Rescissions.....	-696.7	-964.0	...
Rent Supplement Program.....	...	800.0	...
All Other.....	601.0	1,131.4	1,011.7
Total, HUD Budget Authority.....	54,134.4	27,824.8	21,813.6
<u>OUTLAYS</u>			
Community Development Grants.....	38.1	750.0	1,600.0
Payments for Subsidized Housing...	1,747.2	1,975.0	2,550.0
Urban Renewal Program.....	1,347.4	1,425.0	975.0
FHA Fund.....	1,088.5	1,161.2	830.3
All Other.....	3,472.9	2,142.9	1,469.1
Total, HUD Outlays.....	7,694.1	7,454.1	7,424.4
<u>GUARANTEES AND INSURANCE OUTSTANDING</u>			
FHA Insurance Outstanding.....	86,650.0	84,272.0	80,273.0
Mortgage-Backed Securities.....	17,722.3	27,000.0	37,500.0
Flood Insurance in Force.....	13,700.0	24,300.0	44,000.0

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TABLE 2

Department of Housing and Urban Development
HIGHLIGHTS OF HOUSING PRODUCTION PROGRAMS

	ACTUAL 1975	ESTIMATE 1976 + TO (Dollars in Millions)	ESTIMATE 1977
<u>UNIT RESERVATIONS IN SUBSIDIZED HOUSING PROGRAMS:</u>			
Lower Income Housing Assistance Program (Section 8).....	92,120	400,000	400,000
Homeownership Assistance (Section 235).....	...	75,000	100,000
Public Housing programs.....	36,479	51,260	...
Indian Housing.....	2,845	11,500	6,000
All other.....	<u>38,723</u>	<u>22,000</u>	...
Total.....	<u>170,167</u>	<u>559,760</u>	<u>506,000</u>
<u>CONTRACT AUTHORITY ENACTED</u>	<u>\$1,225.0</u>	<u>\$662.3</u>	<u>\$850.0</u>
<u>CONTRACT AUTHORITY COMMITTED FOR SUBSIDIZED HOUSING PRODUCTION</u>			
Lower Income Housing Assistance Program (Section 8).....	\$270.9	\$1,028.5	\$1,147.6
Homeownership Assistance (Section 235).....	-26.2	264.0	...
Public Housing programs.....	82.6	118.7	8.0
Indian Housing.....	8.6	28.8	17.0
All other.....	<u>67.4</u>	<u>135.4</u>	<u>13.3</u>
Total.....	<u>403.3</u>	<u>1,575.4</u>	<u>1,185.9</u>
<u>HOUSING FOR THE ELDERLY AND HANDICAPPED (Section 202)</u>			
Limitation on loans.....	\$214.5	\$375.0	\$375.0
<u>HUD SUBSIDIZED HOUSING STARTS:</u>			
Fiscal year.....	48,403	218,500	265,000
Calendar year.....	49,516	257,923	NA
<u>GNMA EMERGENCY MORTGAGE PURCHASE ASSISTANCE:</u>			
Units covered.....	182,000	173,000	...
Commitment level.....	\$6,000.0	\$4,750.0	...

TABLE 3

Department of Housing and Urban Development

HIGHLIGHTS OF HOUSING MANAGEMENT PROGRAMS

	ACTUAL 1975	ESTIMATE 1976	ESTIMATE 1977
(Dollars in Millions)			
APPROPRIATION TO LIQUIDATE CONTRACT AUTHORITY FOR ASSISTED HOUSING.....	\$2,300.0	\$2,245.0	\$3,070.0
PAYMENTS FOR OPERATION OF LOW INCOME HOUSING PROJECTS....	\$475.4	\$535.0	\$463.6
UNITS UNDER PAYMENT.....	2,125,938	2,292,420	2,726,430
PUBLIC HOUSING MODERNIZATION:			
Capital Costs Funded.....	\$423.4	\$216.0	\$215.0
Contract Authority Used....	39.4	20.1	20.0
INVENTORIES OF ACQUIRED PROPERTIES AND ASSIGNED MORTGAGES:			
Units in Acquired Properties.....	110,011	102,368	62,406
Units in Assigned Mortgages.....	162,714	190,214	217,389
Total.....	272,725	292,582	279,795
SECTION 8 UNITS USED IN HM PROGRAMS:			
Property Disposition.....	...	10,000	20,000
Loan Management.....	...	100,000	90,000

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TABLE 4

Department of Housing and Urban Development

HIGHLIGHTS OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

	ACTUAL 1975	ESTIMATE 1976	TRANSITION QUARTER	ESTIMATE 1977
	(Dollars in Thousands)			
<u>FUNDS AVAILABLE:</u>				
Community development grant funds.....	\$2,229,625	\$2,802,000b/	...	\$3,248,000
Urban renewal.....	197,000a/	...	...	...
Model cities.....	123,375a/	...	...	...
TOTAL AVAILABLE.....	2,550,000	2,802,000	...	3,248,000
<u>DISTRIBUTION BY FUNDING CATEGORY:</u>				
<u>Metropolitan Areas:</u>				
Entitlement/hold harmless	1,948,931	2,087,977	...	2,392,147
Discretionary balances...	54,642	91,623	...	119,085c/
Subtotal.....	2,003,573	2,179,600	...	2,511,232
<u>Non-Metropolitan Areas:</u>				
Hold harmless.....	269,799	265,397	...	259,649
Discretionary balances...	199,694	254,003	...	318,159
Subtotal.....	469,493	519,400	...	577,808
<u>Secretary's Discretionary Fund</u>	26,934	53,000	...	58,960
<u>Urgent Needs Fund</u>	50,000	50,000	...	100,000
TOTAL DISTRIBUTION.....	2,550,000	2,802,000	...	3,248,000
<u>PROGRAM LEVEL (Obligations):</u>				
Program grants.....	1,849,548	2,685,460	\$599,992	3,148,000
Urgent needs.....	5,460	94,540	...	100,000
Subtotal.....	1,855,008	2,780,000	599,992	3,248,000
Urban renewal and model cities commitments.....	117,000	...	...	...
TOTAL PROGRAM LEVEL.....	1,972,008	2,780,000	599,992	3,248,000

- a/ Pursuant to Section 116 of P.L. 93-383, urban renewal and model cities appropriations enacted during 1975 are counted in the total available for distribution under the block grant program.
- b/ Includes \$964 million unobligated balance of college housing program budget authority transferred to the block grant program pursuant to the HUD 1976 appropriations act (P.L. 94-116).
- c/ Includes effect of proposed legislation to continue and increase the set aside for metropolitan areas.

TABLE 5

Department of Housing and Urban Development

HIGHLIGHTS OF OTHER HUD PROGRAMS

	ACTUAL 1975	ESTIMATE 1976	ESTIMATE 1977
(Dollars in Thousands)			
<u>Flood Insurance</u>			
Amount of policies in force.....	\$13,700,000	\$24,300,000	\$44,000,000
Insurance losses.....	37,661	51,519	102,302
Funds for studies and surveys.....	46,200	70,039	100,000
<u>New Communities</u>			
Guarantee commitments (amendments).....	17,500	43,000	...
Interest payments on debentures....	5,847	14,260	18,886
<u>Research and Technology</u>			
Contracts and grants (obligations):			
Housing and energy conservation research.....	27,724	30,160	34,400
Utility systems and community development research.....	10,149	12,535	13,400
Other research, analysis and evaluation.....	18,750	19,186	23,200
TOTAL.....	56,623	61,881	71,000
<u>Office of Interstate Land</u>			
<u>Sales Registration</u>			
Registrations and amended registrations filed.....	3,453	4,000	4,500
Exemption actions requested.....	927	900	800
Complaints and inquiries received..	14,646	19,100	19,000
<u>Fair Housing and Equal Opportunity</u>			
Complaint receipts:			
Title VIII (Fair Housing).....	3,167	3,835	5,000
Other.....	340	520	620
Compliance reviews (Title VI)....	196	600	600
<u>Disaster Relief</u>			
Number of disaster declarations....	28	46	46
Aid to stricken areas (obligations)	\$192,020	\$274,275	\$173,395
<u>Urban Homesteading</u>			
Number of units available.....	...	1,000	...
Proposed supplemental to reimburse FHA Fund.....	...	\$5,000	...

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TABLE 6

Department of Housing and Urban Development

APPROPRIATIONS AND BUDGET AUTHORITY

	ACTUAL 1975	ESTIMATE 1976	ESTIMATE 1977
	(Dollars in Thousands)		
<u>Major Elements of Appropriations:</u>			
Community Development Grants.....	\$2,550,000	\$1,838,000	\$3,248,000
Housing Payments.....	2,300,000	2,245,000	3,070,000
FHA Fund losses.....	...	142,500	825,698
Operating subsidies.....	(475,370)	535,000	463,600
Old Urban Renewal contracts.....	...	702,493	1,000,000
Flood Insurance.....	46,200	70,039	100,000
Disaster Relief.....	200,000	150,000	100,000
Research and Technology.....	65,000	53,000	71,000
Comprehensive Planning Grants.....	100,000	75,000	25,000
All other appropriations a/.....	<u>192,379</u>	<u>244,322</u>	<u>228,992</u>
Total Appropriations.....	5,453,579	6,055,354	9,132,290
<u>Reconciliation to Budget Authority:</u>			
Subsidized Housing Authority.....	44,385,905	18,033,511	16,578,400
FHA Fund-net borrowing.....	1,294,150	1,124,408	149,761
Emergency Mortgage Purchase Prog.	6,000,000	4,750,000	...
Rent Supplement contract authority	...	800,000	...
College Housing rescission.....	-696,720	...	...
New Communities Fund-Treasury borrowing.....	...	11,352	25,452
Liquidation of contracts:			
Housing Payments.....	-2,300,000	-2,245,000	-3,070,000
Urban Renewal.....	...	-702,493	-1,000,000
Offsetting receipts and other.....	<u>-2,468</u>	<u>-2,360</u>	<u>-2,315</u>
Total Budget Authority.....	54,134,446	27,824,772	21,813,588

a/ Consists primarily of appropriations for administrative expenses and for participation sales insufficiencies. Proposed rescission of Section 802 and Section 312 appropriation nets to zero.

TABLE 7

Department of Housing and Urban Development

BUDGET OUTLAYS

	ACTUAL 1975	ESTIMATE 1976	ESTIMATE 1977
<u>Major Elements of Budget Outlays:</u>			
Housing Subsidy Payments.....	\$1,747,191	\$1,975,000	\$2,550,000
Operating Subsidies.....	339,915	500,000	482,000
Community Development Grants.....	38,081	750,000	1,600,000
Urban Renewal Programs.....	1,347,433	1,425,000	975,000
Comprehensive Planning Grants.....	96,883	110,000	75,000
Rehabilitation Loans.....	29,440	57,618	...
Model Cities Programs.....	344,588	206,009	...
Mortgage Insurance Programs.....	1,088,449	1,161,156	830,305
Special Assistance Functions.....	2,180,268	511,500	186,349
Revolving Fund (liquidating prog).	58,193	220,000	19,500
National Flood Insurance Program..	44,208	127,823	200,866
Research and Technology.....	52,332	57,000	67,100
Disaster relief.....	205,858	250,000	250,000
All other outlays (net).....	<u>121,225</u>	<u>102,965</u>	<u>188,274</u>
Net Budget Outlays.....	<u>7,694,065</u>	<u>7,454,071</u>	<u>7,424,394</u>

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TABLE 8

Department of Housing and Urban Development
SUBSIDIZED HOUSING PROGRAMS-UNIT RESERVATIONS

PROGRAM	1975 ACTUAL	1976 ESTIMATE	1977 ESTIMATE
<u>Lower Income Housing Assistance</u>			
<u>Program (Section 8):</u>			
New Construction - Rehab....	36,798	125,000	125,000
Existing.....	55,322	165,000	165,000
Property Disposition and Loan Management.....	...	<u>110,000</u>	<u>110,000</u>
Total, Section 8.....	92,120	400,000	400,000
<u>Public Housing</u>			
Indian Housing.....	2,845	11,500	6,000
Property Disposition and Loan Management.....	...	30,000	...
All Other.....	<u>36,479</u>	<u>21,260</u>	...
Total, Public Housing	39,324	62,760	6,000
<u>Section 235 Homeownership Assistance Program:</u>			
Old Program.....	1,138	...	...
New Program.....	...	75,000	100,000
<u>Section 236 Rental Housing Assistance Program:</u>			
Old Program.....	22,634	30,000	...
Deep Subsidies b/.....	(...)	(20,000)	(5,000)
Rent Supplement Program.....	14,951	-8,000	...
<u>Housing for the Elderly or Handicapped Section 202 c/....</u>			
...	...	<u>(16,000)</u>	<u>(15,000)</u>
Total.....	170,167	559,760	506,000

a/ Includes transition quarter activity.

b/ Units are included as non-add numbers since the units receiving deep subsidy are counted as a reservation under the old program.

c/ To avoid duplication in counting, unit reservations and starts under the new Section 202 program are included as non-add numbers since it is expected that each unit will receive Section 8 assistance and are already counted under the Section 8 program.

TABLE 9

Department of Housing and Urban Development

SUBSIDIZED HOUSING PROGRAMSBudget Authority, Obligations, and Obligated Balances

	ACTUAL 1975	ESTIMATE 1976	ESTIMATE 1977
	(Dollars in Thousands)		
<u>Budget Authority</u>			
Lower Income Housing Assistance (Section 8).....	34,200,030	15,477,800	15,152,500
Rent Supplement.....	...	800,000	...
Rental Housing Assistance.....	...	23	68
Public Housing.....	10,185,875	2,555,711	1,425,900
College Housing.....	-696,720	...	...
Total, budget authority.....	43,689,185	18,833,534	16,578,468
<u>Obligations, During Year</u>			
Lower Income Housing Assistance (Section 8).....	8,256,269	15,540,000	21,611,000
Homeownership Assistance:			
Revised program.....	...	7,921,032	...
Original program.....	...	...	...
Rent Supplement.....	1,140,186	1,077,915	...
Rental Housing Assistance.....	2,252,552	4,071,376	520,272
Public Housing.....	4,972,269	6,085,168	1,442,300
College Housing.....	...	...	...
Total.....	16,621,276	34,695,491	23,573,572
<u>Obligated Balances, End of Year</u>			
Lower Income Housing Assistance (Section 8).....	8,256,269	23,527,000	48,153,000
Homeownership Assistance:			
Revised program.....	...	7,921,032	7,896,032
Original program.....	10,132,295	9,941,295	9,709,295
Rent Supplement.....	10,495,239	10,954,154	10,870,154
Rental Housing Assistance.....	22,042,586	25,649,690	25,833,690
Public Housing.....	37,034,606	42,038,043	42,290,843
College Housing grants.....	886,968	866,968	838,968
Total.....	88,847,963	120,898,182	145,591,982

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TABLE 10

Department of Housing and Urban Development

PROPERTY ACQUISITIONS AND MORTGAGE ASSIGNMENTS,
SALES AND INVENTORYPROPERTY ACQUISITIONS

	ACTUAL 1975	ESTIMATE 1976	ESTIMATE 1977
Property transactions (units):			
Acquisitions:			
Homes.....	52,800	46,600	46,600
Multifamily.....	17,570	22,600	21,600
Total.....	70,370	69,200	68,200
Sales:			
Homes.....	66,113	62,000	64,000
Multifamily.....	10,267	14,843	38,920
Total.....	76,380	76,843	102,920
Acquired properties on hand, end of year:			
Homes.....	71,998	56,598	35,798
Multifamily.....	38,013	45,770	26,60 ^a
Total.....	110,011	102,368	62,40

MORTGAGE ASSIGNMENTS

Assignment of mortgages (units):			
Assigned mortgages:			
Assigned mortgages:			
Homes.....	1,627	2,320	2,110
Multifamily.....	58,866	49,000	38,640
Total.....	60,493	51,320	40,750
Converted and liquidated:			
Homes.....	5,766	4,820	2,680
Multifamily.....	14,308	19,000	17,795
Total.....	20,074	23,820	20,475
Assigned mortgages on hand, end of year:			
Homes.....	6,011	3,511	2,511
Multifamily.....	156,703	186,703	214,878
Total.....	162,714	190,214	217,389

TOTAL OF ACQUISITIONS AND ASSIGNMENTS, END OF YEAR

Homes.....	78,009	60,109	38,309
Multifamily.....	194,716	232,473	241,486
Total.....	272,725	292,582	279,79 ^a

TABLE 11

Department of Housing and Urban Development

PERMANENT FULL-TIME EMPLOYMENT

	ACTUAL JUNE 30, 1975	ESTIMATE JUNE 30, 1976	ESTIMATE SEPT. 30, 1977
Housing Production and			
Mortgage Credit.....	4,751	4,467	4,711
Housing Management.....	3,241	3,357	3,592
Government National Mortgage Association.....	36	37	39
Community Planning and Development.....	1,581	1,499	1,440
New Communities Administration	80	80	80
Federal Insurance Administration.....	170	197	346
Interstate Land Sales Registration.....	111	115	115
Policy Development and Research.....	172	182	194
Fair Housing and Equal Opportunity.....	409	422	464
Federal Disaster Assistance Administration.....	149	161	168
Departmental Management.....	157	161	161
General Counsel.....	204	190	205
Field Legal Services.....	320	315	315
Inspector General.....	450	491	491
Administration and Staff Services.....	1,635	1,636	1,624
Field Direction.....	600	570	570
Field Administration.....	<u>1,076</u>	<u>1,080</u>	<u>1,135</u>
Total, Permanent Full-Time Employment.....	<u>15,142</u>	<u>14,960</u>	<u>15,650</u>
Summary			
Central Office.....	3,725	3,821	3,952
Field Offices.....	<u>11,417</u>	<u>11,139</u>	<u>11,698</u>
	<u>15,142</u>	<u>14,960</u>	<u>15,650</u>

Office of the Secretary
Office of Budget
January 21, 1976



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-28
Phone: (202) 755-5277
(Beckerman)

FOR RELEASE:
Saturday
January 24, 1976

Secretary Carla A. Hills of the Department of Housing and Urban Development today announced the tentative regional allocations of housing units for the elderly and the handicapped authorized by the Housing Act of 1959.

The units were allocated among HUD's 10 regions on the basis of need, as defined by the number of elderly households, income levels and housing conditions. The attached table shows the distribution among the regions.

Under Section 202 of the Act, HUD is authorized to lend up to \$375,000,000 to eligible sponsors during FY 1976 for construction or substantial rehabilitation of units for the elderly and the handicapped. They may borrow directly from HUD amounts up to 100 percent of the total development costs of their projects, through a long-term, 40-year loan at an interest rate charged related to the current long-term rate paid by the U.S. Treasury in its borrowing activities.

-more-

An invitation to submit applications for these loans was published in the Federal Register Sept. 24, with a closing date of Dec. 15. Applications for more than 1,500 projects were received, requesting the financing of more than 230,000 units.

Final allocations to sponsors will be announced on or about March 15, following further evaluation by HUD. Although the table now shows allocations of 12,610 units, it is anticipated that the final figure may rise to 14,000 units.

The projects to be constructed or substantially rehabilitated will vary in size and design, and will be expected to furnish a wide range of services, including health, continuing education, welfare, informational, recreational and transportation services.

While the program is designed primarily to help meet the housing needs of low and moderate income groups, it is expected that tenants will comprise a wide income range, including those who need no financial assistance. However, for those persons with income below 80 percent of the median income for the locality, subsidies will be available under HUD's Section 8 Housing Assistance Payments program.

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(To Accompany HUD-76-28)

ATTACHMENT A

Tentative allocations of Section 202 by HUD region compared to applications/project count received by total units.

<u>Estimated Units Available</u>		<u>Applications/Project Count Received (Est.)</u>	<u>Total Units (Est.)</u>
Region I Boston	675	117	15,133
Region II New York	1,675	256	40,665
Region III Phila.	1,440	146	23,309
Region IV Atlanta	2,340	199	32,504
Region V Chicago	2,475	290	45,231
Region VI Dallas	1,440	114	18,239
Region VII Kansas City	810	79	10,254
Region VIII Denver	270	57	7,390
Region IX San Fran.	1,170	197	30,828
Region X Seattle	<u>315</u>	<u>72</u>	<u>8,063</u>
Totals	12,610	1,527	231,623



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

7/11/76

HUD-No. 76-37
Phone: (202) 755-5277
(Beckerman)

FOR RELEASE:
Sunday
February 8, 1976

The Department of Housing and Urban Development is proposing to upgrade its requirements for disbursing construction funds in connection with such FHA projects as certain multifamily housing, nursing homes, hospitals and group practice facilities.

The changes, in the form of proposed amendments to current regulations, call for higher minimum requirements for payment and performance bonds and cash deposits for the completion or rehabilitation of housing financed through HUD-insured mortgages.

The steeper requirements apply to walk-up structures costing \$500,000 or more for construction or rehabilitation. Payment and performance bonds will rise from 10 to 25 percent, and cash deposits from 10 to 15 percent.

-more-

The amendments were proposed because of unsatisfactory experience with prior arrangements. They result from a five-year period during which HUD was unable to develop forms and procedures that would protect the Department and at the same time be acceptable to participating companies.

Interested persons are invited to submit data, views and suggestions regarding the proposed amendments. Relevant material should be sent on or before March 1, to the Docket Clerk, Office of General Counsel, Room 10245, 451 Seventh Street, Southwest, Washington, D.C. 20410.

Copies of the comments submitted will be available during business hours at the above address for examination by interested persons.

The notice of the above proposed amendments appeared in the Federal Register of January 23.

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HUD NEWS

**U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D. C. 20410**

*EO
HOUSING*

HUD-No. 76-41
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Friday
February 13, 1976

James H. Blair, Assistant Secretary for Fair Housing and Equal Opportunity, U. S. Department of Housing and Urban Development, today hailed a recent consent decree signed by the U.S. Federal District Court for the Western District of Tennessee as "a major landmark in fair housing litigation."

The decree, negotiated by the Department of Justice, HUD, and counsel for the Fogelman Management Corporation of Memphis, will provide free rent or cash settlement to 315 men and women who appeared to have been discriminated against by Fogelman Management Corporation in their attempts to rent apartments in Memphis.

Under the terms of the consent decree Fogelman Management Corporation agrees to comply with Title VIII of the Civil Rights Act of 1968 and to promote equal housing opportunity.

The decree was obtained Feb. 5 as a result of an independent investigation by the Department of Justice and complaints filed with HUD under the provisions of Title VIII.

Commenting on the decree, Mr. Blair said: "The real significance of this action is not so much that it may provide cash settlements to 315 people but that, by extension, it will provide housing for those individuals and their families.

-more-

"Based upon this decree, nearly 1,000 black men, women and children in Memphis could conceivably be able to choose freely an apartment under Fogelman Management in which they desire to live."

An unusual feature of the decree is the extent to which HUD will participate in its administration. Each of the 315 individuals will receive a letter and a form containing several options they can employ in settling their complaint. The completed forms will be reviewed by a HUD Equal Opportunity Specialist in Memphis, who will act as the U.S. representative in discussions with Fogelman representatives. After these discussions the plaintiff and Fogelman representatives will meet to settle the option.

Mr. Blair noted that this process will assure confidentiality for each of the plaintiffs and will also assure that the exact terms of the option are carried out.

Among other things the decree also permanently enjoins Fogelman Management Corporation from:

1. Refusing to sell or rent a dwelling after the making of a bona fide offer or refusing to negotiate for the sale or rental of any dwelling to any person on account of race, color, religion, sex or national origin.
2. Discriminating against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities because of race, color, religion, sex or national origin.
3. Representing to any person because of race, color, religion, sex or national origin that any dwelling is not available for inspection, sale or rental when such dwelling is in fact so available.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-45
Phone (202) 755-5277
(Beckerman)

FOR RELEASE:
Friday
February 13, 1976

Final regulations have been issued by the Department of Housing and Urban Development for coinsuring single family mortgages. The program was authorized by the Housing and Community Development Act of 1974, and the regulations appeared in the Federal Register of February 12.

The program, an innovation so far as Federal insurance of home mortgages is concerned, will provide for a division of net losses on coinsured loans as well as premium income. The Government will bear 90 percent of the loss, the mortgagee ten percent.

This risk-sharing, combined with the delegation of substantial processing functions to mortgagees, is intended to:

- * Improve the quality of mortgages originated;
- * Improve loan servicing;
- * Streamline processing of insurance by the Federal Housing Administration, and
- * Improve the quality and timeliness of service to mortgagors.

The program will operate initially in San Francisco and Columbus, Ohio, before being extended throughout the HUD field structure.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

*Equal Opportunity
Organization*

FILE COPY

HUD-No. 76-47
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Friday
February 20, 1976

The U. S. Department of Housing and Urban Development announces the appointment of Emory N. Jackson, 38, of Brooklyn, N.Y., as Special Assistant to James H. Blair, Assistant Secretary for Fair Housing and Equal Opportunity.

Mr. Blair said that Mr. Jackson will concentrate on programs of economic development, employment and other activities that relate to the Department's efforts toward promoting and enforcing Fair Housing and Equal Opportunity.

Prior to his appointment, Mr. Jackson served as the Associate Director of the Economic Development Department and Director of the Office of Manpower Development and Training at the National Urban League in New York City. Before that he was Deputy Administrator for the Kilmer Job Corps Center/ITT in Edison, N.J.

Mr. Jackson is a member of the New York Commission on Synagogue Relations, the American Corrections Association and the National Association of Human Rights Workers. He formerly held memberships with the National Medical Association's Advisory Council and the U.S. Olympic Committee.

A native of Jackson, Miss, Mr. Jackson was graduated from Morehouse College, Atlanta, Ga. with a B.A. Degree in Health and Education. He holds an M.A. in Counseling from Newark State College and is presently a Doctoral Candidate at the University of Massachusetts at Amherst.

He is married to the former Andrea Perry of Augusta, Ga., and they have two children, Lisa and Charles.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Equal Opportunity

HUD-No. 76-57
Phone: (202) 755-5284
(Day)

FILE 00

FOR RELEASE:
Wednesday
February 25, 1976

Publication of a report about problems faced by American women seeking "to acquire and maintain a decent place to live" has been announced by the U.S. Department of Housing and Urban Development.

Prepared by the National Council of Negro Women, Inc., the 196-page study, Women & Housing: A Report on Sex Discrimination in Five American Cities, is the result of a year of investigations under a contract funded by HUD's Office of Fair Housing and Equal Opportunity.

The investigations were conducted through public hearings and workshops in Atlanta, St. Louis, San Antonio, San Francisco, and New York City during the period July 1, 1974 to June 30, 1975.

James H. Blair, HUD Assistant Secretary for Fair Housing and Equal Opportunity, said the purpose of the project was to "obtain a solid reference work" on discrimination against women in the housing market. The analysis will be used not only by HUD, he said, but by individuals and institutions involved in expanding fair housing and educating the public to the effects of discrimination.

It is hoped, he added, that the project will encourage, at the local level, a continuing private sector thrust directed at eliminating discrimination based on sex.

Among chief findings of the project:

- Myths and stereotypes about women are the underpinning of prejudicial attitudes against women shared by many persons in the housing system.
- Women, generally, are not aware of the nature or extent of sex discrimination.
- While discrimination against women, historically, has been overt, today it is increasingly subtle.
- Women outside a male-headed household represent a sharply growing demographic trend and are "disproportionately adversely affected" by a shortage of moderately priced housing and by the marketing practices of those who control the housing.

Copies of the report, Women & Housing, (Stock No. 023-000-00316-3) may be obtained for \$3.40 each from the Superintendent of Documents, U. S. Government Printing Office, Washington, D.C. 20402.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-58
Phone (202) 755-5277
(Conn)

FOR RELEASE:
Monday
February 23, 1976

Communities applying for \$2.8 billion in second year Community Development Block Grants must estimate the anticipated housing needs of low income families now residing or expected to move into the community, the Department of Housing and Urban Development announced today.

The communities also must use available census or comparable data to determine housing needs for the families of workers employed but not presently living in the community.

These are two of the major changes in the revised regulations for the Housing Assistance Plan (HAP), effective with publication in the Federal Register Feb. 19. Any community seeking block grants makes that plan part of its application to the Department.

The HAP plan includes a survey of the community's housing stock, estimates of the housing assistance needs, a realistic goal for housing lower income families and a general location for the proposed housing.

Estimates must reflect the proportionate housing needs of average and large families, the elderly and the handicapped.

-more-

Revision of the HAP regulations was begun last year, following reviews of the applications submitted for first year funding. The revisions reflected comments by public interest groups and other organizations on regulations proposed in the Federal Register Jan. 15.

The regulations apply to all 1976 applications not approved before Feb. 19. HUD field officials will aid those communities with applications in process with respect to any necessary revisions.

Other major changes are:

. A three-year goal will now be required for housing estimates, in addition to the annual goal.

. If communities can explain why they cannot supply the estimates for the various categories of average and large families and the elderly, they may waive the requirement in their three-year goal. The waiver is permitted in such cases as large numbers of families leaving the community, a shortage of housing because of a natural disaster, and meeting the housing requirements of unfinished urban renewal projects.

. Applicants will be required to use the census data supplied by HUD unless more recent information is available from area, regional or State planning agencies.

. Smaller non-metropolitan communities, lacking this census information, will be permitted to submit their best estimates based on available data.

. Communities must give public notice in filing a Community Development Block Grant application. HUD will consider relevant data submitted by interested individuals and groups if it is received within 15 days after the application is given to HUD.

. Where a community already has housing resources for a disproportionate share of a metropolitan area's lower income households, HUD may take this into account in the needs assessment for lower income families with workers employed in but not living in the community.

. Communities with an adequate vacancy rate of six percent which plan to use federally assisted housing under the Section 8 program will be expected to use existing housing stock to establish housing assistance goals. New housing will be excluded, and the emphasis will be on the preservation and rehabilitation of existing housing.



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-73
Phone: (202) 755-5277
(Read)

FOR RELEASE:
Sunday
March 7, 1976

Thirteen additional Public Housing Agencies (PHAs) have been selected to participate in the \$35,000,000 third phase of the Target Projects Program (TPP), Carla A. Hills, Secretary of Housing and Urban Development, announced today. The newly participating PHAs in aggregate will receive \$4,462,000.

In addition, \$1,976,000 in TPP funds has been allocated for special uses such as work incentive, tenant management demonstration, resident services and security programs.

Launched in June, 1974, as a three-year, \$105,000,000 program, TPP focuses assistance on public housing projects that have serious operational and social problems. PHAs are selected according to such factors as extent of maintenance needs, crime rates, closed and vandalized dwelling units, adequacy of municipal services, and community reputation.

Of the amount earmarked for the program's third year, 37 PHAs received a total of \$17,972,800 on Oct. 28. At that time \$10,000,000 was designated for special use reservations.

The newest participating PHAs, and the amounts allocated, follow:

Project Reservations

<u>PHA</u>	<u>Project</u>	<u>Projected Funds</u>
<u>Region I</u>		
Cambridge, Mass.	New Towne Courts	\$279,000
Stamford, Conn.	Southfield Village	455,000
<u>Region II</u>		
New York, N. Y.	Coopers Park	500,000
<u>Region III</u>		
Portsmouth, Va.	Jeffry Wilson	370,000
Richmond, Va.	Whitcomb Cts.	400,000
<u>Region IV</u>		
*Durham, N. C.	Feu Gardens	20,000
East Point, Ga.	Washington Carver Homes	100,000
High Point, N.C.	Clara Cox; Daniel Brooks	400,000
Hobson City, Ala.	Park Ave. Homes	50,000
Lanett, Ala.	Jackson Hgts; Crystal Sp.	150,000
<u>Region V</u>		
Cairo, Ill.	Pyramid Courts	237,000
Chicago, Ill.	Robert Taylor Homes	1,200,000

*Allocation Increase

<u>PHA</u>	<u>Project</u>	<u>Projected Funds</u>
<u>Region VI</u>		
Cherokee Nation	All low rent projects	101,000
<u>Region IX</u>		
Sacramento, Cal.	New Helvetia; River Park	<u>200,000</u>
		\$4,462,000



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

**STATEMENT ON THE DEPARTMENT'S CURRENT
CIVIL RIGHTS ENFORCEMENT ACTIVITIES**

By

JOHN B. RHINELANDER

UNDER SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Before The

SUBCOMMITTEE ON CIVIL AND CONSTITUTIONAL RIGHTS

HOUSE COMMITTEE ON THE JUDICIARY

March 10, 1976

I AM PLEASED TO BE HERE TODAY TO PROVIDE THIS SUBCOMMITTEE WITH A REPORT ON THE DEPARTMENT'S CURRENT CIVIL RIGHTS ENFORCEMENT ACTIVITIES.

I AM ACCCOMPANIED BY MR. JAMES H. BLAIR, ASSISTANT SECRETARY FOR FAIR HOUSING AND EQUAL OPPORTUNITY AND MR. ROBERT R. ELLIOTT, THE GENERAL COUNSEL OF THE DEPARTMENT.

IN ITS LETTER OF INVITATION THE SUBCOMMITTEE INDICATED TO US ITS DESIRE TO HAVE THIS TESTIMONY ADDRESS ACTIVITIES WE HAVE UNDERTAKEN TO DISCHARGE OUR RESPONSIBILITIES UNDER TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968, SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968 AND SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974.

THIS TESTIMONY WILL DESCRIBE BRIEFLY OUR ACTIVITIES UNDER EACH OF THESE AUTHORITIES AND SUMMARIZE THEIR APPLICATION TO OUR PRINCIPAL NEW HOUSING PROGRAM, SECTION 8, AND OUR PRINCIPAL COMMUNITY DEVELOPMENT PROGRAM, THE COMMUNITY DEVELOPMENT BLOCK GRANT.

TITLE VIII

TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968, THE FAIR HOUSING TITLE, IS THE MOST WIDELY KNOWN CIVIL RIGHTS STATUTE ADMINISTERED BY HUD AND PROBABLY THE ONE MOST CLOSELY

IDENTIFIED WITH THE DEPARTMENT'S CIVIL RIGHTS ENFORCEMENT ACTIVITIES. IT PROHIBITS DISCRIMINATION BASED UPON RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN IN CONNECTION WITH THE SALE OR RENTAL OF ALMOST EVERY DWELLING UNIT IN THE UNITED STATES.

TITLE VIII REQUIRES HUD TO INVESTIGATE COMPLAINTS OF HOUSING DISCRIMINATION AND TO ATTEMPT TO RESOLVE SUCH COMPLAINTS THROUGH CONFERENCE, CONCILIATION OR PERSUASION.

WE RECEIVE OVER 3,000 TITLE VIII COMPLAINTS PER YEAR AND THAT NUMBER IS INCREASING. WHILE WE HAVE A LARGE CASE BACKLOG, WE ARE MAKING PROGRESS IN REDUCING THE TIME IT TAKES TO PROCESS A COMPLAINT. AT THE END OF FISCAL YEAR 1975, WE HELD OVER 574 COMPLAINTS MORE THAN 180 DAYS OLD. TODAY THIS NUMBER HAS BEEN REDUCED TO 485 AND WE ARE WORKING TO REDUCE THAT NUMBER TO ZERO.

WHILE THE DEPARTMENT HAS AUTHORITY TO INVESTIGATE COMPLAINTS, TO SUBPOENA WITNESSES AND RECORDS, AND TO ATTEMPT TO CONCILIATE, IT HAS NO SPECIFIC AUTHORITY TO REQUIRE AN INDIVIDUAL TO END A DISCRIMINATORY HOUSING PRACTICE. THE ADMINISTRATIVE REMEDY PROVIDED UNDER TITLE VIII LIMITS THE DEPARTMENT TO "THE INFORMAL METHODS OF CONFERENCE CONCILIATION AND PERSUASION." CURRENTLY, 68% OF THE CASES IN WHICH WE ATTEMPT CONCILIATION ARE SUCCESSFULLY CONCILIATED.

WHEN CONCILIATION FAILS, AN INDIVIDUAL MUST VINDICATE HIS RIGHTS WITHOUT ASSISTANCE FROM HUD. THE LAW PROVIDES FOR PRIVATE ACTION IN LOCAL OR FEDERAL COURTS FOR INJUNCTIVE RELIEF AND DAMAGES.

TITLE VIII ALSO AUTHORIZES THE ATTORNEY GENERAL TO BRING SUIT IN ANY APPROPRIATE UNITED STATES DISTRICT COURT SEEKING INJUNCTIVE RELIEF OR OTHER ORDER WHEN HE HAS REASONABLE CAUSE TO BELIEVE THAT ANY PERSON OR GROUP OF PERSONS IS ENGAGED IN A PATTERN OR PRACTICE OF RESISTANCE TO THE RIGHTS GRANTED BY TITLE VIII, OR THAT ANY GROUP OF PERSONS HAS BEEN DENIED ANY OF THOSE RIGHTS AND SUCH DENIAL RAISES AN ISSUE OF GENERAL PUBLIC IMPORTANCE.

SUITS INSTITUTED BY THE ATTORNEY GENERAL HAVE INVOLVED NOT ONLY OUTRIGHT RACIAL DISCRIMINATION IN THE SALE OR RENTAL OF HOMES, BUT ALSO SUCH PRACTICES AS DISCRIMINATORY ADVERTISING AND EXCLUSION OF MINORITIES FROM MULTIPLE LISTING SERVICES. SEVERAL OF THE SUITS HAVE BEEN AGAINST MUNICIPAL AUTHORITIES. OTHERS HAVE BEEN AGAINST COMPANIES CONTROLLING THOUSANDS OF DWELLING UNITS AND HAVE RESULTED IN ORDERS THAT REQUIRED THE COMPANIES TO UNDERTAKE DRAMATIC REMEDIAL EFFORTS TO ATTRACT MINORITY FAMILIES.

HUD'S COMPLIANCE AND CONCILIATION ACTIVITIES AND THE SUITS BROUGHT BY THE DEPARTMENT OF JUSTICE HAVE OPENED TO

NONWHITES A GREAT DEAL OF HOUSING PREVIOUSLY AVAILABLE ONLY TO WHITES. THEY ALSO HAVE HAD A WIDE IMPACT IN STIMULATING VOLUNTARY COMPLIANCE WITH THE LAW.

IN ADDITION, USING THE AUTHORITY PROVIDED BY SECTION 808 (E)(5) OF TITLE VIII, HUD HAS INCLUDED "FAIR HOUSING" CONCERNS IN PROGRAMS OF COMMUNITY DEVELOPMENT ASSISTANCE WE PROVIDE TO STATE AND LOCAL LEVELS OF GOVERNMENT, AND IN PROGRAMS OF ASSISTANCE TO DEVELOPERS OF PRIVATE HOUSING.

OUR SITE SELECTION STANDARDS ARE INTENDED TO ASSURE THE AVAILABILITY OF SUBSIDIZED HOUSING IN NONSEGREGATED AREAS. THEY REQUIRE HUD PERSONNEL TO EVALUATE EACH APPLICATION FOR HUD HOUSING ASSISTANCE FOR NEW CONSTRUCTION ON THE BASIS OF A CRITERION DESIGNED TO REQUIRE DEVELOPERS OF SUBSIDIZED HOUSING TO LOCATE PROJECTS OUTSIDE AREAS OF RACIAL CONCENTRATION. THIS CRITERION ALONG WITH OTHER SITE AND NEIGHBORHOOD STANDARDS HAVE BEEN INCORPORATED INTO THE REGULATIONS IMPLEMENTING THE SECTION 8 NEW CONSTRUCTION PROGRAM AUTHORIZED BY THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974.

OUR AFFIRMATIVE FAIR HOUSING MARKETING REGULATIONS REQUIRE SPECIFIC EFFORTS TO MARKET HUD ASSISTED HOUSING TO PERSONS WHO MIGHT NOT OTHERWISE APPLY FOR THE UNITS. EACH APPLICANT FOR PARTICIPATION IN THE FHA SUBSIDIZED AND UNSUBSIDIZED HOUSING PROGRAMS IS REQUIRED TO PURSUE AFFIRMATIVE

FAIR HOUSING MARKETING POLICIES IN SOLICITING BUYERS AND TENANTS, IN DETERMINING THEIR ELIGIBILITY AND IN CONCLUDING SALES AND RENTAL TRANSACTIONS. EACH SUCH APPLICANT MUST HAVE A PROGRAM TO ATTRACT BUYERS OR TENANTS OF ALL MINORITY AND MAJORITY GROUPS FOR INITIAL SALE OR RENTAL AND MUST CARRY OUT SUCH A PROGRAM DURING THE ENTIRE LIFE OF THE MORTGAGE. MINORITY MEDIA ARE TO BE USED WHERE APPROPRIATE. WE REQUIRE A NONDISCRIMINATORY HIRING POLICY AND THE USE OF THE HUD EQUAL OPPORTUNITY POSTER AT THE PROJECT SALES OR RENTAL OFFICE AND THE E.O. SLOGAN OR LOGO AT THE PROJECT CONSTRUCTION SITE.

THE AFFIRMATIVE MARKETING PROGRAM ADOPTED BY EACH SPONSOR IS SELF-IMPOSED. THE APPLICANT DEVELOPS HIS OWN PLAN, BUT THE TECHNIQUES ARE SPECIFIC AND ONCE APPROVED, THE PLAN REQUIREMENT HOLDS THE DEVELOPER TO HIS OWN STANDARDS OF EXPECTED RESULTS. THE ACTIONS TO BE TAKEN ARE CLEAR. THE PLANS ARE AVAILABLE FOR PUBLIC INSPECTION AND MONTHLY OCCUPANCY OR SALES REPORTS MUST BE FILED.

THE SANCTIONS FOR FAILURE OR REFUSAL TO COMPLY AND GIVE SATISFACTORY ASSURANCES OF FUTURE COMPLIANCE WITH THE AFFIRMATIVE MARKETING REQUIREMENT, INCLUDE ALL SANCTIONS AUTHORIZED BY DEPARTMENTAL REGULATIONS, REGULATORY AGREEMENTS, RULES OR POLICIES INCLUDING A DENIAL OR FURTHER PARTICIPATION IN DEPARTMENTAL PROGRAMS.

OUR SITE SELECTION AND AFFIRMATIVE MARKETING REQUIREMENTS ARE DESIGNED TO BE MOST EFFECTIVE WHEN APPLIED TO NEWLY CONSTRUCTED UNITS. WE HAVE DEVELOPED SPECIAL MARKETING REQUIREMENTS TO ASSURE THAT WE FURTHER "FAIR HOUSING" CONCERNS IN ADMINISTERING THE PROGRAM OF SUBSIDIES FOR LOW AND MODERATE INCOME FAMILIES IN EXISTING HOUSING AUTHORIZED BY SECTION 8. WE REQUIRE OF HOUSING AUTHORITIES ADMINISTERING A PROGRAM FOR SUBSIDIZING THE RENTALS OF LOW AND MODERATE INCOME FAMILIES IN EXISTING RENTAL UNITS UNDER SECTION 8 THE DEVELOPMENT OF A PLAN WHICH MUST DESCRIBE THE STEPS TO BE TAKEN TO ACCOMPLISH SEVERAL OBJECTIVES INCLUDING (1) PARTICIPATION IN THE PROGRAM BY A BROAD RANGE OF FAMILIES WITHIN THE ELIGIBLE POPULATION (E.G., ELDERLY, LARGE FAMILIES, WORKING POOR, MINORITIES AND FAMILIES HEADED BY WOMEN); (2) PARTICIPATION IN THE PROGRAM BY OWNERS OF UNITS IN AREAS OUTSIDE MINORITY AND LOW-INCOME CONCENTRATION; (3) DEVELOPMENT OF A SYSTEM TO PROVIDE INFORMATION ON THE PROGRAM TO PERSONS EXPECTED TO RESIDE IN THE COMMUNITY; AND (4) THE PROVISION OF ASSISTANCE TO FAMILIES SEEKING TO PARTICIPATE IN THE PROGRAM WHO ENCOUNTER DISCRIMINATION DURING THEIR HOUSING SEARCH.

THE CONGRESS HAS SPECIFICALLY INCORPORATED FAIR HOUSING CONCERNS INTO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS.

ALL APPLICANTS FOR BLOCK GRANT ASSISTANCE ARE SPECIFICALLY REQUIRED TO CERTIFY COMPLIANCE WITH TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968. CONGRESS ASSERTED AS A SPECIFIC OBJECTIVE OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM "THE REDUCTION OF THE ISOLATION OF INCOME GROUPS WITHIN THE COMMUNITIES AND GEOGRAPHICAL AREAS AND THE PROMOTION OF AN INCREASE IN THE DIVERSITY AND VITALITY OF NEIGHBORHOODS THROUGH THE SPACIAL DECONCENTRATION OF HOUSING OPPORTUNITIES FOR PERSONS OF LOWER INCOME."

HUD REGULATIONS IMPLEMENTING THE BLOCK GRANT PROGRAM SPECIFICALLY REQUIRE COMMUNITIES TO SUBMIT A HOUSING ASSISTANCE PLAN WHICH IDENTIFIES THAT COMMUNITY'S HOUSING NEEDS AND WHICH ESTABLISHES REALISTIC GOALS FOR MEETING THOSE NEEDS. REVISED REGULATIONS JUST ISSUED BY THE DEPARTMENT CLARIFY THE REQUIREMENT THAT A COMMUNITY INCLUDE IN ITS HOUSING ASSISTANCE PLAN AN ASSESSMENT OF NEEDS WITH RESPECT TO THOSE EXPECTED TO RESIDE IN THE COMMUNITY AS WELL AS THOSE ALREADY THERE. OUR REVISED REGULATIONS APPLY TO HOUSING ASSISTANCE PLANS SUBMITTED WITH SECOND YEAR APPLICATIONS. IN ADDITION, THESE REVISED REGULATIONS CLARIFY THE REQUIREMENTS WITH RESPECT TO THE DATA A COMMUNITY MUST OR MAY RELY ON TO SUPPORT ITS HOUSING ASSISTANCE PLAN, AND REQUIRE

THE COMMUNITY TO ESTABLISH THREE YEAR HOUSING GOALS, IN ADDITION TO ONE YEAR GOALS, RESPONSIVE TO IDENTIFIED HOUSING NEEDS OF VARIOUS CATEGORIES OF HOUSEHOLDS (E.G. ELDERLY, LARGE FAMILIES, ETC.) WE BELIEVE THESE CHANGES WILL IMPROVE THE CONTRIBUTION THAT THE BLOCK GRANT PROGRAM CAN MAKE IN FURTHERING TITLE VIII "FAIR HOUSING" POLICIES.

ALTHOUGH THE SECTION 8 PROGRAM IS STILL RELATIVELY NEW AND ONLY A FEW THOUSAND FAMILIES ARE ACTUALLY IN OCCUPANCY, THERE ARE SOME ENCOURAGING SIGNS THAT IMPLEMENTATION OF THIS PROGRAM IS FURTHERING OUR FAIR HOUSING GOALS. IN ST. PETERSBURG, BOTH ELDERLY AND NON-ELDERLY FAMILIES -- MINORITY AND NON-MINORITY -- HAVE BEEN ABLE TO FIND HOUSING IN VIRTUALLY EVERY SECTION OF THE CITY. LESS THAN 10 PERCENT OF THE FAMILIES RECEIVING ASSISTANCE ARE LEASING THE SAME UNIT THEY OCCUPIED BEFORE ENTERING THE PROGRAM.

IN MINNEAPOLIS-ST. PAUL, THE METROPOLITAN COUNCIL FOR HOUSING AND REDEVELOPMENT OPERATES A SECTION 8 PROGRAM IN 13 SUBURBS. UNDER AGREEMENT WITH THE PUBLIC HOUSING AUTHORITIES OF THE CENTRAL CITIES OF THE REGION, THE COUNCIL ACCEPTS APPLICATIONS FROM CENTRAL CITY RESIDENTS WHO DESIRE TO LIVE IN THE SUBURBS. OVER 200 SUCH APPLICANTS HAVE BEEN REFERRED TO THE COUNCIL BY THE MINNEAPOLIS PHA. TO ASSIST THIS KIND OF EFFORT, THE DEPARTMENT HAS JUST ANNOUNCED THAT

IT WILL MAKE A SPECIAL ALLOCATION OF SECTION 8 ASSISTANCE AVAILABLE TO AREA-WIDE BODIES IN METROPOLITAN AREAS WITH AREA-WIDE FAIR HOUSING PLANS.

TITLE VI

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 REQUIRES THAT THERE BE NO DISCRIMINATION ON GROUNDS OF RACE, COLOR OR NATIONAL ORIGIN IN ANY PROGRAM OR ACTIVITY WHICH RECEIVES FEDERAL FINANCIAL ASSISTANCE.

ENFORCEMENT ACTIVITIES INVOLVE BOTH INDIVIDUAL COMPLAINTS AND COMPLIANCE REVIEWS. SINCE 1970 THE DEPARTMENT HAS PROCESSED OVER 1700 COMPLAINTS FROM PRIVATE CITIZENS PURSUANT TO TITLE VI. COMPLAINT VOLUME UNDER TITLE VI HAS DROPPED IN THE PAST EIGHTEEN MONTHS, AS THE DEPARTMENT HAS REVAMPED ITS HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS PURSUANT TO THE 1974 LEGISLATION.

THE DEPARTMENT HAS BEEN CRITICIZED FOR ITS TITLE VI COMPLAINT BACKLOG AND WE ARE MOVING TO ADDRESS THIS PROBLEM. OPEN COMPLAINTS DECLINED FROM 98 AS OF JULY 1, 1975, TO 68 AS OF DECEMBER 31, A DECLINE OF 31%. WE EXPECT TO MAINTAIN THIS PROGRESS IN THE FACE OF THE EXPECTED VOLUME INCREASE.

WHILE PROCESSING INDIVIDUAL TITLE VI COMPLAINTS IS IMPORTANT, SUCH INDIVIDUAL COMPLAINT PROCESSING REQUIRES THE EXPENDITURE OF TIME AND STAFF RESOURCES WHICH COULD PROVIDE GREATER RETURN IF INVESTED IN BROAD GENERAL COMPLIANCE REVIEWS. FOR THAT REASON, WE ARE INCREASINGLY USING INDIVIDUAL COMPLAINTS AS AN INDICATOR OF AREAS JUSTIFYING GENERAL COMPLIANCE REVIEWS, AND INCREASING THE NUMBER OF SUCH REVIEWS. IN THE PAST WE HAVE NOT DONE ENOUGH IN THIS AREA. LAST FISCAL YEAR WE DID 196 GENERAL COMPLIANCE REVIEWS. WE HOPE TO DO 600 SUCH REVIEWS THIS YEAR AND 600 GENERAL COMPLIANCE REVIEWS IN 1977.

THE DEPARTMENT HAS IN THE PAST CONDUCTED PROTRACTED NEGOTIATIONS AFTER FINDINGS OF APPARENT NONCOMPLIANCE WITH TITLE VI BY HUD RECIPIENTS. THESE DELAYS WERE ONE OF THE PRINCIPAL POINTS RAISED BY THE COMMISSION ON CIVIL RIGHTS IN DECEMBER 1974. WE HAVE UNDERTAKEN CONCERTED EFFORTS TO DEAL WITH THIS PROBLEM, AND WE ARE ACHIEVING RESULTS. THE NUMBER OF TITLE VI COMPLAINT CASES OPEN 180 DAYS OR MORE HAS DECLINED FROM 80 ON JULY 1, 1974, TO 37 ON JULY 1, 1975, AND TO 27 AS OF DECEMBER 31, 1975. OUTSTANDING DEPARTMENTAL INSTRUCTIONS CALL FOR A MAXIMUM OF 60 DAYS TO NEGOTIATE FINDINGS OF APPARENT NONCOMPLIANCE, AFTER WHICH THE FILE MUST BE REFERRED TO CENTRAL OFFICE FOR CONSIDERATION OF ENFORCEMENT ACTION.

IN ONE OF OUR REGIONS, SIX LOW-RENT HOUSING AUTHORITIES CONTROLLING 5,000 UNITS HAVE, AFTER NEGOTIATIONS WITH HUD, VOLUNTARILY COMPLIED WITH TITLE VI BY ADOPTING AFFIRMATIVE TENANT SELECTION AND ASSIGNMENT PLANS WHICH HAVE OVERCOME THE EFFECTS OF PAST DISCRIMINATION. TWENTY-ONE AUTHORITIES CONTROLLING 16,000 UNITS HAVE ADOPTED PLANS AND ARE REPORTING TO THE REGIONAL OFFICE ON THEIR PROGRESS, ALTHOUGH THEY ARE NOT YET FULLY IN COMPLIANCE. WE PRESENTLY HAVE A NUMBER OF CASES UNDER REVIEW IN THE CENTRAL OFFICE AND ARE PREPARED TO COMMENCE ADMINISTRATIVE PROCEEDINGS.

SECTION 109

SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 LARGEY DUPLICATES PROTECTIONS AFFORDED BY TITLE VI OF THE CIVIL RIGHTS ACT OF 1964. LIKE TITLE VI, IT PROHIBITS DISCRIMINATION ON GROUNDS OF RACE, COLOR OR NATIONAL ORIGIN IN ANY PROGRAM OR ACTIVITY FUNDED IN WHOLE OR IN PART WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

SECTION 109 IS BROADER IN ITS COVERAGE THAN TITLE VI IN THAT IT COVERS DISCRIMINATION BASED ON SEX AND A WIDER RANGE OF DISCRIMINATORY EMPLOYMENT PRACTICES BY RECIPIENTS THAN DOES TITLE VI. COMPLAINT INVESTIGATIONS AND COMPLIANCE REVIEWS UNDER SECTION 109 WILL BE CARRIED OUT IN THE SAME

GENERAL FASHION AS UNDER TITLE VI. UNDER SECTION 109, HOWEVER, WHENEVER THE SECRETARY DETERMINES THAT A STATE OR UNIT OF GENERAL LOCAL GOVERNMENT WHICH IS A RECIPIENT OF ASSISTANCE IS IN APPARENT NONCOMPLIANCE, THE SECRETARY IS REQUIRED TO NOTIFY THE GOVERNOR OR CHIEF EXECUTIVE OFFICER OF THE NONCOMPLIANCE AND ALLOW HIM OR HER A REASONABLE PERIOD OF TIME TO SECURE COMPLIANCE.

BECAUSE ACTIVITIES UNDER THE CD BLOCK GRANT PROGRAM ARE ONLY NOW COMMENCING, OUR EXPERIENCE WITH SECTION 109 HAS BEEN LIMITED. WE BELIEVE THAT THE PERFORMANCE STANDARDS AND DATA REQUIREMENTS WE HAVE REQUIRED UNDER THE BLOCK GRANT REGULATIONS WILL ESTABLISH A GOOD EVIDENTIARY BASE FOR MEASURING COMPLIANCE WITH THE REQUIREMENTS OF SECTION 109 AS WE EVALUATE THE RESULTS OF THE FIRST YEAR OF THE PROGRAM.

SECTION 3

SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968 PROVIDES THAT IN ALL PROGRAMS OF DIRECT FINANCIAL ASSISTANCE, THE SECRETARY SHALL REQUIRE:

1. UTILIZATION OF LOWER INCOME PROJECT AREA RESIDENTS AS TRAINEES;
2. UTILIZATION OF LOWER INCOME PROJECT AREA RESIDENTS AS EMPLOYEES;

3. UTILIZATION OF BUSINESS LOCATED IN, OR OWNED IN SUBSTANTIAL PART BY PERSONS RESIDING IN, THE AREA; AND
4. RECOGNITION OF THE OBLIGATION RUNNING WITH THE CONTRACT INCLUDING THE RECOGNITION THAT SANCTIONS CAN BE APPLIED BY THE DEPARTMENT FOR FAILURE TO FULFILL THE REQUIREMENTS.

THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 MADE THESE REQUIREMENTS ALSO APPLICABLE TO THE CD BLOCK GRANT PROGRAM.

REGULATIONS FOR IMPLEMENTING SECTION 3 WERE ISSUED IN 1973, BUT WE BELIEVE OUR ENFORCEMENT EFFORTS CAN AND SHOULD BE STEPPED UP AND WE ARE TAKING STEPS TO DO SO.

EARLIER THIS YEAR WE BEGAN DEVELOPING PROCEDURES FOR MORE EFFECTIVE ENFORCEMENT OF THE REQUIREMENTS OF THIS SECTION. COMPLAINT PROCEDURES HAVE BEEN DEVELOPED AND STAFF TRAINING IS ALREADY UNDER WAY WITH RESPECT TO THE BLOCK GRANT AND SECTION 8 HOUSING ASSISTANCE PROGRAMS.

VOLUNTARY COMPLIANCE

IN ADDITION TO THE COMPLIANCE ACTIVITIES MANDATED BY STATUTE, WE BELIEVE THAT A VOLUNTARY COMPLIANCE PROGRAM IS A VITAL COMPONENT OF OUR TOTAL "FAIR HOUSING" EFFORT. WE

WILL NEVER HAVE FAIR HOUSING IF WE DEPEND ONLY ON FEDERAL AND STATE ENFORCEMENT ACTIVITIES. THE RESOURCES WILL ALWAYS BE TOO FEW AND THE TASK TOO GREAT. WE MUST HAVE THE COOPERATION AND ASSISTANCE OF THE PRIVATE SECTOR.

TO THAT END, WE HAVE VIGOROUSLY SOUGHT TO NEGOTIATE VOLUNTARY AFFIRMATIVE MARKETING AGREEMENTS WITH BUILDERS, REALTORS, AND OTHERS IN THE HOUSING INDUSTRY. SO FAR WE HAVE TEN AGREEMENTS, AND HAVE ENDORSED NINE VOLUNTARY MARKETING PLANS. LAST DECEMBER THE DEPARTMENT ENTERED AN AGREEMENT WITH THE NATIONAL ASSOCIATION OF REALTORS WHICH REPRESENTS LOCAL REALTORS THROUGHOUT THE COUNTRY.

PUBLIC INFORMATION EFFORTS

THE DEPARTMENT HAS UNDERTAKEN A VIGOROUS COMPAINON TO INFORM THE PUBLIC OF ITS RIGHTS UNDER CIVIL RIGHTS LAW. UNDER TITLE VIII, WE PUBLISH ADVISORY GUIDELINES TO AID THOSE SUBJECT TO THE JURISDICTION OF THE LAW IN UNDERSTANDING THEIR RESPONSIBILITIES. WE UNDERTAKE STUDIES OF HOUSING PRACTICES AND COLLECT RACIAL DATA IN ALL OF OUR HOUSING ..PROGRAMS IN ORDER TO DETERMINE AREAS OF NONCOMPLIANCE. WE CONDUCT CONTINUING COMMUNITY EDUCATION PROGRAMS TO INFORM INDIVIDUALS OF THEIR RIGHTS UNDER LAW. WE ENCOURAGE NATIONAL, STATE, AND LOCAL PRIVATE ORGANIZATIONS IN UNDERTAKING PROGRAMS DESIGNED TO EXPAND HOUSING OPTIONS FOR MINORITY GROUPS AND

LOW-INCOME INDIVIDUALS. WE WORK CLOSELY WITH STATE AND LOCAL AGENCIES HAVING FAIR HOUSING LAWS WHICH PROVIDE RIGHTS AND REMEDIES SUBSTANTIALLY EQUIVALENT TO THOSE PROVIDED BY TITLE VIII AND REFER COMPLAINTS TO THESE AGENCIES.

OUR PUBLIC INFORMATION EFFORTS INCLUDE A NUMBER OF ADMINISTRATIVE MEETINGS HELD TO EXCHANGE INFORMATION CONCERNING PARTICULAR AREAS OF TITLE VIII ENFORCEMENT. THE SIX ADMINISTRATIVE MEETINGS THAT HAVE BEEN CONDUCTED AS OF THIS DATE DEALT WITH (1) OFF-BASE HOUSING FOR MINORITY SERVICEMEN AND THEIR FAMILIES; (2) DISCRIMINATION IN THE FINANCING OF HOUSING (THE ROLE OF LENDING INSTITUTIONS WITH REGARD TO GRANTING OF MORTGAGE CREDIT); (3) THE FAIR HOUSING ENFORCEMENT EFFORTS OF THE STATE OF MARYLAND COMMISSION ON HUMAN RELATIONS AND (4) THREE MEETINGS RELATING TO HOUSING DISCRIMINATION AGAINST SPANISH-SPEAKING AMERICANS.

WE HAVE SPONSORED REGIONAL SEMINARS TO PROVIDE INFORMATION TO THE PUBLIC, LEADERS OF CITIZENS GROUPS AND PUBLIC OFFICIALS ON THE FAIR HOUSING LAW, ITS IMPLEMENTATION, AND EQUAL EMPLOYMENT AND BUSINESS OPPORTUNITY IN HUD PROGRAMS AND HAVE ALSO BEEN INVOLVED IN THE PRODUCTION AND DISTRIBUTION OF RADIO AND TELEVISION PUBLIC SERVICE ANNOUNCEMENTS THAT ARE BROADCAST ACROSS THE COUNTRY AT FREQUENT INTERVALS AS PART OF THE GENERAL COMMITMENT TO PUBLIC SERVICE BY THE ELECTRONIC COMMUNICATIONS MEDIA.

THIS CONCLUDES MY PREPARED STATEMENT. MR. BLAIR,
MR. ELLIOTT AND I WILL BE HAPPY TO ANSWER QUESTIONS.



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
WASHINGTON D.C. 20410

HUD-No. 76-75
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Friday
March 5, 1976

Amended regulations that would permit construction of sewage treatment plants with Community Development Block Grant funds have been published for comment by the U.S. Department of Housing and Urban Development.

Facilities such as sewer lines are already permitted under the Block Grant program.

The proposed changes in the regulations were published in the Federal Register March 1.

An additional proposed amendment is based on the experience of the first year funding of block grants, which indicated the need to redefine supportive public services for community development activities. For example, health services will be eligible if they are located in a community development area or principally benefit residents of the area.

These changes will enable communities to broaden the scope of community development and to better meet their local needs and priorities.

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Interested persons are invited to submit written comments or views on the proposed changes.

Comments will be accepted through March 25 and should be filed in triplicate with:

Rules Docket Clerk
Office of the General Counsel
Room 10245
U.S. Department of Housing and Urban Development
Washington, D.C. 20410

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

*Target Project
Prog.*

HUD-No. 76-80
Phone (202) 755-5277
(Read)

FOR RELEASE:
Saturday
March 13, 1976

In New York City crime is down at seven problem public housing projects, in part because young high school dropouts are hired to help police the area.

At Cabrini Green, Chicago's vast 3,600-unit project, tenants, with housing authority support, pressure problem families to halt illegal activities.

At Newark's 1,149-unit Stella-Wright project, apartments are getting long overdue janitorial attention, and tenant management is becoming a reality.

These are examples of the impact the Department of Housing and Urban Development's Target Projects Program (TPP) is having on some of the Nation's most troubled public housing projects, according to reports by HUD field personnel. The program was funded at \$35 million annually for three years.

"This is a program to improve the lives of low income families in public housing projects," said HUD Secretary Carla A. Hills. "I regard citizen involvement as the key to its success. Without that involvement, the program would have no lasting effect."

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In addition to the HUD field reports, an independent report evaluated the cost and status of each TPP objective during the program's first six months, from last April through September.

Reflecting an encouraging trend, the report, prepared by Coopers & Lybrand, an international management consulting firm, also cited an increase in monthly operating receipts from \$769,489 to \$983,406 for 28 public housing projects encompassing 25,571 units.

The report also highlighted an increase of \$5.5 million in support by community-based agencies supplying health care, income assistance, and recreation and consumer services previously unavailable to the tenants.

"It is our considered opinion," the report said, "from an analysis of the data and a review of all the operating plans that your first objectives for the Target Projects Program, namely to foster management improvements and to initiate the 'turn-around' process in the local housing authorities, are well on the way to being achieved.

"Many authorities have, for the first time, totally planned a program and set up internal management systems to assure that the program goals and objectives are met."



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-81
Phone: (202) 755-5284
(Bacon)

FOR RELEASE:
Thursday
March 11, 1976

Secretary Carla A. Hills of the Department of Housing and Urban Development today announced new guidelines for State and local government competition for \$5 million in grant awards under HUD's 1976 Community Development Innovative Projects Program (IPP).

Program guidelines and instructions for the nationwide competition were published today in the Federal Register. Grants totalling \$4 million will be awarded for winning projects in the Housing and Neighborhood Preservation category and awards of \$1 million will be available to those in the Government Productivity Improvement category.

Projects in the Housing and Neighborhood Preservation category are those making maximum use of existing housing stock and the investment of public and private resources for neighborhood preservation. The Government Productivity Improvement category includes innovative projects designed to make local government service more effective, efficient and less costly.

In announcing the competition, Secretary Hills said the IPP is designed to encourage creative problem-solving at the State and local levels by making additional funds available to jurisdictions which are developing new solutions to community development problems.

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The quality and amount of innovation already taking place is evidence that the trend toward innovative project planning can be maintained with a relatively small expenditure of HUD funds, she said.

Authorized by Title I of the Housing and Community Development Act of 1974, IPP is in its second year of operation. It is administered by HUD's Office of Policy Development and Research in cooperation with the Office of Community Planning and Development.

The Housing and Neighborhood Preservation category will make available grant awards to approximately 15 States and local jurisdictions, encouraging proposals in areas such as:

- * Rehabilitation of single- or multi-family housing;
- * Leveraging of private investment through various forms of public investment;
- * Acquisition and disposition of abandoned property;
- * Educational and vocational training in housing rehabilitation;
- * Neighborhood commercial rehabilitation and revitalization; and
- * Historic preservation.

The Government Productivity Improvement areas, which will provide grants to approximately 10 communities, seek proposals which: 1) show how to maintain the same quantity and/or quality of service at a lower cost; 2) increase the quantity or improve the quality of the work environment or working conditions without diminishing services and without increasing cost. Proposals should cover one or more of these subjects:

- * Specific service delivery areas, such as street and park maintenance, emergency services, and building inspection;
- * Internal support functions, such as financial and personal management; and
- * Comprehensive approaches, including multi-departmental or jurisdiction-wide productivity improvement, including consolidation of similar services.

Applications will be judged according to their technical merit, especially the extent to which the identified problem is widespread, and the proposed innovation can be adapted and applied in a large number of other community environments.

Review panels of nationally recognized experts in housing and neighborhood preservation, and in government productivity will assist HUD in selecting winning proposals.

Any unit of State or local government interested in submitting an application should submit a Letter-of-Intent to HUD by April 1. Applications under the Housing and Neighborhood Preservation category must be submitted to HUD by June 3. Applications under the Government Productivity category must be submitted to HUD by April 30. Awards in both categories will be announced in July.

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FHA History

HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

WASHINGTON D.C. 20410

HUD-No. 76-91
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Friday
March 19, 1976

In a continuing crackdown on lenders failing to submit annual financial statements, the Department of Housing and Urban Development's Mortgagee Review Board has withdrawn approval of two lenders to operate as FHA-approved mortgagees. The companies that have been notified of the withdrawal are the General Investment Corporation of Irvington, New Jersey, and Expressway Mortgage Company, Inc., of Wichita Falls, Texas.

In addition, as a result of a HUD audit, the Mortgagee Review Board has also withdrawn approval of the New Jersey Realty Title Insurance Company of Hackensack, New Jersey, for failure to comply with HUD regulations as well as for non-conformance with HUD-FHA required standards.

David S. Cook, Assistant Secretary for Housing Production and Mortgage Credit/FHA Commissioner, stated that these withdrawals of FHA-approved mortgagee status are part of HUD's effort to review and enforce the manner in which mortgage lenders comply with HUD requirements.

The companies have 30 days from the receipt of the withdrawal notification to request a hearing before a HUD Hearing Officer.



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-82
Phone (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
March 10, 1976

Final regulations for housing developed or operated by Indian Housing Authorities (IHAs) for low-income families under the Housing Act of 1937 have been issued by the U.S. Department of Housing and Urban Development.

The regulations, fulfilling HUD's commitment to codify rules for its Indian housing programs, were published yesterday (March 9) in the Federal Register and went into effect immediately.

HUD Secretary Carla A. Hills said the regulations are a product of a comprehensive review by a tri-agency task force. It consisted of representatives from HUD, the Bureau of Indian Affairs of the Department of Interior, and the Indian Health Service of the Department of Health, Education and Welfare.

Included in the regulations is a new Interdepartmental Agreement to coordinate operations of the three agencies.

Noting that the proposed regulations were published in the Federal Register last September 9, Secretary Hills said more than 50 statements from major organizations and individuals concerned with Indian housing, as well as IHAs, were received and carefully considered by the task force.

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Among the most significant suggestions adopted by the regulations are the following:

1. HUD is required to notify an IHA within 10 working days when it will act on an application. If the application is denied, in whole or in part, HUD must explain the reasons for the denial and set a time limit for presenting objections to the field office director.
2. HUD will aid an IHA to the extent funds and staff are available so it can achieve administrative capability, a condition of application approval.
3. Existing tribal ordinances shall be amended to conform to the model ordinance as soon as possible, not by a specific date. However, no new commitments for financial assistance will be entered into after January 1, 1977, unless the conforming amendments have been adopted.
4. The requirement that a meeting be held of all interested agencies (the Project Coordination Meeting) to agree on a development schedule has been expanded to apply to all projects, including those not receiving assistance from IHS or BIA.
5. Provisions authorizing negotiated contracts, rather than competitive bidding, have been deleted and preference for Indian-owned enterprises is provided through implementation of the Indian Self-Determination and Education Assistance Act.
6. The Preliminary Loan amount has been raised to \$1,000 per unit for Alaska, \$500 elsewhere. Additional amounts over the \$500 or \$1,000 per unit may be approved in special cases. Cost of appraisals may be paid for by preliminary loan funds.
7. Availability of skilled labor and acceptable materials have been added to the list of special factors to be considered in establishing prototype costs in Indian areas.

8. The minimum Mutual Help Contribution remains at \$1,500.
9. The number of accounts required to be maintained for a Mutual Help project has been revised to eliminate one account and the remaining accounts have been clarified and simplified.
10. The transition from status of homebuyer to homeowner under the Mutual Help program, has been clarified. Included is a new requirement that a maintenance reserve shall continue to exist after acquisition of homeownership by the family.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-83
Phone (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
March 10, 1976

Five major initiatives for housing for American Indians were discussed today by Secretary of Housing and Urban Development Carla A. Hills and Indian leaders from across the country.

The initiatives are:

-- Approval of production of 9,723 low-income houses this fiscal year. The units will be purchased or rented by Indians with low incomes or who are unable to obtain other housing. The buyers will contribute either land, labor or materials.

-- Special field offices in San Francisco and Denver to help Indians plan, finance and construct housing and community projects.

-- Establishment of an Indian policy and program staff under the direction of Constance Newman, Assistant Secretary for Consumer Affairs.

-- Regulations, published yesterday, making Indian housing authorities primarily responsible for designing projects, selecting home buyers and supervising construction by private builders who are to be paid with the proceeds from the sale of bonds.

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-- An agreement among Secretaries Hills, Thomas S. Kleppe of Interior and David Mathews of Health, Education and Welfare to coordinate interdepartmental activities dealing with Indians.

This emphasis on delivery services to Indians grew, in part, from a task force set up last fall by Secretary Hills.

"I expect to meet the production goal," Mrs. Hills told Indian leaders. "And I expect HUD to continue to produce houses for Indians at a substantial and steady rate."

Invited to meet with Secretary Hills were officers of the following organizations:

Charles Trimble of Pine Ridge, S.D., and Mel Tonasket of Colville, Wash., both of the National Congress of American Indians.

Wendell Chino of Mescalero, N.M., and William Youpee, Fort Peck, Mont., National Tribal Chairmen's Association.

Tim Foster and Loie Brooks of Yakima, Wash., National Indian Housing Council.

Gordon Cavanaugh and Roland Chico, Lovelock, Nev., Housing Assistance Council.

Ernest Stevens, Oneida, Wisc., American Indian Policy Review Commission.

Louis LaRose, Winnebago, Neb., Americans for Indian Opportunity.

Secretary Hills said a major reason for her confidence in producing Indian Housing with consistency "and at high levels" is the new organization being developed for Indian programs.

In HUD's Washington office, an Indian policy and program office under Assistant Secretary Newman will advise the Secretary concerning departmental policy toward Indians. Indian objectives are to be incorporated into departmental goals.

Mrs. Newman also will provide a central liaison point with Congress, Indian groups and other government agencies and take initiatives across program lines inside the department. Other Assistant Secretaries will name Indian coordinators for their offices and work with Assistant Secretary Newman.

Within field organizations, HUD has established assistant regional administrators for Indian programs in Denver and San Francisco. A staff of 15 serves the Rocky Mountain region and the west coast staff is expected to number 52.

"I want to continue the dialogue we have started with this meeting," Secretary Hills said, stressing the importance of liaison with Indians throughout the country. "The provision of shelter to Indian citizens is not something that HUD accomplishes alone.

"We need to work with individual homebuyers, with Indian Housing Authorities and Tribal Councils and with national organizations such as those you represent. We need your constructive criticism and your support and I view the Indian policy and programs office as the focal point of the dialogue."

HUD's role in the Indian Housing Program is to review and approve applications and to provide technical assistance to the Housing Authorities.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Interstate
Land Sales

HUD-No. 76-84
Phone: (202) 755-5277
(Ernst)

FOR RELEASE:
Friday
March 19, 1976

A New Mexico recreational land developer has been told by the Federal Government to stop selling lots until his public disclosure documents are cleared of some 50 errors and omissions.

The operator of Pendaries Village, an 846-lot development in San Miguel County, has been told by the Department of Housing and Urban Development that he can legally resume sales only after his property report, filed with HUD's Office of Interstate Land Sales Registration, is brought up to date.

Constance B. Newman, Assistant Secretary for Consumer Affairs and Regulatory Functions, said Pendaries' problems concerned the lack of adequate information about water supply and roads in the property report.

"There is a question," she said, "if all the necessary approvals and permits have been obtained or if the water system will reach all the lots in the subdivision."

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Mrs. Newman also questioned whether the road system would reach every lot in the subdivision -- and Interstate Land Sales has asked Pendaries Village to answer the question plainly in the property report.

A full description of most land developments bigger than 50 lots must, according to Federal law, be given to prospective buyers before they make a down payment.

Pendaries Village is owned by Shastina Properties, Inc., of Pasadena, Calif. It operates sales offices at the Rociada, N.M., site, as well as in Albuquerque and Sante Fe, and in Lubbock, Texas.

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HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

New comm.

HUD-No. 76-96
Phone: (202) 755-5277
(Day)

FOR RELEASE:
Friday
March 19, 1976

Development of a plan for Federal acquisition of all or part of the 5800-acre Gananda new community in New York was announced today by the Directors of the New Community Development Corporation.

Housing and Urban Development Secretary Carla A. Hills said on behalf of the Corporation that the plan would be worked out with county, town and school board officials and with contractors, builders, bankers, mortgagees, and others interested in the project.

"We believe that these interests, as well as the financial interests of the Federal taxpayer, will be best served by the Board's attempting to resolve the cash crisis which now threatens the project," Secretary Hills said.

Gananda, located 12 miles east of Rochester, was financed in 1972 with \$22 million in Federally-guaranteed debentures. The money was to cover heavy front-end costs of the proposed new community. Under economic pressures since then, the Corporation has been unable to meet certain debt payments, including two debenture interest payments totaling \$1,573,000 in 1975.

The NCDC directors heard local representatives describe the financial situation of Gananda at a meeting Tuesday, March 16, in the Department.

Participating were Senator Jacob K. Javits and Representative Frank Horton, both Republicans of New York; Thomas Farrell, President of the Gananda Development Corporation; Carlisle Darron, Town Supervisor of Walworth, N. Y.; Wayne Scheik, Supervisor of Macedon, N. Y.; Larry R. Pedersen, School District Principal, Gananda; Russell Fowler of the Gananda Creditors' Committee.

Secretary Hills, who presides over the Board, said that directors, after "careful consideration," instructed their staff to develop the plan within 90 days in full consultation with local representatives.

"We recognize the strength of the equitable arguments made by local representatives who have made commitments on the assumption of the continuing development of the Gananda project," she commented.

New Communities Administrator James F. Dausch also announced the Board had authorized the release of necessary funds from the project's escrow account to make up the Gananda school district's operating deficit. Students from neighboring communities attend the school which was established in a district formed by the state legislature to serve the future Gananda.

Gananda, a largely unoccupied tract, is one of 14 new communities planned since the passage of the 1970 New Communities Act. Others are Jonathan and Cedar Riverside, Minn.; St. Charles, Md.; Park Forest South, Ill.; Flower Mound, San Antonio Ranch and The Woodlands, Tex.; Riverton, N. Y.; Soul City, N. C.; Shenandoah, Ga.; Newfields, Ohio, Harbison, S. C.; and Maumelle, Ark.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

*Equal Opportunity
Housing*

HUD-No. 76-98
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Monday
March 22, 1976

COPY

Carla A. Hills, Secretary of the Department of Housing and Urban Development, will inaugurate activities in commemoration of Fair Housing Month during a special ceremony in the South Lobby of the Department's Headquarters Building on Friday, April 2.

Accompanying Secretary Hills at the 11:00 A.M. ceremony will be other HUD and Federal agency officials, guests from the White House and Congress, members of national civil rights leadership groups and representatives of the real estate industry.

The ceremony will feature brief statements by Secretary Hills and James H. Blair, HUD Assistant Secretary for Fair Housing and Equal Opportunity. Secretary Hills and the attending guests will sign a ceremonial document calling for personal commitment to the principles and spirit of the National Fair Housing Law of 1968.

Immediately following the ceremony, a news conference conducted by Assistant Secretary Blair will be held in Suite 5100 on the fifth floor of the HUD Building, 451-7th St., S.W.

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NOTE TO EDITOR: The signing ceremony will offer a photo opportunity.



INTERSTATE
LAND SALES

HUD NEWS

**U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D. C. 20410**

HUD-No. 76-100
Phone: (202) 755-5277
(Read)

FOR RELEASE:
Friday
April 2, 1976

A Federal Court has ordered a Dallas, Texas, land developer to halt sales temporarily at five unregistered recreational developments in the Dallas area.

The action came as the result of a lawsuit brought on behalf of the Office of Interstate Land Sales Registration (OILSR), U.S. Department of Housing and Urban Development.

The court also froze the developer's assets until a final judgment is issued on the charges brought by OILSR.

The preliminary injunction was issued by the U.S. District Court in Dallas against Don L. Blankenship, of Mesquite, Texas, and his firms, Hana-San Investment Co., Inc., and Bat-Lar Properties, Inc.

Over the past four years, the firms offered for sale some 10,000 lots worth an estimated \$500,000. The developments are: Bonita Point, La Martinique, Landmark Passage, King Script Cove, and Tanganyika Village.

OILSR seeks a permanent injunction against sales at the developments.

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In addition, OILSR has asked that all money collected from sales since March 31, 1972, be turned over to a court-appointed trustee for distribution among buyers seeking their money back.

Specific charges against the developer include:

- * Failure to register with OILSR before selling to the public as required by the Interstate Land Sales Full Disclosure Act;
- * Failure to give purchasers property reports, a complete description of the development, the development firm, its officers, financial and legal status;
- * Fraudulent promises of clear title to lots; and
- * Fraudulent promises that water and hard surfaced roads would be supplied.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

New Comm.

HUD-No. 76-103
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Tuesday
March 23, 1976

The Woodlands, a 20,000-acre new town being built north of Houston, is slated to receive up to \$3 million in Federal grants as a result of a new agreement between the developer and the New Communities Administration (NCA) of the U.S. Department of Housing and Urban Development.

The grants are being earmarked from NCA's Title I funds set aside for use in new communities and will be matched by Mitchell Development Corporation of the Southwest. Mitchell Development is the parent of The Woodlands Development Corporation and the chief real estate subsidiary of Mitchell Energy & Development Corp.

The agreement was jointly announced today in Houston by James F. Dausch, NCA deputy general manager and administrator, and George P. Mitchell, chairman and president of Mitchell Energy & Development.

Mr. Dausch said the agreement is "an excellent example of the cooperation between government and the private sector envisioned in the original legislation providing federal assistance for viable new communities."

-more-

The grants will assist in the construction of roads and water, sewage and drainage facilities.

The Woodlands' first village--the Village of Grogans Mills--was opened in October 1974. Its array of amenities has already attracted a population of about 900 and such major events as the Houston Open Golf Tournament and the National AAU Diving Championships.

Development of seven villages is planned. By the 1990s it is projected the community will have a population of approximately 150,000.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410

*Equal
Opport
Housing*

HUD-No. 76-104
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Saturday
April 3, 1976

The Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, will sponsor a women's conference on housing and community development at the Ramada Inn-Rosslyn, in Arlington, Va., April 5 and 6.

Titled "Housing and Community Development: Making it Work for Women," the conference is the first in a series of HUD-sponsored events that will commemorate "Fair Housing Month" throughout April.

Allene Joyce Skinner, coordinator of HUD's Women's Program, said the main thrust of the conference is to educate women about housing and community development programs and about the impact of these programs on individual women and women's groups.

The conference, she added, will also explore the special needs of women as consumers of HUD programs and inform women of the affirmative aspects of the Housing and Community Development Act of 1974. In addition, the conference will examine local government decision-making processes used throughout the United States and the points at which women can most effectively influence and utilize these processes to achieve their aims.

-more-

Constance B. Newman, HUD Assistant Secretary for Consumer Affairs and Regulatory Functions, will give the keynote address. Carla A. Hills, Secretary of the Department of Housing and Urban Development, will host a reception for conferees Monday evening, April 5, immediately following the first day's activities.

Other HUD officials participating in the conference include: James H. Blair, Assistant Secretary for Fair Housing and Equal Opportunity; David Cook, Assistant Secretary for Housing Production and Mortgage Credit; David Meeker, Assistant Secretary for Community Planning and Development; and Mrs. Glendora Putnam, Deputy Assistant Secretary for Fair Housing and Equal Opportunity.

Speakers and panelists include: Dr. Ethel Allen, City Council member, Philadelphia, Pa.; Ruth Rasmussen, executive director of the Michigan Civil Rights Commission; Dorothy Height, President, National Council of Negro Women; Maxine Brown, Association of Bay Area Governments and chairperson of The NOW Housing Task Force; Aileen Hernandez, urban affairs consultant; and Carol Greenwald, Commissioner of Banks, State of Massachusetts.

The conference will feature workshops on sex discrimination in the sale, rental and financing of housing; planning to meet the needs of women; and new rights and responsibilities of women under the HUD Community Development Block Grant Programs.

The Federal Women's Program is that portion of HUD's Fair Housing and Equal Opportunity effort charged with assuring that women in the Department are given equal opportunity in all phases of employment.

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HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-107
Phone: (202) 755-5277
(Ernst)

FOR RELEASE:
Friday
March 26, 1976

Special guidance materials will be available in the future to help communities experiencing difficulties in developing Housing Assistance Plans (HAPs), the Department of Housing and Urban Development announced today.

Under the Housing and Community Act of 1974, the HAP is a requirement for block grant assistance. Preparation of a HAP requires that a community assess its housing stock; identify lower-income people residing in, or expected to reside in the community who will need housing assistance and set goals for the amount, type and general locations of assisted housing.

HUD Assistant Secretary for Policy Development and Research Charles J. Orelebeke said that meeting these requirements has presented some problems for many local governments, with limited available technical staff and data resources. HUD, he said, is now seeking a contractor to prepare guidance materials describing successful approaches and methods other localities have used in meeting HAP requirements.

"These guidance materials will not replace regulations or set standards for developing HAPs," Mr. Orlebeke said, "but will help communities develop their own housing planning and implementation process."

Details of the forthcoming research contract are spelled out in a Request for Proposals (RFP H-2422).

Joining Mr. Orlebeke in announcing the 11-month research effort, David O. Meeker, Assistant Secretary for Community Planning and Development, said "Our evaluation has shown that for most local governments completion of the HAP requirements last year was the most difficult and time-consuming part of the Community Development Block Grant application.

"Since HAP is an essential part of our CDBG program and an important guide to the allocation of HUD-assisted housing resources, we feel that HUD should help communities by identifying local processes that could be used in preparing and carrying out their Housing Assistance Plans."

The contractor selected in the research completion will:

- * Identify difficulties that different types and sizes of communities have had in meeting HAP requirements;
- * Develop materials based on successful local government approaches that can help other block grant applicants overcome these difficulties; and
- * Provide these guidance materials to communities that need them.

Proposals to conduct this work must be submitted no later than April 26. For further information, copies of Request for Proposals No. H-2422 can be obtained from:

Wayne A. Cutrell
Office of Procurement and Contracts
Research and Demonstration Branch
U.S. Department of Housing and Urban Development
Suite 922
711 14th Street, N.W.
Washington, D.C. 20410



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-111
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Tuesday
March 30, 1976

Secretary Carla A. Hills of the U.S. Department of Housing and Urban Development today announced that the maximum allowable interest rate for HUD-FHA insured single-family mortgage loans is being lowered to 8.50 percent. The allowable rate on multifamily mortgage loans remains at 9.0 percent.

The new single-family rate change is effective Tuesday, March 30.

Under the "split rate" system, initiated January 5, the interest rate on HUD-FHA insured single-family mortgage loans is established independently of the rate on the HUD-FHA multifamily project loans.

The previous rate on single-family mortgage loans was 8.75 percent.

The new single-family rate was determined after consultation with Richard L. Roudebush, Administrator of the Veterans Administration, who simultaneously announced a similar change in the maximum rate for GI home mortgage loans.

QUESTIONS AND ANSWERS ON INTEREST RATE INCREASE

Q. How will the decline in the FHA interest ceiling effect the buyer of a house?

A. On a \$30,000 mortgage over 30 years, there would be a decrease of \$5.40 in the monthly payment.

Q. When was the last time the FHA interest rate was last lowered?

A. For single-family mortgages the rate was lowered from 9 percent to 8-3/4 percent on Jan. 5, 1976.

Q. What is meant by "paying points" and what does this have to do with the cost of a house?

A. Paying points amounts in practice to prepaying the interest differential between the FHA/VA rate and the market rate. During periods when this differential exists, investors are unwilling to invest in FHA/VA mortgages without this discount since the yield would not be competitive with that available from other investment.

TO ACCOMPANY HUD-No. 76-111

HUD/FHA MAXIMUM ALLOWABLE INTEREST RATE

<u>Rate</u>	<u>Period</u>
* 5-5-1/2%	Nov. 27, 1934 - June 23, 1935
5%	June 24, 1935 - July 31, 1939
4-1/2 %	August 1, 1939 - April 23, 1950
4-1/4%	April 24, 1950 - May 1, 1953
4-1/2%	May 2, 1953 - December 2, 1956
5%	December 3, 1956 - August 4, 1957
5-1/4%	August 5, 1957 - September 22, 1959
5-3/4%	September 23, 1959 - February 1, 1961
5-1/2%	February 2, 1961 - May 28, 1961
5-1/4%	May 29, 1961 - February 6, 1966
5-1/2%	February 7, 1966 - April 10, 1966
5-3/4%	April 11, 1966 - October 17, 1966
6%	October 2, 1966 - May 6, 1968
6-3/4%	May 7, 1968 - January 23, 1969
7-1/2%	January 24, 1969 - January 4, 1970
8-1/2%	January 5, 1970 - December 1, 1970
8%	December 2, 1970 - January 12, 1971
7-1/2%	January 13, 1971 - February 17, 1971
**7%	February 18, 1971 - June 30, 1973
**7-3/4%	August 10, 1973 - August 24, 1973
8-1/2%	August 25, 1973 - January 21, 1974
8-1/4%	January 22, 1974 - April 14, 1974
8-1/2%	April 15, 1974 - May 12, 1974
8-3/4%	May 13, 1974 - July 7, 1974
9%	July 8, 1974 - August 13, 1974
9-1/2%	August 14, 1974 - November 24, 1974
9%	November 25, 1974 - January 20, 1975
8-1/2%	January 21, 1975 - March 2, 1975
8%	March 3, 1975 - April 27, 1975
8-1/2%	April 28, 1975 - September 1, 1975
9%	September 2, 1975 -January 4, 1976
8-3/4% (Single Family)	January 5, 1976 - March 29, 1976
9% (Multi Family)	January 5, 1976 - March 29, 1976
8-1/2% (Single Family)	March 30, 1976 -
9% (Multi Family)	March 30, 1976 -

* 5% for acquisition, 5-1/2% refunding of mortgage indebtedness or creation of mortgage indebtedness on property constructed before June 7, 1934.

** FHA authority lapsed June 30, 1973; renewed August 10, 1973.



FILE COPY *Energy*

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-116
Phone: (202) 755-5277
(Ernst)

FOR RELEASE:
Sunday
April 4, 1976

How to detect underground natural gas leaks and how to plan gas systems for a new building are discussed in a handbook just published by the Department of Housing and Urban Development.

HUD's natural gas pipeline safety manual was printed chiefly for architects, builders and managers of multi-family or apartment projects which are assisted or insured by the Department.

The research leading to the book's publication was prompted by devastating natural gas explosions in several communities across the nation. While the Department of Transportation is responsible for overall pipeline safety, HUD must be sure that its projects practice good safety habits in dealing with natural gas.

HUD Assistant Secretary Charles J. Orlebeke said the research revealed that many managers of large projects were unaware of their obligations for gas safety.

He said the book should be useful to anyone dealing with a large building or complex of buildings. An index tells where to go for help in dealing with natural gas pipeline problems.

Pictures and a simple text tell managers how to fill in reports required by DOT, how to detect underground leaks and what sort of inspection and maintenance of gas lines they should perform.

The law requires operators of large residential complexes to report annually to DOT on natural gas pipeline leaks, repairs, maintenance and inspections.

Mr. Orlebeke stressed that the gas manual was published as a service, and that enforcement of gas safety measures rests mainly with local fire marshalls and building code officials.

Copies of the book may be ordered from:

Superintendent of Documents
Government Printing Office
Washington, D.C. 20402
Stock Number: 023-000-00315-5
Price: \$2.30

Camera-ready copy for the booklet will be made available to organizations who want to do their own bulk printing and distribution. Write:

Ms. Susan Livingston
Policy Development and Research
Room 8126
Department of Housing and Urban Development
Washington, D.C. 20410



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-125
Phone: (202) 755-5277
(Ernst)

FOR RELEASE:
Thursday
April 8, 1976

FILE COPY

The design phase of the first full test of a new concept for conserving residential energy is about to begin in the Southern Maryland new town of St. Charles, the U.S. Department of Housing and Urban Development announced today.

The Modular Integrated Utilities System (MIUS) planned for St. Charles will package into one processing plant all the utilities needed to serve some 900 of the community's homes and shops: electricity; space heating and air conditioning; solid and liquid waste processing, and potable water.

At a ceremony in the HUD Building today, Charles J. Orlebeke, Assistant Secretary for Policy Development and Research, announced a \$400,000 research grant to the Interstate Land Development Corp., the developers of St. Charles. The grant will pay for planning and design work for a test of MIUS at the Charles County site, about 25 miles southeast of Washington.

-more-

Energy savings from the St. Charles MIUS could be as high as 30 percent compared with a proposed alternative, all-electric system for the site, Mr. Orlebeke said. The savings result primarily from recovering waste heat normally discharged by conventional generating plants and using it to heat and cool the buildings and heat water. Some additional energy savings are made possible by recycling solid waste for its energy content.

In addition to saving energy, MIUS reduces pollution by processing solid and liquid waste on-site and by recapturing the waste heat, which would normally become thermal pollution.

During the next six months, the Interstate Land Development Corp. will further develop the MIUS concept and design a plant for the specific utility needs of St. Charles. The Maryland firm will also refine the environmental and cost comparisons between the proposed MIUS and conventional utilities. HUD will then make a decision on whether to go forward with actual construction of the MIUS plant at St. Charles.

"HUD's MIUS concept is receiving increasing attention in these days of high electric and fuel costs and troublesome liquid and solid waste disposal," Mr. Orlebeke said. "Through MIUS we hope to demonstrate that it is possible to provide essential utility services in a manner consistent with reduced use of critical natural resources and protection of the environment at lower cost."

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-117
Phone: (202) 755-5277
(Spiegel)

FOR RELEASE:
Tuesday
April 6, 1976

The Department of Housing and Urban Development has issued procedures to help state and local governments and areawide planning organizations develop a single set of growth policies to qualify for Federal planning funds.

The policies, applicable to all planning and development, must be formulated in advance of applications for Section 701 Comprehensive Planning Assistance Program funds submitted after Aug. 22, 1977.

The procedures, reinforcing the intent of the Section 701 program, were issued to HUD field offices and recipients of 701 funds.

They implement agreements previously signed with the Environmental Protection Agency, relating to its Section 208 water quality management planning program, and the Office of Coastal Zone Management in the Department of Commerce, regarding its coastal management program. Both of these programs require similar growth policies to be completed by 1978.

All 55 States and territories, about 600 areawide organizations and approximately 1,000 counties and municipalities are developing growth policies under the Sec. 701 program. Many of these entities are also developing growth policies under the other two programs.

David O. Meeker, Jr., HUD Assistant Secretary for community Planning and Development, said, "Considerable savings in public and private resources can be achieved through unified planning based on a single set of growth policies which leads to orderly development.

"By requiring our respective State, areawide, and local counterparts to work toward consistency of growth policies, land use plans, water quality plans and coastal protection programs," Meeker said, "we can minimize much of the cost in terms of energy and taxes and trace costs resulting from uncontrolled sprawl and unplanned leap frog development."

The agreements signed by the three agencies were developed in response to the need of reducing the costs inherent in conflicting planning systems operating in the same jurisdictions which produce costly and chaotic development.

The procedures provide that the responsibility for the development of unified growth policies lies with the State and local governments which receive funds from the three planning programs. This will be carried out through their review of applications for Federal assistance under the three programs and elimination of inconsistent policies in the plans presented for approval to the three Federal agencies.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Bicentennial

HUD-No. 76-119
Phone: (202) 755-5284
(HUA RD)

FOR RELEASE
Monday
April 5, 1976

The Department of Housing and Urban Development's pavilion in the U. S. Bicentennial Exposition on Science and Technology, to be entitled AMERICA: A NATION OF COMMUNITIES, will focus on HUD's role in helping American communities to achieve a better life style through science and technology.

The exposition is scheduled to open at the Kennedy Space Center in Cape Canaveral, Florida, on May 30 and will run through September 7, 1976.

The HUD exhibit--one of 16 to be presented by various Federal agencies --was planned by the Association of Science-Technology Centers of Washington, D. C. with the collaboration of a national steering committee composed of urban planners, museum representatives and HUD officials.

Its special design permits audience participation in the process that has built America's cities, suburbs, and towns; and provides visitors an opportunity to learn the intricacies of community development.

- more -

A friendly cartoon figure called "HUD" will talk directly to the audience from a TV screen. "HUD" will answer visitors' questions and will welcome people personally at the entrance to the exhibit.

Visitors will be able to hear "voices of the city" discuss the pros and cons of neighborhood renewal, and listen to an animated, talking house. A multi-screen audiovisual presentation at the center of the geodesic dome will show examples of citizen participation programs, the diversity of lifestyles in America, and historic preservation projects.

Before and after views of cities and communities that have been renovated or renewed, a simulation of a city through lights, sounds, and slides, and an ultraviolet - light representation of "why no home is an island," are just a few of the many components included in the exhibit.

HUD-sponsored advanced construction techniques are depicted, along with noise-abatement efforts, satellite and computer applications to planning and management, and building standards guidelines that help make life safer and more convenient for the elderly, children, and the handicapped. The exhibit will illustrate some of HUD's other varied activities -- such as home loans, community development grants, and energy conservation.

The HUD exhibit will highlight ways in which America is coming to terms with the automobile, resource shortages, our new man-made environment, and a multiplicity of individual attitudes toward urban life.



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-125
Phone: (202) 755-5277
(Ernst)

FOR RELEASE:
Thursday
April 8, 1976

The design phase of the first full test of a new concept for conserving residential energy is about to begin in the Southern Maryland new town of St. Charles, the U.S. Department of Housing and Urban Development announced today.

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-more-

Energy savings from the St. Charles MIUS could be as high as 30 percent compared with a proposed alternative, all-electric system for the site, Mr. Orlebeke said. The savings result primarily from recovering waste heat normally discharged by conventional generating plants and using it to heat and cool the buildings and heat water. Some additional energy savings are made possible by recycling solid waste for its energy content.

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"HUD's MIUS concept is receiving increasing attention in these days of high electric and fuel costs and troublesome liquid and solid waste disposal," Mr. Orlebeke said. "Through MIUS we hope to demonstrate that it is possible to provide essential utility services in a manner consistent with reduced use of critical natural resources and protection of the environment at lower cost."

E.O. HSS



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-134
Phone (202) 755-5284
(Day)

NOTICE OF PUBLICATION
FOR RELEASE:
Friday
April 23, 1976

Fair Housing & Funding: A Local Strategy, a "how-to" manual on fund-raising techniques, strategies, and possible funding sources -- public and private -- for local fair housing efforts, has been published by the U.S. Department of Housing and Urban Development.

Based on information compiled by the National Fair Housing Conference sponsored by HUD in April 1975, the 200-page manual (and accompanying 70-page appendix) provides the basic information necessary to seek and gain funding for fair housing organizations.

James H. Blair, HUD Assistant Secretary for Fair Housing and Equal Opportunity, said the publication is "only a set of guidelines, not a blueprint that can be followed successfully line-by-line," because "the circumstances vary in each community and the choice of fundings techniques, together with the method of application, will vary from city to city and from organization to organization."

-more-

Pledging assistance from HUD "every step of the way," Mr. Blair added:

"Whether these standards are applied with full force and effectiveness depends, in large measure, on the creation and operation of viable fair housing organizations. The key to success lies in cooperative efforts among those interested in fair housing at every level in every community."

The manual, prepared by the Davon Management Company of Columbus, Ohio, explores in seven chapters the key variables impacting on the formulation and implementation of fund-raising programs and on liaison with business and planning groups.

Among other things, the manual identifies the issues confronted in formulating fair housing programs, describes a fund-raising strategy for these groups, and discusses the sources of potential local financial support.

Particular attention is paid to such public resources as HUD's Section 701, Comprehensive Planning Assistance Program; the Social Security Act Amendments of 1974; the Older Americans Act of 1965; the Higher Education Act of 1965, and the Appalachian Regional Commission. Private fund-raising sources examined include foundations and individual and corporate contributions.

Fair housing groups and organizations may obtain copies of Fair Housing & Funding: A Local Strategy (HUD-EO-137, March 1976) by writing:

Office of Fair Housing and Equal Opportunity
HUD - Room 5202-1/2
Washington, D.C. 20410



File Trans

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-135
Phone (202) 755-5284
(Bacon)

FOR RELEASE:
Friday
April 16, 1976

More than three million tenants in the Nation's public housing are now guaranteed advance notice, and a chance to voice their opinions, of any proposed rent changes affecting them as a result of new ground rules issued by the Department of Housing and Urban Development.

HUD Assistant Secretary James L. Young said a final rule on the subject -- itself reflecting tenant suggestions -- now requires Public Housing Agencies (PHA's) to:

- * Give public housing tenants and tenants associations at least 30 days notice of intent to request HUD approval of a rent schedule change;
- * Provide tenants an opportunity to make written comments on the proposed changes; and
- * Inform tenants of HUD's decision, whether approval or disapproval, after all submitted materials have been considered.

-more-

Other tenant rights confirmed by the final rule include:

Opportunity to inspect and copy all materials submitted to HUD in support of proposed rent schedule changes; and

Right to assistance of legal counsel or other person in examining PHA records.

Complete details of the ruling are published in the Federal Register of April 15.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-136
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Friday
April 16, 1976

David M. deWilde, President of the Government National Mortgage Association (GNMA), of the U.S. Department of Housing and Urban Development, today announced the awarding of two mortgage-backed securities offerings totalling \$336 million.

The offerings went to a syndicate led by Citibank, N.A.; Merrill Lynch Government Securities, Inc.; The First Boston Corporation; Loeb Rhoades & Company; Bank of America, N.T. & S.A.; Lehman Government Securities, Inc.; and Bache, Halsey Stuart, Inc.

The 7-1/4 percent 30-year securities totalling \$175,345,017.59 were awarded at a price of \$94.9218 and are being reoffered at 95.30 to yield 7.85 percent to the investor.

The 7-1/2 percent 30-year securities totalling \$160,564,337.09 were awarded at a price of \$96.6718 and are being reoffered at 97.00 to yield 7.87 percent to the investor.

This is the 14th such auction conducted under GNMA's revised mortgage disposition program and brings the total securities auctioned in this manner to \$3.4 billion. Under this procedure, GNMA sells government guaranteed securities backed by mortgages acquired under the "Tandem" program, rather than selling whole mortgages to individual mortgage bankers.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-139
Phone (202) 755-5277
(Conn)

FOR RELEASE:
Thursday
April 22, 1976

Two Arizona development companies which failed to register 15 subdivisions in and around Phoenix with the U.S. Department of Housing and Urban Development have submitted to a Federal court injunction suspending the sale of lots.

Glenarm Financial Corporation and its subsidiary, Glenarm Land Company, must stop selling lots until they register their subdivisions with HUD's Office of Interstate Land Sales Registration (OILSR).

Last summer OILSR learned that the companies were selling unregistered lots. Glenarm made no attempt to register the properties and continued to sell lots in apparent violation of Federal law.

HUD asked Glenarm to send letters to purchasers who had bought land while the companies were violating the law, notifying them of their rights to cancel their contracts and to receive refunds. The developers sent the letters but they did not offer an acceptable plan for refunds, and continued to sell lots.

-more-

In the meantime, Glenarm started a proceeding under Chapter XI of the Bankruptcy Act, which allows a company to continue in business if it makes satisfactory arrangements with its creditors. Glenarm listed the purchasers as creditors.

The filing of a bankruptcy action automatically stops all other legal proceedings. However, Glenarm agreed to forgo the restraint and HUD filed a complaint which led to the injunction.

On March 25, the Federal Bankruptcy Court issued a permanent injunction against Glenarm and its individual officers and employees.

The developers may not resume selling lots until they register correctly with OILSR and give prospective buyers property reports fully disclosing the companies' financial condition and up-to-date facts about the land.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

*FIVE
202 44-
20624*

HUD-No. 76-141
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Thursday
April 22, 1976

Secretary Carla A. Hills of the U.S. Department of Housing and Urban Development today announced the names of sponsor-applicants awarded fund reservations to build housing for the elderly or handicapped authorized by the Housing Act of 1959.

A total of 136 sponsor-applicants has been designated to receive direct loans from HUD amounting to nearly \$375 million. Under regional allocations announced in January some 12,600 units can be built or substantially rehabilitated.

Because of the obvious equity in providing a broader range of sponsor participation and greater geographic distribution, the Selection Committee appointed by the HUD Secretary considered it desirable in many cases to approve projects for lesser amounts than requested by the applicant. The Committee applied a maximum of 100 units for each project unless found otherwise impractical such as in the case of a building to be rehabilitated.

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Applications for more than 1,500 projects were received, requesting the financing of more than 230,000 units.

Under Section 202 of the amended 1959 Act, HUD is authorized to make loans to eligible applicants during FY 1976. They may borrow directly from HUD in amounts up to 100 percent of the total development costs of their projects, within the same limits which would be applicable to the housing for the elderly Section 231 mortgage insurance program. Loans will be long-term for 40 years and at an interest rate related to the current long-term rate paid by the U.S. Treasury in its borrowing activities.

Provisions have been made to set aside funds for capital costs or construction and for ongoing rental assistance subsidies. Processing of the actual plans and locations of the projects will be handled by HUD area and insuring offices and final approvals of detailed proposals from sponsor-applicants will be given by those offices.

Interest-free "seed money" loans to pay for certain preliminary expenses for the construction may be made available to qualified applicants whose projects have been selected.

The projects will vary in size and design, and will be expected to furnish a wide range of services including health, continuing education, welfare, informational, recreational and transportation services.

The program is designed primarily to help meet the housing needs of low and moderate income groups. It is expected that tenants will have a wide range of income, including those who need no financial assistance. However, for those persons with income below 80 percent of the median income for the locality, subsidies will be available under HUD's Section 8 Housing Assistance Payments program.

The allocation plan and the listing of applicants to receive reservations of funds follow on the attached tables.

(To Accompany HUD-No. 76-141)

SECTION 202 APPROVALS

REGION I
BOSTON

<u>Application Number and State</u>	<u>Name of Applicant</u>	<u>Location</u>	<u>Units</u>
<u>Connecticut</u> 355	New Samaritan Corporation	Hartford	100 (e)
<u>Maine</u> 43	Diocesan Bureau of Housing	Portland	100 (e)
<u>Massachusetts</u> 470	Hebrew Rehabilitation Center for Aged	Roslindale	100 (e)
733	The Masters, Wardens, and Members of the Grand Lodge of Masons Mass. and the Masonic Education and Charity Trust	Boston	100 (e)
<u>New Hampshire</u> 658	Diocesan Bureau of Housing	Manchester	142 (e)
<u>Rhode Island</u> 1,202	Trustees of Methodist Health and Welfare Services	Providence	(Rehab) 100 (e)

REGION II
NEW YORK

New Jersey 1,219 Federation of Jewish Agencies of Atlantic Co. Ventnor City 100 (6)

-more-

New Jersey (Cont'd.)

840	Daughters of Israel Pleasant Valley Home	West Orange	100 (e)
79	Daughters of Miriam	Clifton	100 (e) (h)
<u>New York</u>			
20	United Home for the Aged Hebrews	New Rochelle	100 (e)
496	Catholic Charities of the Roman Catholic Diocese	Syracuse	100 (e)
497	The Henry Keep Home	Watertown	100 (e)
1,343	The Diocese of Buffalo	Buffalo	100 (e)
130	Bialystoker Center and Bikur Cholim, Inc.	New York	66 (e) (h)
480	The Associated Blind, Inc.	New York	100 (h)
867	The Salvation Army, Eastern Territory in the USA	New York	100 (e) (h)
1,029	Bedford Stuyvesant Restoration Corporation	Brooklyn	150 (e) (h) (Rehab)
308	Sisters of St. Joseph	Buffalo	75 (e)
560	The North Shore Unitarian Society, Inc.	Plandome	100 (e)
769	Ahi Ezer Congregation	Brooklyn	80 (e)
1,274	Catholic Charities, Brooklyn Diocese through Progress of People's Development Corp.	Brooklyn	100 (e) (h)
61	The Hebrew Home for the Aged at Riverdale	Riverdale	100 (e)
<u>Puerto Rico</u>			
714	Ryder Memorial Hospital, Inc.	Humascao	100 (e)

REGION III
PHILADELPHIA

Delaware

442	The Martin Luther Fo' 'ation, Inc.	Wilmington	100 (e)
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<u>District of Columbia</u>			
704	Convention of the Protestant Episcopal Church of the Diocese of Washington	District of Columbia	100 (e)
<u>Maryland</u>			
314	National Capital B'nai B'rith Housing Foundation	Silver Spring	100 (e)
458	N.M. Carroll Home for the Aged, Inc.	Baltimore	100 (e)
<u>Pennsylvania</u>			
29	The Old People's Home of the Pittsburgh Synod of the Evangelical Lutheran Church	Zelenople	55 (e)
970	Baptist Orphanage and Home	Mt. Lebanon	100 (e) (h)
1,001	Society of Western Pennsylvania	Philadelphia	100 (h)
70	Friends of Neighborhood Guild, Inc.	Altoona	100 (e)
	Improved Dwellings for Altoona, Inc.		
326	United Methodist Homes for the Aging, Inc.	Mechanicsburgh	100 (e)
474	Moravian Congregation of Bethlehem	Bethlehem	100 (e) (h)
50	Federation Housing	Philadelphia	100 (e)
<u>Virginia</u>			
1,334	Virginia Synod Lutheran Homes	Roanoke	100 (h)
1,064	The Bishops of the Diocese of Arlington and Richmond	Richmond	100 (e)
<u>West Virginia</u>			
378	West Virginia Homes, Inc.	Charleston	100 (e)
1,263	Central District Mental Health Center, Inc.	Clarksburg	16 (h)
	<u>REGION IV</u>		
	ATLANTA		
<u>Alabama</u>			
1,108	John Knox Manor, Inc.	Montgomery	84 (e) (h)

<u>Alabama</u> (Cont'd)			
683	South East Alabama Self Help Association, Inc.	Tuskegee	100 (e)
1,233	The Baptist Hospital Foundation	Birmingham	100 (e)
<u>Florida</u>			
280	United Teachers of Dade	Miami	100 (e)
435	Greater Miami Jewish Federation, Inc.	Miami	100 (e)
337	The Salvation Army	Orlando	100 (e)
847	Broward Association for Retarded Citizens, Inc.	Ft. Lauderdale	36 (h)
1,079	National Council of Senior Citizens and American Federation of Senior Citizens, Inc.	Florida ^{1/}	100 (e)
344	Edward Waters College Senior Citizens Home, Inc.	Jacksonville	100 (e)
356	Central Florida Jewish Community Council, Inc.	Maitland	100 (e)
1,025	Baptist Hospital, Inc.	Pensacola	100 (e)
1,231	Pinellas Association for Retarded Children	St. Petersburg	30 (h)
376	Central Board on Care of Jewish Aged, Inc.	Atlanta	100 (e)
509	Christian City, Inc.	Georgia ^{1/}	100 (e)
215	Campbell-Stone Apartments, Inc.	Atlanta	100 (e)
<u>Kentucky</u>			
82	The Christian Church Homes of Kentucky, Inc.	Louisville	148 (e)
836	Owensboro Churches for Better Homes, Inc.	Owensboro	25 (h)
<u>Mississippi</u>			
764	North Mississippi Methodist Home for the Aging	Tupelo	100 (e)
607	Southeast Methodist Agency for the Retarded	Mississippi ^{1/}	96 (h)
<u>North Carolina</u>			
64	First Presbyterian Chur	Lenior	82 (e)

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North Carolina (Cont'd)

1,339
1,268

The Givens Estates, Inc.
Greensboro Cerebral Palsy
Assn., Inc.

Asheville 80 (e)

South Carolina

389
742

Aiken Area Council on Aging, Inc.
Sea Island Comprehensive Health
Cares Corp.

Greensboro 19 (h)

Aiken 44 (e)

Tennessee

15
773
31

Catholic Diocese of Memphis
Orange Grove Center for the
Retarded, Inc.
Trevecca Towers, Inc.

Memphis 100 (e)

Chattanooga 48 (h)
Nashville 100 (e)

REGION V
CHICAGO

Illinois

620
917
1,110
622
720
1,457

Peace Memorial Residences
The Lambs, Inc.
Society of Mt. Carmel
St. Paul's House
Bensenville Home Society
Japanese American Service
Committee of Chicago

Evergreen Park 100 (e)
Libertyville 40 (h)
Westmont 100 (e)
Chicago 100 (e)
Bensenville 100 (e)
Chicago 100 (e)

Indiana

898
346

Lutheran Hospital and Homes
Society of America
Presbyterian Housing Programs

Indiana $\frac{1}{2}$ 100 (e)
Indiana $\frac{1}{2}$ 100 (e)

Michigan

158
505
1,382

Lutheran Social Service of
Michigan
Sisters of St. Joseph of Nazareth
Capitol Grange Senior Citizens
Housing Corp.

Detroit 100 (e)
Nazareth 78 (e)
(Rehab)
Haslett 100 (e)

<u>Michigan</u> (Cont'd)			
801	Southfield Non-Profit Housing Corporation	Southfield	100 (e)
1,176	Cooperative Services, Inc.	Michigan ^{1/}	100 (e)
<u>Minnesota</u>			
978	Villa of St. Francis Nursing Home, Inc.	Morris	40 (e)
114	Ebenezer Society/Ebenezer Towers	Minneapolis	100 (e)
397	Benedictine Sisters Benevolent Association	Deluth	100 (e)
<u>Ohio</u>			
14	Diocese of Columbus	Columbus	100 (e)
214	Jewish Community Senior Citizen Housing Corp.	Columbus	100 (e)
392	Southwestern Ohio Senior's Services, Inc.	Cincinnati	100 (e)
437	Alpha Phi Alpha Homes, Inc.	Akron	100 (e)
1,168	Ohio Presbyterian Homes	Columbus	100 (e)
113	Youngstown Area Goodwill Industries, Inc.	Youngstown	100 (e) (h)
379	Ohio School for the Deaf Alumni Assn.	Columbus	100 (e) (h)
488	University Circle, Inc.	Cleveland	100 (e)
1,220	Elm House, Inc.	Perrysburg	100 (e)
<u>Wisconsin</u>			
1,397	Mid-American Health Services, Inc.	Marshfield	150 (e)
142	Northland Lutheran Services for the Elderly, Inc.	Marienette	100 (e)

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REGION VI
DALLAS

Arkansas

298
370
371

Presbyterian Village, Inc.
Ecumenical Retirement Center, Inc.
Our Way, Inc.

Little Rock
Little Rock
Little Rock

100 (e)
100 (e)
100 (h)

Louisiana

949

The Roman Catholic Church of
the Archdiocese

New Orleans

140 (e)
(Rehab/New)

1,226
540

Mt. Cannan Baptist Church
Roman Catholic Diocese of
LaFayette
Catholic Society of Religious
and Literary Education

Shreveport

100 (e)

1,146

Catholic Society of Religious
and Literary Education

LaFayette

100 (e) (h)

New Mexico

53

Encino House East, Inc.

New Orleans

100 (e)

Oklahoma

454

The Five Civilized Tribes
Foundation, Inc.
Archdiocese of Oklahoma City

Muskogee
Oklahoma City

100 (e) (h)
100 (e)

861

Texas

374
463

Christian Services, Inc.
Catholic Charities Diocese
of Fort Worth

Houston
Fort Worth

100 (e) (h)
100 (e)

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REGION VII
KANSAS CITY

Iowa

593	National Benevolent Association of the Christian Church	Iowa	80 (e)
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Kansas

757	The Cerebral Palsy Research Foundation of Wichita, Kansas	Wichita	100 (h)
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Missouri

77	Cardinal Ritter Institute	St. Louis	100 (e)
774	St. Louis Assn. for Retarded Children, Inc.	St. Louis	56 (h)
187	Lutheran Good Shepard Home	Concordia	100 (e)
1,144	Interfaith Community Services, Inc.	St. Joseph	100 (e)
504	The East Missouri United Methodist Homes, Inc.	St. Louis	100 (e)
*162	Temple Heights Manor	Raytown	100 (e)

Nebraska

176	Tabitha Home	Lincoln	100 (e)
915	Christian Homes, Inc.	Holdrege	50 (e)

REGION VIII
DENVER

Colorado

1,083	Allied Jewish Federation of Denver	Denver	100 (e) (h)
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North Dakota

711	American Lutheran Homes, Inc.	Fargo	100 (e) (h)
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Utah

738	Grand Lodge of Utah I.O.O.F.	Mt. Pleasant	100 (e)
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REGION IX
SAN FRANCISCO

Arizona

413	Tucson Community Development Design Center, Inc.	Tucson	30 (h)
898	Lutheran Hospital and Homes Society of America	Arizona	100 (e)

California

418	Sunny View Lutheran Home	Cupertino	100 (e)
612	St. Paul's Episcopal Church	San Diego	48 (e)
725	Grace Lutheran Developments, Inc.	San Diego	100 (e)
608	Stovall Foundation	Los Angeles	100 (e)
336	Community Housing, Inc.	Palo Alto	100 (e)
1,138	Roman Catholic Bishop of Sacramento	Sacramento	100 (e)
309	Northern California Presbyterian Homes, Inc.	San Francisco	100 (e)
1,338	Roman Catholic Archbishop of San Francisco	San Francisco	100 (e)
582	Caballeros DeDimasalang, Inc.	San Francisco	100 (e)
265	Goodwill Industries of Santa Cruz, Monterey and San Obispo Counties, Inc..	San Francisco	100 (e)
705	Odd Fellows Home of California	Santa Cruz	100 (h)
922	First Presbyterian Church of Santa Monica	Saratoga	100 (e)
1,103	Southern California Presbyterian Homes	Santa Monica	100 (e)
		Glendale	100 (e)

REGION X
SEATTLE

Idaho

47	The Evangelan Lutheran Good Samaritan Society	Idaho	100 (e)
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Oregon

975	Hood River Sheltered Workshop	Hood River	25 (h)
596	National Benevolent Association of the Christian Church	Oregon	100 (e)

Washington

393	Catholic Charities of the Diocese of Spokane	Spokane	100 (e)
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1/ Community in which the project is to be located has not been determined at this time.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-142
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Tuesday
May 4, 1976

An Arizona developer is charged by the U.S. Department of Housing and Urban Development with misleading purchasers about the land they are buying.

The sale of lots at Pinedale Estate, about 200 miles northeast of Phoenix, has been ordered halted by HUD's Office of Interstate Land Sales Registration (OILSR).

According to HUD, purchasers of lots there face numerous hidden additional costs not appearing in the property reports going to prospective buyers or in the documents on file with OILSR.

Sitgreaves Development Company failed to report there could be additional charges to purchasers for completing the subdivision's water, electric, and telephone lines, according to OILSR. The developer did not indicate when the electric and telephone lines would be completed.

Buyers were not advised of a cost increase for installing septic tanks on their lots.

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The promised ponds, horseback riding facilities and recreational spaces are not yet finished and prospective buyers were not given completion dates. Further, they were not informed of additional costs to complete and use the facilities.

Some lots need land fill and certain steep lots may need specially constructed buildings. OILSR charges that the lots are not identified and buyers have not been warned of additional costs for the required extra work.

In addition to concealing hidden costs, OILSR said the Sitgreaves Company failed to clarify ownership of the well which supplies water to the subdivision. The developer's rights to use the well and its equipment could affect the future availability of water to lot owners.

Buyers may have problems getting to their land, OILSR reports, because it can be reached only by a narrow, gravel U.S. Forest Service road or over private property. The developer gave no information on the current condition of access roads and failed to tell buyers there are no arrangement to maintain them. Also, some of the lots cannot be reached by conventional cars.

Finally, according to OILSR, the developer failed to mention the area is subject to forest fires.

The suspension of sales will remain in effect at Pinedale Estates until the company amends the property reports and the records on file with OILSR to describe accurately the land offered for sale.



FILE COPY

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-149
Phone: (202) 755-5277
(Spiegel)

FOR RELEASE:
Friday
April 30, 1976

FILE COPY

How does a community solve growth problems created by the impact of energy projects on the city?

For the first time, the possible effects of such projects -- nuclear power plants, off-shore wells, solar plants and even newer, untried facilities -- are analyzed in a guide compiled by the Department of Housing and Urban Development in cooperation with the Federal Energy Administration.

A major concern is the impact of energy projects on housing and other essential services.

Titled Rapid Growth from Energy Production: Ideas for State and Local Action, it is a compilation of experiences by communities that have solved the problems. It also contains a "how-to-do-it" section, places to go for information, and suggestions that will help communities expand in an orderly fashion.

Single copies of the guide may be obtained free from:

Office of Planning and Management
Department of Housing and Urban Development
Room 7220
Washington, D.C. 20410.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-150
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Tuesday
April 27, 1976

Effective interest rates on FHA-insured and VA-guaranteed home loans declined during the first weeks of February and March, the Department of Housing and Urban Development announced today. The effective interest rate on Federally-underwritten single family home loans closed declined to 9.31 percent in early February, down 16 basis points from 9.47 percent in early January. The effective interest rate on loans closed in March was 9.19 percent.

The effective interest rate for new commitments was 9.17 percent for the first week of February, compared to 9.42 percent in January and 9.55 percent in December. The rate for new commitments in March averaged 9.16 percent.

Among the major lender groups surveyed, the effective interest rate on FHA-VA home loans closed in early March was 9.15 percent at mortgage companies; at commercial banks the rate was 9.27 percent; at mutual savings banks 9.11 percent; and at savings and loan associations the rate was 9.29 percent. Average rates for February are shown in Table 1.

The average effective interest rate on newly closed home loans in the Atlanta area was 9.22 percent in February and 9.06 percent in March. In Dallas the rate was 8.75 percent in February and 8.61 percent in March. For the Los Angeles area the rate was 9.39 percent in February and 9.34 percent in March.

The maximum contract interest rate on FHA-VA loans during the period covered in the latest survey was 8.75 percent.

The data are derived from a nationwide survey conducted by HUD with the assistance of the Veterans Administration, covering loans closed and loan commitments made during the first seven business days of the month.

(To Accompany HUD-No. 76-150)

U. S. Dept. of Housing and Urban Development
Office of Policy Development and Research

Table 1

Effective Interest Rates on
FHA Insured and VA Guaranteed Home Loans
National Summary

<u>Type of Loan</u>	1975			1976		
	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>
<u>Loans Closed</u>						
Total All FHA-VA Loans	9.55%	9.56%	9.56%	9.47%	9.31%	9.19%
New Properties	8.86	8.79	9.06	8.87	8.78	8.84
Existing Properties	9.68	9.68	9.64	9.56	9.41	9.26
FHA Loans - Total	9.51	9.56	9.56	9.49	9.33	9.17
New Properties	8.61	8.58	8.97	8.77	8.77	8.79
Existing Properties	9.67	9.71	9.65	9.58	9.41	9.24
VA Loans - Total	9.58	9.56	9.56	9.46	9.29	9.20
New Properties	8.98	8.92	9.11	8.92	8.78	8.87
Existing Properties	9.69	9.65	9.63	9.55	9.41	9.27
<u>New Loan Commitments</u>						
Total All FHA-VA Commitments	9.60	9.53	9.55	9.42	9.17	9.16
New Properties	9.27	9.12	9.29	8.86	8.96	9.08
Existing Properties	9.64	9.56	9.57	9.46	9.18	9.17
FHA Commitments - Total	9.56	9.54	9.56	9.45	9.18	9.16
New Properties	8.94	9.23	9.36	8.63	8.84	9.11
Existing Properties	9.62	9.56	9.58	9.51	9.19	9.17
VA Commitments - Total	9.63	9.52	9.53	9.40	9.16	9.16
New Properties	9.41	9.08	9.25	9.05	9.00	9.06
Existing Properties	9.66	9.55	9.56	9.43	9.18	9.18
<u>Type of Lender</u>						
<u>Loans Closed</u>						
Mortgage Companies	9.66	9.63	9.62	9.48	9.27	9.15
Commercial Banks	9.41	9.66	9.65	9.63	9.38	9.27
Mutual Savings Banks	9.04	9.04	9.17	9.13	9.20	9.11
Savings & Loan Assns.	9.48	9.64	9.62	9.61	9.43	9.29
<u>New Loan Commitments</u>						
Mortgage Companies	9.68	9.56	9.56	9.40	9.12	9.11
Commercial Banks	9.59	9.64	9.82	9.58	9.04	9.26
Mutual Savings Banks	9.24	9.18	9.27	9.19	9.13	9.08
Savings & Loan Assns.	9.60	9.65	9.57	9.55	9.33	9.26

Note: The data are for loans closed and loan commitments made during the first seven business days of the month. For further explanation, see notes following the tables.

(To Accompany HUD-No. 76-150)

U. S. Dept. of Housing and Urban Development
Office of Policy Development and Research

Table 2

Average Loan To Value Ratios for
FHA Insured and VA Guaranteed Home Loans
National Summary

<u>Type of Loan</u>	1975			1976		
	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>
<u>Loans Closed</u>						
Total All FHA-VA Loans	95.2%	95.9%	96.0%	96.8%	95.6%	96.4%
New Properties	93.3	96.9	95.5	97.0	93.2	96.1
Existing Properties	95.6	95.8	96.1	96.8	96.1	96.4
FHA Loans - Total	92.9	94.1	94.4	94.9	94.0	94.6
New Properties	89.0	94.7	91.4	94.4	91.7	94.7
Existing Properties	93.6	94.0	94.8	94.9	94.4	94.6
VA Loans - Total	96.6	97.1	97.1	97.9	96.6	97.7
New Properties	95.5	98.4	98.0	98.3	93.9	97.0
Existing Properties	96.7	96.9	97.0	97.9	97.3	97.9
<u>New Loan Commitments</u>						
Total All FHA-VA Commitments	96.7	95.9	95.9	96.5	95.8	95.8
New Properties	96.2	94.5	93.9	95.1	97.5	93.0
Existing Properties	96.8	96.0	96.1	96.6	95.7	96.2
FHA Commitments - Total	94.4	93.7	93.5	94.4	94.4	94.0
New Properties	90.3	92.9	90.7	91.8	92.9	89.1
Existing Properties	94.9	93.8	93.7	94.6	94.5	94.6
VA Commitments - Total	98.0	97.2	97.9	98.0	96.8	97.2
New Properties	98.8	95.2	96.0	97.7	98.8	95.9
Existing Properties	97.9	97.4	98.1	98.0	96.5	97.4
<u>Type of Lender</u>						
<u>Loans Closed</u>						
Mortgage Companies	95.5	97.2	97.0	97.2	97.0	96.7
Commercial Banks	95.0	96.9	94.9	97.9	92.3	96.6
Mutual Savings Banks	92.1	91.6	93.8	94.8	93.0	92.9
Savings & Loan Assns.	95.5	94.7	95.2	96.1	92.9	96.0
<u>New Loan Commitments</u>						
Mortgage Companies	97.8	97.5	96.4	96.9	97.0	97.4
Commercial Banks	98.1	97.4	96.9	97.8	90.9	95.1
Mutual Savings Banks	92.0	94.4	93.4	94.9	92.4	93.4
Savings & Loan Assns.	96.2	93.3	96.0	95.6	94.7	94.1

Note: The data are for loans closed and loan commitments made during the first seven business days of the month. For further explanation, see notes following the tables.

Table 3

Average Loan Amounts for
FHA Insured and VA Guaranteed Home Loans
National Summary

<u>Type of Loan</u>	1975			1976		
	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>
<u>Loans Closed</u>						
Total All FHA-VA Loans	\$26,050	\$25,920	\$25,870	\$26,280	\$26,380	\$26,660
New Properties	32,200	33,210	33,900	32,400	32,040	33,710
Existing Properties	24,910	24,810	24,630	25,420	25,290	25,320
FHA Loans - Total	23,480	23,390	23,400	23,380	23,930	24,460
New Properties	30,260	30,430	30,920	29,080	30,510	29,420
Existing Properties	22,320	22,280	22,350	22,660	22,980	23,620
VA Loans - Total	27,480	27,550	27,570	28,020	27,920	28,450
New Properties	33,190	35,080	35,670	34,110	32,700	36,640
Existing Properties	26,390	26,420	26,240	27,110	26,840	26,750
<u>Loan Commitments</u>						
Total All FHA-VA Commitments	25,850	24,930	27,430	25,940	26,290	26,060
New Properties	35,380	33,560	34,950	34,690	33,380	33,170
Existing Properties	24,620	24,220	26,740	25,210	25,690	25,200
FHA Commitments - Total	23,850	23,300	26,270	23,910	23,840	23,920
New Properties	32,700	29,810	34,090	31,330	29,290	27,340
Existing Properties	22,830	22,890	25,640	23,260	23,600	23,520
VA Commitments - Total	26,910	25,950	28,390	27,400	27,970	27,720
New Properties	36,600	35,240	35,540	37,370	34,530	37,460
Existing Properties	25,580	25,090	27,670	26,610	27,220	26,500
<u>Type of Lender</u>						
<u>Loans Closed</u>						
Mortgage Companies	26,270	26,480	26,150	26,650	26,390	27,060
Commercial Banks	27,200	25,480	28,860	26,930	29,030	24,670
Mutual Savings Banks	24,750	22,640	24,230	24,910	21,870	22,460
Savings & Loan Assns.	25,150	26,670	24,800	25,160	26,410	28,110
<u>New Loan Commitments</u>						
Mortgage Companies	25,000	25,450	28,530	26,190	27,260	26,580
Commercial Banks	30,310	24,480	27,850	32,760	22,810	28,260
Mutual Savings Banks	23,150	24,240	25,180	23,220	22,780	26,270
Savings & Loan Assns.	25,600	24,400	26,490	24,140	25,540	24,770

Note: The data are for loans closed and loan commitments made during the first seven business days of the month. For further explanation, see notes following the tables.

Table 4

Effective Interest Rates on
FHA Insured and VA Guaranteed Home Loans Closed
25 Major Standard Metropolitan Statistical Areas

<u>Name of SMSA</u>	1975			1976		
	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>
Atlanta, Georgia	9.44%	9.64%	9.74%	9.40%	9.22%	9.06%
Boston, Massachusetts	8.89	9.27	9.03	9.08	9.05	8.97
Chicago, Illinois	9.78	9.83	9.71	9.82	9.49	9.42
Cleveland, Ohio	9.80	9.97	9.88	n.a.	n.a.	9.52
Dallas, Texas	9.11	9.09	8.67	8.95	8.75	8.61
Denver, Colorado	9.34	9.69	9.55	9.42	9.16	9.17
Detroit, Michigan	9.94	9.93	9.89	9.66	9.61	9.34
Houston, Texas	9.39	9.26	9.49	9.35	9.05	9.06
Indianapolis, Indiana	9.85	9.76	9.74	9.63	9.39	9.20
Kansas City, Missouri	9.58	9.13	9.47	n.a.	8.25	n.a.
Los Angeles-Long Beach, Calif.	9.84	9.83	9.72	9.67	9.39	9.34
Miami, Florida	n.a.	9.80	9.73	9.70	9.26	9.23
Minneapolis-St. Paul, Minn.	9.41	9.66	9.69	9.69	9.51	9.40
New York, New York	n.a.	n.a.	9.60	n.a.	n.a.	n.a.
Philadelphia, Pennsylvania	10.00	10.07	10.07	9.97	9.68	9.56
Phoenix, Arizona	9.43	9.19	9.31	9.13	9.67	9.31
Pittsburgh, Pennsylvania	9.66	9.89	9.79	9.74	8.86	8.95
St. Louis, Mo.-Ill.	9.82	9.82	9.64	9.62	9.40	9.27
San Diego, California	9.75	9.30	9.05	9.51	8.29	8.98
San Francisco, California	9.82	9.72	9.73	9.74	9.30	9.35
San Jose, California	9.89	9.91	9.77	9.67	9.41	9.25
San Juan, Puerto Rico	10.18	10.11	9.00	10.21	9.81	n.a.
Seattle-Everett, Washington	9.88	9.89	9.71	9.77	9.39	9.34
Tampa-St. Petersburg, Florida	9.89	10.05	9.61	9.10	n.a.	n.a.
Washington, D.C.	9.97	9.77	n.a.	9.74	9.30	n.a.

Note: The data are for loans closed during the first seven business days of the month. For further explanation, see notes following tables.

Explanatory NotesCoverage

The data shown are for home mortgage loans insured by FHA under the Section 203(b) program and guaranteed by VA under the Section 1810 program. Conventional loans and loans insured or guaranteed under other FHA or VA sections are excluded. Also excluded are loans that are to be sold to GNMA or to another institution pursuant to the GNMA Program 22 "Tandem Plan."

The data are for loans closed and loan commitments issued during the first seven business days of the month. Loans closed include only long term, or permanent, loans closed directly by the institutions reporting in the survey. Commitments represent commitments for long term loans made to prospective homebuyers. They include only commitments for which the specific property and loan terms are known and which are made at least two weeks in advance of the expected loan closing date.

Notes to Tables

Loan price reflects the "discount points" paid by the home buyer (usually one percent) and by the seller of the home.

Effective interest rates are calculated for each loan based on the contract interest rate, maturity, and loan price (calculated as described above) for the individual loan, with an assumed prepayment in full at the end of 12 years.

All averages shown are weighted averages of amounts or percentages reported for individual loans. Weights reflect adjustments for varying sampling proportions among individual sample strata.

Loan price and effective yield for loan commitments are averages just for those commitments for which points to be paid were specified at the time the commitments were made.

Survey Procedure

Data are collected on the first 12 loans closed and the first 12 commitments issued during the first 7 business days of the month from a sample of mortgage originators drawn from a list of FHA approved mortgagees. The sample was drawn in three strata, based on volume of loan closings, with 100 percent coverage of large lenders, 50 percent coverage of intermediate size lenders and 10 percent coverage for small lenders.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-151
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Tuesday
May 4, 1976

The developer of the Hernando Beach, Fla., subdivision has been named in a Federal law suit charging him with selling land in violation of Federal law.

The complaint, filed in the U. S. District Court in Tampa by the U. S. Department of Housing and Urban Development, alleges that Charles M. Sasser, Jr., of Brooksville, Fla., sold lots without registering them with HUD's Office of Interstate Land Sales Registration (OILSR).

HUD is seeking a permanent injunction against the developer, requiring him to turn over to a court appointed trustee money received from the illegal sale of some 450 lots.

The complaint also says prospective buyers were given property reports, represented as being those filed with HUD, describing Hernando Beach, a recreational area 60 miles north of Tampa. According to OILSR, such reports had never been filed.

OILSR said the property reports fail to mention that many of the lots are often covered with tidal waters and cannot be improved without permits from the U.S. Army Corps of Engineers. Hernando Beach does not have these permits, nor do they have Federal permits to excavate and fill the land, a necessary step in building the lots.

HUD is also asking for a preliminary injunction to prevent the developer from selling his own personal assets as well as those of the company until the money collected from illegal sales is turned over to the trustee.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-152
Phone: (202) 755-5284
(Bacon)

FOR RELEASE:
Monday
May 3, 1976

The Department of Housing and Urban Development has earmarked \$50 million to convert its inventory of properties into public housing for low-income families.

HUD Secretary Carla A. Hills said the move is designed to reduce the number of HUD-held properties, while at the same time providing some 25- to 30,000 additional homes for low-income families now unable to get into public housing.

The fund will enable Public Housing Agencies (PHAs), with long lists of families waiting for public housing, to buy multi- and single-family properties owned by HUD, rehabilitate them as necessary and convert them to public housing. Multi-family properties with mortgages insured or held by HUD will also be available for purchase by PHAs.

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The \$50 million set-aside comes from HUD's Annual Contributions Contract (ACC) Authority, approved and released by Congress for HUD's use in helping PHAs finance the development or acquisition of low-rent public housing. When increasing the Department's ACC Authority in the 1976 Appropriations Act, Congress specified that at least \$50 million of the additional authorization be used to help PHAs purchase, own and operate HUD-owned or insured properties.

HUD will provide listings of acceptable properties to interested PHAs and sell the properties for their as-is fair market value.

This funding authority is being allocated to HUD's 10 regional offices which will, in turn, re-allocate funds to field offices under their jurisdiction. Secretary Hills' goal is to have all of this contract authority committed by September 30 of this year.

Initial selection of potentially-eligible projects is already underway at HUD's 76 area and insuring offices across the country. PHAs will be notified by the Department's field offices of properties available and suitable for public housing use.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-156
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Monday
May 3, 1976

A two-day public meeting to discuss technical standards for mobile home construction and safety has been called by Constance B. Newman, Assistant Secretary for Consumer Affairs and Regulatory Functions in the Department of Housing and Urban Development.

"HUD has received many requests for interpretations of the standards and the technical bulletins intended to clarify the standards," Mrs. Newman said.

"We cannot give answers to individual companies. We must assure uniform interpretations to the entire mobile home industry. We are urging all interested persons to attend the meeting and raise the issues that concern them."

Among those expected to attend are state agencies and private groups concerned with design approval, component manufacturers, inspection agencies, and consumers.

The meetings will be held May 6-7 in the auditorium of the General Services Building, 7th and D Streets, S.W., Washington, D.C. They will begin at 9:00 a.m.



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-157
Phone (202) 755-5277
(Conn)

FOR RELEASE:
Tuesday
May 25, 1976

Constance B. Newman, Assistant Secretary for Consumer Affairs and Regulatory Functions of the U.S. Department of Housing and Urban Development today named sixteen new members to the National Mobile Home Advisory Council.

The 24-member Council was established by the National Mobile Home Construction and Safety Standards Act of 1974. The Secretary consults with the Council before mobile home construction and safety standards are established, amended, or revoked.

Membership consists of representatives from State and local governments, consumers, representatives of community and consumer organizations, manufacturers, dealers, suppliers and others associated with the mobile home industry.

Eight members, initially appointed to the Council in 1975, are completing two year terms. These terms expire in December 1976.

The following members are consumers or represent consumer and community organizations:

John L. Adams, President
Florida Coalition of Mobile Home Owners
Tampa, Fla.

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Jane Conrad (new member)
American Mobile Homes Association
Lakewood, Colo.

Herbert F. Hugo, President (new member)
Golden State Mobile Homeowners League
Garden Grove, Calif.

Peter B. Maier, Director
Mobile Home Task Force
Center for Auto Safety
Washington, D.C.

Charles H. Mann, President
Federation of Mobile Home Owners
St. Petersburg, Fla.

Margery Moore, Manpower Counselor (new member)
Orleans County Council of Social Agencies
Newport, Vt.

Robert Myers, President (new member)
Michigan Mobile Home Owners Association
Ipsilanti, Mich.

William R. Palmer, Editor (new member)
Mobile Homeowners Association of New Jersey, Inc.
Newspaper
Birmingham, N.J.

Members from the mobile home industry and related
groups are:

Charles T. Ashford, Vice President (new member)
Corporation Purchasing and Engineering
Redman Industries
Dallas, Texas

Donald A. Barrow, Vice President
Skyline Corporation
Elkhart, Ind.

Philip J. Braff, President (new member)
Braff Building Company
Madison, Ohio

Bill Novak, President (new member)
Gallaten Homes Corporation
Belgrade, Mont.

James Printy, Director of Engineering
Coleman Company, Inc.
Wichita, Kan.

Daniel P. Riedel, Executive Vice President
Vindale Corporation
Dayton, Ohio

David Siegel, President and Chairperson of the
Board (new member)
Siegel Mobile Home Group
Siegel Financial Services
Salt Lake City, Utah

William Stewart (new member)
California Mobilehome Dealers Association
Sacramento, Calif.

Members from government agencies are:

Richard Bullock, Chief (new member)
Mobile Home Section
Department of Industry, Labor and Human Relations
Madison, Wisc.

William E. Dell, (new member)
Assistant to the Director
Department of Labor and Industries
Seattle, Wash.

Fred H. Jolly, Director (new member)
Division of Environmental Health Division
State Department of Health
Lincoln, Neb.

Kenneth E. Meiser, Public Advocate (new member)
Division of Public Interest Advocacy
Department of Public Advocate
Trenton, N.J.

Lee Melancon, Executive Administrator
Mobile Home Division
State Fire Marshall's Office
Baton Rouge, La.

C. Sutton Mullen, Administrator (new member)
Industrialized Building Law
State Corporation Commission
Richmond, Va.

Betty Niven, Chairman
Oregon State Housing Council
Eugene Planning Board
Eugene, Ore.

Marion B. Robinson, Director (new member)
Division of Inspection Services
Columbia, S.C.

The next meeting of the Council has not yet been scheduled.

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HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

GNMA

HUD-No. 76-159
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Tuesday
May 4, 1976

The Government National Mortgage Association (GNMA) of the U. S. Department of Housing and Urban Development; today announced that approximately \$343 million of mortgage-backed securities will be sold at auction May 13.

According to David M. deWilde, President of GNMA, the auction of \$343,285,445.51 mortgage-backed securities will consist of two separate sales: the first, 7-1/4 percent securities totalling \$147,784,259.02; the second, 7-1/2 percent securities totalling \$195,501,186.49. Both securities will have an issue date of June 1, and will mature in approximately 30-years.

Delivery of the securities will be made on the settlement date of June 15.

Bids will be considered only for the purchase of all securities in their entirety. The sale will be conducted in accordance with the GNMA Auction Sale Manual.

This will be the 15th such auction, bringing the total of securities auctioned in this manner to \$3.8 billion. Under this procedure, GNMA sells Government guaranteed securities backed by mortgages acquired under its "Tandem" programs, rather than selling whole mortgages to individual bankers.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-164
Phone: (202) 755-5277
(Ernst)

FOR RELEASE:
Thursday
May 6, 1976

Lack of data to assist states to regulate the insurance industry properly could lead to increased Federal controls, a Federal official warned today.

The Acting Administrator of the Federal Insurance Administration (FIA) of the Department of Housing and Urban Development, J. Robert Hunter, told an industry audience that regulation by State governments, which is favored by most of the insurance industry and by the FIA, is being hampered by what he called "a lack of significant data sufficient to enable State regulators to effectively regulate the business."

Mr. Hunter spoke at a meeting of the Independent Insurance Agents of Wisconsin in Milwaukee.

He said that no data exists to determine the cause of losses in many lines of insurance and cited medical malpractice as "the most glaring example."

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Mr. Hunter called the data problem "in terms of vital, public interest...the closest thing to a perfect vacuum that man has ever created and the public interest demands that data be available at least for loss prevention purposes." He warned the audience that the Federal Government might fill this unnatural vacuum, lacking any other meaningful solution to the problem.

In marked contrast to the gloomy news currently coming out of the insurance industry, the FIA Administrator said that "things are getting better fast." Pointing to a general recovery in the economy, Mr. Hunter said that "the corner has been turned by the property-liability insurance industry." He said the insurance industry should benefit in the short term from the economy's upturn.

Saying he recognizes the connection between rate increases and the well-being of the insurance industry, the HUD official nevertheless warned that "excessive rates to the consumer's detriment will be politically devastating."

Mr. Hunter cited examples of rate filings he had reviewed which were based upon procedures which he felt would lead to excessive rates. He called upon the industry to show that it deserves a chance at open rating by not overreacting to the bad news of last year but by looking ahead to the good results to come.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-165
Phone: (202) 755-5284
(Bacon)

FOR RELEASE:
Tuesday
May 11, 1976

Newfields, a federally-assisted new community near Dayton, Ohio, has been awarded an additional \$125,000 by the Department of Housing and Urban Development, bringing to \$551,000 HUD's total grant commitment to the new town this year.

The award was announced today by James F. Dausch, Deputy General Manager and Administrator of HUD's New Communities Administration.

The Newfields New Community Authority will use the grant to build a controlled vehicular railroad crossing and extend Newfields Boulevard, enabling buses to use a more direct route to the community's new school.

Located seven miles northwest of Dayton, Newfields is a 4,000-acre new community that ultimately will have 40,000 residents. Minimizing the need for transportation, a pathway system along streams, parks and recreation areas will link residents to shops, schools and jobs. Indian burial mounds are being preserved as part of the important historical and archeological sites within the community.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

GNMA

HUD-No. 76-167
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Monday
May 10, 1976

The Government National Mortgage Association of the U.S. Department of Housing and Urban Development will offer for sale by auction about \$711 million of conventional home mortgages on Wednesday, May 12.

This is the first auction sale of conventional mortgages. Other previous auctions have been of FHA and VA mortgages.

The mortgages to be sold Wednesday have been purchased by GNMA under an arrangement with the Federal Home Loan Mortgage Corporation (FHLMC) as authorized by the Emergency Home Purchase Assistance Act of 1974.

The sale will be conducted under procedures, terms and conditions described in the bidding invitation issued by FHLMC April 28. Each loan offered for sale meets the documentation, credit, appraisal and underwriting standards established by FHLMC for its Conventional Whole Loan Purchase Program.

Any person or organization is eligible to bid. FHLMC will assist GNMA in administering the auction.

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Formal announcement detailing the terms and conditions of the auction may be obtained by contacting regional FHLMC office located in Arlington, Va., Atlanta, Chicago, Dallas and Los Angeles.

GNMA gave this information as illustrative of mortgages in the total GNMA/FHLMC conventional home mortgage portfolio from which the sales are to be made:

1. Average price of home, \$42,736.
2. Average mortgage amount, \$34,015.
3. Mortgages with a loan-to-value of 80 percent or less, 47 percent.
4. Mortgages delinquent more than 30 days as of February 29, 00.1 percent

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HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

New Communities

HUD-No. 76-168
Phone: (202) 755-5277
(Spiegel)

FOR RELEASE:
Monday
May 10, 1976

Shenandoah, a new community near Atlanta, Ga., has been awarded \$2,024,000 to build a recreational center, it was announced today by James F. Dausch, Administrator of New Communities Administration. When completed, it will be one of the largest buildings in the world to be heated and cooled by solar energy.

The award to Shenandoah was made from discretionary funds available to new communities under the Housing and Community Development Act of 1974.

The center, which will contain 54,000 square feet, is being built and installed with the aid of an additional grant of \$726,742 from the National Energy Research and Development Administration.

An all-electric system would have cost approximately \$114,000 a year, but the solar system is expected to cost a maximum of \$34,000 for electricity and \$3,000 for natural gas annually, yielding an estimated yearly saving of about \$77,000. It is expected these savings will pay off the entire initial cost of the system within 10 years.

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The community center will enclose an ice rink, gymnasium, exhibition theater, solar display, office space, game room, and community meeting rooms.

Shenandoah, which is being developed by Shenandoah, Ltd., recently received a HUD grant of \$11,500 to cover the cost of building and installing the solar portion of a 1,200-square-foot home in the residential area of the development.

The research and application of solar energy in the new community has brought it nationwide attention.

The Shenandoah New Community is a 7,200-acre project situated about 25 miles from Atlanta International Airport. It has a projected population of about 40,000 persons over a 20-year period. More than 20 percent of its land is expected to be devoted to open space. Villages, separated by greenways for walking and bicycling, will be convenient to schools, shops and services. The industrial-commercial center and major shopping mall are planned to be easily accessible from all villages.

Shenandoah is being developed with the aid of \$25 million in loans guaranteed under the Urban Growth and New Community Development Act of 1970, by the U. S. Department of Housing and Urban Development.



Wist. Pres.

HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

WASHINGTON D.C. 20410

HUD-No. 76-170
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Tuesday
May 11, 1976

The U. S. Department of Housing and Urban Development has announced a proposal to make loans available for preserving historic residential structures.

The program is designed to enable owners of these structures to obtain property improvement loans from private lenders of up to \$15,000. The loans are to be insured by HUD's Federal Housing Administration.

The proposed regulations would implement a section of the Emergency Home Purchase Assistance Act of 1974. They will increase the regular FHA home improvement loan limit from its usual maximum of \$10,000.

Those eligible for loans are owners of residential structures which are on the National Register of Historic Places or which are determined by the Secretary of the Interior to be eligible for the register. Structures must be used as dwellings for one or more families. All proposed improvements must be approved by the State Historic Preservation Officer in the State where the structure is located before loans can be approved.

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Other features of the program: the maximum maturity of the loan is up to 15 years and 32 days; the maximum permissible financing charge may not exceed an annual rate of 12 percent, and no discount charge will be permitted in making the loan.

Proposed regulations for the program were published in the Federal Register yesterday. Public comments are invited and those received before June 11 will be considered before final regulations are published. Comments should be addressed to the Rules Docket Clerk, Room 10245, HUD, Washington, D.C. 20410.

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MONDAY, MAY 10, 1976



FILE COPY

A vertical stack of five binder holes, each featuring a central circular slot and a horizontal slot at the top. A red stamp with the text 'FILE COPY' is placed diagonally across the stack.

PART II:

FILE COPY

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Assistant Secretary

for Housing Production and Mortgage Credit

HISTORIC PRESERVATION LOANS

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Assistant Secretary for Housing
Production and Mortgage Credit

[24 CFR Part 201]

[Docket No. R-76-389]

HISTORIC PRESERVATION LOANS

Proposed Regulations

The Department of Housing and Urban Development is considering amending subtitle B of Title 24 of the Code of Federal Regulations, Chapter II, Subchapter B, Part 201, "Property Improvement and Mobile Home Loans," by adding a new subpart E, "Historic Preservation Loans." The amendment will implement Section 4(a) of the "Emergency Home Purchase Assistance Act of 1974," P.L. 93-449, which provides for the insurance of financial institutions that make loans for the purpose of financing the preservation of historic residential structures.

A description of the important elements of the Historic Preservation Loan Program regulations and a discussion of significant points raised in those regulations follow:

A. Description of Historic Preservation Loan Program Regulations.

1. For each insured lending institution there shall be maintained a general insurance reserve equal to 10 percent of the aggregate amount advanced on all eligible Title I loans originated by such insured, less the amount of all claims approved for payment in connection with such loans. (See Section 201.12(b)).

2. Historic Preservation Loans shall only be made for the rehabilitation, preservation, or restoration of historic residential structures (see Section 201.1605 and 201.1606).

(3) A "historic structure" is defined as a residential structure which is on the National Register of Historic Places or which is determined by the Secretary of the Interior to be eligible for the National Register (See Section 201.1605(m)).

(4) A "residential structure" is defined as a building that is used or will be used after rehabilitation, preservation, or restoration as a dwelling place for one or more families (See Section 201.1605(n)).

(5) All proposed improvements to historic structures must be submitted for review and approval to the State Historic Preservation Officer in the state where the historic structure is located before the loan can be approved (See Section 201.1606).

(6) The approval of the Federal Housing Commissioner is required prior to disbursing any historic preservation loan which would increase the total obligations of a borrower (including all other Title I obligations) to more than \$15,000 (See Section 201.1611).

(7) Loans in excess of \$7,500, exclusive of financing charges, shall be secured by a recorded lien upon the improved property (See Section 201.1612).

(8) Loans financing the improvement of a historic structure under this part shall not involve an amount exceeding \$15,000 per family unit in a residential structure or \$30,000 per structure and shall have a maturity not exceeding 15 years and 32 days (See Section 201.1615 (a) and (b)).

(9) The maximum permissible financing charge shall not exceed an annual rate of 12 percent (See Section 201.1625(a)).

(10) No points or discounts of any kind may be assessed or collected in connection

with the historic preservation loan transaction (See Section 201.1625(a)).

(11) Prior to approving a historic preservation loan, the insured lending institution must ascertain that the borrower is solvent, possesses a reasonable ability to pay the obligation, and is a reasonable credit risk (See Section 201.1635 (a) and (b)).

(12) A historic preservation loan may be refinanced for an additional period not in excess of 15 years and 32 days from the date of the refinancing, provided that the term of the new note does not exceed 25 years from the date of the original note (See Section 201.1640(c)).

(13) A historic preservation loan transaction may only involve a direct loan obtained by the borrower directly from the insured (See Section 201.1645).

(14) Participating lending institutions shall pay to the Federal Housing Commissioner an insurance charge equal to fifty-five hundredths (0.55) of 1 percent per annum of the net proceeds of any eligible historic preservation loan (See Section 201.1660).

(15) In case of default, an insured lending institution will be reimbursed for its loans on historic preservation loans up to the amount of its general insurance reserve. The amount of reimbursement is determined by adding the following items:

(i) 90% of the net unpaid amount of the loan actually made,

(ii) 90% of the uncollected interest earned up to the date of default plus 90% of the interest, computed from the date of default,

(iii) uncollected court costs, and

(iv) specified attorney's fees (See Section 201.1680(e)).

B. Discussion of Historic Preservation Loan Program Regulations.

1. Section 201.1606 of the regulations sets forth the review procedures that will be followed for all historic preservation loan applications. As a result of consultation between HUD, the Department of the Interior, and the Advisory Council on Historic Preservation it was determined that the State Historic Preservation Officers (SHPO) should be utilized to review and approve all proposed improvements to a historic structure before a historic preservation loan can be approved. To ensure that the SHPO's review does not unreasonably extend the loan application period, it was agreed that if the SHPO does not approve, disapprove, or recommend modifications of proposed improvements after 30 days of receipt of the application, the proposed improvements shall be deemed to be approved. In this event, the financial institution may disburse the loan funds, if all other eligibility criteria have been met. The 30 day review procedure applies only to proposed improvements to historic structures, it does not apply to the basic eligibility of the structure. Loans under this program can be made only for historic residential structures that are registered in the National Register of Historic Places or which are certified by the Secretary of the Interior to conform to National Register criteria. This eligibility requirement cannot be waived. The 30 day review period was selected to provide the SHPO a reasonable opportunity to review the proposed improvements to historic structures and to ensure that the program can operate in an efficient manner. Comment is solicited from interested persons on the 30 day SHPO review procedures.

2. The enabling legislation limits loan amounts to not more than \$15,000 per family unit, but does not place a dollar limit on the total amount of a loan for structures which have more than one residential unit. Section 201.1615(a) of the regulations requires that the maximum loan amount under this program shall not exceed \$30,000 per historic

residential structure. This proposed maximum loan amount has been established because of the potential underwriting risks that could be presented for loans of higher amounts. Comment is solicited from interested persons on how the program could be designed to provide for higher loan amounts without destroying the concept of this Title I loan program. The Historic Preservation Loan Program is similar to other Title I coinsurance loan programs, in that, it permits substantial delegation of authority to the participating financial institutions in the operation of the program.

3. Section 201.1660 of the regulations requires that the insurance premium for a historic preservation loan shall be 55¢ per \$100 of net proceeds per year for any eligible loan reported and acknowledged for insurance. This is in contrast to the 50¢ per \$100 insurance premium charged for a Title I property improvement loan. The historic preservation loan insurance premium is based on the higher loan amounts and longer terms that are authorized for historic preservation loans in comparison to Title I property improvement loans. An actuarial study of the proposed Historic Preservation Loan Program and the appropriate insurance premium has been completed by the Department.

The Department has determined that this amendment does not have a substantial environmental impact and a finding of inapplicability is available for public inspection in the office of the Rules Docket Clerk, Room 10245, 451 7th Street, S.W., Washington, D.C.

Interested persons are invited to participate in the making of the proposed rule by submitting written data, views, or statements with regard to the proposed regulations. Communications should be addressed to the Rules Docket Clerk, Office of the Secretary, Room 10245, Department of Housing and Urban Development, 451 7th Street, S.W., Washington, D.C. 20410. All relevant material received on or before June 11, 1976, will be considered by the Secretary before adoption of a final rule. Copies of comments submitted will be available during business hours, both before and after the specified closing date, at the above address, for examination by interested persons.

The proposed amendments are as follows:

Subpart A—Property Improvement Loans

1. In § 201.12 paragraph (b) is proposed to be amended to read as follows:

§ 201.12 Insurance reserve.

(b) There shall be maintained for each insured a general insurance reserve which shall equal 10 percent of the aggregate amount advanced on all eligible loans originated by such insured pursuant to the provisions of the regulations in Subpart A*** and E of this part on or after March 1, 1950, and prior to the expiration of the Commissioner's authority to insure under the provisions of this Act, less the amount of all claims approved for payment in connection with such loans and less the amount of any adjustment made pursuant to paragraph (c) of this section.

2. In Part 201 a new Subpart E is proposed to be added to read as follows:

Subpart E—Historic Preservation Loans

Sec.	
600	Purpose.
305	Definitions.
201.1606	Eligibility requirements.
201.1610	Eligible notes.
201.1611	Prior approval of Commissioner.
201.1612	Security.
201.1613	Election of action.
201.1615	Maximum loan amount and terms.
201.1620	Late charges.
201.1625	Financing charges.
201.1630	Architectural fees.
201.1635	Credits and collections.
201.1640	Refinancing.
201.1645	Dealer and direct loans.
201.1650	[Reserved]
201.1655	Report of loans.
201.1660	Rate of insurance charge.
201.1665	Payment of insurance charges.
201.1670	Refund or abatement of insurance charge.
201.1675	Insurance reserve.
201.1680	Claims.
201.1685	Flood insurance.
201.1690	Administrative reports and examination.
201.1695	Amendments.

AUTHORITY: Sec. 7(d) 79 Stat. 670 (42 U.S.C. 3535(d)); sec. 2, 48 Stat. 1246, 12 U.S.C. 1703, as amended by P.L. 93-383 and P.L. 93-449.

§ 201.1600 Purpose.

The purpose of this subpart is to establish the amount of the maximum insurable historic preservation loan for residential historic structures and to regulate the transactions related to the making and insuring of such loans.

§ 201.1605 Definitions.

used in the regulations in this part, the term:

(a) "Act" means the National Housing Act, as amended.

(b) "Administration" means the Federal Housing Administration.

(c) "Commissioner" means the Federal Housing Commissioner or his duly authorized representative.

(d) "Contract of Insurance" includes all of the provisions of the regulations in this part and the applicable provisions of the Act.

(e) "insured" means a financial institution holding a Contract of Insurance under Title I of the Act.

(f) "loan" means an advance of funds or credit.

(g) "direct loan" means a loan applied for by and disbursed directly to the borrower or borrowers where:

1. The credit application, signed by the borrower or borrowers, is filled out by:

(i) The borrower or borrowers;

(ii) A maker of the note other than a borrower; or

(iii) A person acting at the direction of a borrower who has no financial interest, directly or indirectly, in the contract for the repair, alteration or improvement of the borrower's property; and

2. The proceeds are delivered directly to such borrower or borrowers without the intervention or participation of an intermediary in any manner in such disbursement other than a maker of the note.

(i) "Note" includes a note or other evidence of indebtedness.

(ii) "Payment" includes a deposit to an account or fund which represents the full or partial repayment of a loan.

(ii) "Borrower" means one who applies for and receives a loan in reliance upon the provisions of the Act and who has an interest of at least one-third of the following types of ownership in the property to be improved:

(A) A fee title.

(B) A life estate.

(C) A fee title or life estate subject to mortgage, deed of trust, or other lien securing a debt.

(D) A mutually binding contract for the purchase of the property where the borrower is rightfully in possession and the purchase price is payable in installments, or

(E) A lease having a fixed term, expiring not less than six calendar months after the maturity of the loan, provided the lessor indicates in writing his consent to the making of the improvements and procurement of the loan.

(h) "rehabilitation" means the process of returning a structure to a functional state of efficiency by repairs or alterations so that it will serve as a modern residential structure. In rehabilitation, those portions of the property which are important in illustrating cultural values are preserved or restored.

(i) "preservation" means the process of sustaining the form and extent of a structure as it now exists by halting further deterioration and providing structural safety but does not contemplate significant rebuilding.

(j) "restoration" means the process of accurately recovering the form and details of a structure as it appeared at a particular period of time by means of removal of later work and the replacement of the missing original work.

(k) "historic structure" means a residential structure which is on the National Register of Historic Places or which is determined by the Secretary of the Interior to be eligible for the National Register.

(l) "residential structure" means a building that is used or will be used after rehabilitation, preservation, or restoration, as a dwelling place for one or more families. The building may have an incidental non-residential use not to exceed 10 percent of the total usable floor area of the building.

§ 201.1606 Eligibility requirements.

Loans shall be made only for the rehabilitation, preservation or restoration of historic residential structures. The proposed improvements to the historic structure shall be reviewed and approved by the State Historic Preservation Officer (SHPO) in the state where the historic structure is located. A review fee of not to exceed \$25 may be collected from the borrower by the State Historic Preservation Officer. In the event that an approval, disapproval or recommendation for modification regarding proposed improvements is not received from the SHPO within 30 days of sub-

mission of the application to the SHPO, the proposed improvements shall be deemed to be approved by the SHPO. In this event, the financial institution may disburse the loan funds, if all other eligibility criteria have been met, and the review fee, if any, shall be refunded to the borrower by the SHPO.

§ 201.1610 Eligible notes.

(a) *Validity.* The note shall bear the genuine signature of the borrower as maker, shall be valid and enforceable against the borrower or borrowers, and shall be in compliance with all applicable federal, state and local laws. The note shall be complete and regular on its face. The signature of all parties to the note must be genuine. If the note is executed for and on behalf of a corporation or in a representative capacity, the note must create a binding obligation of the principal.

(b) *Acceleration clause.* The note shall contain a provision for acceleration of maturity, at the option of the holder, in the event of default in the payment of any installment upon the due date thereof.

(c) *Payments.* The note shall be payable in equal installments falling due monthly or every 2 weeks, unless a different payment schedule is approved by the Commissioner. The first payment shall be due no later than 2 months from the date of the note. The note may provide for a first or final payment in an amount other than the regular installment. In such instances, the installment shall not be less than one-half nor more than 1½ times the amount of the regular installment.

§ 201.1611 Prior approval by Commissioner.

The prior approval of the Commissioner is required prior to disbursing any loan which will increase the total obligation of a borrower, co-maker or co-signer of any note under this part or subpart to more than \$15,000 exclusive of financing charges.

§ 201.1612 Security.

Loans in excess of \$7,500, exclusive of financing charges, shall be secured by a recorded lien upon the improved property. The proceeds of an insured loan shall not be used to supplement an uninsured obligation of the borrower created in connection with the proposed improvements, rehabilitation, preservation or restoration, if the payment of the uninsured obligation is secured by a lien unless the insured loan is to be secured by a lien which has priority over the uninsured obligation.

§ 201.1613 Election of action.

Where a real estate mortgage, deed of trust, judgment lien, or any other security device has been used to secure the payment of a loan, the insured may not, except with the approval of the Commissioner, both proceed against such security and also make claim under its contract of insurance, but shall elect which method it desires to pursue.

§ 201.1615 Maximum loan amount and terms.

(a) The maximum loan amount shall not exceed the lesser of \$15,000 per family unit in a residential structure or \$30,000 per residential structure.

(b) The final maturity of a note shall not be less than 6 calendar months from the date of the note nor more than 15 years and 32 days from the date of the note.

§ 201.1620 Late charges.

The note may provide for a late charge, not to exceed 5 cents for each \$1.00 of each instalment 10 days in arrears. No late charge on a past due instalment may be accrued in excess of \$15.00. In lieu of late charges, notes may provide for interest on past due instalments at a rate not in excess of the contract rate of the note. The borrower must be billed for penalties collected as such, and evidence of such billing must be in the file.

§ 201.1625 Financing charges.

(a) *Maximum financing charges.* The maximum permissible financing charge exclusive of fees and charges as provided by paragraph (b) of this section which may be directly or indirectly paid to, or collected by, the insured in connection with the loan transaction, shall not exceed a 12 percent annual rate. No points or discounts of any kind may be assessed or collected in connection with the loan transaction. Finance charges for individual loans shall be made in accordance with tables of calculation issued by the Commissioner.

(b) *Permissible additional charges.* If the insured takes security in the nature of a real estate mortgage, deed of trust, or other security device for the purpose of securing the payment of eligible loans, the insured may collect from the borrower, in addition to the maximum permissible financing charge as provided in paragraph (a) of this section, the following expenses actually incurred by the insured in connection with the transaction: Recording or filing fees, documentary tax stamps, title examination charges and hazard insurance premiums, provided that such costs or expenses are not paid from the proceeds of the loan or included in the face amount of the note. Such costs or expenses shall not be included by the insured as a portion of a claim under the Contract of Insurance and if such costs or expenses are assessed against the borrower, the proper evidence thereof shall be in the file.

(c) *Repayment rebate.* If a note is paid in full prior to maturity, the insured shall rebate the full unearned charges, except that where the law of the jurisdiction permits an acquisition or minimum retained charge, such charge may be deducted from the rebate. An insured is not required to make rebates of less than \$1 except upon application of the borrower.

§ 201.1630 Architectural fees.

The costs of a loan may include architectural and engineering services and the

costs of obtaining building permits where such services or permits are directly connected with eligible alterations, repairs or improvements financed in accordance with the regulations in this part.

§ 201.1635 Credits and collections.

(a) *Credit application.* Prior to making a loan the insured shall obtain a dated credit application executed by the borrower on a form approved by the Commissioner. A separate credit application is required for each loan made or note purchased. In addition, the loan file must contain either a commercial credit report on the borrower or evidence of the lender's investigation of the borrower's credit.

(b) *Credit investigation.* The credit information relied upon by the insured, must, in its judgment clearly show the borrower to be solvent, with reasonable ability to pay the obligation and in other respects a reasonable credit risk. If, after the loan is made, an insured who acted in good faith discovers any material misstatement or misuses of the proceeds of the loan by the borrower, dealer, or others, the eligibility of the note for insurance will not be affected. However, the insured shall promptly report such discovery to the Commissioner.

(c) *Outstanding FHA and direct Federal obligations.* The proceeds of a loan shall not be disbursed if the insured has knowledge that the borrower is past due more than 15 days as to either principal or interest with respect to any obligation owing to, or insured by, any department of agency of the Federal Government, provided that nothing contained herein shall prevent the making of a loan otherwise eligible, even though the borrower is in default under such an obligation by reason of his military service and the approval of the Commissioner is obtained.

(d) *Reliance on credit application.* An insured acting in good faith may, in the absence of information to the contrary, rely upon all statements of fact made by the borrower, which are called for by the borrower's credit application, in determining the eligibility of the loan.

§ 201.1640 Refinancing.

(a) *General requirements.* New obligations to liquidate loans previously reported for insurance will be covered by insurance if the new obligations meet the requirements of all applicable regulations in this part and the special provisions of this section.

(b) *Rebate.* The full unearned charge on the original note shall be refunded to the borrower. If no additional advance is made a handling charge not in excess of \$25.00 may be collected from the borrower.

(c) *Maximum maturity.* A loan may be refinanced for an additional period not in excess of 15 years and 32 days from the date of the refinancing, provided that the term of the new note does not extend 25 years from the date of the original note.

(d) *Special cases.* The Commissioner may upon presentation of the facts ap-

prove the refinancing or refinancing and consolidation of any loan or loans upon such terms and conditions as he may determine within the limits provided by the act.

§ 201.1645 Direct loans.

A transaction may only involve a direct loan obtained by the borrower directly from the insured.

§ 201.1650 [Reserved]

§ 201.1655 Report of loans.

Loans shall be reported on the prescribed form to the Federal Housing Administration at Washington, D.C., within 31 days from the date of the note or date upon which it was purchased. Any loan refinanced shall likewise be reported on the prescribed form within 31 days from the date of the refinancing. Any loan transferred shall be reported on the prescribed form within 31 days from the date of such transfer. If the loan or note is not in default, the Commissioner may, in his discretion, accept a late report.

§ 201.1660 Rate of insurance charge.

The insured shall pay to the Commissioner an insurance charge equal to fifty-five one hundredths (0.55) of 1 percent per annum of the net proceeds of any eligible loan reported and acknowledged for insurance. In computing the insurance charge, no charge shall be made for a period of 14 days or less, and a charge for a month shall be made for a period of more than 14 days.

§ 201.1665 Payment of insurance charges.

(a) *Single payment.* On loans having a maturity of 25 months or less, the insurance charge for the entire term of the loan shall be paid within 25 days after the date the Commissioner acknowledges to the insured institution the receipt of the report of the loan.

(b) *Installment payments.* On loans having a maturity in excess of 25 months the insurance charge shall be payable in instalments. The first instalment shall be equal to the charge for one year and shall be paid within 25 days of acknowledgement of the loan report. The second and succeeding instalments shall be paid within 25 days after billing on an annual basis.

§ 201.1670 Refund or abatement of insurance charge.

An insured shall be entitled to a refund or abatement of insurance charge only in the following instances:

(a) Where the obligation has been refinanced, the unearned portion of the charge on the original obligation shall be credited to the charge on the refinanced loan.

(b) Where the obligation is prepaid in full or an insurance claim is filed, charges falling due after such prepayment or claim shall be abated.

(c) Where a loan (or a portion thereof) is found to be ineligible for insurance, charges paid on the ineligible portion shall be refunded. Such refund shall

PROPOSED RULES

be made, however, only if a claim is denied by the Commissioner or the insurability is reported by the insured promptly upon discovery. In no event shall a charge be refunded on the basis of loan insurability where the application for refund is made after the loan has been paid in full.

(d) *Notes transferred.* Any adjustment of the insurance charge already paid on any obligation transferred between insureds shall be made by the insureds, except that any unpaid installments of the insurance charge shall be paid by the purchasing insured.

(e) *Limit on charge to borrower.* The insurance charge paid by the insured shall not be passed on to the borrower, if such action would cause the total payments for which the borrower is liable to exceed the maximum permissible amount which may be collected for interest, discount, and all other charges in connection with the transaction.

§ 201.1675 Insurance reserve.

All of the provisions of § 201.12 with respect to the maintenance for each insured lender of a general insurance reserve shall apply with respect to loans reported for insurance under this subpart. The aggregate amount of loans advanced by an insured lender, for the purposes of determining its general insurance reserve, shall include loans reported for insurance under all subparts of this part.

§ 201.1680 Claims.

(a) *Claim application.* Claim for reimbursement for loss on an eligible loan shall be made on a form provided by the Commissioner, and shall be executed by a duly qualified officer of the insured. The claim shall be accompanied by the insured's complete credit and collection file pertaining to the transaction.

(b) *Claim after default.* Claim may be filed after default, provided demand has been made upon the debtor for the full unpaid balance of the note. For the purpose of determining the date of default, any payments received on an account, including payment on judgments predicated thereon, shall be applied to the earliest unpaid instalment.

(c) *Maximum claim period.* Claim shall be filed no later than 6 months after the due date of the final instalment provided for in the note. If at the time of default or at any time subsequent to the default a person primarily or secondarily liable for the repayment of a loan is a "person in military service" as such term is defined in the Soldier's and Sailor's Civil Relief Act of 1940, as amended, the period during which he is in military service shall be excluded in computing the time within which claim is to be filed for reimbursement under the provisions of this section.

(d) *Extension of maximum claim period.* Upon presentation to the Commissioner of the facts of a particular case within the allowable claim period prescribed in this section, he may, in his discretion, extend the time within which claim must be made, provided that in computing the claim no interest will be allowed for the period of such extension.

(e) *Claim amount.* An insured will be reimbursed for its losses on loans made in accordance with the regulations in this part up to the amount of its reserve as established by § 201.12. The amount of reimbursement is determined by adding the items in subparagraphs (1), (2), (3), and (4) as follows:

(1) 90 percent of the net unpaid amount of the loan actually made or the actual purchase price of the note, whichever is the lesser.

(2) 90 percent of the uncollected interest earned up to the date of default plus 90 percent of the interest, computed at 7 percent per annum on the outstanding balance, computed from the date of default:

(i) To either the date of the claim application or for a period of 9 months and 31 days following such default date, whichever is the lesser, or

(ii) To the date of certification of the claim for payment, in a case where an otherwise eligible claim has been held in suspense by the Commissioner pending a determination of the eligibility for insurance, of other claims or loans, or by an investigation of the insured's loan or claim activities.

(3) Uncollected court costs, including fees paid for issuing, serving, and filing summons.

(4) Attorney's fees actually paid not exceeding:

(i) Twenty-five percent of the amount collected by the attorney on the defaulted note if the borrower is liable for the payment of such fee under the laws of the jurisdiction applicable to the note, and if the insured has not waived its claim against the borrower for such fees.

(ii) \$50 or 15 percent of the balance due on the note, whichever is the lesser, if a judgment is secured by suit.

(iii) \$25 for expenses in recording of assignments of security to the United States.

(f) *Assignment of documents.* The note and any security held or judgment taken must be assigned in its entirety and if any claim has been filed in bankruptcy, insolvency, or probate proceedings, such claim shall likewise be assigned to the United States of America.

(g) *Form of assignment.* The following form of assignment properly dated shall be used in assigning a note, judgment, real estate mortgage, deed of trust, or any other security device in event of claim:

All right, title, and interest of the undersigned is hereby assigned (without warranty, except that the note qualifies for insurance) to the United States of America.

(Financial Institution)

by _____

Title _____

Date _____

Provided, That if this form is not valid or generally accepted in the jurisdiction involved, a form which is valid and generally acceptable shall be used.

(h) *Recordation.* Where security has been taken or a proof of claim filed, the insured shall, prior to filing claim, place of record an assignment to the United States of America of said security or proof of claim.

§ 201.1685 Flood insurance.

On or after July 1, 1975, or one year after an area has been identified by the Secretary as having special flood hazards, no loans shall be made or refinanced for construction, repair, or improvement of any building located in an area that has been identified by the Secretary as an area having special flood hazards unless the community in which the area is situated is participating in the National Flood Insurance Program, and such insurance is obtained by the borrower. The amount of flood insurance required need not exceed the principal balance of the loan and need not be required beyond the term of the loan.

§ 201.1690 Administrative reports and examination.

The Commissioner may at any time call upon an insured for such reports as the Commissioner may deem to be necessary in connection with the regulations in this subpart. The Commissioner may inspect the books or accounts of the insured as they pertain to the loans reported for insurance.

§ 201.1695 Amendments.

After consultation with the Secretary of the Interior, the regulations in this part may be amended by the Commissioner at any time, but such amendment shall not adversely affect the insurance privileges of an insured with respect to any loan previously made or in the process of being made. Unless otherwise provided, an amendment shall be applicable to any loan or the refinancing of any loan, when the loan or note is made pursuant to an application dated on or after the effective date of such amendment.

It is hereby certified that the economic and inflationary impacts of this proposed regulation have been carefully evaluated in accordance with OMB Circular A-107.

Issued at Washington, D.C., May 4, 1976.

DAVID S. COOK,
Assistant Secretary for Housing
Production and Mortgage
Credit, FHA Commissioner.

[FR Doc.76-13475 Filed 5-7-76;8:45 am]



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

FILE COPY
Settlement Cost
RESPA

HUD-No. 76-171
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Monday
May 17, 1976

Settlement Costs, a booklet describing the settlement process experienced by homebuyers when purchasing a house, is being revised to reflect changes in the modified Real Estate Settlement Procedures Act (RESPA) which takes effect June 30.

The U. S. Department of Housing and Urban Development announced today that the public is being asked to contribute suggestions to the booklet based on its own home buying experiences.

Under RESPA, when borrowers apply for home loans, lenders are required to give them this booklet, which, among other things, suggests questions to ask about charges and ways of reducing costs, and also alerts the buyer to unfair or illegal practices.

According to Constance B. Newman, Assistant Secretary for Consumer Affairs and Regulatory Functions, "HUD is trying to make Settlement Costs as practical a tool as possible for consumers. It encourages borrowers to shop for services, compare costs, and carefully choose lenders, attorneys, and other persons necessary to complete settlement.

"We encourage all interested persons to send in their views on the substance, organization and readability of the publication."

The proposed booklet is published in today's Federal Register.

Comments should be submitted by May 31 to the Rules Docket Clerk, Office of General Counsel, Room 10245, Department of Housing and Urban Development, 451 Seventh Street, Southwest, Washington, D. C. 20410.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-172
Phone: (202) 755-5277
(Day)

FOR RELEASE:
Wednesday
May 12, 1976

Two contracts to study and recommend alternatives and future directions for new community development were announced today by James F. Dausch, Administrator of the New Community Administration, Department of Housing and Urban Development.

The prime contractors in the multi-discipline consulting study, Kenneth Leventhal & Company of Los Angeles, and Coopers and Lybrand of New York City, were selected from among 14 firms bidding on the contract, the aggregate of which is not to exceed \$700,000.

Working closely with the NCA staff, the prime contractors and various subcontractors will conduct detailed studies of the financial, economic, social and governmental problems associated with several federally-assisted new towns.

Mr. Dausch said these studies should provide the New Community Development Board of Directors with a number of practical alternative approaches for future development of the program.

-more-

HUD-guaranteed new communities involved in the study include: Park Forest South, located south of Chicago, Ill.; Cedar-Riverside, a new-town-in-town in Minneapolis, Minn.; Jonathan, near Minneapolis; Gananda and Riverton, both near Rochester, N.Y.; Newfields, near Dayton, Ohio, and Flower Mound, northwest of Dallas, Texas.

Under Title IV of the Housing and Urban Development Act of 1968 and Title VII of the Urban Growth and New Communities Act of 1970, HUD has guaranteed \$280 million in debentures issued by the developers of 13 new communities throughout the United States.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-173
Phone (202) 755-5284
(Bacon)

FOR RELEASE:
Friday
May 14, 1976

The Department of Housing and Urban Development has helped public housing tenants gain more than \$50 million in federally-funded jobs over the past four years -- jobs improving their housing conditions as well as their limited incomes.

Secretary Carla A. Hills said HUD helped Public Housing Agencies (PHAs) obtain funds from the Departments of Labor and Commerce to hire and train low-income public housing tenants to do essential work in their own housing projects.

The money comes from the Comprehensive Employment and Training Act (CETA) administered by Labor, and the Commerce Department's Job Opportunities Program. Without it, Mrs. Hills said, much of the basic work done in public housing projects would have been put off or done on a limited scale.

Many PHAs, faced with severe financial difficulties, have had to reduce community services, maintenance and security functions, Secretary Hills said.

-more-

HUD in 1975 helped PHAs obtain nearly \$14 million worth of CETA-supported jobs. Added to the \$29 million allocated during 1972-74, this brings to \$43 million the total CETA funds made available for public service jobs over the four-year period. An additional \$8.2 million was made available under the Job Opportunities Program administered by Commerce.

Using CETA funds, 235 participating PHAs, each with 200 or more dwelling units, employed 3,378 low-income housing residents in 1975 to perform jobs principally in maintenance, grounds keeping, plumbing, various mechanical tasks, carpentry and painting.

Some public housing residents performed clerical and filing work, and others were trained and used as resident counselors, information and referral specialists, recreation personnel and health aides.

The additional \$8.2 million in grants under the Job Opportunities Program went to 26 financially-distressed, under-staffed PHAs, creating emergency employment at essential tasks for more than 1,180 of their low-income residents.

These PHAs, selected because of exceptionally high unemployment in their areas, were allocated funds under Title X of the Public Works and Economic Development Act of 1975, administered by the Commerce Department. These housing authorities employed and trained residents to perform jobs as building maintenance specialists, security guards, secretaries, typists, painters and home health aides.

Typical of endorsements from participating PHAs is the following from the New York City Housing Authority:

"Initiated during an unprecedented fiscal crisis with severe retrenchments, the Job Opportunities Program is beginning to fulfill its objectives of providing training and employment opportunities to public housing tenants and other city residents, while helping to maintain essential tenant services."

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-175
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
May 19, 1976

In further support of the continued development of new communities, the Department of Housing and Urban Development today announced the award of \$1,031,637 to the HUD-guaranteed new community of Newfields, located in Trotwood, Ohio, seven miles northwest of Dayton.

James F. Dausch, Administrator of the New Communities Administration, said the award was made from discretionary funds available under the Housing and Community Development Act of 1974.

The Newfields Development Corporation will use part of the money for the resurfacing of two important thoroughfares in the community, Newfields Boulevard and Brookston Road. The remaining funds will allow for construction of streets and utilities for key tracts of land, thereby providing finished lots for an additional 137 single family homes.

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HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-179
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Thursday
June 24, 1976

A special insurance advisory board has been appointed to assist the Secretary of the Department of Housing and Urban Development in implementing the Urban Property Protection and Reinsurance Act of 1968. Their assistance is particularly needed now when consumers find it harder to buy insurance in the normal commercial property insurance market.

HUD Secretary Carla A. Hills announced the makeup of the National Insurance Development Program Advisory Board, which will advise her on the availability of property insurance and the conduct of FAIR Plans (Fair Access to Insurance Requirements).

The system of FAIR Plans for homeowners and small businessmen who have difficulty buying property insurance on the normal commercial market was authorized by the Congress in 1968. In exchange for setting up a FAIR Plan to aid hard pressed owners, insurance companies get Federal reinsurance against excess losses they might suffer because of civil disorders.

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The board, composed of people with consumer, State regulatory and insurance business backgrounds, has a broad mandate to study and comment on property insurance availability generally and to recommend remedial action by the HUD Secretary. Mr. J. Robert Hunter, who heads HUD's Federal Insurance Administration, has been named Chairman. As the only concentration of property insurance expertise in the Federal Government, the new board, assisted by FIA staff members, will be asked to study and comment on a wide variety of insurance questions. An organizational meeting will be held in late summer or early fall, Mr. Hunter announced.

The following were named by Mrs. Hills from a list of 46 people who expressed an interest in serving on the board:

George K. Bernstein - Attorney and former FIA Administrator
John S. Bickley - Professor, University of Alabama
Richard Grijalva - Vice President, National Economic Development Association
Lloyd Raikes - Producer
Danforth Loring - Producer
R. Wayne Herbert - Producer
Russell Perry - Chairman of the Board, Republic Insurance Group
R. B. Kelley - President, Employers Mutual Casualty Companies
David Green - President, Motor Club of America Companies
Edward B. Rust - President, State Farm Companies
David J. Lane - Massachusetts State Representative
Wesley J. Kinder - Insurance Commissioner, California
Thomas C. Jones - Insurance Commissioner, Michigan
Richard L. Rottman - Insurance Commissioner, Nevada
Ark Monroe, III - Insurance Commissioner, Arkansas
Brenda Hamer - HUD, Special Assistant, Fair Housing and Equal Opportunity
Richard F. Walsh - DOT - Director of Economic Analysis
Constance Newman - HUD - Assistant Secretary for Consumer Affairs
J. Robert Hunter - HUD - Acting Federal Insurance Administrator



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-180
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Friday
May 14, 1976

David M. deWilde, President of the Government National Mortgage Association (GNMA), of the U. S. Department of Housing and Urban Development, today announced the awarding of two mortgage-backed securities offerings totalling \$343 million.

The 7-1/4 percent offering went to a syndicate led by Merrill Lynch Government Securities, Inc.; First Boston Corporation; Citibank N.A.; Bank of America N.T. & S.A.; Lehman Government Securities; Loeb Rhoades & Co.; and Bache Halsey Stuart, Inc.

The 7-1/2 percent offering went to a syndicate led by Salomon Brothers; Paine, Webber, Jackson & Curtis, Inc.; A.G. Becker & Co., Inc.; and Blyth Eastman Dillon & Co., Inc.

The 7-1/4 percent 30-year securities totalling \$147,784,259.02 were awarded at a price of 90.7631 and are being reoffered at 91.15 to yield 8.46 percent to the investor.

-more-

The 7-1/2 percent 30-year securities totalling \$195,501,186.49 were awarded at a price of 92.4310 and are being reoffered at 92.85 to yield 8.46 percent to the investor.

This is the 15th such auction conducted under GNMA's revised mortgage disposition program and brings the total securities auctioned in this manner to \$3.7 billion. Under this procedure, GNMA sells Government guaranteed securities backed by mortgages acquired under the "Tandem" program, rather than selling whole mortgages to individual mortgage bankers.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-182
Phone (202) 755-6072
(Hardesty)

PROGRAM ACTIONS
ANNOUNCED ON
Thursday, May 20, 1976

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Following are the latest HUD approvals of block grants under Title I of the Housing and Community Development Act of 1974, which replaces the previous HUD Community Development categorical grant programs:

B-76-HN-05-0010 McGehee, AR, \$299,000. (Mayor Hayes R. Stephens, P. O. Drawer 61, McGehee, AR 71654)

B-76-HN-05-0015 Searcy, AR, \$251,000. (Mayor Leslie Carmichael, 300 W. Arch St., Searcy, AR 72143)

B-76-MC-06-0012 Hayward, CA, \$747,000. (William Hanley, City Manager, 22300 Foothill Blvd., Hayward, CA 94541)

B-76-MC-06-0018 San Mateo, CA, \$493,000. (Mayor John J. Murray, 330 W. 20th St., San Mateo, CA 94403)

-76-HS-08-0003 Louisville, CO, \$200,000. (Mayor John P. Waschak, 749 Main St., Louisville, CO 80027)

B-76-HN-09-0001 Ansonia, CT, \$953,000. (Mayor Michael J. Adanti, City Hall, 253 Main St., Ansonia, CT 06401)

B-76-MC-12-0003 Cocoa, FL, \$191,000. (Mayor James B. Henry, City Hall, Cocoa, FL 32922)

B-76-MC-12-0007 Gainesville, FL, \$773,000. (Mayor Joseph W. Little, P. O. Box 490, Gainesville, FL 32602)

B-76-HS-18-0004 Brazil, IN, \$31,000. (Mayor Norval Pickett, Jr., City Hall, Brazil, IN 47834)

B-76-HN-18-0003 Columbus, IN, \$679,000. (Mayor Max D. Andress, Fifth and Franklin Sts., Columbus, IN 47201)

B-76-HS-18-0002 Jeffersonville, IN, \$1,142,000. (Mayor Richard L. Vissing, 1701 Spring St., Jeffersonville, IN 47130)

B-76-HN-20-0014 Parsons, KS, \$1,822,000 increase to a total of \$3,644,000. (Mayor Leon Ginn, Municipal Bldg., Parsons, KS 67357)

B-76-HS-23-0001 Westbrook, ME, \$738,000. (Mayor William B. O'Gara, City Hall, Westbrook, ME 04092)

B-76-HS-26-0028 Genesee, MI, \$406,000. (Carl R. Ammerman, Supervisor, Genesee Township, Township Hall, 7244 N. Genesee Rd., Genesee, MI 48437)

B-76-MC-26-0022 Kalamazoo, MI, \$760,000. (Bruce C. Brown, City Manager, 241 W. South St., Kalamazoo, MI 49002)

B-76-MC-26-0010 Roseville, MI, \$235,000. (Benny Nardelli, City Manager, 29777 Gratiot, Roseville, MI 48066)

B-76-MC-29-0005 Florissant, MO, \$418,000. (Mayor James J. Eagan, 955 Rue St. Francois, Florissant, MO 63031)

B-76-MC-29-0002 Independence, MO, \$1,086,000 increase to a total of \$2,160,000, plus \$7,457 from NDP final settlement. (Mayor Richard A. King, 103 N. Main St., Independence, MO 64150)

B-76-MC-34-0102 Bloomfield, NJ, \$149,000 increase to a total of \$162,400. (Mayor John W. Kinder, Municipal Plaza, Bloomfield, NJ 07003)

B-76-HS-34-0104 Hackensack, NJ, \$1,977,000 increase to a total of \$3,954,000. (Mayor Michael J. D'Arminio, 65 Central Ave., City Hall, Hackensack, NJ 07601)

B-76-HS-34-0113 Somerville, NJ, \$148,000. (Mayor Phillips S. Heathcote, 25 W. End Ave., Somerville, NJ 08876)

B-76-HN-35-0006 Santa Fe, NM, \$3,148,000. (Mayor Joseph E. Valdes, P. O. Box 909, Sante Fe, NM 87501)

B-76-SN-39-0002 Newfields, OH, \$1,031,637. (James F. Dausch, Deputy General Manager and Administrator, New Communities Administration, HUD, 451 7th St., S. W., Washington, DC 20410)

B-76-HN-39-0009 Wooster, OH, \$639,000. (Mayor Roy P. Stype, 538 N. Market St., Drawer F, Wooster, OH 44691)

B-76-HN-44-0001 Newport, RI, \$1,300,000. (Mayor Humphrey J. Donnelly, III, City Hall, Newport, RI 02840)

B-76-MC-45-0002 Columbia, SC, \$1,936,000. (Graydon V. Olive, City Manager, City Hall, P. O. Box 147, Columbia, S. C. 29201)

B-76-UR-46-0001 Sturgis, SD, \$350,000. (Mayor Harold Kelley, 1147 Sherman St., Sturgis, SD 57785)

B-76-HN-47-0013 Lawrenceburg, TN, \$392,000. (Mayor Ivan Johnson, 232 W. Gaines St., Lawrenceburg, TN 38464)

B-76-HN-47-0011 Johnson City, TN, \$1,142,000. (William V. Ricker, City Manager, Municipal-Safety Bldg., Johnson City, TN 37601)

B-76-HN-47-0002 Cleveland, TN, \$508,000 increase to a total of \$1,016,000. (Mayor Harry L. Dethero, 190 Church St., N. E., Cleveland, TN 37311)

B-76-HN-47-0024 Sparta, TN, \$25,000. (John Metcalf, Program Coordinator, City of Sparta, P. O. Box 30, Sparta, TN 38483)

B-76-MC-48-0006 Bryan, TX, \$458,000. (Mayor Lloyd Joyce, P. O. Box 1000, Bryan, TX 77801)

B-76-HN-48-0503 Eagle Pass, TX, \$1,361,000. (Mayor Edward P. Rodrigues, 546 Quarry St., P. O. Box C, Eagle Pass, TX 78857)

B-76-MC-51-0001 Alexandria, VA, \$1,735,000. (Douglas Harman, City Manager, P. O. Box 178, 125 N. Royal St., Alexandria VA 22314)

B-76-MC-55-0001 Appleton, WI, \$386,000. (Mayor James P. Sutherland, P. O. Box 69, Appleton, WI 54911)

B-76-MC-55-0009 Superior, WI, \$292,000. (Mayor Bruce C. Hagen, 1409 Hammond Ave., Superior, WI 54880)

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM

CPA CT-01-00-1039 Connecticut, State of, \$410,000 to help cover the cost of planning for growth needs of the State. (Horace Brown, Director, Interagency Coordination Div., Dept. of Planning and Energy Policy, 20 Grand St., Hartford, CT 06115)

LOW RENT PUBLIC HOUSING PROGRAM

Ala 118 Eufaula, AL, \$37,500 increase to a total of \$90,589 for the Modernization Program. (Ross Foy, Executive Director, Housing Authority, P. O. Box 36, Eufaula, AL 36027)

Ala 5-3 & 4 Phenix City, AL, \$83,000 increase to a total of \$1,434,178 for the Modernization Program. (J. A. Maddox, Executive Director, Housing Authority, P. O. Box 338, Phenix City, AL 36867)

Ala 99-1, 2, 3, 6 Scottsboro, AL, \$87,000 increase to a total of \$130,150 for the Modernization Program. (Glenn Berry, Executive Director, Housing Authority, 102 Worthington St., Scottsboro, AL 35768)

Ala 70-1, 2 Union Springs, AL, \$18,000 increase to a total of \$53,000. (Fred B. Wilson, Executive Director, Housing Authority, P. O. Box 388, Union Springs, AL 36089)

ARK 53-1 McGehee, AR, \$34,000 for the Modernization Program. (Jerry D. Henderson, Executive Director, Housing Authority, P. O. Box 725, McGehee, AR 71654)

GA 131-1 & 2 Swainsboro, GA, \$600,000 for the Modernization Program. (Roger R. Hall, Housing Authority, P. O. Box 265, Swainsboro, GA 30401)

GA 86-10,12, 13,14,16,17, 18, 2, 4 Waynesboro, GA, \$24,000 for the Modernization Program. (W. T. Thompson, Housing Authority, 13,14,16,17, P. O. Box 597, Waynesboro, GA)

KS 47-1 Jetmore, KS, \$5,100 for the Modernization Program. (Betty Lucas, Executive Director, Housing Authority, Box 515, Jetmore, KS 67854)

KS 32-1 Marion, KS, \$60,000 for the Modernization Program. (Margaret Wolf, Executive Director, Housing Authority, 1501 E. Lawrence, Marion, KS 66861)

KS 16-1 South Hutchinson, KS, \$103,000 for the Modernization Program. (Dick Reser, Executive Director, Housing Authority, 441 N. Washington, South Hutchinson, KS 67501)

KY 6-1, 2, 3, 4 Paducah, KY, \$650,000 increase to a total of \$3,963,800 for the Modernization Program. (C. W. Marquess, Executive Director, Housing Authority, P. O. Box 1317, Paducah, KY 42001)

LA 12-1 Kenner, LA, \$200,000 increase to a total of \$240,000 for the Modernization Program. (Lawson Harvey, Executive Director, Housing Authority, 1013 31st St., Kenner, LA 70062)

LA 95-2 & 4 St. John the Baptist Parish, LA, \$10,920 for the Modernization Program. (E. J. Fortino, Executive Director, Housing Authority of St. John the Baptist Parish, P. O. Drawer S, LaPlace, LA 70068)

LA 28-1 & 2 Rayne, LA, \$15,000 increase to a total of \$657,553 for the Modernization Program. (A. C. Chappuis, Executive Director, Housing Authority, P. O. Box 164, Rayne, LA 70578)

LA 67-ALL St. Landry Parish, LA, \$30,000 increase to a total of \$197,100 for the Modernization Program. (Leo Carron, Executive Director, Housing Authority of St. Landry, P. O. Box 276, Washington, LA 70589)

PR 5-145 San German, PR, \$3,145,840 for construction of 101 units. (Ismael Rios Sanchez, Executive Director, Urban Renewal and Housing Corporation, P. O. Box W, Rio Piedras, PR 00928)

Tex 65-1 Harlingen, TX, \$84,263 for the Modernization Program. (Ramon S. Acosta, Executive Director, Housing Authority, P. O. Box 1669, Harlingen, TX 7855)

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-183
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Thursday
May 20, 1976

The U. S. Department of Housing and Urban Development is encouraging local housing authorities to promote greater choice of housing opportunities for lower income families seeking rental assistance under the Section 8 program.

Section 8 is HUD's program of supplying rental assistance to lower income families lacking the financial resources to move into housing of their own choice. Section 8 funds are allocated through local public housing authorities, which qualify tenants for rental assistance by issuing eligibility certificates.

Spelling out its new procedures, HUD announced it will give preference in funding to those authorities that offer the widest geographical range of housing to eligible families.

Also, the Department is authorizing its field personnel to approve rents as much as 20 percent higher than the current fair market rent for the areas. This authorization is expected to be used primarily in situations where large rental units typically have rents exceeding the fair rents, and in suburban areas where rents generally exceed the average rent for the metropolitan area.

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Regulations governing the existing housing portion of the Section 8 program were published Thursday in the Federal Register. Under this program, Public Housing Authorities are encouraged to sign contracts (known as housing assistance payments) with owners in any area where the PHAs decide they are not legally barred from doing so, and to advise families they can lease housing in those areas.

PHAs are also asked to cooperate with other authorities in permitting families with eligibility certificates to move from one PHA jurisdiction to another.

Launched in early 1975, the Section 8 program includes provisions for assistance in substantially rehabilitated buildings and new construction as well as existing housing. Tenants pay 15 to 25 percent of their income towards the rent, with HUD picking up the difference.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-185
Phone (202) 755-5277
(Conn)

FOR RELEASE:
Tuesday
May 18, 1976

The Department of Housing and Urban Development is issuing final regulations which facilitate completion of the Federal involvement in urban renewal, one of the principal categorical programs replaced by the Housing and Community Development Act of 1974.

Even though the program ended Jan. 1, 1975, there are a total of 1,200 incompletely completed projects in 750 cities with \$2.6 billion in federally guaranteed loans.

The regulations, published today in the Federal Register, authorize financial settlement of urban renewal projects before completion. They also clarify other urban renewal related provisions already in effect, including the use of block grant funds to pay off urban renewal loans.

One of the more controversial sections deals with the authority given to HUD to deduct 20 percent off the top of a community's block grant for the repayment of urban renewal loans.

This section was substantially modified in response to public comments as well as a reassessment of HUD's financial requirements.

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When block grant funds are used to repay urban renewal temporary loans, an environmental review is not necessary except where the repayment is made in conjunction with a change in the project.

The regulations also explain the legal requirements a community must follow in buying and reselling land acquired from an urban renewal project.

After the final settlement is made for urban renewal projects, any available surplus funds may be used for an applicant's community development activities. But HUD may require the funds to be used to repay outstanding loans on other urban renewal projects, to make relocation payments, or to carry out certain housing related activities.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-187
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Wednesday
May 19, 1976

A public meeting to discuss the new enforcement regulations of the mobile home construction and safety standards has been called by Constance B. Newman, Assistant Secretary for Consumer Affairs and Regulatory Functions.

Consumer groups, the mobile home industry, representatives of State and Federal agencies, and all other interested persons are invited to attend the two day meeting to be held May 27 and 28 in Kansas City, Mo.

"The meeting will provide an opportunity to raise questions and get some answers about the new regulations before they go into effect June 15," Mrs. Newman said. "We urge all persons and groups involved in enforcing the mobile home construction and safety standards to attend."

The meeting will be held in the Plaza Inn International Hotel, I-29 and 112th Street, from 9:00 a.m. to 5:00 p.m. the first day and from 8:00 a.m. to Noon the second day.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-190
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Thursday
May 20, 1976

The public is being asked to contribute its suggestions to proposed revisions of the mobile homes construction and safety standards issued by the U. S. Department of Housing and Urban Development.

The proposed amendments and accompanying proposed interpretive bulletins designed to clarify the standards were published May 11 in the Federal Register.

The National Mobile Home Construction and Safety Standards Act of 1974 required the Federal Government to issue standards to improve the quality and durability of mobile homes, based on existing State and local laws.

For the past year HUD has been working with the Mobile Home Advisory Council appointed under the Act, consumers, the mobile home industry and Federal and State agencies in developing the standards. They were published last Dec. 18 and become effective June 15.

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HUD continues to work with outside groups to improve the standards before they become effective. These latest proposed changes reflect the Department's intent to be responsive to public comment. The bulletins are the result of many questions from industry for interpretations of the standards.

The proposed amendments include:

- the manufacturer would be required to attach a label to each section of a mobile home certifying it has been built and inspected according to Federal requirements and to the best knowledge and belief of manufacturer is in conformance with the standards.
- the plumber's trade mark could be attached to each fixture instead of the manufacturer's name.
- testing procedures would be clarified for finding leaks in showers.
- fire protection requirements would also apply to exterior access doors to the furnace and water heater areas.
- a change would be made in the procedure for testing the strength of roof trusses.

The twenty-eight proposed interpretive bulletins cover a wide range of subjects including building specifications and materials and the design of the chassis of mobile homes.

All interested persons are invited to submit their comments by June 10, to the Rules Docket Clerk, Office of the Secretary, Room 10141, Department of Housing and Urban Development, 451 Seventh Street, Southwest, Washington, D.C. 20410.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-191
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Thursday
May 20, 1976

Consumers will have reasonable assurance in the near future that the mobile homes they buy are well built and safe to live in.

In regulations published last week the U.S. Department of Housing and Urban Development gives manufacturers the responsibility for assuring consumers that their homes are built according to accepted **Federal** standards for safety and durability.

The new regulations and standards, published last December, will take effect June 15. They implement the National Mobile Home Construction and Safety Standards Act of 1974.

Under the new regulations, manufacturers have primary responsibility for assuring that the units they produce comply with the Federal standards. They are now required to contract for the services of a design approval agency and a production inspection agency to assist them in complying, to the maximum extent possible, with these standards.

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The design approval agency reviews, evaluates, and approves the manufacturer's mobile home design and the quality assurance manual, which describes the firm's quality control program. The production inspection agency makes sure the manufacturing process can produce units in accordance with the approved design and manual. In addition, it routinely inspects the manufacturing process to assure continued compliance with the regulations.

If manufacturers meet all the requirements of the mobile home enforcement program, their homes will be labeled accordingly and the units can be moved in interstate commerce without additional inspections.

Manufacturers unable to obtain the services of inspection agencies during the first few months of the program may certify their own production and use transitional labels for 90 days. During this period the mobile homes may not move freely in interstate commerce without additional inspections. By the end of ninety days, starting June 15, all manufacturers must meet all the requirements of the mobile home enforcement program.

States play an important role in implementing the mobile home standards program. Under the program they may become State Administrative Agencies performing such duties as handling consumer complaints and following up on manufacturer recall campaigns. They can also serve within their boundaries as inspection agencies. The regulations detail the qualifications for both roles and the functions they will perform.

HUD intends that the National Conference of States on Building Codes and Standards will act as HUD's agent in monitoring the activities of the State Administrative Agencies and all approved inspection agencies. The Conference, composed of state building officials appointed by the chief executive of each State, will serve as a catalyst in achieving state cooperation.

Responsibilities of dealers and distributors are clarified in the regulations for mobile homes manufactured after June 15. The regulations inform both the distributors and the dealers when they are prohibited from selling mobile homes and what they must do to conform their product with Federal standards.

Distributors or dealers may reasonably rely on the manufacturer's certification that his product complies with the standards.

Under the final regulations, consumers with complaints go first to the manufacturers. State Administrative Agencies and the HUD Secretary will investigate complaints only when the manufacturer will not respond, or when the manufacturers' conclusions are unacceptable. Complaints of imminent safety hazards or serious defects are referred to the HUD Secretary.

According to Constance B. Newman, Assistant Secretary for Consumer Affairs and Regulatory Functions, "HUD is about to embark on a regulatory program intended to assure the well-being of the consumers who purchase and live in mobile homes. If this program is to work successfully the regulation process must be an open one with the views of both industry and consumers considered.

"The final regulations which reflect the comments and suggestions of consumers, the mobile home industry, and state and Federal agencies, call for the Federal and state governments to share responsibility with private agencies. They truly reflect the efforts of consumers, industry and government at all levels working together to create an effective program."

The final regulations also note:

- The Office of Mobile Home Standards is now under the authority of the Assistant Secretary for Consumer Affairs and Regulatory Functions. Formerly it was under the Assistant Secretary for Housing Production and Mortgage Credit - FHA Commissioner.
- The regulations do not apply to recreational vehicles.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-192
Phone (202) 755-7110
(Fischer)

FOR RELEASE:
Friday
May 21, 1976

Designing an urban environment and involving citizens in that process are the subjects of two films made for the Department of Housing and Urban Development as part of the official United States audio-visual presentation at HABITAT, the United Nations Conference on Human Settlements.

The films will be accompanied by a slide show on energy conservation to be shown to individuals and representatives of non-governmental organizations as well as official delegates and the press at Vancouver, British Columbia (Canada), where the conference will be held from May 31 to June 11. Both films and slide show will be available for distribution in the United States on a free loan basis following the conference.

The subjects, "Designing the Urban Environment," "Citizen Involvement" and "Human Settlements and Energy Conservation" were chosen to highlight practical solutions to common problems of human settlements that could be shared with other nations. Every country participating in HABITAT was asked to contribute up to three such audio-visual presentations for display and discussion. HABITAT is the first international conference to emphasize concrete solutions actively and graphically depicted.

The U.S. films attempt to show the process rather than the product of urban planning and citizen involvement. Using examples drawn from a variety of American communities, they aim to demonstrate how rational urban design and democratic participation contribute to better decisions at the local level.

Preserving neighborhood community life in Dallas, homesteading in the center of Baltimore, limiting suburban sprawl in Virginia's Fairfax County, establishing a metropolitan council for Minnesota's "Twin Cities" -- all furnish instances of the impact of planning on the urban environment. Seattle, Philadelphia and agricultural Arkansas are seen as living laboratories of citizen involvement in governmental action at three levels -- the State, the city and the neighborhood.

The slide show outlines some individual efforts to conserve energy, examines the costs of suburban sprawl, and presents the arguments for a coherent, concerted policy of energy conservation in the design and location of human settlements.

All three audio-visual presentations will be available for domestic distribution through RHR Filmedia, Inc., 48 West 48th St., New York, N.Y. 10036.



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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

WASHINGTON D.C. 20410

FILE COPY

EWG/EW

HUD-No. 76-198
Phone (202) 755-5284
(Bacon)

FOR RELEASE:
Tuesday
June 8, 1976

The Department of Housing and Urban Development has launched a new energy conservation effort aimed at reducing excessive use of utilities in public housing projects.

Assistant Secretary James L. Young said that HUD, in an effort to help hard-pressed Public Housing Agencies (PHAs) reduce their operating costs, is requiring that to the extent practicable all utilities consumed by tenants shall be individually metered. This, in effect, will require public housing residents who use excessive amounts of utilities to pay the excess costs themselves.

Depending on cost-benefit surveys by individual PHAs, individual metering will be accomplished either by:

- * Direct billing to tenants by the utility supplier, with tenants receiving a reasonable allowance from the PHA toward costs; or
- * Use of a checkmeter operated by the PHA, where a mastermeter system is in place, with tenants surcharged for utility consumption in excess of reasonable requirements.

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Rent schedules will be adjusted by the PHA to allow for reasonable costs in those projects where direct billing is established.

PHAs have 18 months to complete surveys determining which system best suits their needs, and three years to implement the individual metering concept. Tenants with high consumption rates will be advised by PHAs on ways to cut down utility consumption.

Approximately half of the nation's 2,800 PHAs have already instituted some form of tenant accountability for excessive utility usage. Available data show that people responsible for their own utilities use 20 to 30 percent less than those whose utilities are paid for them.

Details of the final rule on individual metering appeared in the Federal Register May 17, and include some of the recommendations received from HUD's earlier invitation for public comment on the subject.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-199
Phone: (202) 755-5277
(Conn)

FOR RELEASE:
Wednesday
May 26, 1976

The President's Report on National Growth and Development will be presented next week at the U. N. HABITAT Conference in Vancouver, B.C. by Carla A. Hills, Secretary of the U. S. Department of Housing and Urban Development, who heads the U. S. Delegation to the Conference.

The meeting, to be held from May 31 to June 11, brings together representatives from more than 130 nations to share their experiences in dealing with the problems of urban and rural communities. The growth report, entitled Changing Issues for National Growth, is the official U.S. report to the Conference.

The report, which Congress requires biennially, collects information on social and economic change, natural resources, economics, urban areas, and government systems. It focuses on growth patterns and activities since 1974 and the changes in individuals' attitudes toward national growth.

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Looking beyond this Bicentennial year, it questions whether the shape and direction of our country's growth can be determined by national policies for fiscal and natural resources.

The report recommends a Uniform Public Participation Act to modify and standardize the citizen participation requirements now existing under many Federal programs. Citizen involvement in community affairs is a legislative requirement for Federal funding in a number of instances. The proposed Act would replace the proliferation of public participation requirements with a more orderly process that could help to ensure open government.

The 1976 Report on National Growth and Development, transmitted by President Ford to Congress on Feb. 28, is the product of such public involvement and participation at the National level.

The President is required by Title VII of the Housing and Urban Development Act of 1970 to prepare a report on national growth every two years and transmit it to Congress. The Domestic Council assigns HUD the responsibility of compiling the document. To assist in its preparation, HUD sponsored regional seminars to get ideas on the future of the country from State and local governments and private organizations.

Later the draft report was distributed to public interest groups, trade associations, local governments, and Congress for comment. The public's views and comments on all aspects of national development were considered in writing the report.

Copies of the report and its executive summary are now available to the public from the U. S. Department of Housing and Urban Development, Service Center, Room B-258, Washington, D.C. 20410.



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

Phone (202) 755-7110
(Fischer)

FOR RELEASE AT WILL:

Background Information on U.S. Participation in HABITAT

Carla A. Hills, Secretary of Housing and Urban Development, will head the U.S. delegation to HABITAT, "The United Nations Conference on Human Settlements."

This fifth and largest in a series of international conferences opens on May 31, in Vancouver, British Columbia (Canada). For the eleven days following, official delegates from more than 130 nations will meet to discuss the gamut of problems in rural and urban communities.

Simultaneously, a gathering known as HABITAT Forum will bring together over 10,000 individuals and non-governmental organizations. Their purpose is to supply a broad perspective from private citizens and interested action groups on the official deliberations.

The conference agenda includes debate on a broad range of issues including: national policies; popular participation in planning and implementation; the role of international economics; rural settlements; community involvement; land use and ownership; user-oriented technology; the environment, man-made and natural; and social justice in different cultures and value systems.

It has been called a conference about a concept -- the term "human settlements" was designed to encompass every form of community life -- but HABITAT primarily aspires to promote the exchange of practical solutions to common problems.

Unquestionably real disparities distinguish different kinds of human settlements -- in size, social sophistication, political organization and economic structure. But all human settlements from the simplest village organized around a well to metropolitan behemoths of commerce and industry must devise ways to shelter their citizens, provide essential services such as water and sanitation, apportion land for different purposes, and cope with population shifts and economic change. Perhaps most importantly, all are subject to two overriding trends that could drastically alter the character of human settlements in the next century.

First, by the year 2000, the world's population is expected nearly to double. The brunt of this increase of three to three-and-one-half billion people will be borne by the so-called "third world," the developing countries of Asia, Africa, and Latin America.

Second, though much of the third world is still overwhelmingly rural and agricultural, the trend in both developed and developing countries is unmistakably toward urbanization and industrialization. In fact, the rate of urbanization exceeds even that of population growth.

At the beginning of the twentieth century, two-thirds of the world lived in rural areas; by the end of it, three-quarters of the total population will live in towns. Those problems of overcrowded housing, congested streets, unemployment, and overtaxed fiscal resources that the developing nations do not already face they will soon encounter -- and on a scale hitherto unprecedented anywhere.

There is growing international awareness of the need for a serious, concerted effort to anticipate this situation and plan for its orderly resolution. That enormous task is what HABITAT proposes, not to accomplish, but to begin.

The need for HABITAT was made plain at the first of the U.N. Conferences at Stockholm in 1972. The subject then was the environment, and it became apparent almost as soon as deliberations commenced that the interrelated issues were too numerous and complex to contemplate in a single conference. It was decided to split off the subject of the man-made or "built" environment for a separate conference on human settlements to be held this year in Canada.

Each country represented is required not only to participate in committee sessions and plenary debates but to submit in advance of the conference an official statement of national policy toward human settlements. For many governments, HABITAT has supplied the first incentive to analyze their policies in an organized way; for others HABITAT has acted as a catalyst to develop a national policy for the first time.

The United States, which only recently (1972) began to conduct such a comprehensive analysis itself, will submit the President's third biennial report to the Congress on National Growth and Development as our official national statement for HABITAT.

The main focus of HABITAT is not on the analysis of problems -- that is supposed to precede the conference -- but on practical and transferable solutions. In addition to the statement of national policy, therefore, each participating nation has been asked to contribute audio-visual presentations and an official demonstration project depicting concrete ways in which the people and government of that country have improved the quality of life in their communities.

The U.S. Department of Housing and Urban Development has developed two films and a slide show especially for HABITAT. The films address the issues of citizen involvement and planning for the urban environment; the slide show deals with energy conservation in human settlements.

The U.S. demonstration project is the Bicentennial "Horizons on Display," two hundred examples of community achievement across the nation that illustrate our continuing search for innovative approaches to fill the needs of contemporary human settlements in America.

For further information on the Conference, write to: The HABITAT National Center, 1111 - 18th St., N.W., Washington, D.C. 20036.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Phone (202) 755-6980

FOR RELEASE:
Tuesday
June 1, 1976

REMARKS PREPARED FOR DELIVERY

By

CARLA A. HILLS

Secretary of Housing and Urban Development

at the

HABITAT

United Nations Conference on Human Settlements

Vancouver, British Columbia

Canada

June 1, 1976

Mr. President, Mr. Secretary General, distinguished delegates -- Ladies and Gentlemen:

The President of the United States has sent me here committed to a constructive and cooperative role in these discussions -- and to help bring about that enduring spirit of peaceful, global habitat to which this international assemblage is dedicated.

President Ford gave me this message, before I left Washington, to deliver to you, here, in person:

"Your Conference will focus world attention on a challenge which confronts us all -- how to enhance human dignity in the villages, towns and cities where people live. It is an imposing task. It will take all the imagination, determination and perseverance that people and their governments can summon.

"In a few weeks the United States will celebrate a great milestone in its history -- the 200th anniversary of American independence. This will serve as an occasion for pondering the lessons of two centuries of experience -- of the successes and failures and how we all may benefit from them as we contemplate our future.

"In this sense, the Conference on Human Settlements which is intended to make possible a global exchange of experience comes at an especially appropriate time for us Americans. Our history is a reflection of other peoples in other places. Throughout our existence as a nation, we have been enriched by ideas brought to our shores by millions of immigrants from all parts of the globe and by those who did not stay but whose ideas left an enduring impression on our lives and human settlements. The Conference will provide us with yet another means by which we can benefit from the wealth of experience of others and add new dimensions to our vision of our next 100 years.

"There is no task more compelling than the improvement of man's condition. The recommendations you make could have a profound and lasting influence on all of us. The United States will cooperate with you in seeking to chart paths that offer the promise of better and fuller lives for all people and habitats truly worthy of man "

Signed: Gerald R. Ford

As we search for the key to what President Ford calls "habitats worthy of man," the people of our planet have a right to expect that our actions here are worthy of man! We will be judged, not so much on our skills in the arena of world politics, but in our willingness to lay aside the debates that divide us and concentrate on the greater needs that brought us here in the first place.

HABITAT is a creative challenge. Since it is certain that our often sterile -- and too often rigid -- thinking of the past will not serve the awesome needs of the future, this Conference demands a radical change in our entire perception of human settlements. Above all it calls for a long range comprehensive approach to the problems and opportunities of human settlements rather than dealing separately and short range with each contributing factor.

We are here because we have much to learn from each other; much to take back with us for possible application to similar national problems of our own. For, although the numbers and the problems are global -- unifying us in resolve -- the choice of action by the nations here assembled will be defined in the long run by national application dictated by local needs, local economics, local customs and local experience.

The experience of my country is set against the backdrop of our fundamental belief in a free society in which the establishment of public policy is based on the active participation and involvement of all our citizens.

It is the combined voice, and force, of all our citizens, representing all sides and all aspects of the question of human settlements which provide our national government with the critical information and judgment essential to balancing the opposing forces of inevitable growth and finite resources, while responding to our needs.

Never has the flexibility of our national institutions been more challenged than by our experience in urbanization. In the space of less than 100 years we have moved from a sparse agrarian society to a crowded urban society. In the process we have experimented with hundreds of programs and virtually thousands of institutional arrangements to deal with this change.

Both our mistakes and our triumphs have been highly visible to us -- and to the rest of the world -- and offer a laboratory of hard lessons to other nations at this Conference, now, and long after HABITAT has been adjourned.

We are here to share the knowledge we derived from the approaches we have tried -- both those that worked and those that failed.

For example, we know now that in spite of the support of urbanists and government officials, in spite of our noble intentions and hard work, and in spite of strong public and private financing -- wholesale urban renewal can destroy the culture, spirit and social fabric of an urban neighborhood.

That is not to say that urban development is no longer one of the most important priorities of my nation -- which it most certainly is -- but it is an admission of our failure to recognize the hazards.

We learned by that mistake, and now rather than by clearing them out, up-rooting the residents and rebuilding the neighborhood from the ground up we are reclaiming our center-cities by preserving and restoring and adding.

With resources so scarce, we must be creative in the re-use of every existing and serviceable resource that remains in the neighborhood larder.

As a nation of the world, our experience and our lessons cannot be isolated from the global experience. Indeed, the discovery and development of the Western Hemisphere -- and the establishment of my country -- was part of that global experience.

Today, as the rapid shrinking of our planetary habitat affirms the naivete of some of our past concepts, we must concede that:

. . . No nation's growth and development can be insulated from the global economy -- nor from the necessity of positive international cooperation of the kind we are engaged in right here.

For sound national planning benefits the entire world community; and cooperative international effort augments the effectiveness of national programs.

We cannot shirk our obligations -- as world citizens -- to the needs of the many poor people and poor nations among us. Together, we do have the technical ability to provide a suitable quality of life for every living member of the human race today. The question is our moral commitment to that oldest quest of humanity -- a world without poverty.

It is clear that the increasing number of human beings in settlements, resulting both from high birth rates and from migration, critically complicates the task of providing a higher quality of life for each and calls for a rededication to the World Population Plan of Action adopted almost unanimously in Bucharest in 1974 and now being effectively implemented in many parts of the world.

It is also clear that we cannot achieve a world without poverty without the establishment of an expanding world economy. Good intentions alone will not turn the magic key. We cannot accomplish it with a one-way flow of funds from the richer nations to the poorer nations -- a method tried and found wanting, both by the nations who have borne the heavy burden and by those who have felt their national pride compromised by a relationship of continuing dependency on the good will of others.

Thus, we bring to this Conference a number of practical international programs -- tempered by our national experience and faithful to the fundamental beliefs of the American people -- particularly responding to the expressed concerns of developing nations.

The United States emphasizes four areas of priorities and programs to assist those countries:

Food production, distribution and nutrition.

Population planning and health.

Education.

Human resources.

Each of these is essential to the establishment of human settlements policy -- but, until now, we have tended to deal with them individually.

HABITAT itself, in its comprehensive approach to the human settlement, reinforces our national determination to effect changes in some of our assistance programs:

First: To achieve improved rural/urban balance, we are developing new integrated and comprehensive approaches to help nations who wish to strengthen their rural regions. This would focus on the development of market towns as an alternative to the boundless growth of single urban centers. It is aimed at the increase of agricultural production -- and with it, the sound development of rural regions.

Second: We are turning to a more comprehensive approach to providing shelter for the urban poor.

One of our most important instruments for this is our Housing Investment Guarantee Program, which has financed more than \$1 billion of shelter projects, and which is now the largest single source of international financing for shelter. At its inception, this was a program for those of moderate income. We are shifting that emphasis to meet the needs of the poor.

The Housing Investment Guarantee Program will be used increasingly to assist the poor to help themselves, in two ways: (1) by financing sites and services for those who build or complete their own housing; and (2) by financing the improvement of slum and squatter settlements to provide better living conditions.

Third: We will support the integration of major development components -- appropriate technology and credit for small producers, family planning, health, nutrition, and education -- so that the programs will provide better opportunities for the poor to expand their incomes and gain easier access to the services they need.

Fourth, in technology. Last month, at the United Nations Conference on Trade and Development, Secretary Kissinger outlined the most comprehensive effort ever put forward by the United States to deal with the application of technology to development. Many of the programs have important relevance to human settlements activities.

Satellite technology offers enormous promise as an instrument for development and human settlements planning. Remote sensing satellites can be used to collect data on land use, soil types, transportation and demographic patterns. Supplemented by other means, they can be used to prepare maps to identify features important to regional planning. Remote sensing can help foresee and evaluate natural disasters and is particularly useful in isolated areas.

Modern communication technologies, including satellites, have a large, untapped potential to improve education, training, health services, food production and other activities.

We are intensifying our research and development of technology in two other areas in order to improve housing, especially for the poor.

These include new low-cost materials, designs and construction techniques which do not depend so much on the use of highly skilled labor, capital intensive equipment or costly imported materials; and low cost structures resistant to natural disasters for use in disaster-prone areas.

Obviously, since every nation is different, all of our scientific advances will not be appropriate to all nations. But, we offer access to the technologies which help the United States in managing our urban/rural environment -- both as an insight to our national experience and as evidence of our desire to share our accumulation of knowledge with developing countries whose urban growth is already out-pacing our own.

Few subjects are more central to the improvement of our habitats than the utilization of water resources. The technology of storing, transporting and purifying water is fundamental to the health and even the survival of human settlements.

The United States will encourage its universities, institutes and training centers to establish special programs for students and personnel of developing nations -- in business, industrial problems, public management, health, welfare and related socio-economic fields.

My Government will encourage formation of a Technology Corps -- to parallel our Executive Service Corps -- to work with and help train local officials in the new and complex problems of human settlements management.

And we are committed to helping expand the capabilities of the United Nations International Center for Exchange of Technological Information. To that end, the United States already has moved to improve and speed up the Center's access to the existing information centers of our country.

The sole object is to deliver the maximum usable settlements information to the developing countries in the minimum time and with the least number of bars to ready accessibility.

My Government offers this Conference and the nations of the world the best of what we have to contribute -- not out of charity nor a sense of beholden indebtedness.

The resources of the world -- wherever located -- are vital to all of us; as is the world economy by which we all must live.

At the 7th Special Session of the United Nations, last September, our nations agreed on an agenda of mutual international action. Since that time we have moved forward with historic international negotiations on trade and finance.

We have accomplished much. We still have much to do.

To conclude with the words of Secretary Kissinger:

"Materially, as well as morally, our destinies are intertwined. There remain enormous things for us to do. We say (once more) to the new nations of the world: We have heard your voices. We embrace your hopes. We will join your efforts.

"We are committed to our common success."

Thank you.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410

File

HUD-No. 76-201
Phone (202) 755-5284
(Bacon)

FOR RELEASE:
Saturday
May 29, 1976

Eight Public Housing Agencies (PHAs) across the country will participate in a \$2.4 million federally-funded experiment aimed at improving staff productivity in public housing projects.

In an announcement today from the Department of Housing and Urban Development, HUD Assistant Secretary James L. Young said the selected PHAs will carry out a demonstration program designed to improve housing operations by offering bonuses to workers whose performance is above average.

Mr. Young said the new program "has the potential for substantial cost savings far more than its initial start-up costs. It may offer more efficient and effective services to public housing residents and incentives to the workers without increasing the PHAs' operating expenses."

The program, a special national management demonstration, is supported largely under HUD's Target Projects Program (TPP). TPP supplies funds to local housing authorities to improve the physical condition and liveability of selected public housing projects.

-more-

Altogether, the eight PHAs will receive a total of \$2 million in TPP funds. The remaining \$400,000 will come from HUD's Modernization Program, which helps PHAs rehabilitate projects.

Results of the demonstration will be available to other PHAs for their information and possible use.

The newly-selected PHAs and their money allocations are as follows:

PHA	Employee Category	Dwelling Units Involved	TPP Funding	Mod Funding
Denver, Colo.	Worker - Middle Management	4,653	\$ 260,000	\$ 50,000
Savannah, Ga.	Total	2,274	245,000	50,000
Minneapolis, Minn.	Worker - Middle Management	6,844	260,000	50,000
St. Louis, Mo.	Worker - Middle Management	6,722	260,000	50,000
Newark, N.J.	Worker	12,692	280,000	50,000
Albany, N.Y.	Total	2,314	245,000	50,000
Portland, Ore.	Worker	2,089	205,000	50,000
Newport News, Va.	Total	1,702	<u>245,000</u>	<u>50,000</u>
Total			\$2,000,000	\$400,000
		#	#	#



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-204
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Tuesday
June 1, 1976

David M. deWilde, President of the Government National Mortgage Association (GNMA) of the Department of Housing and Urban Development, today announced a change in the GNMA by-laws, creating a three-member Mortgage Disposition Board.

The Board will be composed of Mr. deWilde in his capacity as GNMA President who will serve as Chairman; David S. Cook, Assistant Secretary for Housing Production and Mortgage Credit - Commissioner of the Federal Housing Administration; and John C. Weicher, Deputy Assistant Secretary for Economic Affairs.

The Board was named by Secretary Carla A. Hills.

"The magnitude of GNMA's current mortgage purchases and sales," said Mr. deWilde, "dictates a more formal administrative mechanism than heretofore used to establish and administer our mortgage disposition plans."

The Board will determine the maximum original principal amount of mortgages that can be the subject of a sale without approval of the Board. In any proposed sale of mortgages in excess of that amount, the type and timing of the sale and the minimum sales price to be received by GNMA must be approved by the unanimous vote of the Board or the Secretary of HUD.



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Phone (202) 755-5277

FOR RELEASE:
Tuesday
June 8, 1976

REMARKS PREPARED FOR DELIVERY

By

J. ROBERT HUNTER

Acting Federal Insurance Administrator,
Department of Housing and Urban Development

before the

Ex-4 Subcommittee of the

National Association of Insurance Commissioners

Fairmont Hotel

New Orleans, Louisiana

June 8, 1976

REMARKS OF J. ROBERT HUNTER
ACTING FEDERAL INSURANCE ADMINISTRATOR
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

before the

EX-4 SUBCOMMITTEE OF THE
NATIONAL ASSOCIATION OF INSURANCE COMMISSIONERS

June 8, 1976

Despite the grumblings which greeted the FIA's prediction of tightened insurance markets as a consequence of the plunge in the value of stocks on the stock market, the facts have demonstrated the correctness of that prediction. FAIR Plan and assigned risk populations have soared both in States with open-competition rating laws and those where prior approval over rates holds sway.

The fact is, as brought out in the DOT report on Insurance Accessibility for the Hard to Place Driver: "The more insurers' profit margins are under pressure, whether for competitive or regulatory reasons, the greater their efforts to sort out applicants with higher than average loss potential. Cancellations and refusals to renew are manifestations of these efforts."

Whether the times be good or bad, increasing residual market populations seem to be the order of the day. Thus, we wrote in our Full Insurance Availability Report: "As to the effect of profitability, it may be noted that although 1971 constituted one of the most profitable years in the history of automobile insurance, ten State plans demonstrated growth averaging almost 50 percent..." Our table then showed that while assigned risk population growth averaged 46% in those States, vehicular registrations increased by an average of only 3.2%. Delaware, one of the States, demonstrated a startling increase of 71% in assignments while its increase in

2.

vehicular registrations was a mere 0.4%. New York's assignments shot up 36% whereas its registration increase was only 2.7%, and this was during New York's open competition experiment.

Notwithstanding that, every objective study of the situation has demonstrated beyond peradventure of doubt that the residual market populations consist, principally, of loss-free, violation-free risks, a large segment of the insurance industry clings to the notion that risks spurned by the voluntary market are ipso facto bad and, therefore, not only can be classified and treated distinctly from voluntary risks but must be considered by society as a social problem which ought not to burden a profit-oriented industry.

A letter passed on to us recently by the President's office is typical of the kind of case which the industry seeks to shrug off as a social problem which the taxpayer should assume rather than the insurance industry. Although the letter came from a FAIR Plan State, the writer of the letter, who lived in a non-urban area not encompassed by the FAIR Plan, was complaining of the inability to obtain fire insurance to cover her modest little home. She wrote: "It seems suddenly the insurance companies have refused to handle homes that are not worth at least \$12,000. Recently, we received word from an insurance company _____ that they could no longer handle our home. We had been with them for years. We have called quite a few companies. No luck. Some companies go as high as \$20,000. What are we to do? We can't all be rich, right now our house is without insurance..." (Emphasis supplied by Complainant.)

3.

It will be readily apparent to you that the basis for the complaint lies in the problem of adequate insurance to value, clearly an insurance, rather than a social, problem. We explicated the relationship of the problem to the growth of the residual property insurance market in our Full Insurance Availability report at p. 23, where we said:

"Thus, the old fire insurance business was quickly converted into a residual class of business and the residual property insurance market came into being. Other factors hastened the deterioration and decline of the urban, low-valued dwelling and its truly rural (as opposed to suburban) counterpart. Whereas, built-in incentives to adequate insurance to value could be, and were, provided in the new package policies, the worsening problem of inadequate insurance to value could not be overcome in the older, fire only, forms. As firefighting equipment and techniques have improved over the years and total losses have become more of a rarity, the specter of a total loss does not impel the insured to buy insurance (and pay a premium) based upon the whole value of his dwelling. The tendency, then, is for the insured to purchase less insurance than the value at risk. In the usual case of partial loss remedied by repairs, it is obvious that the repairs will cost exactly the same amount for the under-insured dwelling as for the dwelling insured up to its full value."

No one can reasonably gainsay the right of the property insurance industry to take steps to overcome the problem of inadequate insurance to value, but one can reasonably expect that industry to cope with the problem through the rate structure rather than through the outright denial of countless risks ready, able, and eager to buy adequate insurance to value. Nor is it realistic or reasonable to expect the general taxpayer or his representatives in the State legislature or Congress to bear the financial brunt of affording protection to those who fall through the cracks under the selection-competition system. The ineluctable fact is that the social

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problem does not lie with those who are cast adrift through the competition by selection process, but lies, rather, with the process which casts them adrift.

This is the issue which we have asked the States to address through adopting the Full Insurance Availability system which abolishes the automobile and property residual risk markets in favor of a system under which any risk, insurable on the basis of reasonable, objective criteria, is entitled to insurance from the insurer of the applicant's choice on the same basis as regards policy form, rates, and insurance services as any other risk falling within the same risk classification as the applicant. Under such a system, problems such as those relating to under-insurance to value can be, and should be, resolved through the rating system rather than through ostracism of individuals, to whom insurance is a necessity, from the insurance device.

We think that the invitation currently being extended by some segments of the industry to State or Federal Government to take over the burden of providing coverage for those denied access to insurance in the voluntary market is tragically short-sighted for an industry that is constantly bemoaning the intrusion of the camel's nose into the tent. The great danger is that the governmental instrumentality despairing of its ability to overcome adverse selection will ultimately "compete" with the private sector or simply oust the latter by monopolizing the particular line of insurance.

Insurers are, naturally, anxious to receive a proper and adequate price for their product and become understandably restive over what they

5.

perceive to be regulatory shackles circumscribing price movement. They would substitute competition for regulatory authority as the regulator of rates. We point out that not only is Full Insurance Availability compatible with open-competition rating, it is the only way that the insurance industry can realistically expect the concept to become acceptable to the insurance consumer. In making the insurance consumer "king," Full Insurance Availability makes certain that competition works in favor of the buyer of personal lines insurance rather than against him. More importantly, it makes it possible for that consumer to look to his State Insurance Department for price and service information to enable him to make informed consumer choices, since the informed consumer is the sine qua non of effective competition. Freedom of the insurer to move its prices clearly must be matched by freedom of the insured to move his business to another insurer. What regulator can feel comfortable in giving price information or in issuing shoppers' guides for automobile insurance when he must concurrently warn the user that if he changes insurers the new insurer's cancellation in the first 60 or 90 days might well condemn him to the Assigned Risk Plan and culminate in his paying double his present rate for perhaps half as much coverage?

FIA strongly urges the NAIC and each State supervising official to again consider the merits of the Full Insurance Availability. We believe, more firmly than ever, that this approach represents the best chance of minimizing Federal involvement in the private insurance market and in insurance regulatory matters. Most importantly, the American insurance consumer can be guaranteed a fair shake from an industry that today is turning its back on more and more citizens seeking compulsory or quasi-compulsory insurance. The needs of these Americans must be addressed.

AUTOMOBILE ASSIGNED RISK PLAN

INCREASE IN NEW APPLICATIONS

Month & Year	California	Connecticut	Illinois	Michigan	New Jersey	New York	Pennsylvania
January 1976	+16%	+118%	+76%	- 8%	+33%	+31%	+110%
February 1976	+53%	+145%	+95%	+ 9%	+40%	+44%	+122%
March 1976	+73%	+109%	+155%	+24%	+49%	+37%	+145%
April 1976	+78%	+ 95%	+130%	+46%	+51%	+39%	+156%
12 mos. ending April 1976	+67%	+79%	+61%	-14%	+33%	+28%	+169%

Source: State Automobile Insurance Plan reports to AIPSO.

COMPARISON OF NEW APPLICATIONS

1975 VS., 1974

State	12 Month Period Ending		% of Change
	December 1974	December 1975	
<u>Eastern Association</u>			
New York	347,311	406,113	+ 17
New Jersey	204,000	270,771	+ 33
Pennsylvania	37,829	83,196	+ 120
Connecticut	21,221	29,538	+ 39
Delaware	15,367	17,436	+ 13
Rhode Island	6,012	8,453	+ 41
Maine	5,913	4,954	- 16
Vermont	2,887	2,424	- 16
W. Virginia	2,085	1,888	- 9
Total	642,625	824,773	+ 28
<u>Western Association</u>			
California	92,121	145,453	+ 58
Oregon	1,819	2,730	+ 50
Washington	1,793	4,941	+ 176
Colorado	1,276	1,077	- 16
New Mexico	439	464	+ 6
Wyoming	309	297	- 4
Alaska	259	583	+ 125
Arizona	219	153	- 30
Montana	180	154	- 14
Idaho	169	392	+ 132
Utah	171	69	- 60
Nevada	92	79	- 14
Total	98,847	156,392	+ 58
<u>South Eastern Region</u>			
Tennessee	28,491	27,892	- 2
Georgia	16,257	39,922	+ 146
Alabama	5,717	5,900	+ 3
Total	50,465	73,714	+ 46

COMPARISON OF NEW APPLICATIONS1975 VS. 1974

State	12 Month Period Ending		% of Change
	December 1974	December 1975	
<u>Mid Western Region</u>			
Michigan	51,090	30,601	- 40
Kansas	14,412	12,929	- 10
Illinois	12,268	14,777	+ 20
Kentucky	8,598	12,966	+ 51
Ohio *			
Wisconsin	1,110	1,064	- 4
Indiana	905	1,074	+ 19
Minnesota	1,028	1,230	+ 20
Nebraska	407	264	- 35
Iowa	326	353	+ 8
South Dakota	240	251	+ 5
North Dakota	151	169	+ 12
Total	90,535	75,678	- 16
<u>Mid-Atlantic Region</u>			
Virginia	97,408	92,912	- 5
D.C.	3,949	2,825	- 28
Total	101,357	95,737	- 6
<u>Southern Region</u>			
Texas	95,418	91,460	- 4
Mississippi	19,305	17,471	- 10
Louisiana	10,896	13,063	+ 20
Arkansas	3,549	3,971	+ 12
Oklahoma	883	883	0
Total	130,051	126,848	- 2
Countrywide	1,113,880	1,353,142	+ 21

Data not available.

Source: AIPSO Insurance Facts 1976

FAIR PLAN STATISTICS
INCREASE IN NEW BUSINESS
ALL FAIR PLAN STATES*

Sheet 4

<u>FISCAL PERIOD</u>	<u>NUMBER OF NEW APPLICATIONS</u>	<u>NUMBER OF NEW POLICIES</u>
<u>First Quarter</u>		
1974	40,549	25,648
1975	<u>40,628</u>	<u>29,031</u>
% Change	+.001%	+13.1%
<u>First Half</u>		
1974	60,688	52,038
1975	<u>86,565</u>	<u>63,400</u>
% Change	+30%	+21.8%
<u>First 3 Quarters</u>		
1974	105,960	75,262
1975	<u>139,884</u>	<u>106,618</u>
% Change	+32%	+41.6%
<u>Full Year</u>		
1974	149,136	104,944
1975	<u>198,168</u>	<u>140,909</u>
% Change	+32%	+34.2%
* A selected sample of State increases in 1975 is set forth below:		
CALIFORNIA	+33%	+14%
ILLINOIS	+101%	+80%
MASSACHUSETTS	+20%	+42%
MICHIGAN	+23%	+41%
NEW YORK	+15%	+20%
NEW JERSEY	+43%	+41%



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 75-206
Phone: (202) 755-5284
(Ernst)

FOR RELEASE:
Tuesday
June 8, 1976

Getting the right information on solar heating and cooling to the fast growing number of people who want it will be the task of the Department of Housing and Urban Development's new contractor, the Franklin Institute Research Laboratories of Philadelphia. Franklin will be working with the Chilton Co. of Radnor, Pa.

HUD Secretary Carla A. Hills said her Department has signed a \$470,694 contract with Franklin for the collection, storage and dissemination of information on solar heating and cooling to the building industry and its contractors.

The contract calls for a search of existing information on solar energy, such as literature and data resulting from private solar energy projects as well as from the Federal solar heating and cooling program.

-more-

"Every week we see another picture in the paper or in a magazine about a new solar house -- or some other solar-equipped structure," said Assistant Secretary Charles J. Orlebeke, whose Office of Policy Development and Research is responsible for HUD's solar demonstration program. "Now with this contract, we're going to gather the information from all these diverse experiments, and, put it into one data bank, accessible to everyone."

As part of its work, Franklin will identify potential users of the data bank, and will work out the kind of information they will most likely need. Franklin will also design a marketing plan to carry the solar energy story to the housing industry and consumers. This means using a full range of public relations tools, including brochures, film strips, slide shows and exhibits set up at key conventions around the country.

"With this contract" Mr. Orlebeke said, "we will develop the kind of information consumers and people in the solar industry need. A field as new as solar energy requires systematically-organized information if it is to develop rapidly and efficiently."

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-208
Phone: (202) 755-5277
(Ernst)

FOR RELEASE:
Monday
June 7, 1976

Housing allowances, payments which are made directly to help low-income households pay for their housing are feasible but do not have the same level of appeal for all segments of the population.

That tentative conclusion is contained in a recent progress report by the Department of Housing and Urban Development on the experiment it has been conducting in a dozen communities across the country.

The idea of housing allowances has been talked about since Depression days, but it wasn't until 1970 that Congress actually called on the Federal Government to put it to a test. Extensive work went into designing the housing allowance experiments and setting them up in the twelve locations. Households began receiving housing allowances in the experimental program in 1973. This year's report, the third in as many years, is entitled "Housing Allowances: the 1976 Report to Congress."

-more-

Prepared under the direction of Charles J. Orlebeke, Assistant Secretary for Policy Development and Research, the report notes that "feasible" does not necessarily mean "best choice" among an array of possible housing programs. The findings are preliminary, Mr. Orlebeke point out. Definitive conclusions will have to wait until researchers have had time to gather and analyze more complete information.

The report says that generally speaking the main effect of allowances was to enable recipients to avoid excessive housing costs.

A reluctance to move was noted particularly among the elderly poor.

Little effect on housing prices or availability was noted so far in test cities as a result of the influx of the experimental Federal rent assistance. Communities selected as test sites did seem to accept the principal features of the programs readily, although some residents criticized the practice of advertising for participants in the experiments.

The idea of Federal help with the rent attracted a good many applicants in test cities, but the program did not have universal appeal. It was more difficult to reach and interest the elderly than some other population groups, for example.

The main parts of the housing allowance experiment are:

- * Demand experiment: examines how households use the allowance. Sites: Pittsburgh, Pa., and Phoenix, Ariz.
- * Supply experiment: designed to analyze how housing markets will respond to the demand created by a large scale allowance program. Sites: Green Bay, Wisc., and South Bend, Ind.
- * Administrative Agency experiment: tests various administrative methods for conducting a housing allowance program. Sites: Salem, Ore., San Bernardino County, Calif., Rural North Dakota, Peoria, Ill., Tulsa, Okla., Durham, N.C., Jacksonville, Fla., and Springfield, Mass.

Analysis of the data from the three facets of the experiment and publication of various reports based on the data will continue during the next few years. Copies of this year's report on the Experimental Housing Allowance Program may be obtained from:

Superintendent of Documents
U. S. Government Printing Office
Washington, D.C. 20402
Stock Number: 023-000-00326-1
Price: \$1.60

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

WASHINGTON D.C. 20410

Fw:regy

THIS IS BEING RELEASED SIMULTANEOUSLY BY HUD AND ERDA

HUD-No. 76-211
Phone (202) 755-5277
(Ernst)
ERDA Contact: William McCann
Phone (202) 376-4058

FOR RELEASE:
Wednesday
June 9, 1976

FILE COPY

The Department of Housing and Urban Development (HUD) and the Energy Research and Development Administration (ERDA) have formally agreed to work together closely on a range of energy-related activities in housing and urban development.

The aim is to have HUD and ERDA mutually support and carry out specific programs leading to more efficient use of the Nation's energy.

John B. Rhinelander, Under Secretary of HUD, and Robert W. Fri, Deputy Administrator of ERDA, today signed a Memorandum of Understanding outlining the working relationship between the two agencies.

The memorandum describes the general conditions under which cooperative efforts will be formed and outlines overall approaches and procedures for approving and implementing joint programs. In addition to carrying out the HUD/ERDA interagency agreement on the Residential Demonstration Program of the National Solar Heating and Cooling of Buildings Program, the two agencies will coordinate their work in such areas as energy conservation.

The HUD Secretary and ERDA Administrator each will designate a program coordinator to serve as liaison between the agencies, jointly review HUD and ERDA work in various programs and oversee future interagency agreements.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-213
Phone (202) 755-5277
(Conn)

NOTICE OF PUBLICATION:
FOR RELEASE:
Wednesday
June 9, 1976

A new consumer booklet called "Settlement Costs" that will help the public understand the complexities of buying a home has been published by the U.S. Department of Housing and Urban Development.

In lay language, the booklet discusses the role of the real estate agent, securing title services, selecting an attorney, a lender and a settlement agent and the sales contract. It presents an item-by-item description of settlement services and cost comparisons. Further, it explains the rights and remedies home buyers have under RESPA, and alerts the reader to unfair or illegal settlement practices.

"By taking the home buyer step-by-step, from negotiating a sales contract through to the settlement meeting," said Constance B. Newman, HUD Assistant Secretary for Consumer Affairs and Regulatory Functions, "the booklet gives a range of information that will assist consumers in shopping for services, thereby minimizing their settlement costs."

-more-

HUD is required to prepare the publication under the Real Estate Settlement Procedures Act (RESPA) which was passed in 1974, amended in 1975, and will be further modified by new regulations that go into effect June 30.

As of June 30, under RESPA requirements, the brochure must be given by lenders to prospective home buyers at the time they apply in writing for a mortgage loan, or it must be mailed within the following three business days. At the same time, the lender must give the buyer a good faith estimate of the settlement service charges he is likely to encounter.

"Settlement Costs," which supersedes a 1975 version, incorporates numerous comments and suggestions from industry, citizen and consumer groups and individuals.

All lenders under Federal supervision will receive copies of the booklet from their supervising agencies and will reprint the booklet for distribution to prospective home buyers. Photo-ready copies will be available shortly from HUD for firms that print for lending institutions.

Until copies are ready, lenders may reproduce the booklet as it appears in the June 10 Federal Register.

Copies will be available from HUD by the end of June.
Request should be addressed to:

Office of Consumer Affairs and Regulatory Functions
Attention: RESPA
Department of Housing and Urban Development
451 Seventh St., S.W., Room 4100
Washington, D.C. 20410



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Co-Insurance

HUD-No. 76-217
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Wednesday
June 9, 1976

The U.S. Department of Housing and Urban Development today proposed a coinsurance plan for aiding State home finance agencies in obtaining rental housing project funds.

Under the proposal published in the Federal Register Friday (June 4), HUD will join with the agencies in coinsuring multifamily housing mortgages made and underwritten by the agencies.

The Department will insure 80 percent of any actual loss arising out of a mortgage default, and the State agencies the remaining 20 percent. In addition, State agencies must satisfy a front-end deductible loss requirement of 3 percent of the face amount of the insured mortgage portfolio before HUD's liability for the payment of 80 percent of a loss is incurred.

The aim of the program is to assist State housing finance agencies in obtaining funds for housing projects. HUD's participation as a coinsurer will enable the agencies to borrow funds more readily through the sale of bonds and broaden their market by attracting additional investors.

-more-

The proposed regulations for multifamily housing follow discussions in recent months among HUD and interested State agencies. Last February, a program was established on a demonstration basis for single family housing.

Under the current proposal, there is provision for risk-sharing combined with delegation of substantial processing authority to the State agencies. The delegated authority will include credit approval of project developers, appraisal, inspection, and property disposition.

Mortgage insurance premiums will be established to reflect HUD's expected loss experience for all coinsured mortgages.

There is provision also for coinsurance of mortgages on projects completed or under construction at the time the program is implemented. Separate premiums will be established for these cases.

The program is being established under Section 244 of the National Housing Act.

Comments on the proposal are being invited, particularly those on the possible impact of this program on the mortgage market; the availability of mortgage credit to borrowers dependent on mortgage insurance under sections of the National Housing Act other than Section 244; and the flow of credit to older declining areas and purchasers of older and lower cost housing.

Communications should be addressed to the Rules Docket Clerk, Room 10141, HUD, Washington, D.C. 20410. Comments received by July 6 will be considered before adoption of the final regulations.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

FILE COPY

HUD-No. 76-221
Phone: (202) 755-5277
(Spiegel)

FOR RELEASE:
Friday
June 11, 1976

The Department of Housing and Urban Development today published in the Federal Register changes in HUD environmental review procedures to improve the efficiency of the process and to cover new programs.

Major changes to the basic regulations are contained in HUD Handbook 1390.1, which includes all HUD assistance programs except those covered under separate regulations for community development block grants. Changes follow:

- * Permit, in a development of more than 500 units, the developer to start construction, under certain conditions, of the first segment of up to 200 units while his Environmental Impact Statement (EIS) is being prepared.
- * Remove mandatory EIS requirements for program actions where projects have already been completed, and the HUD action is solely for the purpose of subsidizing interest rates;
- * Include environmental assessment requirements for buying and refinancing of existing multifamily structures under Section 223(f) of the National Housing Act;
- * Provide consistency among Housing Management, Housing Production, and Mortgage Credit programs;

-more-

- * Provide a procedure for environmental review of changes in on-going new community projects.

The amendments are expected to provide better and quicker implementation of the National Environmental Policy Act (NEPA).

The amendments published today do not substantially change the basic environmental review process, officials said.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-238
Phone: (202) 755-5284
(Bacon)

FOR RELEASE:
Wednesday
June 30, 1976

Tenant management, a promising new approach to improving life in the Nation's public housing, is about to get a \$21 million test in six cities named today.

The Department of Housing and Urban Development (HUD) and the Ford Foundation said in a joint announcement that Jersey City, N.J., Louisville, Ky., New Orleans, La., Rochester, N.Y., New Haven, Conn., and Oklahoma City, Okla., will share \$21.4 million in HUD and Foundation funds to test whether some of the problems of running low-rent public housing can be solved by the people living there.

The approach is already underway in St. Louis, an earlier Ford-sponsored pilot effort for the six-city demonstration. If successful in the new cities, the program will be made available to as many as three million people in 1.4 million public housing units across the country to improve their living conditions.

Public Housing Agencies (PHAs) in the six cities will receive \$20.2 million in HUD funds to carry out the experiments in seven projects housing 19,000 people.

-more-

Special programs for tenants, as well as overall supervision, monitoring and evaluation of the demonstration, will be carried out by the Manpower Demonstration Research Corporation (MDRC) of New York City with \$600,000 in Ford Foundation money and an additional \$600,000 in HUD research funds.

Each of the participating PHAs will start out with the establishment of a tenant management corporation which will assume increasing management responsibility over the course of the demonstration.

HUD's Tenant Management Demonstration Program has five major goals: more efficient management, less social delinquency, more job opportunities, heightened community spirit and an overall sense of involvement for tenants. The St. Louis experience has shown the potential for improvement in reducing such public housing problems as vandalism, high vacancy rates and rent delinquencies.

HUD will fund operating expenses and physical improvements at the sites with \$15 million in Modernization Program funds, plus \$5.2 million under its Target Projects Program (TPP). The remaining \$600,000 in HUD research funds will aid MDRC in supervision and evaluation of the program.

TPP supplies funds to local housing authorities to improve the physical condition and liveability of selected housing projects. Modernization program money is used to upgrade older public housing projects.

<u>SITE/DEVELOPMENT</u>	<u>EXECUTIVE DIRECTOR</u>	<u>DWELLING UNITS</u>	<u>TPP Funds</u>	<u>Mod Funds</u>
<u>Jersey City, N.J.</u>	Robert J. Rigby, Jr., Exec. Dir.			
A. Harry Moore (Apts)	Hsg. Auth. of the City of Jersey City	664	580,700	997,000
Curries Woods (Apts)	514 Newark Ave., Jersey City, N. J. 07308 (201) 653-6400	712	581,000	1,015,000
<u>Louisville, Ky.</u>	Donald L. Harris, Exec. Dir.	854		
Iroquois Homes	Hsg. Auth. of Louisville 420 S. 8th St., Louisville, Ky. 40203 (502) 587-1101 Mailing Address: P.O. Box 1674, Louisville, Ky. 40201		671,400	3,500,000
<u>New Haven, Conn.</u>	Edward White, Jr., Exec. Dir.	260	442,100	1,650,000
Quinnipiac Terrace	Hsg. Auth. of the City of New Haven			
Riverview	230 Ashmun St., New Haven, Conn. 06511 (203) 777-7631			
<u>New Orleans, La.</u>	Clyde T. J. McHenry, Exec. Dir.	1550	2,010,500	6,524,000
Calliope (project)	Hsg. Auth. of New Orleans 918 Carondelet St., New Orleans, La. 70130 (504) 525-0781			
<u>Oklahoma City, Okla.</u>	George D. Ormiston, Exec. Dir.	537	514,300	1,007,000
Sooner Haven (Devel.)	Oklahoma City Hsg. Auth 501 Couch Dr., Oklahoma City, Okla. 73102 (405) 230-7551			
<u>Rochester, N.Y.</u>	Thomas F. McHugh, Exec. Dir.	211	400,000	307,000
Olean	Rochester Hsg. Auth.			
Capsule Dwellings	140 West Ave., Rochester, N.Y. 14611			
Fairfield Village				
Edith Doran	(716) 328-6200			
Bronson Court				
	TOTALS	4,788	5,200,000	15,000,000

*To serve approximately 19,000 people

* Additional Funding of \$600,000 provided by HUD's Office of Policy Development and Research

* Additional Funding of \$600,000 provided by The Ford Foundation



FILE COPY Rehab

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-246
Phone (202) 755-5277
(Flynn)

FOR RELEASE:
Monday
July 12, 1976

The first local agreement between building and construction trade unions and contractors designed to stabilize and rehabilitate residential housing in urban areas was signed today in Philadelphia.

Up to 480 homes owned by the U. S. Department of Housing and Urban Development in the Philadelphia area will be sold to private contractors, rehabilitated under the agreement, and sold to prospective homebuyers at moderate prices.

Application of the agreement's guidelines, which were adopted in principal by seven AFL-CIO trade unions and the National Housing Rehabilitation Association in February and endorsed by HUD Secretary Carla A. Hills, is also expected to provide additional jobs for the labor organizations and an increased number of jobs for minorities.

Similar agreements are expected to be signed in other cities throughout the Nation in the near future.

Important provisions of the Philadelphia agreement are:

- Secondary wage rates negotiated by the unions and the contractors to apply to residential rehabilitation.

-more-

• Substitution of time and one-half the basic hourly wage for overtime instead of double-time. This will apply to all hours beyond the normal eight hour shift as well as Saturdays.

• Payment of the basic wage rate for Saturday work when one or more work days in the previous week has been missed.

• Elimination of premium pay, travel pay or subsistence pay for any work covered in the agreement.

Trade union groups involved in the Philadelphia agreement are: bricklayers, masons, plasterers, carpenters, electrical workers, painters, decorators, paperhangers, roofers, plumbers, soft floor coverers, dry wallhangers, and cement masons.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-249
Phone (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
July 14, 1976

A plan of acquisition for the financially distressed
New Community of Gananda in upstate New York was authorized
today by the Directors of the New Community Development
Corporation.

The plan contemplates a financial reorganization of
the project, including the settlement of outstanding creditor
claims. It would permit the transfer of part or all of the
project to a new builder/developer or others free and clear
of all claims except existing purchase money mortgages. It
also proposes the completion of the Gananda school building
and a contingency plan for the school's operations.

Carla A. Hills, Secretary of the Department of Housing
and Urban Development, said on behalf of the Corporation
that the plan had been worked out by HUD's New Communities
Administration, assisted by a consultant team headed by
Kenneth Leventhal & Company of Los Angeles, Calif. County,
town and school board officials, contractors, builders,
bankers, mortgagees, Congressional representatives, and
others interested in the project were consulted.

-more-

The proposed plan, Secretary Hills said, carefully reflects these interests, as well as the financial interests of the Federal taxpayer. She added that its implementation would require the cooperation and contribution of all parties involved, including HUD.

The Board had been expected to adopt the plan at its meeting on June 24. However, at that meeting, technical problems concerning HUD's statutory authority to carry out the plan surfaced and the Board deferred action until these problems could be solved. On July 9, responding to HUD's request, the General Accounting Office issued an opinion that HUD does possess the necessary authority.

The GAO opinion renders unnecessary an earlier Senate-passed amendment to a HUD appropriations bill providing HUD with funds to carry out the plan. HUD anticipates that this amendment will be dropped from the appropriations bill in an upcoming House-Senate conference.

The Board of Directors directed James F. Dausch, Deputy General Manager, to arrange meetings with interested parties during July, to begin negotiating the details of the proposed plan. The Board also directed that a disposition plan for all or part of the project be developed, given environmental review and thereafter presented for Board approval. The Board set Nov. 1 as the target date for its consideration of the proposed disposition plan.

The Gananda plan of acquisition authorized today is not expected to have any impact on HUD's efforts to reorganize and refinance Riverton, another new town in New York State. These efforts are making satisfactory progress.

Gananda, located 12 miles east of Rochester, was financed in 1972 with \$22 million in federally-guaranteed debentures. The money was to cover heavy front-end costs of the proposed new community. Under economic pressure since then, Gananda has been unable to meet certain debt payments, including three debenture interest payments totaling \$2,359,500 in 1975 and 1976.

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FILE COPY

HUD NEWS *NEW
COMMUNITY*



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-251
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
July 14, 1976

A plan for Federal acquisition of Flower Mound New Town, a 4,300-acre planned community in Texas, was announced today by the Department of Housing and Urban Development.

Under the plan, HUD will take title to the project land within 60 days by exercising its power of sale.

The plan contemplates payment by the Government of \$18 million of federally-guaranteed debentures issued by the developer.

In addition, documents are being negotiated that will provide for the settlement and payment of claims against the new town and for the voluntary turnover to HUD of assets other than the property being foreclosed.

James F. Dausch, New Communities Administrator, said the plan of acquisition represented the first phase in a reorganization of the project and observed that HUD still considers Flower Mound to be a "potentially successful new town."

Mr. Dausch said HUD is actively seeking a new development team for Flower Mound as part of the reorganization process. In the meantime, he added, some on-site development activity would continue.

Flower Mound is located approximately 22 miles north-west of the Dallas central business district in Denton County, Texas. Fourteen million dollars of federally-guaranteed debentures were sold on October 5, 1971, and \$4 million of additional debentures on January 10, 1975.

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HUD NEWS

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~~FILE COPY~~

NEW
COMMUNITIES

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-266
Phone: (202) 755-5277
(Day)

FOR RELEASE:
Tuesday
July 20, 1976

~~FILE COPY~~

The Department of Housing and Urban Development today announced an award of \$336,600 to the Newfields new community, seven miles northwest of Dayton, Ohio. This brings to \$1,919,237 HUD's total grant commitment to this federally-assisted new town.

James F. Dausch, New Communities Administrator, said the award was made from discretionary funds available under the Housing and Community Development Act of 1974.

Proceeds from the grant will be used by the Newfields Community Authority to construct 26,000 linear feet of pathways, playsites, picnic areas, and an active recreation area adjacent to the Trotwood-Madison Junior High School.

Newfields, planned to eventually house 40,000 residents, is being built with support from an \$18 million Federal guarantee from HUD pursuant to Title VII of the Urban Growth and New Community Development Act of 1970.

-more-

Under Title IV of the Housing and Urban Development Act of 1968 and Title VII of the Urban Growth and New Communities Act of 1970, HUD has guaranteed \$280 million in debentures issued by the developers of 13 new communities throughout the United States.

The New Communities program was designed to encourage well-planned, diversified, and economically sound new communities, including major additions to existing communities. Its prime objective is to offer a wide range of housing types in close proximity to jobs and attractive recreational and cultural facilities.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

NEW
COMMUNITIES

HUD-No. 76-267
Phone: (202) 755-5277
(Day)

FOR RELEASE:
Tuesday
July 20, 1976

FILE COPY

Park Forest South, a federally-assisted new community 30 miles south of Chicago, Ill., has been awarded an additional \$1,455,500 grant by the Department of Housing and Urban Development.

Announcing the award, James F. Dausch, New Communities Administrator, said HUD's grant assistance to the development of the new town now totals \$1,705,500.

The Village of Park Forest South, the local governmental unit for the new community, will use the grant to improve two existing parks, construct pathways, acquire the 50-acre Pine Lake tract, and landscape entryways.

Park Forest South now has approximately 6,000 residents and a thriving industrial park. It is the site of Governor's State University, which now enrolls 4,000 students. A rapid transit station, scheduled to open this Bicentennial year, will bring Chicago within 30 minutes' commuting time for the village residents.

-more-

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Block Grants

HUD-No. 76-268
Phone (202) 755-6072
(Hardesty)

FILE COPY

PROGRAM ACTIONS
ANNOUNCED ON
Thursday, July 22, 1976

FILE COPY

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Following are the latest HUD approvals of block grants under Title I of the Housing and Community Development Act of 1974, which replaces the previous HUD Community Development categorical grant programs:

B-76-HN-01-0008 Daleville, AL, \$250,000. (Mayor J. R. Day, P. O. Box 68, Daleville, AL 36322)

B-76-HN-01-0007 Decatur, AL, \$1,811,000. (Mayor Russell Bolding, P. O. Box 1069, Decatur, AL 35601)

B-76-HN-01-0022 Tuskegee, AL, \$1,981,000. (Mayor Johnny L. Ford, 302 S. Main St., Tuskegee, AL 36083)

B-76-HS-01-0005 Sheffield, AL, \$498,000. (Mayor F. E. Draper, Municipal Bldg., Sheffield, AL 35660)

B-76-HN-01-0004 Childersburg, AL, \$177,000. (Mayor S. Limbaugh, City Hall Bldg., 118 Sixth Ave., SW, Childersburg, AL 35044)

B-76-HS-02-0001 Cordova, AK, \$61,000. (Roger A. Riddell, Director, HUD-FHA Insuring Office, 334 W. Fifth Ave., Anchorage, AK 99501)

B-76-HN-02-0003 Juneau, AK, \$1,595,000. (Same as above)

B-76-HN-02-0005 Seldovia, AK, \$123,000. (Same as above)

B-76-HN-02-0006 Sitka, AK, \$134,000. (Same as above)

B-76-HN-02-0007 Valdez, AK, \$53,000. (Same as above)

B-76-HN-04-0501 Sacaton, AZ, \$618,000. (Governor Alexander Lewis, Sr., Gila River Indian Community, P. O. Box 37, Sacaton, AZ 85274)

B-76-SN-05-0001 Maumelle, AR, \$240,000 increase to a total of \$1,562,000. (James F. Dausch, Administrator and Deputy General Manager, New Community Development Corporation, HUD, 451 7th St., SW, Washington, D. C. 20410)

B-76-MC-06-0007 Alameda, CA, \$576,000. (John D. Goss, City Manager, Alameda, CA 94501)

B-76-MC-06-0501 Anaheim, CA, \$1,184,000. (Keith A. Murdoch, City Manager, P. O. Box 3222, Anaheim, CA 92803)

B-76-MC-06-0010 Daly City, CA, \$460,000. (Mayor Anthony A. Giannona, Sullivan and 90th St., Daly City, CA 94015)

B-76-MC-06-0008 Berkeley, CA, \$2,812,000. (John Taylor, City Manager, City Hall, 2134 Grove St., Berkeley, CA 94704)

B-76-UC-06-0002 Contra Costa County, CA, \$2,347,000. (James P. Kenny, Chairman, Board of Supervisors, Contra Costa County, County Administration Bldg. P. O. Box 911, Martinez, CA 94553)

B-76-MC-06-0027 Fairfield, CA, \$382,000. (B. Coyle Wilson, City Manager, City Hall, 1000 Webster St., Fairfield, CA 94533)

B-76-UC-06-0502 Kern County, CA, \$3,190,000. (Leroy Jackson, Chairman, Board of Supervisors, 1415 Truxton Ave., Bakersfield, CA 93301)

B-76-MC-06-0502 Buena Park, CA, \$450,000. (Richard D. Wykoff, City Manager, 6650 Beach Blvd., Buena Park, CA 90620)

B-76-MC-06-0514 Carson, CA, \$711,000. (Mayor John A. Marbut, 21919 S. Avalon Blvd., Carson, CA 90745)

B-76-MC-08-0504 Fullerton, CA, \$556,000. (William C. Winter, City Administrator Pro Tem, 308 W. Commonwealth Ave., Fullerton, CA 92632)

B-76-MC-06-0523 Los Angeles, CA, \$38,595,043. (Mayor Tom Brady, 200 S. Spring St., Los Angeles, CA 90012)

B-76-UC-06-0505 Los Angeles County, CA, \$17,533,000. (James S. Mize, Executive Officer, County of Los Angeles, 500 W. Temple St., Los Angeles, CA 90012)

B-76-UC-06-0004 Marin County, CA, \$1,233,000. (Robert A. Roumiguire, County Administrator, Civic Center, San Rafael, CA 94903)

B-76-MC-06-0004 Monterey, CA, \$182,000. (Mayor Peter J. Coniglio, City Hall, Monterey, CA 93940)

B-76-MC-06-0028 Napa, CA, \$2,244,000. (Lee Roberts, City Manager, P. O. Box 660, Napa, CA 94538)

B-76-MC-06-0534 Oxnard, CA, \$1,599,000. (Paul E. Wolven, City Manager, 305 W. Third St., Oxnard, CA 93030)

B-76-MC-06-0013 Oakland, CA, \$12,738,000. (Cecil S. Riley, City Manager, City Hall, 14th and Washington Sts., Oakland, CA 94612)

B-76-MC-06-0327 Pomona, CA, \$877,000. (Jarrold Gooch, City Administrator, 505 S. Carey Ave., Pomona, CA 91766)

B-76-MC-06-0014 Redwood City, CA, \$367,000. (Mayor Marguerite Laipzig, City Hall, Redwood City, CA 94064)

B-76-UC-06-0506 Riverside County, CA, \$2,971,000. (Donald L. Schroeder, Chairman, Board of Supervisors, 4080 Orange St., Riverside, CA 92502)

B-76-MC-06-0538 Riverside, CA, \$1,508,000. (Mayor Ben H. Lewis, 3900 Main St., Riverside, CA 92501)

B-76-MC-06-0003 Sacramento, CA, \$3,942,000. (Walter J. Slipe, City Manager, 915 "I" St., Sacramento, CA 95814)

B-76-UC-06-0005 Sacramento County, CA, \$2,784,000. (Thomas Campbell, County Executive, 827 7th St., Sacramento, CA 95814)

B-76-MC-06-0005 Salinas, CA, \$586,000. (Mayor Henry Hibino, 200 Lincoln Ave., Salinas, CA 93901)

B-76-MC-06-0539 San Bernardino, CA, \$3,117,000. (Mayor W. R. "Bob" Holcomb, 300 N. "D" St., San Bernardino, CA 92418)

B-76-UC-06-0503 San Bernardino County, CA, \$4,307,000. (Dennis Hansberger, Chairman, Board of Supervisors, 175 W. 5th St., San Bernardino, CA 92415)

B-76-MC-06-0024 Santa Cruz, CA, \$332,000. (Mayor Sally DiGirolamo, 809 Center St., Santa Cruz, CA 93060)

B-76-UC-06-0007 Santa Clara County, CA, \$2,238,000. (Dan McGorquodale, Chairman, Board of Supervisors, 70 W. Heddina St., San Jose, CA 95110)

B-76-MC-06-0017 San Leandro, CA, \$429,000. (L. E. Riordan, City Manager, City Hall, 835 E. 14th St., San Leandro, CA 94577)

B-76-MC-06-0529 Santa Monica, CA, \$802,000. (James D. Williams, City Manager, 1685 Main St., Santa Monica, CA 90401)

B-76-MC-06-0025 Santa Rosa, CA, \$1,821,000. (Kenneth R. Blackman, City Manager, 100 Santa Rosa Ave., P. O. Box 1678, Santa Rosa, CA 93401)

B-76-MC-06-0023 Sunnyvale, CA, \$566,000. (Mayor Donald Koreski, 456 W. Olive Ave., Sunnyvale, CA 94086)

76-MC-06-0029 Vallejo, CA, \$1,259,000. (Gerald R. Davis, City Manager, City Hall, 714 Marin St., Vallejo, CA 94590)

B-76-MC-06-0509 Westminster, CA, \$432,000. (Mayor Philip L. Anthony, 8200 Westminster Ave., Westminster, CA 92688)

B-76-MC-08-0005 Denver, CO, \$14,767,000. (Mayor William H. McNichols, City and County Bldg., Denver, CO 80202)

B-76-MC-09-0009 New Haven, CT, \$18,162,000. (Mayor Frank Logue, City Hall, 167 Church St., New Haven, CT 06508)

B-76-MC-09-0014 Stamford, CT, \$2,034,000. (Mayor Louis A. Olanes, Old City Hall, 179 Atlantic St., Stamford, CT 06901)

B-76-MC-09-0016 Waterbury, CT, \$5,688,000. (Mayor Edward D. Bergin, Chase Bldg., 236 Grand St., Waterbury, CT 06710)

B-76-DN-12-0003 Monroe County, FL, \$300,000. (Mayor Harry Harris, Monroe County Courthouse, Key West, FL 33040)

B-76-UC-12-0003 Orange County, FL, \$2,046,000. (John C. Martin, Chairman, Board of County Commissioners, P. O. Box 1393, Orlando, FL 32802)

B-76-DN-12-0004 Sumter County, FL, \$150,000. (Melvin E. Carlton, Chairman, Board of County Commissioners, P. O. Box 8, Bushnell, FL 33513)

B-76-HN-13-0002 Americus, GA, \$253,000. (Mayor John Sheffield, Jr., Municipal Bldg., Americus, GA 31709)

B-76-HN-13-0009 Cedartown, GA, \$510,000. (J. R. McCarson, Chairman, City Commission, Box 65, Cedartown, GA 30125)

B-76-HN-13-0020 Dalton, GA, \$727,000. (Mayor M. Donald Ellis, City Hall, Dalton, GA 30720)

B-76-HN-13-0012 Douglas, GA, \$732,000. (Mayor George M. Schlegel, Lock Drawer 470, Douglas, GA 31533)

B-76-HN-13-0013 Dublin, GA, \$28,000. (Mayor Robert E. Cochran, Box 690, Dublin, GA 31021)

B-76-HN-13-0019 Saint Marys, GA, \$15,000. (Mayor Richard L. Daley, 418 Osborne St., Saint Marys, GA 31558)

B-76-HS-13-0006 Warner Robins, GA, \$526,000. (Mayor Edward Bryant, Box 1488, Warner Robins, GA 31093)

B-76-HN-15-0001 Hawaii County, HI, \$835,000. (Mayor Herbert T. Matayoshi, Hawaii County, 25 Aupuni St., Hilo, HI 96720)

B-76-HN-12-0003 De Kaulb, IL, \$866,000. (Mayor Carroll W. Von Patter, 200 S. Fourth St., De Kaulb, IL 60115)

B-76-MC-17-0012 Evanston, IL, \$493,000. (Ed. A. Martin, City Manager, 1501 Oak Ave., Evanston, IL 60204)

B-76-UR-18-0003 Monticello, IN, \$1,300,000 increase to a total of \$4,499,540. (B. W. Parker, Director, Redevelopment Commission, P. O. Box 891, Monticello, IN 47960)

B-76-MC-18-0011 South Bend, IN, \$3,248,000. (Mayor Peter J. Nemeth, County-City Bldg., South Bend, IN 46601)

B-76-MC-18-0009 West Lafayette, IN, \$157,000. (Mayor Joseph S. Dienhart, 609 W. Navajo St., West Lafayette, IN 47906)

B-76-HN-19-0005 Iowa City, IA, \$2,061,000. (Mayor Mary Neuhauser, 410 E. Washington, Iowa City, IA 52240)

B-76-MC-20-0001 Bonner Springs, KS, \$415,000 plus \$87,413 recaptured UR Settlement funds. (Mayor Gene Reynolds, 205 E. 2nd St., P. O. Box 38, Bonner Springs, KS 66012)

B-76-HN-20-0011 Manhattan, KS, \$992,000. (Mayor Dean Coughenour, Box 748, Manhattan, KS 66502)

B-76-DN-21-0001 Richmond, KY, \$688,602. (Mayor Wallace G. Maffett, P. O. Box 250, Richmond, KY 40475)

B-76-MC-22-0001 Alexandria, LA, \$861,000. (Mayor John K. Snyder, P. O. Box 71, Alexandria, LA 71301)

B-76-MC-23-0003 Portland, ME, \$4,907,000. (Neal W. Allen, III, City Manager, 389 Congress St., Portland, ME 04111)

B-76-HS-24-0003 College Park, MD, \$581,000. (Mayor St. Clair Reeves, 4500 Knox Road, College Park, MD 20740)

B-76-DN-24-0110 Frederick, MD, \$300,000. (William H. duBell, Director, Housing and Community Development, Winchester Hall, Frederick, MD 21701)

B-76-DN-24-0117 Lonacoking, MD, \$50,000. (Mayor John H. Evans, Town Hall, 7 Jackson St., Lonacoking, MD 21539)

B-76-MC-26-0002 Battle Creek, MI, \$394,000. (Sam Stelbrecht, Planning Director of Battle Creek, P. O. Box 1717, City Hall, Battle Creek, MI 49106)

B-76-HN-26-0002 Benton Harbor, MI, \$1,404,000. (James Peeples, Jr., City Manager, 200 Wall St., Benton Harbor, MI 49022)

B-76-MC-26-0005 Dearborn Heights, MI, \$514,000. (Carmen Oliverio, Program Director, Dept. of Community Development, 6045 Fenton, Dearborn Heights, MI 48120)

B-76-UC-26-0003 Wayne County, MI, \$2,065,000. (John Barr, Wayne County Board of Commissioners, 726 City-County Bldg., Detroit, MI 48226)

B-76-MC-26-0019 Grand Rapids, MI, \$4,610,000. (Joseph R. Grassie, City Manager, 300 Monroe Ave., NW, Grand Rapids, MI 49502)

B-76-HS-26-0010 Highland Park, MI, \$4,776,000. (Troy Grigsby, Administrator, Community Development Programs, 14020 Oakland Ave., Highland Park, MI 48203)

B-76-HN-26-0006 Manistique, MI, \$226,000. (Mayor Frank H. Hewitt, City Hall, 300 N. Maple St., Manistique, MI 49854)

B-76-HS-26-0014 Mount Clemens, MI, \$1,189,000. (Gordon Uecker, Director, Department of Community Development, One Crocker Blvd., Mount Clemens, MI 48043)

B-76-MC-26-0023 Portage, MI, \$186,000. (Donald Ziemke, City Manager, 7800 Shaver Ave., Portage, MI 49081)

B-76-MC-26-0030 Waterford, MI, \$390,000. (Ray Rose, Acting Director, Redevelopment Division, 5168 Tubbs Rd., Pontiac, MI 48054)

B-76-MC-26-0012 Southfield, MI, \$322,000. (Peter J. Cristiano, City Administrator, 26000 Evergreen Rd., Southfield, MI 48076)

B-76-MC-26-0014 Sterling Heights, MI, \$320,000. (Raymond Filipchitk, Director, Public Services, 40555 Utica Rd., Sterling Heights, MI 48078)

B-76-HS-26-0001 Ypsilanti, MI, \$254,979. (Frank Leimbach, City Planner, 3040 N. Huron, Ypsilanti, MI 48197)

B-76-HS-27-0002 Hibbing, MN, \$131,000 increase to a total of \$262,000. (Mayor Kenneth Lund, City Hall, Hibbing, MN 55746)

B-76-DN-27-0015 Lake Bronson, MN, \$71,000. (Mayor Guy M. Danielson, City Hall, Lake Bronson, MN 56734)

B-76-DN-27-0027 Wells, MN, \$378,000. (Mayor Gunnar Frey, 125 S. Broadway, Wells, MN 56097)

B-76-MC-28-0003 Jackson, MS, \$2,375,000. (Mayor Russell C. Davis, P. O. Box 17, Jackson, MS 39205)

B-76-DN-29-5009 Novinger, MO, \$264,000. (Mayor Juanita Sommers, City Hall, Novinger, MO 63559)

B-76-DN-29-5011 Oran, MO, \$376,000. (Mayor Ben Evans, Oran, MO 63771)

B-76-DN-29-5012 Pilot Grove, MO, \$66,000. (Mayor B. J. Wessing, Box 25, Pilot Grove, MO 65276)

B-76-UR-32-0001 North Las Vegas, NV, \$167,130. (Waitman Boddy, City Manager, 2200 Civic Center Dr., North Las Vegas, NV 89030)

B-76-MC-34-0001 Atlantic City, NJ, \$3,340,000. (Mayor Joseph Lazarow, City Hall, Atlantic City, NJ 08401)

B-76-MC-34-0101 Bayonne, NJ, \$598,000. (Mayor Dennis P. Collins, 630 Avenue "C", Municipal Bldg., Bayonne, NJ 07002)

B-76-MC-34-0003 Camden, NJ, \$5,554,000. (Mayor Angelo J. Errichetti, City Hall, Camden, NJ 08101)

B-76-MC-34-0105 Edison, NJ, \$338,000. (Mayor Thomas H. Paterniti, Municipal Bldg., Plainfield and Woodbridge Aves., Edison, NJ 08817)

B-76-MC-34-0110 Middletown, NJ, \$344,000. (Mayor Allan McDonald, 1 Kings Highway, Middletown, NJ 07748)

B-76-UC-34-0105 Morris County, NJ, \$1,391,000. (Leanna Brown, Director, Board of Chosen Freeholders, County Courthouse, Morristown, NJ 07960)

B-76-HS-34-0108 Morristown, NJ, \$282,000. (Mayor David V. Manahan, Municipal Bldg., South Street, Morristown, NJ 07960)

B-76-MC-34-0112 New Brunswick, NJ, \$1,399,000. (Mayor Richard J. Mulligan, City Hall, 78 Bayard St., New Brunswick, NJ 08903)

B-76-MC-34-0114 Passaic, NJ, \$629,000. (Mayor Gerald Goldman, City Hall, 101 Passaic Ave., Passaic, NJ 07055)

B-76-SQ-34-0100 Passaic, NJ, \$313,000. (Same as above)

B-76-MC-34-0115 Paterson, NJ, \$4,036,000. (Mayor Lawrence F. Kramer, City Hall, 155 Market St., Paterson, NJ 07505)

B-76-HN-35-0501 Mescalaro, NM, \$97,000. (Woodell Chino, President, Mescalaro Apache Tribe, P. O. Box 176, Mescalaro, NM 88340)

B-76-HS-36-0100 Beacon, NY, \$2,747,000. (Mayor Robert L. Cahill, 427 Main St., Beacon, NY 12508)

B-76-HS-36-0102 Cohoes, NY, \$3,567,000. (Mayor Ronald Canestrari, City Hall, Mohawk St., Cohoes, NY 12047)

B-76-HN-36-0007 Penn Yan, NY, \$29,000. (Mayor Bruce R. LeClaire, Village Hall, Penn Yan, NY 14527)

B-76-HN-36-0115 Potsdam, NY, \$203,000. (Mayor John J. Hayes, Civic Center, Potsdam, NY 13676)

B-76-MC-36-0105 Poughkeepsie, NY, \$10,691,000. (William Cranston, Acting City Manager, City Hall, Memorial Square, Poughkeepsie, NY 12602)

B-76-MC-36-0003 Rochester, NY, \$14,508,581. (Elisha Freedman, City Manager, City Hall, Rochester, NY 14614)

B-76-MC-36-0112 Yonkers, NY, \$5,245,000. (Vincent Castaldo, City Manager, City Hall, Yonkers, NY 10701)

B-76-MC-36-0110 Utica, NY, \$1,551,000. (Mayor Edward A. Hanna, City Hall, 1 Kennedy Plaza, Utica, NY 13502)

B-76-HS-36-0128 Watervliet, NY, \$409,000. (Mayor J. Leo O'Brien, City Hall, Watervliet, NY 12183)

B-76-HN-35-0004 Gallup, NM, \$631,000. (Mayor Edward Junker, P. O. Box 1270, Gallup, NM 87301)

B-76-MC-37-0001 Asheville, NC, \$3,238,000. (Mayor Eugene C. Ochsenrciter, Jr., P. O. Box 7148, Asheville, NC 28807)

B-76-HN-37-0001 Beaufort, NC, \$250,000. (A. C. Blankenship, Town Clerk, P. O. Box 390, Beaufort, NC 28516)

B-76-MC-37-0002 Burlington, NC, \$1,338,000. (Mayor Paul W. Andrews, P. O. Box 1358, Burlington, NC 27215)

B-76-MC-37-0003 Charlotte, NC, \$10,051,000. (Mayor John M. Belk, 600 E. Trade St., Charlotte, NC 28202)

B-76-MC-37-0004 Durham, NC, \$2,384,000. (I. Harding Hughes, City Manager, P. O. Box 2251, Durham, NC 27702)

B-76-HS-37-0003 Cumberland County, NC, \$300,000. (Luther Packer, Chairman, Cumberland County, Board of Commissioners, P. O. Drawer 1829, Fayetteville, NC 28302)

B-76-MC-37-0005 Fayetteville, NC, \$1,444,000. (Mayor Beth D. Finch, 234 Green St., Fayetteville, NC 28301)

B-76-HN-37-0005 Greenville, NC, \$1,909,000. (Mayor Percy R. Cox, P. O. Box 1905, Greenville, NC 27834)

B-76-HN-37-0002 Hendersonville, NC, \$393,000. (Mayor Boyce A. Whitmire, 145 5th Ave., East, Hendersonville, NC 28739)

B-76-HN-37-0008 Hickory, NC, \$689,000. (Mayor Julian G. Whitener, P. O. Box 398, Hickory, NC 28601)

B-76-MC-37-0008 High Point, NC, \$3,861,000. (Mayor Roy B. Culler, Jr., P. O. Box 230, High Point, NC 27261)

B-76-HN-37-0014 New Bern, NC, \$473,000. (J. C. Outlaw, City Manager, P.O. Box 1120, New Bern, NC 28560)

B-76-HN-37-0023 Washington, NC, \$227,000. (Mayor Richard W. Tripp, P. O. Box 850, Washington, N. C. 27889)

B-76-MC-37-0010 Wilmington, NC, \$1,018,000. (J. A. Jones, City Manager, P. O. Box 1810, Wilmington, NC 28401)

B-76-MC-37-0011 Winston-Salem, NC, \$5,122,000. (Mayor Franklin R. Shirley, P.O. Box 2511, Winston-Salem, NC 27101)

B-76-MC-39-0001 Akron, OH, \$10,482,000. (Mayor John S. Ballard, Municipal Bldg., Akron, OH 44308)

B-76-UC-39-0002 Franklin County, OH, \$1,635,000. (Michael J. Dorrian, President, J. Franklin County Commissioners, 410 S. High St., Columbus, OH 43215)

B-76-MC-39-0017 Mansfield, OH, \$502,000. (Mayor Richard A. Porter, 27 W. Second St., Mansfield, OH 44902)

B-76-HN-39-0008 Sandusky, OH, \$1,057,000. (Frank A. Link, City Manager, 222 Meigs St., Sandusky, OH 44870)

B-76-MC-39-0021 Toledo, OH, \$11,017,000. (James B. Daken, City Manager, 525 N. Erie St., Toledo, OH 43624)

B-76-HN-40-0006 Miami, OK, \$597,000. (Mayor Wayne M. Pack, 205 "B" NE, Miami, OK 74354)

B-76-MC-40-0004 Tulsa, OK, \$8,673,000. (Mayor Robert J. LaFortune, 200 Civic Center, Tulsa, OK 74103)

B-76-HN-41-0002 Coos Bay, OR, \$737,000. (Mayor Robert Hall, P. O. Box 1118, Coos Bay, OR 97420)

B-76-HS-72-0002 Catano, PR, \$637,000. (Mayor Jose Alvarez Brunet, P. O. Box 428, Catano, PR 00632)

B-76-DN-47-0026 Athens, TN, \$175,000. (Mayor William R. Rodgers, P.O. Box 849, Athens, TN 37303)

B-76-HN-47-0005 Dyersburg, TN, \$646,000. (Mayor David Lanier, City Hall, Dyersburg, TN 38024)

B-76-DN-47-0004 Loudon, TN, \$500,000. (Mayor Eugene Lambert, P.O. Box 189, Loudon, TN 37774)

B-76-DN-47-0007 McEwen, TN, \$130,000. (Mayor Durward Ross, City Hall, P. O. Box 236, McEwen, TN 37101)

B-76-DN-47-0025 Pikeville, TN, \$290,000. (Mayor Ray Evans, P. O. Box 225, Pikeville, TN 37362)

B-76-UC-48-0001 Tarrant County, TX, \$1,460,000. (Michael J. Moncrief, County Judge, Tarrant County, 100 W. Weatherford, Fort Worth, TX 76102)

B-76-MC-48-0504 Harlingen, TX, \$788,000. (Mayor R. D. Youker, 118 East Tyler, P. O. Box 2207, Harlingen, TX 78550)

B-76-MC-48-0505 Laredo, TX, \$2,781,000. (Mayor J. C. Martin, Jr., P. O. Box 1276, Laredo, TX 78040)

B-76-MC-48-0014 Mesquite, TX, \$368,000. (Mayor Bob R. Beard, P. O. Box 137, Mesquite, TX 75149)

B-76-MC-48-0507 Pharr, TX, \$477,000. (Mayor A. C. Jaime, P. O. Box B, Pharr, TX 78577)

B-76-MC-48-0508 San Antonio, TX, \$16,038,000. (Mayor Lila Cockrell, P. O. Box 9066, San Antonio, TX 78285)

B-76-HS-48-0002 White Settlement, TX, \$839,000. (Mayor Rex Scott, 214 Meadow Park Dr., White Settlement, TX 76108)

B-76-MC-49-0001 Ogden, UT, \$694,000. (R. L. Larsen, City Manager, Municipal Bldg., P. O. Box 9699, Ogden, UT 84409)

B-76-MC-49-0002 Orem City, UT, \$253,000. (Mayor James E. Mangum, P. O. Box 247, Orem City, UT 84057)

B-76-MC-49-0003 Provo, UT, \$694,000. (Mayor Russell D. Grange, 351 W. Center St., Provo, UT 84601)

B-76-DN-51-0112 Accomack County, VA, \$130,000. (C. M. Williams, Jr., County Administrator, Accomac, VA 23301)

B-76-DN-51-0145 Greene County, VA, \$250,000. (J. L. Morris, County Administrator, P. O. Box 358, Standardsville, VA 22973)

B-76-DN-51-0122 Pulaski, VA, \$220,000. (J. E. Marshall, Town Manager, P. O. Box 660, Pulaski, VA 24301)

B-76-DN-51-0149 Rappahannock County, VA, \$188,000. (Ernest P. Luke, Chairman, Board of Supervisors, Courthouse, Washington, VA 27747)

B-76-DN-51-0126 Spotsylvania County, VA, \$350,000. (William Oeters, County Administrator, P. O. Box 77, Spotsylvania, VA 22553)

B-76-DN-51-0129 Wise County, VA, \$344,310. (Joseph C. O'Brien, County Administrator, P. O. Box 570, Courthouse, Wise, VA 24293)

-HN-53-0002 Ellensburg, WA, \$83,000. (Robert H. Walker, City Manager, 420 North Pearl, Ellensburg, WA 98926)

B-76-HN-53-0003 Hoquiam, WA, \$90,000. (Mayor John E. McGuire, 609 - 8th St., Hoquiam, WA 98550)

B-76-UC-53-0001 King County, WA, \$3,339,000. (John D. Spellman, County Executive, Courthouse, Room W-217, Seattle, WA 98104)

B-76-HN-53-0004 Longview, WA, \$598,000. (J. Walter Barham, City Manager, P. O. Box 128, City Hall, Longview, WA 98632)

B-76-DN-55-0005 Beaver Dam, WI, \$210,000. (Mayor Robert H. Kachelski, 205 S. Lincoln Ave., Beaver Dam, WI 53916)

B-76-HN-55-0001 Beloit, WI, \$914,000. (H. Herbert Holt, City Manager, 220 W. Grand Ave., Beloit, WI 53511)

B-76-DN-55-0002 Eau Claire, WI, \$500,000. (Ray E. Wachs, City Manager, 203 S. Farwell St., Eau Claire, WI 54701)

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SOLAR
ENERGY



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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-270
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Monday
July 26, 1976

FILE COPY

Applications for a second round of grants to install and test solar energy systems in single and multifamily homes are now being accepted by the U.S. Department of Housing and Urban Development.

Charles J. Orlebeke, Assistant Secretary for Policy Development and Research, said grants would be made only to builders and developers who market the homes after they are completed. Funding will not be considered for pre-sold units nor for individuals for their private homes.

The first round of grants for experimental systems to heat and cool homes by solar energy was awarded by HUD in January. There were 48 grants, totalling \$963,848, divided among 136 units in 27 States. Winners in the first round are free to compete for this and succeeding rounds.

Mr. Orlebeke said that winners will be judged according to criteria printed in the application material. The exact number of grants to be awarded will depend upon the number and quality of applications, available funding and program requirements. Deadline for receipt of this round is Sept. 1. Winners are expected to be announced later in the Fall.

Applicants are expected to have already arranged financing, secured land and selected and completed the basic engineering design for their solar system.

Conducted under the provisions of the Solar Heating and Cooling Demonstration Act of 1974, the program is designed to give the housing industry, HUD and the general public practical experience installing, operating and selling solar heating, cooling and hot water systems in many different climates and applications. The demonstration will run through 1979, with at least three more rounds of grant awards expected.

Some 3,000 copies of the grant application forms have already been mailed to those builders and developers who responded to HUD's preliminary announcement in May.

Additional forms may be obtained by writing:

RFGA Integrated Projects
HUD Solar Staff - Room 8158
Department of Housing & Urban Development
Washington, D.C. 20410

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Richard Burke *Panera* *X 56970*

FILE COPY **HUD NEWS**
U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-272
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Friday
July 23, 1976

FILE COPY

In a nationwide competition, 10 State and local jurisdictions have been awarded grants totalling \$1 million by the Department of Housing and Urban Development to demonstrate new methods to help public officials get more results for every tax dollar spent.

Some 165 localities joined in the competition for these productivity improvement grants. The winners did the best job of showing how their projects would demonstrate a new approach to:

- * Maintaining the same quantity or quality of service at lower cost;
- * Increasing the quantity or quality of service at the same or lower cost; or
- * Improving working conditions without lowering the quality or quantity of service or raising costs.

Projects selected show potential for widespread application by other State or local governments. Results and experiences will be evaluated and published for use by other jurisdictions.

The winners were announced today by Charles J. Orlebeke, who heads the Department's Office of Policy Development and Research. Mr. Orlebeke said the grants were part of HUD's Innovative Projects Program to help strengthen the capability of local governments through demonstration projects which can serve as models for other jurisdictions.

The winning projects are:

Akron, Ohio - \$103,390 - Development and transfer to four other jurisdictions of a computer-based park maintenance system for improved planning and scheduling of resources.

Anaheim, Calif. - \$108,560 - Development of a comprehensive system for planning street improvements to minimize interference with normal traffic flows and reduce other adverse community impacts.

Eight Iron Range Communities, Eveleth, Minn. - \$70,000 - Development of regional cooperation mechanisms to improve service delivery among small communities undergoing rapid growth.

San Diego, Calif. - \$32,025 - Development and testing of training packages designed to improve municipal employee attitudes, motivations and incentives as an additional part of an existing city-wide productivity improvement program.

Santa Clara, Calif., and five other cities - \$131,883 - Testing new ways of matching staffing levels more closely to work loads for city employees who perform around-the-clock services.

Brantley County, Ga. - \$101,529 - Improvement of productivity through a consortium of eight rural counties and 25 local governments in such functional areas as energy conservation, purchasing, personnel management and vehicle maintenance and scheduling.

State of Illinois - \$83,641 - Development of techniques for evaluating effectiveness and efficiency of various forms of care furnished by private sources for child wards of the State.

State of Oregon - \$100,000 - Development and testing of a one-stop license and permit application system through a partnership of the State and three cities.

State of Rhode Island - \$130,000 - Development and testing of comparative performance measures in five communities in the areas of police, fire, parks and public works through a partnership of State and cooperating local governments.

Washington, D.C. - \$197,440 - Demonstration of a comprehensive use of performance measurement systems and neighborhood citizens' input to improve the delivery of services that affect the physical condition of neighborhoods, such as street cleaning, maintenance of parks and open space, and housing inspection for code enforcement.

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HUD NEWS

U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D. C. 20410

Comprehensive Planning

HUD-No. 76-274
Phone (202) 755-6072
(Hardesty)

FILE COPY

PROGRAM ACTIONS
ANNOUNCED ON
Wednesday, July 28, 1976

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM

The following grants help cover the cost of planning for growth needs of the area:

CPA-CA-09-00-1024 Fremont, CA, \$40,000. (Don Driegs, City Manager, Government Bldg., 39700 Civic Center Dr., Fremont, CA 94538)

CPA-CA-09-00-1006 Los Angeles County, CA, \$66,100. (Baxter Ward, Chairman, Board of Supervisors, 2999 W. 6th St., Los Angeles, CA 90015)

CPA-CA-09-00-1020 San Bernardino, CA, \$20,000. (Mayor W. R. Holcomb, 300 N. D St., San Bernardino, CA 92418)

CPA-CA-09-00-1017 Stockton, CA, \$28,000. (Elder Gunter, City Manager, City Hall, Stockton, CA 95202)

CPA-MD-03-00-1021 Maryland, State of, \$623,300. (Vladimir A. Wahbe, Department of State Planning, 301 W. Preston St., Baltimore, MD 21201)

CPA-MN-05-00-1026 Bloomington, MN, \$15,600. (William A. Walton, Director of Planning, 2215 W. Old Shakopee Rd., Bloomington, MN 55431)

CPA-MN-05-00-1028 Rochester, MN, \$28,800. (Kenneth H. Fritz, Executive Director, Rochester-Olmsted Council of Governments, 1421 Third Ave., SE, Rochester, MN 55901)

CPA-MS-04-00-1001 Columbus, MS, \$75,000. (Glover Wilkins, Administrator, Tennessee-Tombigbee Waterway Development Authority, P. O. Drawer 671, Columbus, MS 39701)

CPA-NH-01-00-1006 New Hampshire, State of, \$390,000. (George A. McAvoy, Director, Office of Comprehensive Planning, State House Annex, Concord, NH 03301)

CPA-NY-02-00-1120 New York, NY, \$65,267. (J. Douglas Carroll, Jr., Executive Director, Tri-State Regional Planning Commission, One World Trade Center, 82nd Floor, New York, NY 10048)

CPA-NY-02-00-1110 Oyster Bay, NY, \$43,500. (John W. Burke, Supervisor, Town of Oyster Bay, Town Hall, 91 Audrey Ave., Oyster Bay, NY 11771)

CPA-RI-01-00-1009 Rhode Island, State of, \$110,000. (Frederick C. Williamson, Director, Dept. of Community Affairs, 150 Washington St., Providence, RI 02903)

FRC JF 01-09 Providence, RI, \$110,000. (Daniel W. Varin, Secretary, Statewide Planning Council, 265 Melrose St., Providence, RI 02907)

CPA-SC-04-00-1008 Georgetown, SC, \$36,364. (C. Kenneth Thompson, Director, Waccamaw Regional Planning and Development District, P. O. Box 419, Georgetown, SC 29440)

CPA-UT-08-00-0075 Utah, State of, \$199,000. (Burton L. Carlson, State Planning Coordinator, Room 118 State Capitol Bldg., Salt Lake City, UT 84114)

CPA-VA-03-00-1069 Roanoke, VA, \$45,000. (Byron E. Haner, City Manager, Municipal Bldg., 215 Church St., Roanoke, VA 24017)

CPA-VT-01-00-1003 Vermont, State of, \$325,000. (Leonard U. Wilson, Director, State Planning Office, Pavillion Office Bldg., Montpelier, VT 05602)

CPA-WA-10-00-0025 King County, WA, \$33,750. (John D. Spellman, County Executive, W 217 King County Courthouse, 516 Third Ave., Seattle, WA 98104)

CPA-WA-10-00-0028 Seattle, WA, \$170,000. (Mart Kask, Executive Director, Puget Sound Council of Governments, 216 First Ave., South, Seattle, WA 98104)

CPA-WA-10-00-0027 Pierce County, WA, \$33,750. (Kenneth A. Jones, Assistant Director, County Planning Dept., Room 742, County-City Bldg., Tacoma, WA 98402)

- - Tacoma, WA, \$44,000. (Jack Creighton, Director, Program Management System, City of Tacoma, 340 County-City Bldg., Tacoma, WA 98402)

CPA-WI-05-00-1053 Brown County, WI, \$56,500. (B. F. Paruleski, Executive Director, County Planning Commission, 100 N. Jefferson St., Green Bay, WI 54301)

CPA-WI-05-00-1052 Oshkosh, WI, \$14,300. (David L. Wentland, Acting City Manager, 215 Church St., Oshkosh, WI 54901)

LOW RENT PUBLIC HOUSING PROGRAM

Ariz 28-2, 3 Chandler, AZ, \$23,000 increase to a total of \$123,200 for modernization. (Cinney B. Farrington, Executive Director, Housing Authority, 127 N. Kingston St., Chandler, AZ 85224)

ARIZ 6-2, 3, 4, 6 Flagstaff, AZ, \$116,500 increase to a total of \$1,273,300 for modernization. (John L. Warren, Executive Director, Housing Authority, P. O. Box 1387, Flagstaff, AZ 86003)

Ariz 23-1, 2 Nogales, AZ, \$17,000 for modernization. (Abe Rochlin, Executive Director, Housing Authority, P. O. Box 777, Nogales, AZ 85621)

Ariz 9-1, 3, 4, 5, 6, 7 Phoenix, AZ, \$98,500 increase to a total of \$21,137,521 for modernization. (John W. Hollar, Executive Director, Housing Authority of Maricopa County, 1510 S. 19th Dr., Phoenix, AZ 85009)

AZ-001-018 Phoenix, AZ, \$20,000 preliminary loan for acquisition with rehabilitation of 50 existing units. (Bryon White, HUD-FHA Insuring Office, 244 W. Osborn Rd., Phoenix, AZ 85002)

AZ 16-EO13-001 Yuma County, AZ, \$99,552 to lease 56 units. (Charlotte Maloney, Executive Director, Housing Authority, Yuma, AZ 85364)

AZ-001-016 Phoenix, AZ, \$80,000 preliminary loan for acquisition with rehabilitation of 200 existing units. (Bryon White, HUD-FHA Insuring Office, 244 W. Osborn Rd., Phoenix, AZ 85002)

Ariz 4-1, 2, 3, 4, 5, 6, 8 Tucson, AZ, \$212,340 increase to a total of \$1,252,340 for modernization. (Vince O'Callehan, Public Housing Administrator, Dept. of Community Development, 111 E. Pennington, Tucson, AZ 85703)

Ariz 8-1 Winslow, AZ, \$37,000 increase to a total of \$356,553 for modernization. (Milton Sema, Executive Director, Housing Authority, P. O. Box 1391, Winslow, AZ 86047)

Cal 8-3, 4, 6A, 7 Bakersfield, CA, \$403,270 increase to a total of \$2,126,122 for modernization. (William C. Poelke, Executive Director, Housing Authority of Kern County, 525 Roberts Lane, Bakersfield, CA 93308)

Cal 21-4, 6, 7 Lompoc, CA, \$167,338 increase to a total of \$1,044,732 for modernization. (Richard Mires, Jr., Executive Director, Housing Authority of Santa Barbara County, 815 W. Ocean Ave., Lompoc, CA 93436)

Cal 4-5, 4-14, 4-15, 4-16, 4-24 Los Angeles, CA, \$5,696,490 increase to a total of \$26,195,594 for modernization. (Michael H. Salzman, Executive Director, Housing Authority, 515 Columbia St., Los Angeles, CA 90017)

CAL 100-1 Needles, CA, \$2,673,169 for mutual-help construction of 50 units. (Eunice McCord, Chairperson, Fort Mojave Tribal Housing Authority, P. O. Box 798, Needles, CA 92363)

Cal 31-1, 2, 3, 4 Oxnard, CA, \$159,000 increase to a total of \$4,417,403 for modernization. (Larry Hogle, Executive Director, Housing Authority 300 N. Marquita, Oxnard, CA 93030)

Cal 27-2 Indio, CA, \$22,120 increase to a total of \$222,120 for modernization. (Joe Guayant, Executive Director, Housing Authority of Riverside County, 6850 Brockton St., Indio, CA 92201)

Cal 19-1 San Bernardino, CA, \$18,000 increase to a total of \$3,882,594 for modernization. (Albert R. Harkins, Executive Director, Housing Authority of San Bernardino County, 1053 North "D" St., San Bernardino, CA 92410)

Cal 9-2 Upland, CA, \$57,000 increase to a total of \$1,070,700 for modernization. (Gustavo Ramos, Executive Director, Housing Authority, 1248 N. Campus Ave., Upland, CA 91786)

Cal 46-1 Wasco, CA, \$8,000 for modernization. (C. B. Roberts, Executive Director, Housing Authority, 617 6th St., Wasco, CA 93280)

Colo 1-3, 4 Denver, CO, \$325,540 increase to a total of \$5,685,135 for modernization. (William J. Ratzlaff, Executive Director, Housing Authority, 1425 Kalamath St., Denver, CO 80204)

Colo 2-5 Pueblo, CO, \$40,000 increase to a total of \$1,466,796 for modernization. (Jack Quinn, Executive Director, Housing Authority, 2601 Crawford St., Pueblo, CO 81004)

GA 120-1 and 2 Lyons, GA, \$31,000 for modernization. (G. P. Wilkins, Executive Director, Housing Authority, 315 N. Lanier St., Lyons, GA 30436)

Ida 7-0 Coeur d'Alene Indian Reservation, Plummer, ID, \$22,500 for mutual-help construction of 45 units on scattered sites. (John Wheaton, Coeur d'Alene Tribal Housing Authority, Plummer Subagency, Plummer, ID 83851)

Ill-2-20 Chicago, IL, \$1,000,000 for modernization. (Gustave W. Master, Executive Director, Housing Authority, 22 W. Madison St., Chicago, IL 60602)

IN 32-1 Bloomfield, IN, \$14,400 for modernization. (Charles Biery, Executive Director, Housing Authority, P. O. Box 801, Bloomfield, IN 47424)

IN 22-1 Bloomington, IN, \$150,000 for modernization. (W. E. Miller, Executive Director, Housing Authority, 1007 N. Summitt St., Bloomington, IN 47401)

IN 29-5 and 6 East Chicago, IN, \$192,500 for modernization. (Howard Campbell, Executive Director, Housing Authority, 4920 Larkspur Dr., East Chicago, IN 46312)

IN 26-1 and 3 Elkhart, IN, \$124,700 for modernization. (Mary A. Niebauer, Executive Director, Housing Authority, 501 W. Indiana Ave., Elkhart, IN 46514)

IN 16-1, 2, 3, 4, 5A and B Evansville, IN, \$301,000 for modernization. (Fred Thomas, Jr., Executive Director, Housing Authority, 411 S. E. 8th St., Evansville, IN 47713)

IN 3-3, Et Al Fort Wayne, IN, \$100,000 for modernization. (Robert Glasper, Acting Executive Director, Housing Authority, City County Bldg., Suite 800, One Main St., Fort Wayne, IN 46802)

IN 10-IR Hammond, IN, \$25,000 for modernization. (Michael J. Kambiss, Executive Director, Housing Authority, 7329 Columbia Circle, West, Hammond, IN 46324)

IN 28-1 Huntingburg, IN, \$8,000 for modernization. (Sarah Hein, Housing Authority, No. 2, Friendship Village, Huntingburg, IN 47542)

IN 23-1, 4 Jeffersonville, IN, \$45,000 for modernization. (Carroll G. Gowens, Executive Director, Housing Authority, 1701 Spring St., Jeffersonville, IN 47130)

IN 7-1, 7-3 Kokomo, IN, \$38,000 for modernization. (Peggy J. Hodson, Executive Director, Housing Authority, 800 E. Hoffer St., Kokomo, IN 46901)

IN 19-1A, Et Al Michigan City, IN, \$79,100 for modernization. (Mayme L. Sanders, Executive Director, Housing Authority, 631 E. Michigan Blvd., Michigan City, IN 46360)

IN 5-1, 5-4 Muncie, IN, \$117,240 for modernization. (Don O. Knecht, Executive Director, Housing Authority, 402 E. Second St., Muncie, IN 47302)

IN 12-1, 2 New Albany, IN, \$118,470 for modernization. (Howard McLean, Executive Director, Housing Authority, Riverside Towers, 500 W. 2nd St., New Albany, IN 47150)

IN 9-4 Richmond, IN, \$90,000 for modernization. (John Fienning, Executive Director, Housing Authority, 58 S. 15th Street, Richmond, IN 47374)

IN 15-2, Et Al South Bend, IN, \$122,250 for modernization. (L. Kent Wilcox, Executive Director, Housing Authority, 501 S. Scott St., South Bend, IN 46624)

IN 21-1, 2, 3 Terre Haute, IN, \$57,340 for modernization. (Kirby D. Smith, Executive Director, Housing Authority, P. O. Box 3086, Terre Haute, IN 47803)

MD 2-2, 4, 11, 12, 13, 15, 16, 17, 18, 19, and 20 Baltimore, MD, \$2,977,310 increase to a total of \$24,878,685 for modernization. (Michael J. Kelly, Chairman, Board of Commissioners, Housing Authority, 222 E. Saratoga St., Baltimore, MD 21203)

MD 10-1, 2 Cambridge, MD, \$54,000 increase to a total of \$194,000. (George Kent, Chairman, Board of Commissioners, Housing Authority, 700 Weaver Ave., Cambridge, MD 21613)

MD 5-1, 2 and 5 Cumberland, MD, \$264,000 increase to a total of \$1,657,960 for modernization. (Earle Bracey, Chairman, Board of Commissioners, Housing Authority, P. O. Box 506, Cumberland, MD 21502)

MD 3-1, 2, 3, 4, and 5 Frederick, MD, \$108,000 increase to a total of \$807,695 for modernization. (William O. Lee, Jr., Chairman, Board of Commissioners, Housing Authority, 23 W. Sixth St., Frederick, MD 21701)

MD 6-1, 2, 4, 5, 6 and 7 Hagerstown, MD, \$272,000 increase to a total of \$1,505,270 for modernization. (Norman L. Foltz, Executive Director, Housing Authority, 11 W. Baltimore St., Hagerstown, MD 21740)

MD 18-1, 2 Glen Burnie, MD, \$391,000 increase to a total of \$1,233,800 for modernization. (Mary P. Christhilf, Executive Director, Anne Arundel County Housing Authority, 7885 Gordon Court, Glen Burnie, MD 21061)

MD 13-1 St. Michaels, MD, \$43,000 for modernization. (Beatrice Ames, Executive Director, Housing Authority, P. O. Box 296, St. Michaels, MD 21663)

MD 14-1, 2 Salisbury, MD, \$16,000 increase to a total of \$141,000 for modernization. (Charles Whittington, Executive Director, Wicomico County Housing Authority, 911 Booth St., Salisbury, MD 21801)

Mass 36-1, 2, 3 Newton, MA, \$83,100 for modernization. (Frank Quinn, Executive Director, Newton Housing Authority, 2000 Commonwealth Ave., Auburndale, MA 01950)

Mass 24-1, 2, 3 Brockton, MA, \$76,800 for modernization. (John Johnson, Executive Director, Housing Authority, 45 Goddard Rd., Brockton, MA 02401)

Mass 33-2, 3 Brookline, MA, \$56,000 for modernization. (Thomas J. Connelly, Executive Director, Housing Authority, 90 Long Ave., Brookline, MA 02146)

Mass 3-2, 3, 4, 6 Cambridge, MA, \$150,900 for modernization. (Louis H. Spence, Executive Director, Housing Authority, 678 Massachusetts Ave., Cambridge, MA 02139)

Mass 16-1, 2 Chelsea, MA, \$38,400 for modernization. (Arthur Angelo, Executive Director, Housing Authority, 54 Locke St., Chelsea, MA 02150)

Mass 8-2 Chicopee, MA, \$54,000 for modernization. (Chester A. Korzeniowski, Executive Director, Housing Authority, 118 Meetinghouse Rd., Chicopee, MA 01013)

Mass 21-1 Clinton, MA, \$41,000 for modernization. (Thomas M. Shaughnessy, Executive Director, Housing Authority, 58 Fitch Road, Clinton, MA 01510)

Mass 40-1 Dedham, MA, \$3,600 for modernization. (Stephen Coyle, Executive Director, Housing Authority, 163 Dedham Blvd., Dedham, MA 02026)

Mass 43-1 Dracut, MA, \$20,000 for modernization. (Michael M. LaMatto, Executive Director, Housing Authority, 65 Phineas St., Dracut, MA 01876)

Mass 25-1 Gloucester, MA, \$67,000 for modernization. (John W. Sheedy, Executive Director, Housing Authority, Maplewood Park, Gloucester, MA 01930)

Mass 5-4, 5-5 Holyoke, MA, \$375,000 for modernization. (Louis E. Falcetti, Executive Director, Housing Authority, 475 Maple St., Holyoke, MA 01040)

Mass 10-1, 2, 3, 6 Lawrence, MA, \$385,000 for modernization. (Daniel P. Kiley, Executive Director, Housing Authority, 353 Elm St., Lawrence, MA 01841)

Mass 1-1, 2, 3, 5 Lowell, MA, \$221,500 for modernization. (Armand P. Mercies, Executive Director, Housing Authority, 350 Moody St., Lowell, MA 01854)

Mass 23-1 Lynn, MA, \$783,000 for modernization. (Frederick E. Bowler, Executive Director, Housing Authority, 174 S. Common St., Lynn, MA 01905)

Mass 22-1 Malden, MA, \$563,000 for modernization. (John Daly, Executive Director, Housing Authority, 630 Salem St., Malden, MA 02148)

Mass 15-1, 2 Medford, MA, \$229,500 for modernization. (John Tytla, Executive Director, Housing Authority, 121 Riverside Ave., Medford, MA 02155)

Mass 7-3, 4 New Bedford, MA, \$117,900 for modernization. (Joseph Finnerty, Executive Director, Housing Authority, 134 S. Second St., New Bedford, MA 02741)

Mass 26-1 Northhampton, MA, \$32,400 for modernization. (Thomas Ruddy, Executive Director, Housing Authority, 49 Old South Rd., Northhampton, MA 01060)

Mass 14-1, 2 Revere, MA, \$48,000 for modernization. (Carl Hymen, Executive Director, Housing Authority, 70 Cooledge St., Revere, MA 02151)

Mass 31-21 & 31-3 Somerville, MA, \$144,000 for modernization. (William P. Gray, Executive Director, Housing Authority, 30 Memorial Rd., Somerville, MA 02145)

Mass 17-1 Taunton, MA, \$643,700 for modernization. (Richard Johnson, Executive Director, Housing Authority, One DeWert Ave., Taunton, MA 02780)

Mass 19-1 Woburn, MA, \$67,000 for modernization. (Albert Curran, Executive Director, Housing Authority, 59 Campbell St., Woburn, MA 01801)

Mass 20-1 Wollaston, MA, \$242,000 for modernization. (Clement O'Brien, Executive Director, Housing Authority, 80 Clay St., Wollaston, MA 02170)

Mass 12-1, 6, 8, 9, 11, 16 Worcester, MA, \$774,200 for modernization. (John J. Barone, Executive Director, Housing Authority, 40 Belmont St., Worcester, MA 01605)

62-B Brimley, MI, \$8,000 preliminary loan for construction of 20 units, 5 for the elderly. (Arther L. LeBlanc, Tribal Chairman, Bay Mills Indian Community, R. R. #1, Brimley, MI 49715)

MICH 51-1 & 2 Lincoln Park, MI, \$92,360 for modernization. (Troy Alley, Acting Director, Housing Commission, 1355 Southfield Rd., Lincoln Park, MI 48146)

MICH 40-1 Mt. Clemens, MI, \$144,380 increase to a total of \$300,532 for modernization. (Alice Bethea, Executive Director, Clinton Township Housing Commission, 34947 Village Rd., Mt. Clemens, MI 48036)

MICH 28-1, 2 Mt. Clemens, MI, \$105,150 increase to a total of \$1,016,490 for modernization. (Larry Fox, Executive Director, Housing Commission, 169 N. Walnut, Mt. Clemens, MI 48043)

MICH 43-3 Mt. Pleasant, MI, \$427,307 for construction of 20 units, 5 for the elderly. (Autumn Peters, Director, Saginaw-Chippewa Housing Authority, P. O. Box 526, Mt. Pleasant, MI 48858)

149-1 Sault Ste. Marie, MI, \$8,000 for construction of 65 units, 10 for the elderly. (This is an amended program reservation.) (Bernard Bouschor, Director, Original Bands of Sault Ste. Marie Chippewa Indians Housing Authority, 206 Greenough St., Sault Ste. Marie, MI 49783)

MINN 72-1 Breckenridge, MN, \$72,500 for modernization. (N. G. Michaels, Executive Director, Housing and Redevelopment Authority, 206 Farr Ave., Breckenridge, MN 56520)

MINN 5-3, 5-4 Chisholm, MN, \$116,500 for modernization. (Daniel M. Prazich, Executive Director, Housing and Redevelopment Authority, 519 6th St., SW, Chisholm, MN 55719)

MINN 55-1 Carlton, MN, \$4,000 for modernization. (Betty Larson, Executive Director, Housing and Redevelopment Authority, 950 Fourteenth St., Cloquet, MN 55720)

MINN 73-1 Cloquet, MN, \$8,000 for modernization. (Same as above)

MINN 21-2 Crookston, MN, \$9,000 for modernization. (Robert W. Hugh, Executive Director, Housing and Redevelopment Authority, 110 Sargent St., Crookston, MN 56716)

MINN 3-1, 2, 7, 8 Duluth, MN, \$228,500 for modernization. (Executive Director, Housing and Redevelopment Authority, 301 E. 2nd St., Duluth, MN 55805)

MINN 53-2 Ely, MN, \$30,000 for modernization. (Irene Grahak, Executive Director, Housing and Redevelopment Authority, 114 N. 8th Ave., East, Ely, MN 55731)

MINN 57-1 Grand Rapids, MN, \$10,000 for modernization. (Lawrence Boneventure, Executive Director, Housing and Redevelopment Authority, 411 Seventh St., N. W., Grand Rapids, MN 55744)

MINN 4-4 Hibbing, MN, \$87,500 for modernization. (Vincent E. Tappe, Executive Director, Housing and Redevelopment Authority, 3112 6th Ave., East, Hibbing, MN 55746)

MINN 23-1 International Falls, MN, \$14,000 for modernization. (Fred Boeckh, Executive Director, Housing and Redevelopment Authority, Riverside Dr., International Falls, MN 56649)

MINN 63-1 Mankato, MN, \$24,000 for modernization. (Phillip Shealy, Executive Director, Housing and Redevelopment Authority, 202 E. Jackson, Mankato, MN 56001)

MINN 17-1 Moorhead, MN, \$70,000 for modernization. (Michael Ryan, Executive Director, Housing and Redevelopment Authority, 800 Second Ave., North, Moorhead, MN 56560)

MINN 19-1 North Mankato, MN, \$68,000 for modernization. (Emil Outland, Executive Director, Housing and Redevelopment Authority, P. O. Box 2206, 615 Nicollet Ave., North Mankato, MN 56001)

MINN 1-1 et al St. Paul, MN, \$620,000 for modernization. (Edward Melfeld, Executive Director, Housing and Redevelopment Authority, 55 East 5th St., St. Paul, MN 55101)

Miss. 65-1 and 2 Booneville, MS, \$13,000 increase to a total of \$260,050 for modernization. (L. H. Oakley, Executive Director, Housing Authority, P. O. Box 368, Booneville, MS 38829)

Miss. 47-1 and 2 Starkville, MS, \$20,000 increase to a total of \$60,365 for modernization. (E. F. McDowell, Executive Director, Housing Authority, P. O. Box 795, Starkville, MS 39759)

Mont 8-1, 8-6 Browning, MT, \$50,000 for modernization. (Ethelyn Powell, Executive Director, Blackfeet Housing Authority, Browning, MT 59417)

Mont 4-1, 2 Helena, MT, \$110,200 increase to a total of \$579,028 for modernization. (Sherron A. Massman, Executive Director, Housing Authority, 1240 Butte Ave., Helena, MT 59601)

-- Lame Deer, MT, \$17,500 for modernization. (Virginia Toews, Executive Director, Northern Cheyenne Housing Authority, Lame Deer, MT 59043)

-- Poplar, MT, \$65,000 for modernization. (Elliott Todd, Executive Director, Housing Authority, Poplar, MT 59255)

NV 8-4 Schurz, NV, \$15,000 preliminary loan for mutual-help construction of 30 units. (David Moose, Jr., Chairman, Walker River Indian Housing Authority, P. O. Box 218, Schurz, NV 89427)

NH 36-E023-001 Keene, NH, \$289,152 to lease 75 units (newly constructed) for the elderly. (Stanwood Searles, Executive Director, Housing Authority, 105 Castle St., Keene, NH 03431)

NJ 56-1 Berkeley, NJ, \$20,000 increase to a total of \$48,050 for modernization. (R. B. Veeder, Executive Director, Housing Authority, 44 Frederick Dr., Bayville, NJ 08721)

NJ 65-1 Bricktown, NJ, \$26,000 for modernization. (David M. Fried, Executive Director, Housing Authority, 151 Chambers Bridge Rd., Bricktown, NJ 08723)

NJ 62-1 Cape May, NJ, \$60,000 increase to a total of \$90,000 for modernization. (Louis W. Cox, Executive Director, Housing Authority, 639 Lafayette St., Cape May, NJ 08204)

NJ 45-1 and 2 Hightstown, NJ, \$20,000 increase to a total of \$40,000 for modernization. (Virginia Turp, Executive Director, Housing Authority, 131 Rogers Ave., Hightstown, NJ 08250)

NJ 54-1 Lakewood, NJ, \$40,000 increase to a total of \$157,000 for modernization. (Howard Goldberg, Executive Director, Housing Authority, 317 Sampson Ave., Lakewood, NJ 08701)

NJ 22-1, 2 New Brunswick, NJ, \$100,000 for modernization. (Walter Johnson, Director, HUD Area Office, Gateway #1, Raymond Plaza, Newark, NJ 07102)

NJ 53-1, 2 Ocean City, NJ, \$92,000 increase to a total of \$122,000 for modernization. (William E. Bowen, Executive Director, Housing Authority, 204 Fourth St., Ocean City, NJ 08266)

NJ 25-1, 2 Orange, NJ, \$165,000 for modernization. (Same as above)

NJ 21-1, 3, 4, 5, 6, 8, 9 Paterson, NJ, \$75,000 for modernization. (Same as above)

NJ 39-2 Plainfield, NJ, \$100,000 for modernization. (Same as above)

NJ 27-1 Princeton, NJ, \$18,000 increase to a total of \$133,000 for modernization. (Karin Slaby, Executive Director, Housing Authority, 50 Clay St., Princeton, NJ 08540)

NJ 5-1, 5-2, 5-4, 5-5, and 5-10 Trenton, NJ, \$85,000 increase to a total of \$2,227,000 for modernization. (Joseph S. Tysowski, Executive Director, Housing Authority, 875 New Willow St., Trenton, NJ 08605)

NY 35-1 Huntington, NY, \$30,000 increase to a total of \$133,125 for modernization. (Angela Sutton, Executive Director, Housing Authority, 5 Lowndes Ave., Huntington, NY 11746)

NY 40-1 and 2 Irving, NY, \$183,000 for modernization. (Lucille White, Executive Director, Seneca Nation of Indians Housing Authority, P. O. Box 213, Irving, NY 14081)

NY 89-1 and 2 Newark, NY, \$160,000 for modernization. (Leonard E. Edington, Housing Authority, 200 E. Miller, Newark, NY 14513)

NY 11-2 Niagara Falls, NY, \$407,000 for modernization. (Henry Wrobel, Executive Director, Housing Authority, 720 Tenth St., Niagara Falls, NY 4301)

NY 38-1 Mount Kisco, NY, \$44,000 for modernization. (Eugene T. Hack, Executive Director, Housing Authority, 200 Carpenter Ave., Mount Kisco, NY 10549)

NY 8-2-3 Tuckahoe, NY, \$104,000 increase to a total of \$668,570 for modernization. (Executive Director, Housing Authority, Union Place, Tuckahoe, NY 40707)

NY 42-1, 3 Westchester, NY, \$84,000 increase to a total of \$114,050 for modernization. (John Verhoff, Executive Director, White Plains Housing Authority, 223 Grove St., White Plains, NY 10600)

NY 3-1, 2, 3, 4, 5, 6 and 7 Yonkers, NY, \$723,000 increase to a total of \$3,317,470 for modernization. (Frank Reagan, Secretary-Director, Municipal Housing Authority, 8 Schlobohm A. Houses, P. O. Box 701, Yonkers, NY 10701)

NC 5-1, 2 New Bern, NC, \$210,710 increase to a total of \$1,956,248 for modernization. (Charles Taylor, Executive Director, Housing Authority, P. O. Box 1486, New Bern, NC 28560)

ND 9-1 Cando, ND, \$29,000 for modernization. (Theodore Baker, Executive Director, Housing Authority, Towner County Housing Authority, Cando, ND 58324)

ND 8-1 Fort Totten, ND, \$100,000 for modernization. (Roser Yakton, Executive Director, Housing Authority, Fort Totten, ND 58335)

ND 3-2,3 Rolette County, ND, \$10,000 for modernization. (William Linson, Executive Director, Housing Authority, Rolette, ND 58366)

ND 1-1 thru 1-6 Cass County, ND, \$44,800 for modernization. (M. J. Helling, Executive Director, Housing Authority of Cass County, 230 8th Avenue, W, West Fargo, ND 58078)

Ore 9-1, 9-2 North Bend, Ore., \$98,250 for modernization. (A. G. Anusich, Executive Director, Housing Authority, 1700 Monroe, North Bend, OR 97456)

ORE 11-2,3,4,6 Salem, OR, \$90,000 for modernization. (Tom Gay, Housing Administrator, Housing Authority, 360 Church St., S. E., Salem, OR 97301)

SD 4-1, 4-4 Ft. Thompson, SD, \$150,000 for modernization. (LeRoy Thompson, Executive Director, Crow Creek Housing Authority, Fort Thompson, SD 57339)

SK 15-1, 2 Sisseton, SD, \$4,000 for modernization. (Darrell Hormann, Executive Director, Sisseton-Wahpeton Housing Authority, Sisseton, SD 57262)

Tenn 30-1, 2 Waverly, TN, \$22,000 increase to a total of \$48,550 for modernization. (Dorothy Hassell, Executive Director, Housing Authority, Brookside Dr., Waverly, TN 37185)

WASH 52-1 Squaxin Island, Skokomish and Nisqually Indian Reservation, WA, \$1,775,125 for mutual-help construction of 43 units on scattered sites. (Leslie Rutledge, Executive Director, Southern Puget Sound Inter-Tribal Housing Authority, Route 1, Box 251, Shelton, WA 98584)

WIS 13-1 Bayfield, WI, \$45,000 increase to a total of \$132,500 for modernization. (Judith A. McClimek, Executive Director, Red Cliff Chippewa Housing Authority, Route 1, Bayfield, WI 54014)

WIS 36-1 Mole Lake, WI, \$12,000 for modernization. (Charles Polar, Executive Director, Sokaogon Chippewa Housing Authority, P. O. Box 187, Crandon, WI 54520)

WIS 74-1 Green Bay, WI, \$40,000 for modernization. (Bernard E. Parulewski, Executive Director, Housing Authority, 735 E. Walnut St., Green Bay, WI 54301)

WIS 40-1 Hurley, WI, \$32,000 for modernization. (George Romanowski, Executive Director, Housing Authority, 410 Third Ave., South, Hurley, WI 54534)

WIS 6-2, 4, 5 La Crosse, WI, \$68,600 increase to a total of \$648,368 for modernization. (Angie Wiemerslage, Executive Director, Housing Authority, P. O. Box 1032, La Crosse, WI 54601)

WIS 3-1, 4, 5 Madison, WI, \$235,000 increase to a total of \$484,870 for modernization. (Sol Levin, Executive Director, Housing Authority, P. O. Box 1785, Madison, WI 54701)

WIS 4-1 Memomonie, WI, \$172,000 increase to a total of \$251,500 for modernization. (Robert O. Jeatran, Executive Director, Housing Authority, P. O. Box 296, Menomonie, WI 54751)

WIS 21, et al Milwaukee, WI, \$418,400 increase to a total of \$9,931,369 for modernization. (William R. Drew, Executive Director, Housing Authority, P. O. Box 324, Milwaukee, WI 53203)

WIS 54-1 Stone Lake, WI, \$15,000 for modernization. (Monica Butler, Executive Director, Lac Courte Oreilles Housing Authority, Route 2, Stone Lake, WI 54876)

WIS 1-1, 2, 3, 4 Superior, WI, \$1000 increase to a total of \$2,411,555 for modernization. (O. Richard Humes, Executive Director, Housing Authority, C-68 Park Place Homes, Superior, WI 54881)

WYO 1-1 Wind River, WY, \$62,000 for modernization. (Vernon Hill, Executive Director, Housing Authority, Wind River, WY)



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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Block Grants

HUD-No. 76-277
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PROGRAM ACTIONS
ANNOUNCED ON
Saturday, July 31, 1976

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Following are the latest HUD approvals of block grants under Title I of the Housing and Community Development Act of 1974, which replaces the previous HUD Community Development categorical grant programs:

B-76-HN-01-0011 Hamilton, AL, \$99,000. (Mayor E. T. Sims, Jr., City Hall, Hamilton, AL 35570)

B-76-DN-01-0017 Hollywood, AL, \$150,000. (Mayor Eugene Dutton, P. O. Box 248, Hollywood, AL 35752)

B-76-DN-01-0018 Lowndes County, AL, \$350,000. (C. R. Dean, Chairman, County Commission, P. O. Box 65, Hayneville, AL 36040)

B-76-DN-01-0022 Scottsboro, AL, \$300,000. (Mayor John T. Reid, 916 Broad St., Scottsboro, AL 35768)

B-76-DN-05-0017 Blytheville, AR, \$53,000. (Mayor Ross L. Fordyce, City Hall, Blytheville, AR 72315)

B-76-DN-05-0023 Brinkley, AR, \$150,000. (John Holliday, City Manager, 233 W. Cedar St., Brinkley, AR 72021)

B-76-DN-05-0081 Hampton, AR, \$100,000. (Mayor R. N. Lyon, Jr., City Hall, P. O. Box 783, Hampton, AR 71744)

B-76-MC-06-0503 Costa Mesa, CA, \$508,000. (Fred L. Soreabal, City Manager, 77 Fair Dr., Costa Mesa, CA 92626)

B-76-MC-06-0516 Downey, CA, \$569,000. (Charles W. Thompson, City Manager, 8425 E. Second St., Downey, CA 94014)

B-76-MC-06-0541 El Cajon, CA, \$428,000. (Robert M. Applegate, City Manager, P. O. Box 427, El Cajon, CA 92022)

B-76-HS-06-0509 Indio, CA, \$552,000. (Mayor Raymond M. Rinderhagen, 100 Civic Center, P. O. Drawer 1788, Indio, CA 92201)

B-76-HS-06-0512 National City, CA, \$841,000. (Mayor Kile Morgan, 1243 National Ave., National City, CA 92050)

B-76-HS-06-0510 Palm Springs, CA, \$274,000. (Mayor William A. Foster, P. O. Box 1785, Palm Springs, CA 92262)

B-76-UR-06-0004 Richmond, CA, \$2,277,000. (Kenneth H. Smith, City Manager, City Hall, Civic Center, Richmond, CA 94804)

B-76-MC-06-0508 Santa Ana, CA, \$1,529,000. (Bruce C. Spragg, City Manager, 20 Civic Center Plaza, Santa Ana, CA 92701)

B-76-MC-06-0530 South Gate, CA, \$484,000. (Carl H. Zeise, City Administrator, 5630 California Ave., South Gate, CA 90280)

B-76-MC-06-0531 Torrence, CA, \$1,155,000. (Edward J. Ferraro, City Manager, 3031 Torrence Blvd., Torrence, CA 90502)

FOR FURTHER INFORMATION CONTACT SOURCE SHOWN IN LISTING.

B-76-DN-08-0012 Ignacio, CO, \$150,000. (Leonard C. Burch, Tribal Chairman, Southern Ute Reservation, c/o Tribal Affairs Bldg., Ignacio, CO 81137)

B-76-DN-08-0013 Towaoc, CO, \$200,000. (Scott Jacket, Tribal Chairman, Ute Mountain Ute Reservation, General Delivery, Towaoc, CO 81334)

B-76-DN-10-0002 Kent County, DE, \$61,500. (William Paskey, Jr., (President of the Levy Court) Kent County, 55 the Green, Dover, DE 19901)

B-76-DN-12-0027 Blountstown, FL, \$145,000. (Mayor Laddie Williams, 125 W. Central Ave., Blountstown, FL 32424)

B-76-UC-12-0005 Pinellas County, FL, \$1,948,000. (Don Jones, Chairman, Board of County Commissioners, 315 Haven St., Clearwater, FL 33516)

B-76-DN-12-0033 Jasper, FL, \$146,000. (Mayor Jack Vinson, P. O. Box 167, Jasper, FL 32052)

B-76-DN-12-0005 Columbia County, FL, \$150,000. (Jim Brantley, County Administrator, P.O. Drawer 1529, Lake City, FL 32055)

B-76-DN-12-0007 Madison, FL, \$150,000. (Mayor Kirby J. Reichmann, 109 S. W. Rutledge St., Madison, FL 32340)

B-76-DN-12-0006 Perry, FL, \$150,000. (Mayor T. Conrad Williams, Jr., P. O. Drawer 109, Perry, FL 32347)

B-76-MC-12-0021 Titusville, FL, \$959,000. (Mayor Robert J. Telfer, Jr., P. O. Box Y, Titusville, FL 32780)

B-76-MC-12-0023 Winter Haven, FL, \$208,000. (W. D. Fultz, City Manager, City Hall, Winter Haven, FL 33880)

B-76-MC-13-0002 Atlanta, GA, \$17,578,000. (Mayor Maynard Jackson, 100 Mitchell St., S. W., Atlanta, GA 30303)

B-76-DN-13-0001 Americus, GA, \$750,000. (Mayor John W. Sheffield, Jr., Municipal Bldg., Americus, GA 31709)

B-76-MC-13-0003 Augusta, GA, \$1,081,000. (Mayor Lewis A. Newman, 530 Greene St., Augusta, GA 30902)

B-76-DN-13-0007 Cordele, GA, \$536,650. (Kenneth E. Ohler, City Manager, P. O. Box 569, Cordele, GA 31015)

B-76-DN-13-0029 Shellman, GA, \$58,300. (Mayor James Bethea, Town Hall, Shellman, GA 31786)

B-76-HN-13-0022 Toccoa, GA, \$208,000. (Mayor Troy Bowen, Box 579, Toccoa, GA 30577)

B-76-DN-13-0010 Dooly County, GA, \$403,150. (E. Max Conner, Sr., Board of Commissioners, Courthouse, Vienna, GA 31901)

B-76-DN-13-0033 Vienna, GA, \$117,000. (Mayor Bobby Stripling, City Hall, Vienna, GA 31901)

B-76-DN-15-0002 Hawaii County, HI, \$100,000. (Mayor Herbert T. Matayoshi, 25 Aupuni St., Hilo, HI 96720)

B-76-HN-15-0002 Maui County, HI, \$484,000. (Mayor Elmer F. Cravalho, 200 S. High St., Wailuku, Maui, HI, 96793)

B-76-DN-19-0006 Boone, IA, \$400,000. (Mayor Charles Klinkefus, 923 8th St., Boone, IA 50036)

B-76-DN-19-0021 Mason City, IA, \$400,000. (Mayor Kenneth E. Kew, City Hall, Mason City, IA 50401)

B-76-DN-19-0024 Pacific Junction, IA, \$85,100. (Mayor Virgil B. Faulkner, Box 561, Pacific Junction, IA 51561)

B-76-DN-19-0025 Tama, IA, \$398,500. (Columbus Keahna, Tribal Chairman, Sac and Fox Tribe of the Mississippi in Iowa, Route 2, Tama, IA 52339)

B-76-HN-17-0005 Jacksonville, IL, \$578,000. (Mayor Milton L. Hocklug, Municipal Bldg., 200 W. Douglas, Jacksonville, IL 62650)

B-76-HS-20-0004 Butler County, KS, \$45,000. (Mayor Oscar Applegate, P. O. Box 489, Augusta, KS 67010)

B-76-DN-20-0013 Osawatomie, KS, \$100,000. (Gordon L. Schrader, P. O. Box 37, Osawatomie, KS 66064)

B-76-DN-21-0016 Bowling Green, KY, \$384,300. (Mayor B. L. Steen, P. O. Box 130, Bowling Green, KY 42101)

B-76-HN-21-0010 Paintsville, KY, \$354,000. (Mayor James Trimble, P. O. Box 71, Paintsville, KY 41240)

B-76-DN-24-0104 Chestertown, MD, \$195,000. (Mayor P. M. Brooks, Town Hall, P. O. Box 38, Chestertown, MD 21620)

B-76-DN-24-0105 Crisfield, MD, \$146,720. (Mayor John S. Catlin, City Hall, Main St., Crisfield, MD 21817)

B-76-DN-24-0107 Denton, MD, \$146,505. (Mayor Richard T. Warfield, 204 Gay St., Denton, MD 21629)

B-76-HS-24-0011 Elkton, MD, \$19,000. (Mayor Paul C. Dennis, Town Hall, P. O. Box 157, Elkton, MD 21921)

B-76-DN-24-0111 Frostburg, MD, \$51,000. (William R. Vogtman, City Clerk-Treasurer, City Hall, Frostburg, MD 21532)

B-76-DN-24-0115 Hagerstown, MD, \$165,000. (Mayor Varner L. Paddock, City Hall, Hagerstown, MD 21740)

B-76-DN-24-0127 Washington County, MD, \$100,000. (Martin L. Snook, President, Board of County Commissioners, Court House Annex, Hagerstown, MD 21740)

A-75-DN-24-0108 Hagerstown, MD, \$319,000 increase to a total of \$569,000. (Mayor Varner L. Paddock, City Hall, Hagerstown, MD 21740)

B-76-DN-24-0122 St. Mary's County, MD, \$73,000. (James M. McKay, President, Board of County Commissioners, P. O. Box 351, Leonardtown, MD 20650)

B-76-DN-24-0119 Pocomoke City, MD, \$135,000. (Russell W. Blake, City Manager, Town Hall, P. O. Box 29, Pocomoke City, MD 21851)

B-76-DN-24-0125 Snow Hill, MD, \$84,400. (Mayor James R. Freeny, II, Municipal Bldg., Snow Hill, MD 21863)

B-76-HS-25-0002 Dedham, MA, \$6,000. (Marilyn Morris, Chairman, Board of Selectmen, Town Office Bldg., Dedham, MA 02026)

B-76-DN-27-0008 Elbow Lake, MN, \$225,000. (Mayor Duane C. Wellnitz, City Hall, Elbow Lake, MN 56531)

B-76-DN-27-0012 Hutchinson, MN, \$338,000. (Frank G. Fleetham, Jr., Clerk-Administrative Assistant, 37 Washington Ave., W., Hutchinson, MN 55350)

B-76-DN-27-0013 Ivanhoe, MN, \$76,000. (Mayor Donald Gacke, 122 N. Wallace Ave., Ivanhoe, MN 56142)

B-76-DN-27-0016 Lake Crystal, MN, \$230,000. (Alden Sutherland, City Administrator, City Hall, Lake Crystal, MN 56060)

B-76-DN-27-0017 Lancaster, MN, \$200,000. (Mayor Warren O. Glad, Lancaster, MN 56735)

B-76-DN-27-0020 Montevideo, MN, \$500,000. (Ralph H. Martin, City Manager, 103 Canton Ave., Box 311, Montevideo, MN 56265)

B-76-DN-27-0021 Newfolden, MN, \$115,000. (Derek Forsell, City Councilman, P. O. Box 186, Newfolden, MN 56738)

B-76-DN-27-0024 Spruce Valley Township, MN, \$105,000. (Larry Peterson, Chairman, Spruce Valley Township, Middle River, MN 56737)

B-76-DN-29-0001 Aurora, MO, \$150,000. (Mayor Wayne E. Bowlin, Aurora, MO 65605)

B-76-DN-29-0003 Buffalo, MO, \$335,000. (Mayor Jimmie Beckner, Buffalo, MO 63622)

B-76-UR-29-0002 Greenwood, MO, \$85,000. (Mayor Everett Carlson, 150 Highway and Spruce, Greenwood, Jackson, MO 64034)

B-76-HS-29-0003 Kinloch, MO, \$95,000. (Mayor Clarence Lee, City Hall, Kinloch, MO 63140)

B-76-DN-29-5006 Mountain Grove, MO, \$333,000. (Mayor Frank Bolt, P. O. Box 571, Mountain Grove, MO 65711)

B-76-DN-29-5008 New Franklin, MO, \$140,000. (Mayor Joseph Davison, 132 E. Bradway, New Franklin, MO 65274)

B-76-DN-29-0010 Sarcoxie, MO, \$200,000. (Mayor Nelson Brown, Sarcoxie, MO 64862)

B-76-DN-29-5016 Sikeston, MO, \$384,000. (Mayor Donald Fulton, 215 N. New Madrid, Sikeston, MO 63801)

B-76-HN-28-0001 Aberdeen, MS, \$152,000. (Mayor H. A. Miller, City Hall, Aberdeen, MS 39730)

B-76-HN-28-0004 Columbus, MS, \$44,000. (Mayor James M. Trotter, City Hall, Columbus, MS 39701)

B-76-DN-28-0038 Drew, MS, \$300,000. (Mayor W. O. Williford, City Hall, Drew, MS 38737)

B-76-DN-28-0051 Greenwood, MS, \$750,000. (Mayor Clay Ewing, P. O. Box 907, Greenwood, MS 38930)

B-76-DN-28-0065 Itta Bena, MS, \$300,000. (Mayor Paul Stowers, City Hall, Itta Bena, MS 38941)

B-76-DN-28-0076 Lexington, MS, \$300,000. (Mayor W. E. Thurmond, Jr., 112 Spring St., Lexington, MS 39095)

B-76-HN-28-0011 Meridian, MS, \$552,000. (Mayor Tom Stuart, P. O. Box 1430, Meridian, MS 39301)

B-76-DN-28-0108 Oxford, MS, \$575,950. (Mayor John O. Leslie, 107 Lamar Blvd., Oxford, MS 38655)

B-76-HN-28-0018 Starkville, MS, \$480,000. (Mayor Henry P. Davis, Jr., City Hall, Starkville, MS 39759)

B-76-DN-28-0152 Water Valley, MS, \$314,000. (Mayor J. Watson Hunt, P. O. Box 231, Water Valley, MS 38965)

B-76-DN-28-0157 Winona, MS, \$426,000. (Mayor Gary Moore, City Hall, Winona, MS 38967)

B-76-DN-28-0144 Tchula, MS, \$282,500. (Mayor Lester Lyon, City Hall, Tchula, MS 39169)

B-76-HN-28-0022 Yazoo, MS, \$58,000. (Mayor Floyd Johnson, P. O. Box 689, Yazoo City, MS 39194)

B-76-HS-26-0006 Ferndale, MI, \$446,000. (Mayor Robert Paczkowski, 300 E. 9 Mile Road, Ferndale, MI 48220)

B-76-HS-26-0012 Lapser, MI, \$226,754. (Arnold B. Whitney, City Manager, 576 Liberty St., Lapser, MI 48446)

B-76-HS-26-0013 Madison Heights, MI, \$364,000. (Mayor Virginia Solberg, 300 W. Thirteen Mile Rd., Madison Heights, MI 48071)

B-76-MC-26-0029 Redford, MI, \$449,000. (Ernest Maddock, Director, Community Development Dept., 15145 Beech Daly Rd., Redford, MI 48219)

B-76-HS-26-0019 Rockwood, MI, \$184,000. (Eugene Dzwik, Administrative Coordinator, City Hall, 32409 Fort St., Rockwood, MI 48173)

B-76-HS-26-0020 Romulus, MI, \$157,000. (Mayor James C. Stewart, 11111 Wayne Road, Romulus, MI 48174)

B-76-DN-31-0002 Alliance, NE, \$62,800. (Mayor Edward C. Lewis, Postal Drawer "D", Alliance, NE 69301)

B-76-DN-31-0004 Beatrice, NE, \$399,000. (Mayor Robert J. Sargent, Jr., City Hall, 205 N. 4th St., Beatrice, NE 68310)

B-76-DN-31-0006 Fremont, NE, \$374,800. (Mayor Arthur L. Peters, 725 N. Park Ave., P. O. Box C, Fremont, NE 68025)

B-76-HS-34-0003 Clementon, NJ, \$163,000. (Mayor John R. Lesher, Borough Hall, Clementon, NJ 08021)

B-76-HN-34-0002 Lakewood, NJ, \$23,000. (Mayor Wilbur J. Thompson, Municipal Bldg., Lakewood, NJ 08701)

B-76-HS-34-0106 Lodi, NJ, \$256,000. (Mayor Chris N. Paoi, Municipal Annex, 59 Main St., Lodi, NJ 07644)

B-76-HS-34-0118 Manville, NJ, \$58,000. (Mayor Albert R. Palfy, 101 S. Main St., Manville, NJ 08835)

B-76-MC-34-0113 Parsippany, NJ, \$249,000. (Mayor John T. Fahy, 1001 Parsippany Blvd., Municipal Blvd., Parsippany, NJ 07054)

B-76-HS-34-0008 Pleasantville, NJ, \$325,000. (Mayor Robert O. Johnson, City Hall, Pleasantville, NJ 08232)

B-76-MC-34-0117 Sayreville, NJ, \$171,000. (Mayor John Czernikowski, 167 Main St., Municipal Bldg., Sayreville, NJ 08872)

B-76-HS-34-0115 West New York, NJ, \$714,000. (Mayor Anthony M. DeFino, Municipal Bldg., West New York, NJ 07093)

B-76-HS-36-0103 Freeport, NY, \$1,339,000. (Mayor William H. White, 46 N. Ocean Ave., Freeport, NY 11520)

B-76-HS-36-0106 Greenburg, NY, \$658,000. (Anthony Veteran, Town Supervisor, Route 119, P. O. Box 205, Elmsford, NY 10523)

B-76-HS-36-0110 Ilion, NY, \$246,000. (Mayor James F. Garnsey, 49-53 Morgan St., Ilion, NY 13357)

B-76-HN-36-0111 Ogdensburg, NY, \$856,000. (Frank J. Culross, City Manager, 330 Ford St., Ogdensburg, NY 13669)

B-76-HS-36-0121 Oswego, NY, \$349,000. (Mayor John E. Fitzgibbons, City Hall, Oswego, NY 13126)

B-76-MC-36-0003 Irondequoit, NY, \$284,000. (Donald A. Deming, Supervisor of Irondequoit, 1280 Titus Ave., Rochester, NY 14617)

B-76-MC-36-0106 Rome, NY, \$1,523,000. (Mayor William A. Valentine, 207 N. James St., Rome, NY 13440)

B-76-MC-36-0107 Schenectady, NY, \$1,488,000. (Peter Caputo, City Manager, City Hall, Jay St., Schenectady, NY 12305)

B-76-HS-36-0126 Tarrytown, NY, \$607,000. (Mayor Patrick D. Pilla, 21 Wildey St., Tarrytown, NY 10591)

B-76-HS-36-0127 Tuckahoe, NY, \$333,000. (Mayor Philip White, Village Hall, Depot Square, Tuckahoe, NY 10707)

B-76-HN-36-0117 Woodridge, NY, \$39,000. (Mayor Sol Prottas, P. O. Box 655, Woodridge, NY 12789)

A-75-DS-37-0013 Asheville, NC, \$500,000 increase to a total of \$525,971. (R. Curtis Ratcliff, Chairman, Buncombe County Commissioners, P. O. Box 7435, Asheville, NC 28807)

B-76-HN-37-0013 Mount Airy, NC, \$168,000. (Mayor W. M. Beamer, P. O. Box 10, Mount Airy, NC 27030)

B-76-SQ-37-0001 Raleigh, NC, \$577,000. (Mayor Jyles J. Coggins, P. O. Box 590, Raleigh, NC 27602)

B-76-HM-38-0005 Minot, ND, \$1,071,000. (Mayor Chester M. Reiten, Minot, ND 58701)

B-76-UC-39-0006 Summit County, OH, \$1,280,000. (Don M. Stephens, President, Summit County Board of Supervisors, 53 E. Center St., Akron, OH 44308)

B-76-HS-39-0002 Alliance, OH, \$456,000. (Mayor James P. Puckett, 537 E. Market St., Alliance, OH 44601)

B-76-UC-39-0005 Stark County, OH, \$1,216,000. (Albert M. Creighton, President, Board of Commissioners, County Office Bldg., Canton, OH 44702)

B-76-UC-39-0001 Cuyahoga County, OH, \$1,785,000. (Hugh A. Corrigan, President, Board of Commissioners, 1219 Ontario St., Cleveland, OH 44113)

B-76-HN-39-0004 Dover, OH, \$968,000. (Mayor Guy M. Smith, City Hall, Dover, OH 44622)

B-76-MC-39-0007 Lakewood, OH, \$394,000. (Mayor Robert Lawther, 12650 Detroit Rd., Lakewood, OH 44107)

B-76-HS-39-0003 Massillon, OH, \$556,000. (Mayor Mark Ross, City Hall, Massillon, OH 44646)

A-75-DN-39-0033 Portsmouth, OH, \$300,000. (C. Scott Johnson, City Manager, 728 Second St., Portsmouth, OH 45662)

B-76-DN-40-0045 Ardmore, OK, \$250,000. (Mayor Edison B. Estes, P. O. Box 249, Ardmore, OK 73401)

B-76-DN-40-0092 Carnege, OK, \$100,000. (Vernon Patterson, President, Board of Trustees, Town Hall, Carnegie, OK 73015)

B-76-DN-40-0079 Hoffman, OK, \$100,000. (C. M. Burney, Chairman, Board of Trustees, P. O. Box 145, Hoffman, OK 74439)

B-76-DN-40-0137 Marlow, OK, \$100,000. (Mayor John L. Mitchell, City Hall, Marlow, OK 73055)

B-76-HN-40-0005 McAlester, OK, \$3,261,000. (Mayor Bradley Million, P. O. Box 578, McAlester, OK 74501)

B-76-DN-40-0026 Tatums, OK, \$100,000. (Cecil Jones, Chairman, Board of Trustees, City Hall, Tatums, OK 73097)

B-76-DN-40-0156 Waurika, OK, \$100,000. (Mayor H. C. James, City Hall, Waurika, OK 73573)

B-76-DN-41-0017 Talent, OR, \$350,000. (Mayor Richard Henry, 204 E. Main St., Talent, OR 97540)

B-76-HS-42-0002 Bristol, PA, \$508,000. (Fidel Esposito, Borough Manager, Pond and Mulberry Sts., Bristol, PA 19007)

A-76-HN-42-0105 Franklin, PA, \$500,000. (Mayor Guy Mammolite, City Hall, Franklin, PA 16323)

B-76-HS-42-0011 Hanover, PA, \$576,000. (Joseph Halsey, President, Board of Commissioners, Hanover Township, 1267 San Sougi Parkway, Wilkes-Barre, PA 18702)

B-76-DN-45-0011 Bennettsville, SC, \$286,700. (Mayor Charles F. Hollis, City Hall, Bennettsville, SC 29512)

B-76-DN-45-0010 Darlington, SC, \$274,750. (Mayor Albert P. Coggeshall, P. O. Drawer 57, Darlington, SC 29532)

B-76-SN-45-0002 Harbison, SC, \$641,400. (James F. Dausch, Deputy General Manager and Administrator, New Communities Administration, HUD, 451 7th St., SW, Washington, D. C. 20410)

B-76-DN-45-0003 Kingstree, SC, \$184,525. (Mayor Leonard B. Burgess, P. O. Box 207, Kingstree, SC 29556)

B-76-DN-45-0020 Lake City, SC, \$256,175. (Mayor Carlton J. Gaskins, P. O. Box 398, Lake City, SC 29560)

B-76-DN-46-0023 Wagner, SD, \$30,000. (Mayor Raymond Duncanson, Wagner, SD 57380)

B-76-DN-46-0025 White Lake, SD, \$87, 000. (Mayor Clark Hilton, White Lake, SD 57383)

B-76-DN-47-0012 Brownsville, TN, \$195,000. (Mayor Joseph G. Taylor, City Hall, Brownsville, TN 38012)

A-76-DN-47-0019 Meigs County and Town of Decatur, TN, \$230,000. (Raymond E. Bivens, Meigs County Chairman, Courthouse, Decatur, TN 37322)

B-76-DN-47-0002 Hartsville, TN, \$225,000. (Ruth Carman, Community Development Coordinator, P. O. Box 81, Hartsville, TN 37074)

B-76-DN-47-0009 Huntsville, TN, \$300,000. (Mayor Norma Jean Potter, P. O. Box 151, Huntsville, TN 37756)

B-76-DN-47-0011 Jackson, TN, \$500,000. (Mayor Robert Conger, City Hall, Main St., Jackson, TN 38301)

B-76-DN-47-0013 Jellico, TN, \$150,000. (Mayor Francis Payne, P. O. Drawer 419, Jellico, TN 37762)

A-76-UR-47-0006 Jonesboro, TN, \$25,000 increase to a total of \$285,000. (Mayor Grace Haws, Town Hall, Jonesboro, TN 37659)

A-76-UR-47-0004 Loudon County, TN, \$250,000 increase to a total of \$970,000. (William H. Russell, County Judge, Courthouse, Loudon, TN 37774)

A-76-UR-47-0005 Monroe County, TN, \$250,000 increase to a total of \$ (J. P. Kennedy, County Judge, Courthouse, Madisonville, TN 37354)

B-76-DN-47-0017 Morristown, TN, \$245,000. (Mayor Charles A. Buda, P. O. Box 1499, Morristown, TN 37814)

B-76-DN-47-0020 Mount Pleasant, TN, \$185,000. (Michael Brown, City Manager, P. O. Box 426, Mount Pleasant, TN 38474)

B-76-DN-47-0022 Paris, TN, \$345,000. (Mayor W. J. Neese, City Hall, P. O. Box 970, Paris, TN 38242)

B-76-MC-48-0003 Beaumont, TX, \$1,397,000. (Mayor Ken Ritter, P. O. Box 3827, Beaumont, TX 77704)

B-76-DN-48-0009 Carthage, TX, \$150,000. (Mayor John K. Cain, P. O. Box 400, Carthage, TX 75633)

B-76-DN-48-0030 Ladonia, TX, \$100,000. (Mayor William Clements, P. O. Box 5, Ladonia, TX 75449)

B-76-HS-48-0001 Lancaster, TX, \$786,000. (Mayor William J. Bain, P. O. Box 548, Lancaster, TX 75146)

B-76-DN-48-0036 Naples, TX, \$100,000. (Mayor John J. Jameson, P. O. Box 340, Naples, TX 75568)

B-76-SQ-48-0001 Rosebud, TX, \$150,000. (Mayor Clarence Wolf, P. O. Box 657, Rosebud, TX 76570)

B-76-UR-48-0501 Robstown, TX, \$482,600. (Mayor B. D. Berryman, P. O. Box 872, Robstown, TX 78380)

B-76-DN-48-0086 Seymour, TX, \$100,000. (Mayor Sam W. Jones, P. O. Box 31, Seymour, TX 76380)

B-76-HN-48-0006 Wink, TX, \$23,000. (Mayor James A. Winn, P. O. Box 397, Wink, TX 79789)

B-76-HN-78-0001 Virgin Islands, \$2,770,000. (Governor Cyril E. King, P. O. Box 599, St. Thomas, VI 00801)

B-76-DN-51-0132 Fauquier County, VA, \$497,000. (Jason Paige, Chairman, Board of Supervisors, Fauquier County, P. O. Box 738, Warrenton, VA 22186)

B-76-HN-54-0003 Grafton, WV, \$164,000. (Lowell Mason, City Manager, P. O. Box 386, Grafton, WV 26354)

B-76-DN-55-0005 Adams, WI, \$500,000. (Mayor Stephen E. Baumgartner, P. O. Box 1009, Adams, WI 53910)

B-76-DN-55-0014 Ashland, WI, \$486,500. (Mayor Bruce A. Henrickson, 201 Second St., West, Ashland, WI 54806)

B-76-DN-55-0001 Black River Falls, WI, \$133,000. (Mayor Michael Anderson, 2nd and Fillmore Sts., Black River Falls, WI 54615)

B-76-DN-55-0011 Independence, WI, \$455,798. (Mayor Ralph Smick, City Clerk's Office, Independence, WI 54747)

B-76-DN-55-0030 Platteville, WI, \$500,000. (LeRoy E. Schindler, City Manager, 75 N. Benson St., Platteville, WI 53818)

B-76-DN-55-0009 Rewey, WI, \$206,647. (Harold I. Dixon, Village President, Village Hall, Rewey, WI 53580)

B-76-DN-55-0016 Tomah, WI, \$490,000. (Mayor James Ebert, 819 Superior Ave., Tomah, WI 54660)

B-76-DN-55-0003 Tomahawk, WI, \$467,980. (Mayor Willis Gassler, City Hall, Tomahawk, WI 54487)

B-76-DN-55-0008 Laona and Wabeno, WI, \$499,600. (Clarence Adams, Town Chairman, Village Hall, Wabeno, WI 54566)

B-76-DN-55-0007 Whitewater, WI, \$500,000. (C. F. Hill, City Manager, 312 W. Whitewater St., Whitewater, WI 53190)

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FILE COPY

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

MOBILE
HOMES

HUD-No. 76-279
Phone (202) 755-5277
(Norris)

FILE COPY

FOR RELEASE:
Tuesday
August 3, 1976

The U.S. Department of Housing and Urban Development today proposed regulations to combine Federal loan insurance for financing mobile homes and the lots they occupy.

The proposal also would make loan insurance available in the separate financing of individual lots by the owners of mobile homes.

Previously, insurance by HUD's Federal Housing Administration was available in two forms -- one, for loans for individual homes, and the other, for mortgages on mobile home parks financed by developers. These two programs will continue.

The proposed new regulations would implement a program authorized by the Housing and Community Development Act of 1974.

James L. Young, HUD Assistant Secretary for Housing-Federal Housing Commissioner, said the "implementation of this program is certain to help expand the horizon of homeownership opportunities for many, many Americans of modest resources."

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These are the terms for insurance of loans for the "combination" purchase of homes and lots:

- The maximum loan for a single-wide home and developed lot would be \$20,000 and a maximum loan term of 12 years and 32 days.
- The maximum loan for purchase of a mobile home of two or more modules and developed lot is \$27,500 with a maximum term of 15 years and 32 days.
- The maximum permissible interest rate would be 10-1/2 percent.

The maximum insurable loan for purchase of an undeveloped mobile home lot would be \$5,000 with repayment in 10 years and 32 days.

The proposed regulations were published in the Federal Register Tuesday, August 3.

Comments may be sent to the Rules Docket Clerk, HUD, Room 10141, Washington, D.C. 20410. Those received by September 6 will be considered in formulating final regulations to be published later.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-280
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Wednesday
August 4, 1976

New methods of speeding up police, fire and ambulance service in the Nation's cities while holding down costs have been developed by the U.S. Department of Housing and Urban Development.

Results of a two-year, \$247,000 demonstration in seven cities were announced in Washington by HUD Assistant Secretary for Policy Development and Research, Charles J. Orlebeke.

The Rand Corporation, acting as a HUD contractor, used simple, relatively inexpensive mathematical and computer procedures to support local government managers. Ideas for streamlining emergency services were developed and tested first with computers, then in actual situations in Denver, Colo.; Jersey City, N.J.; Wilmington, Del.; Yonkers, N.Y.; St. Louis, Mo.; Washington, D.C., and New Haven, Conn. Those that proved successful are now available to all local governments in a series of comprehensive reports and computer programs.

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Many ideas and methods developed by HUD's research effort are now being applied by cities. A way for determining the number of police patrol vehicles needed in various locations at various times of the day is now being used by cities and counties in Minnesota, Washington, Florida, California, Delaware, Ohio, Virginia and Georgia, as well as the police department of the Netherlands and Edmonton, Alberta, in Canada.

In Denver, Colo., a team of Rand experts used computers to repattern the location of firehouses. They showed that by closing some fire stations and building occasional new ones elsewhere, the city could maintain a high level of protection while eventually saving about \$1.25 million annually over a four-year period.

In Washington, D.C., changes in ambulance locations, schedules and procedures reduced response times by about one-half minute -- and sometimes two minutes or more -- in peak periods.

"The results of this demonstration will help local officials stretch dollars and obtain the maximum benefits for their citizens," Mr. Orlebeke said. "These emergency service deployment methods can help improve such services while maintaining a constant level of spending, or maintaining existing levels of service if spending must be reduced."

Materials developed by the research include a general report, manuals for analysts and data processing personnel, case studies, training manuals and computer programs. These are all available at minimal cost from either of the following sources:

National Technical Information Service
U.S. Department of Commerce
5285 Port Royal Road
Springfield, Va. 22151

or

Publication Department
The Rand Corporation
1700 Main Street
Santa Monica, Calif. 90406



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-283
(Phone: (202) 755-5284
(Day)

FOR RELEASE:
Thursday
August 5, 1976

A plan for Federal acquisition of the Cedar-Riverside new community in downtown Minneapolis, Minn., was authorized today by the Board of Directors of the New Community Development Corporation, Department of Housing and Urban Development.

James F. Dausch, New Communities Administrator, said the plan is to be developed by Dec. 1, after consultations between HUD and interested public and private parties in the Minneapolis area.

Development activities in Cedar-Riverside have been halted since December 1973, when the Cedar-Riverside Defense Fund and others filed suit against the project under the National Environmental Policy Act.

In March 1976, Federal District Judge Miles Lord decided in favor of the plaintiffs. This decision continued the limitations on further development in Cedar-Riverside, pending completion of an acceptable Environmental Impact Statement.

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The Justice Department has filed a notice of appeal of the order, but in the meantime, Cedar-Riverside has been saddled with high carrying costs and may have insufficient cash to pay these expenses after next month.

Today's decision, Mr. Dausch said, will enable HUD to expend funds for the continuation of the project's operations, if necessary, pending adoption of the acquisition plan.

Noting that the future of Cedar-Riverside would be impossible to predict until the Court of Appeals renders its decision in the environmental suit, Mr. Dausch said the project presents a unique opportunity for testing the potential of new-town-in-town development.

He asserted that, whatever the outcome of the lawsuit, acquisition of the project is necessary if that opportunity is to be preserved.

Cedar-Riverside received \$24 million in federally-quaranteed debenture assistance in December 1971. The project's developer has been unable to pay interest on those debentures totaling \$2,592,000.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-284
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Thursday
August 5, 1976

FILE COPY

The Board of Directors of the New Community Development Corporation, Department of Housing and Urban Development, today announced its decision to acquire the financially distressed new community of Jonathan in Carver County, Minn.

The Board directed James F. Dausch, New Communities Administrator, to work out a plan for acquisition of Jonathan by Dec. 1, aimed at maximizing the project's potential for successful development as a new town and giving due consideration to local public and private interests.

Jonathan, 20 miles southwest of Minneapolis with a population of 2,500 and employment opportunities for 1,500, may exhaust its cash resources within two months. The Board's decision authorizes the expenditures of funds to assure the continuation of the project's operation pending implementation of the plan.

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Citing Jonathan's innovative design and physical beauty, Mr. Dausch said HUD was optimistic that Jonathan could be successfully reorganized as a new community.

The Jonathan project received a total of \$21 million in federally-guaranteed debentures issued in October 1970 and June 1972, but since December 1974 has been unable to meet interest payments on those debentures. They total \$2,892,000.

The nature of any continuing relationship with Jonathan by Landtect, a Philadelphia-based developer which has managed the project since 1975, remains to be determined.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

*FHA
History*

HUD-No. 76-285
Phone (202) 755-5284
(Bacon)

FOR RELEASE:
Thursday
August 5, 1976

Secretary Carla A. Hills of the Department of Housing and Urban Development has approved the organizational structure of the new Office of Assistant Secretary for Housing.

This Office, headed by James L. Young, helps produce and manage housing to meet needs of lower and middle income Americans. Merged under Assistant Secretary Young are a wide range of assisted housing programs previously directed in separate Offices of Housing Production and Mortgage Credit (HPMC) and Housing Management (HM).

"The separation has been perceived by those who deal with the Department and by our program officials as an obstacle to achieving the Department's goals in the most efficient manner possible," said Secretary Hills, who announced June 10 her intention to combine functions of the two former offices under one Assistant Secretary, Mr. Young.

Unification will entail no change of duties for the majority of employees, the Secretary noted. Rather, members of the new Office will be doing the same jobs in closer coordination and be reporting to a consolidated management team.

Named to assist Mr. Young are:

John T. Howley, a manager experienced in both international and domestic community development and housing efforts in and out of government, as Deputy Assistant Secretary for Housing-Deputy FHA Commissioner;

Sanford A. Witkowski, a 14-year department veteran who formerly directed HPMC's Office of Policy Development, as Deputy Assistant Secretary for Insured and Direct Loan Programs; and

Elmer E. Smith, former Regional Administrator of the Department's Kansas City region, as Deputy Assistant Secretary for Assisted Housing.

Prior to joining HUD, Mr. Howley served as Vice President of the National Savings and Loan League with primary responsibility for Community Development. He has served as Assistant to the Under Secretary of the Department of Health, Education and Welfare and as Deputy Regional Director of the Federal Office of Economic Opportunity in Boston.

Mr. Witkowski will be responsible for production, management and disposition aspects of FHA mortgage insurance programs, college housing, housing for the elderly and handicapped, non-profit sponsor planning and development loans, Title I property improvement and mobile home loans, and the liquidation and collection of Section 312 housing rehabilitation loans. Mr. Witkowski has served HUD first with the Office of General Counsel, and HPMC's Office of Policy Development. He has had extensive experience in housing.

Drawing on his familiarity with field operations, Mr. Smith will direct development and management of assisted housing programs. These include Section 8 rental assistance for lower income families in both existing and new housing, Indian housing and conventional public housing.

Mr. Smith has been with HUD for six years, for two as Area Office Director in St. Louis and for the past four, as the Department's Regional Administrator in Kansas City.

Assistant Secretary Young said the HM and HPMC functions would be consolidated in HUD's field offices in the months ahead under a single Assistant Regional Administrator for Housing in each region.

"In the field offices, there will be no mandated substantive changes at this time in the organization of housing functions though some flexibility will be permitted," he said.

"No staffing reductions are expected in field offices as a result of the merger and we fully expect that any staffing economies at the central office can be achieved through attrition, retirements, re-assignment within the new organization or placement elsewhere within HUD," Mr. Young said.

He explained objectives of the realignment were:

To minimize disruption of services to the public;

To utilize current staff effectively;

To honor administrative rights of employees, and

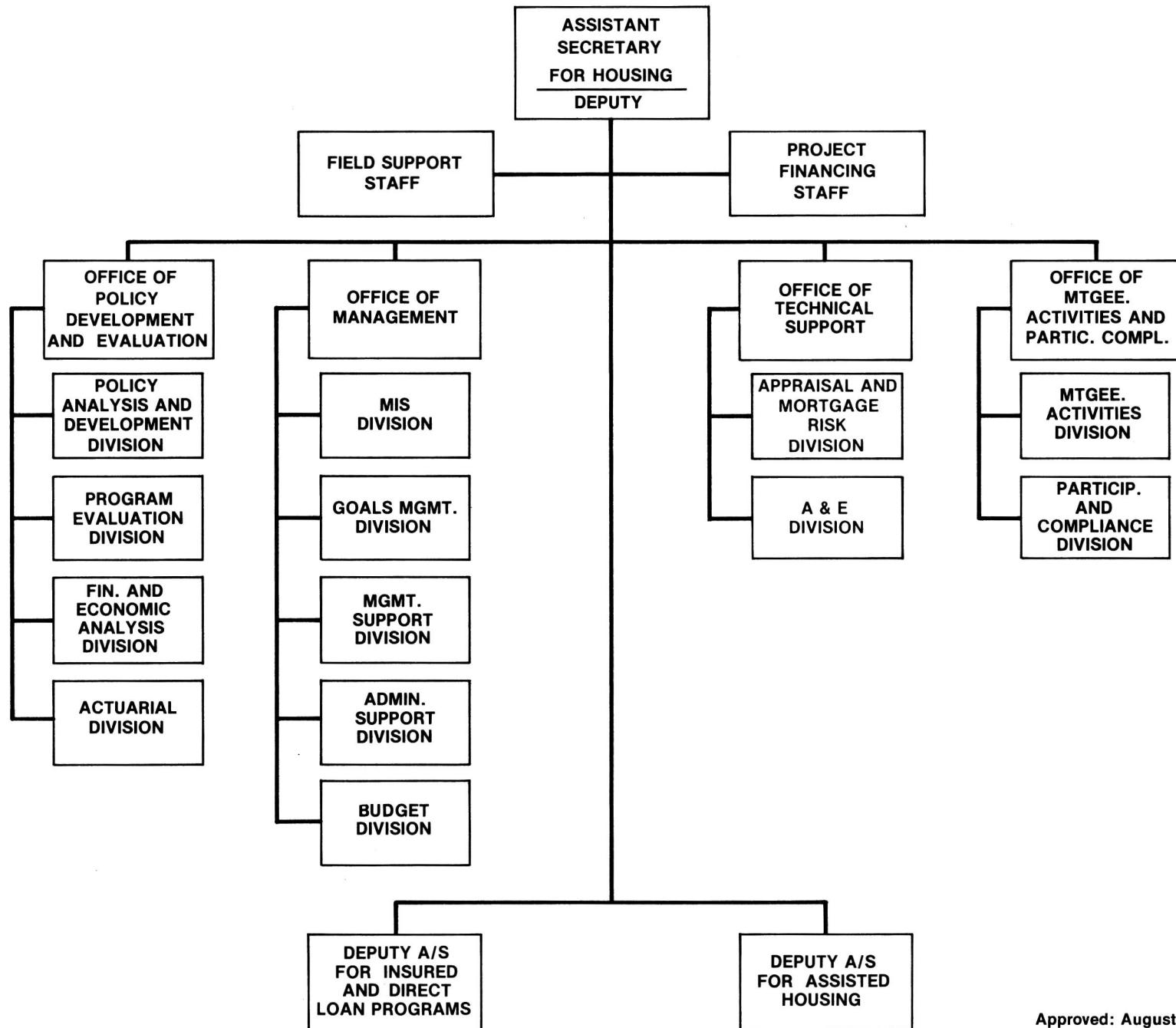
To observe all civil service and department rules.

"We feel that this organization should provide a consistency of housing policy from production through management which will enhance our capability of serving," Mr. Young said.

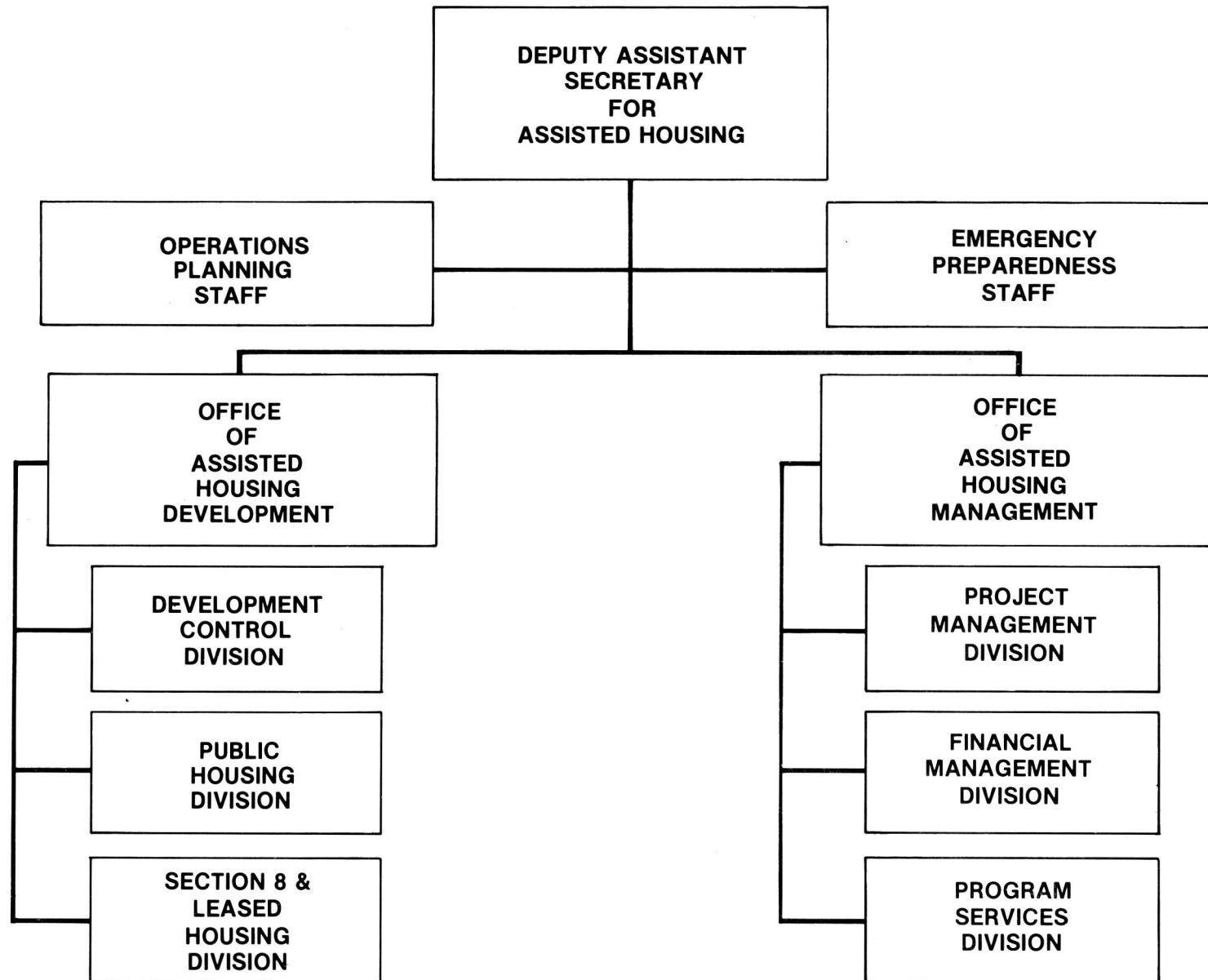
He said the new management team would provide strong leadership and direction and increase the responsiveness of the Office "to the public, to the industry and to the Congress."

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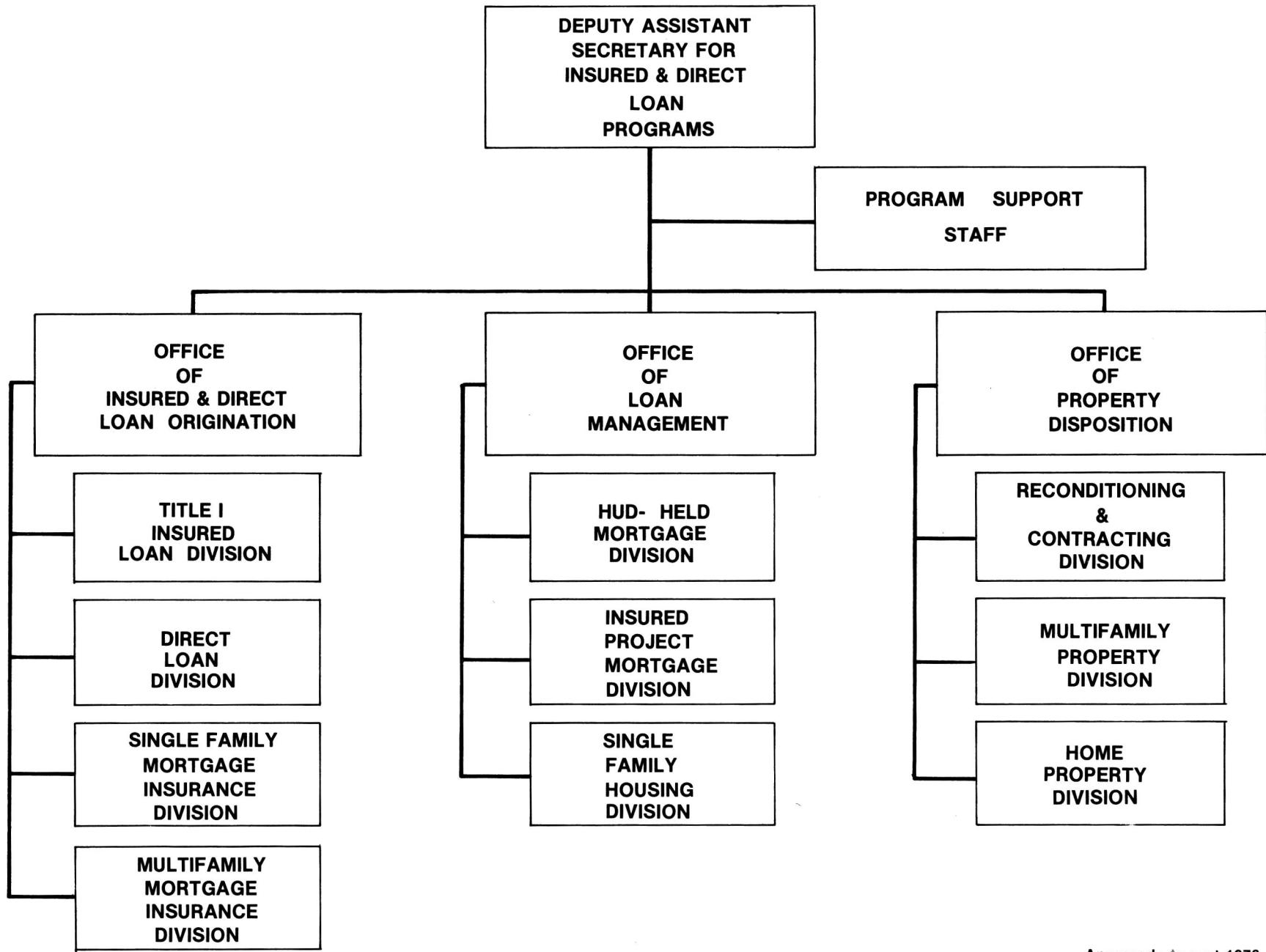
(NOTE TO EDITORS: Biographical sketches and photos of Assistant Secretary Young and deputies are available on request to Office of Public Affairs, HUD, 451 Seventh St., S.W., Washington, D. C. 20410.)



Approved: August 1976



Approved: August 1976



Approved: August 1976



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

*INSURANCE
CRIME*

HUD-No. 76-291
Phone (202) 755-5277
(Flynn)

FOR RELEASE:
Monday
August 16, 1976

Effective today, Minnesota residents and businessmen will be eligible to buy burglary and robbery insurance under the Federal Crime Insurance Program administered by the U.S. Department of Housing and Urban Development.

The announcement was made jointly by Acting Federal Insurance Administrator J. Robert Hunter of HUD and Minnesota Commissioner of Insurance Berton W. Heaton.

Following a review with the Commissioner and other officials, Mr. Hunter concluded Federal coverage should be offered because of evidence that some Minnesota residents and businessmen were having difficulty in getting affordable crime insurance coverage from other sources.

Federal policies can be purchased through any licensed Minnesota property insurance agent or broker or the Servicing Company designated for that State (Safety Management Institute).

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Correspondence with the Servicing Company should be addressed to Federal Crime Insurance, P.O. Box 41033, Washington, D.C. 20014. In addition, a toll free telephone number -- (800) 638-8780 -- has been installed to enable applicants to get immediate information about the program. Policyholders and property insurance agents and brokers may also use the number for reporting claims and obtaining forms.

Federal rates are based upon the overall metropolitan area statistics so that the cost of coverage in the inner city is the same as in the suburbs. For example, an individual desiring coverage on a residential premises in Minneapolis, would pay \$30 annually for \$1,000 of coverage; \$50 for \$5,000; and \$70 for \$10,000.

Commercial rates vary, depending upon gross receipts and type of business, but the rates are equally affordable. A grocer in Minneapolis with annual gross receipts under \$100,000 can obtain a \$1,000 package of burglary and robbery insurance for only \$100 a year. Coverage for \$1,000 of robbery insurance would cost him \$60, and \$1,000 of burglary insurance would cost \$50 a year. Coverage for \$5,000 of burglary and robbery insurance would cost \$400 a year; \$5,000 of robbery insurance, \$240; and \$5,000 of burglary insurance \$200.

Affordable rates for larger businesses and additional amounts of insurance up to \$15,000 in coverage, are also available.

Mr. Hunter and Commissioner Heaton noted that crime losses from burglary and robbery contribute greatly to the deterioration of communities and a decline in business opportunities. They urged local officials and insurance agents to help publicize the program, making it readily available to citizens who need protection against the economic consequences of crime.

Federal crime insurance is currently available in Arkansas, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Kansas, Maryland, Massachusetts, Minnesota, Missouri, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, and Tennessee.

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INSURANCE
CRIME



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-292
Phone (202) 755-5277
(Flynn)

FOR RELEASE:
Monday
August 16, 1976

Effective today, Arkansas residents and businessmen will be eligible to buy burglary and robbery insurance under the Federal Crime Insurance Program administered by the U.S. Department of Housing and Urban Development.

The announcement was made jointly by Acting Federal Insurance Administrator J. Robert Hunter of HUD, Arkansas Governor David Pryor and Arkansas Insurance Commissioner W. H. Woodward III.

Following a review with the Governor and the Commissioner, Mr. Hunter concluded Federal coverage should be offered because of evidence that some Arkansas residents and businessmen were having difficulty in getting affordable crime insurance coverage from other sources.

Federal policies can be purchased through any licensed Arkansas property insurance agent or broker or the Servicing Company designated for that State (Safety Management Institute).

-more-

Correspondence with the Servicing Company should be addressed to Federal Crime Insurance, P.O. Box 41033, Washington, D.C. 20014. In addition, a toll free telephone number -- (800) 638-8780 -- has been installed to enable applicants to get immediate information about the program. Policyholders and property insurance agents and brokers may also use the number for reporting claims and obtaining forms.

Federal rates are based upon the overall metropolitan area statistics so that the cost of coverage in the inner city is the same as in the suburbs. For example, an individual desiring coverage on a residential premises in Little Rock, would pay \$30 annually for \$1,000 of coverage; \$50 for \$5,000; and \$70 for \$10,000.

Commercial rates vary, depending upon gross receipts and type of business, but the rates are equally affordable. A grocer in Little Rock with annual gross receipts under \$100,000 can obtain a \$1,000 package of burglary and robbery insurance for only \$100 a year. Coverage for \$1,000 of robbery insurance would cost him \$60, and \$1,000 of burglary insurance would cost \$50 a year. Coverage for \$5,000 of burglary and robbery insurance would cost \$400 a year; \$5,000 of robbery insurance, \$240; and \$5,000 of burglary insurance, \$200.

Affordable rates for larger businesses and additional amounts of insurance up to \$15,000 in coverage, are also available.

Mr. Hunter and Governor Proyor noted that crime losses from burglary and robbery contribute greatly to the deterioration of communities and a decline in business opportunities. They urged local officials and insurance agents to help publicize the program, making it readily available to citizens who need protection against the economic consequences of crime.

Federal crime insurance is currently available in Arkansas, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Kansas, Maryland, Massachusetts, Minnesota, Missouri, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, and Tennessee.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-293

Phone: (202) 755-5284
(Flynn)

FOR RELEASE:
Monday
August 16, 1976

THE FEDERAL CRIME INSURANCE PROGRAM

Questions and Answers

1. Q. What is the purpose of the Federal Crime Insurance Program?
 - A. The program was established under Title VI of the Housing and Urban Development Act of 1970 which authorizes the Federal Government, as an insurer, to provide crime insurance at an affordable price in any State which after August 1, 1971, has a critical crime insurance availability problem and does not have an appropriate State Program to provide a solution. The program became effective on August 1, 1971. Reduced rates were made applicable to policies issued after August 1, 1972.
2. Q. In which States is the program available?
 - A. In Arkansas, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Kansas, Maryland, Massachusetts, Minnesota, Missouri, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Tennessee, and the District of Columbia.
3. Q. Who is responsible for operation of the program?
 - A. The Secretary of HUD has delegated administration of the program to the Federal Insurance Administrator in the U. S. Department of Housing and Urban Development (451 Seventh Street, S.W., Washington, D.C. 20410). Acting for the Secretary, the Federal Insurance Administrator conducts a continuing nationwide review of the market availability situation. In those States in which he concludes that a critical problem exists which is not being resolved at the State level, the Federal Insurance Administrator provides insurance against losses due to burglary and robbery through licensed property insurance agents and brokers and private companies acting as servicing companies for the Federal Insurance Administration.

-more-

4. Q. Will the program be expanded to additional States?

A. If the Federal Insurance Administrator finds a critical problem of availability in additional States which is not being resolved at the State level, he will designate such additional States as eligible for the purchase of crime insurance. Since the program began, Tennessee, New Jersey, Kansas, Florida, Delaware, Georgia, Colorado, Arkansas and Minnesota have been added on August 1, 1972, February 15, 1973, April 1, 1973, February 1, 1974, March 1, 1974, June 1, 1975, September 15, 1975, and August 16, 1976, respectively.

5. Q. Who can buy Federal crime insurance?

A. A property owner or tenant or businessman within an eligible State or the District of Columbia may apply for crime insurance by (a) signing an application, and (b) paying a 6-month premium installment due at time of application. To be eligible for burglary insurance coverage, his premises must meet the protective device requirements of the program referred to in Questions 15-19 below. The protective device requirements do not apply to commercial insurance against robbery only.

6. Q. Where does a property owner or tenant obtain an application form?

A. Federal crime insurance applications may be obtained from any licensed property insurance agent or broker in any eligible State in which the premises to be insured are located or from the appropriate servicing company in that State as follows:

ARKANSAS.....	(
COLORADO.....	(
CONNECTICUT.....	(	Safety Management Institute
DELAWARE.....	(	Federal Crime Insurance
DISTRICT OF COLUMBIA	(	P. O. Box 41033
FLORIDA.....	(	Washington, D.C. 20014
GEORGIA.....	(
ILLINOIS.....	(
KANSAS.....	(	You may also call SMI by using a toll-free
MARYLAND.....	(	number which is 800-638-8780. If you live
MINNESOTA.....	(	in D.C. or Md., you may call 301-652-2637.
MISSOURI.....	(	In Md., call collect if outside the
OHIO.....	(	Metropolitan Washington area.
RHODE ISLAND.....	(
TENNESSEE.....	(
MASSACHUSETTS.....	(	Insurance Company of North America
NEW YORK.....	(	Federal Crime Insurance Unit
PENNSYLVANIA.....	(	1021 Georgia Avenue
		Macon, Georgia 31201

(You may also call INA by using a toll-free number which is 800-841-4961.
(
(In addition, you may obtain assistance from INA offices at the following locations:
(
(1 Center Plaza, Boston, Massachusetts 02108
((Telephone: 617-227-7300)
(79 John Street, New York, New York 10038
((Telephone: 212-233-5010)
(625 Walnut Street, Philadelphia, Penna. 19105
((Telephone: 215-925-8330)

NEW JERSEY..... (Aetna Casualty and Surety Company
Mt. Pleasant Office Park
1719 Route 10
Parsippany, New Jersey 07054
(Telephone: 201-285-5650)

7. Q. What kind of criminal acts and losses can be covered by Federal crime insurance?

A. (a) Burglary and larceny incident thereto, which means the stealing of property from within a premises which has been forcibly entered by means which leave physical marks of such forcible entry at the place of entry.

(b) Robbery, which means the stealing of personal property from the insured in his presence and with his knowledge both inside the premises and outside the premises. The term robbery includes theft observed by the insured.

(c) Damage to the premises committed during the course of a burglary or robbery, or attempted burglary or robbery.

(d) In the case of the residential insurance policy, the burglary of an enclosed locked storage compartment of an automobile, i.e. the trunk compartment.

(e) In the case of commercial insurance against burglary, the theft from a night depository and burglary of a safe, subject to a \$5,000 limit on claims with respect to safes of less than insurance Class E quality.

8. Q. Will a burglary claim be paid if there are no visible marks of forcible entry at the place of entry?

A. The Federal crime insurance policies do not cover mere disappearance of property. There must be signs of an entry by force evidenced by visible marks upon or physical damage to the exterior of the premises at the place of such entry.

9. Q. How much insurance can an individual buy?

A. Residential insurance coverage may be purchased in amounts up to \$10,000. Commercial insurance may be purchased in amounts up to \$15,000. Such limits apply on a per-occurrence basis.

10. Q. Can an applicant choose the peril he wants to be insured against?

A. The residential insurance policy is a combination burglary and robbery package policy that is not sold in separate parts. However, a commercial applicant can purchase robbery insurance only or burglary insurance only or combinations of both. A policy that protects against robbery only costs 60% of the cost of a package burglary and robbery policy. A policy that protects against burglary only costs 50% of the package policy rate. Robbery and burglary coverage purchased in a combination of different amounts costs the sum of the rates for the separate parts.

11. Q. What kind of personal property is covered?

A. The residential policy insures against loss of all personal property including jewelry, after application of the \$50 deductible. However, loss of money is covered only up to \$100. The commercial policy can insure against burglary and larceny of merchandise, furniture, fixtures and equipment and against stealing of money, securities, and merchandise by safe burglary and against robbery of money, securities, merchandise, fixtures and equipment.

12. Q. Are claims payments subject to deductibles?

A. (a) Claims under the residential policy are subject to a deductible of \$50 or 5% of the gross amount of the loss, whichever is greater.

(b) Claims under the commercial policy are subject to minimum deductibles which vary according to the annual gross receipts of the insured, as shown in the following table, or to 5% of the gross amount of the loss, whichever is greater:

<u>Gross receipts</u>	<u>Deductible</u>
Less than \$100,000	\$ 50
\$100,000 - \$299,999	100
\$300,000 - \$499,999	150
\$500,000 or over	200

The deductible for nonprofit or public property risks is \$50 or 5% of the gross amount of the loss, whichever is greater.

13. Q. How does a property owner or tenant report claims for losses?

A. Losses which exceed the applicable deductible should be reported to the agent or broker through whom the application was submitted, or directly to the servicing company designated for the State in which the premises are located. A sworn proof of loss statement must be submitted.

14. Q. Will policies be cancelled or not renewed if insureds submit claims?

A. No. The Federal Crime Insurance Program was established to make crime insurance more readily available in areas where people have been unable to buy or retain crime insurance. Federal crime insurance therefore will not be denied to any eligible insured because of the frequency or amount of his claims.

However, the making of a false statement in the application or in connection with the submission of a claim will result in refusal of coverage or cancellation and the denial of claims. Intentionally false statements may also result in criminal prosecution.

15. Q. What protective devices are required on a residential property such as a home or apartment before it is eligible for Federal crime insurance?

A. For a residential property to be eligible for Federal crime insurance, its exterior doors, other than sliding doors, must be equipped with either a dead bolt, or a self-locking dead latch. Dead bolts or self-locking dead latches must have a throw of at least 1/2 inch, unless the lock utilizes a vertical interlocking bolt and striker. (The term "dead bolt" refers to the fact that the bolt cannot be made to retract except by turning a knob or key. The term "throw" refers to the distance which the bolt or latch protrudes from the body of the lock when the bolt or latch is in a locked position.) Horizontal or vertical dead bolts provide far better protection than a self-locking dead latch and the greater the distance of the throw, the less chance there is that the door can be pried open.

All sliding doors and windows opening onto stairways, porches, platforms or other areas affording easy access to the premises, must also be equipped with some type of locking device. Locking devices which utilize a key lock, while not required, are strongly recommended. See page 9 of this bulletin for illustrations of residential locking device requirements.

16. Q. Will claims be paid if a residential premises does not have the required locking devices.
 - A. Unprotected residences are not eligible for Federal crime insurance and a claim cannot be paid if a residential premises does not meet the protective device requirements.
17. Q. How can a residential applicant know whether his house or apartment meets the protective device requirements?
 - A. The residential requirements are listed on the residential application form and illustrations of the locking devices are shown on page 9 of this bulletin. By comparing the locks on his exterior doors and windows to those shown in the pictures, the applicant can quickly verify whether his house or apartment meets the minimum requirements. In addition, any property insurance agent or broker or the servicing company can explain the residential requirements.
18. Q. What protective devices are required on a commercial property before it is eligible for Federal crime insurance?
 - A. For a commercial property to be eligible for Federal crime insurance against burglary, its doorways or doors and accessible openings must be adequately protected during nonbusiness hours. The commercial requirements, which are more extensive than those for residential properties, vary by types of business. They are listed on the commercial application form. Illustrations of the locking devices referred to above are shown on page 10 of this bulletin.
19. Q. How can a commercial applicant know whether his property meets the protective device requirements?
 - A. The servicing company will make a physical inspection of the premises of every new applicant who applies for a commercial policy which includes burglary coverage. Such policies will be issued only if the inspection confirms that the premises meets the protective device requirements. If the property does not meet the requirements, the inspector will tell the applicant what he needs to do in order to comply. After a commercial premises has been inspected and a policy issued, claims for losses will be paid provided the insured has not removed or altered the protective devices previously approved by the inspector. Insurance coverage on all premises which meet the protective device requirements becomes effective at noon of the day after the application is signed by the applicant.

20. Q. What are the rates for residential or personal coverage?

A. Annual rates for residential crime insurance coverage are the following:

<u>Amount of coverage</u>	<u>In lowest crime areas</u>	<u>In average crime areas</u>	<u>In highest crime areas</u>
\$1,000	\$20	\$30	\$40
\$3,000	30	40	50
\$5,000	40	50	60
\$7,000	50	60	70
\$10,000	60	70	80

21. Q. What are the rates for nonresidential or commercial coverage?

A. These rates cannot be shown on a simple table since they are based on the class and location of the business and reflect the gross receipts from the previous year, as well as the amount of coverage selected by the insured. Complete details are contained in the program manual but, for example--

(1) A grocery store having gross receipts of under \$100,000 located in a high crime exposure territory such as Denver, Miami, New York City, Savannah, or Trenton would pay annual rates as follows (only 1/2 of the shown amount must be paid in advance):

<u>Amount of coverage</u>	<u>Burglary and robbery in equal amounts</u> (Option 1)	<u>Robbery only</u> (Option 2)	<u>Burglary only</u> (Option 3)
\$ 1,000	\$120	\$ 72	\$ 60
\$ 5,000	480	288	240
\$10.000	660	396	330
\$15,000	690	414	345

Option 4 (varied amounts of both coverages): Assuming a selection of \$1,000 robbery and \$5,000 burglary, the premium would be \$27 plus \$240, or \$312.

(2) A drug store having gross receipts of between \$100,000 and \$299,999 located in an average crime exposure territory such as the District of Columbia, Atlanta, Baltimore, Boston, Chicago, Cleveland, Hartford, Little Rock, Memphis, Minneapolis, Newark, Philadelphia, Providence, Pueblo, St. Louis, Wichita, and Wilmington would pay annual rates as follows (only 1/2 of the shown amount must be paid in advance):

<u>Amount of coverage</u>	Burglary and robbery in <u>equal amounts</u> (Option 1)	Robbery only (Option 2)	Burglary only (Option 3)
\$ 1,000	\$150	\$ 90	\$ 75
\$ 5,000	600	360	300
\$10,000	825	495	413
\$15,000	863	518	432

Option 4 (varied amounts of both coverages): Assuming a selection of \$1,000 robbery and \$10,000 burglary, the premium would be \$90 plus \$413, or \$503.

3. A book store having gross receipts of under \$100,000 located in a low crime exposure territory such as Utica, New York; Meriden, Connecticut; Reading, Pennsylvania; Albany, Georgia, and Steubenville, Ohio; would pay annual rates as follows (only 1/2 of the shown amount must be paid in advance):

<u>Amount of coverage</u>	Burglary and robbery in <u>equal amounts</u> (Option 1)	Robbery only (Option 2)	Burglary only (Option 3)
\$ 1,000	\$ 70	\$ 42	\$ 35
\$ 5,000	280	168	140
\$10,000	385	231	193
\$15,000	403	242	202

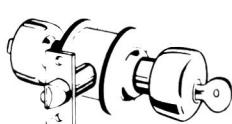
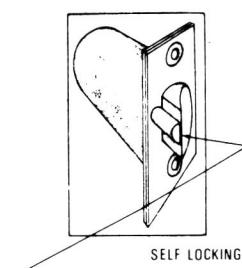
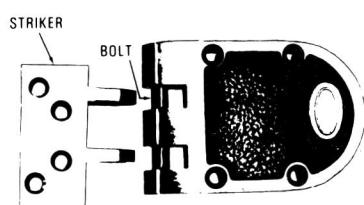
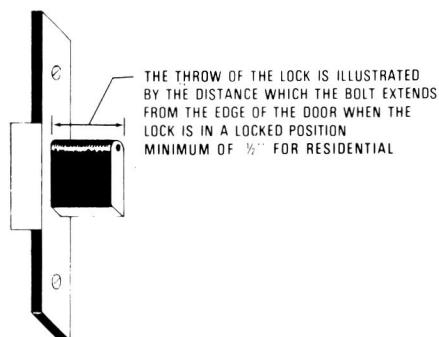
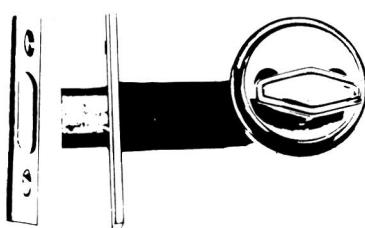
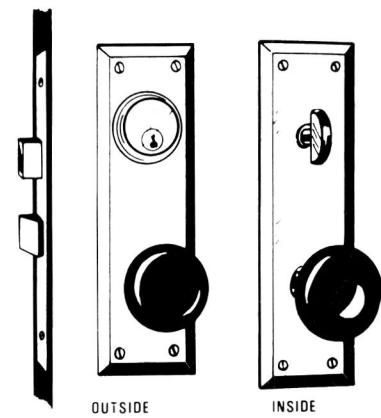
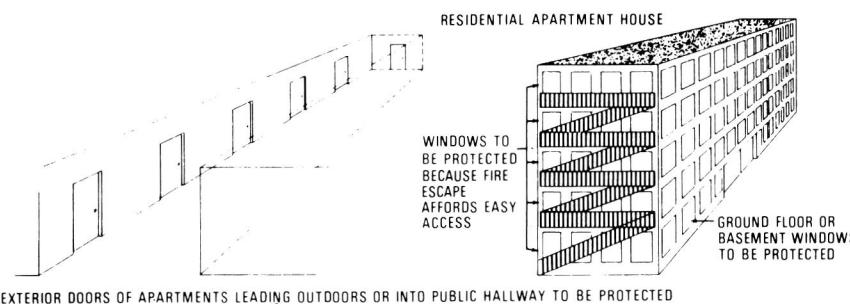
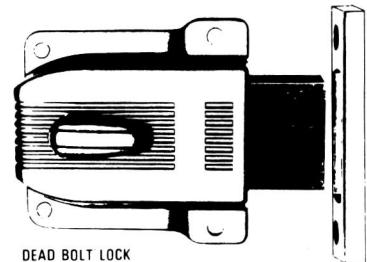
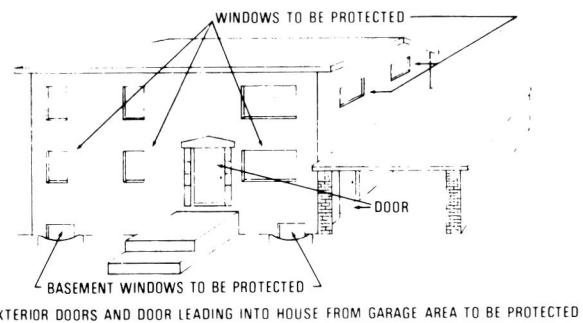
Option 4 (varied amounts of both coverages): Assuming a selection of \$1,000 robbery and \$5,000 burglary, the premium would be \$42 plus \$140, or \$182.

The cost increases for stores having higher gross receipts.

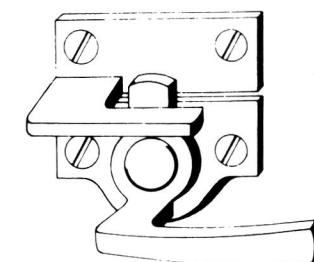
Federal Crime Insurance Program

RESIDENTIAL PROTECTIVE DEVICE REQUIREMENTS

(EXAMPLES OF ACCESSIBLE OPENINGS AND LOCKING DEVICES REFERRED TO IN THE PROTECTIVE DEVICE REQUIREMENTS)



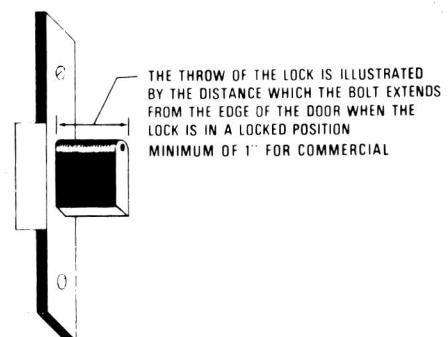
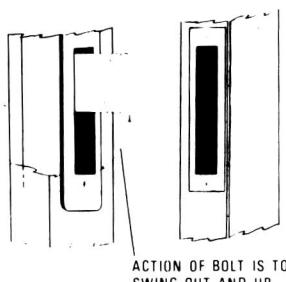
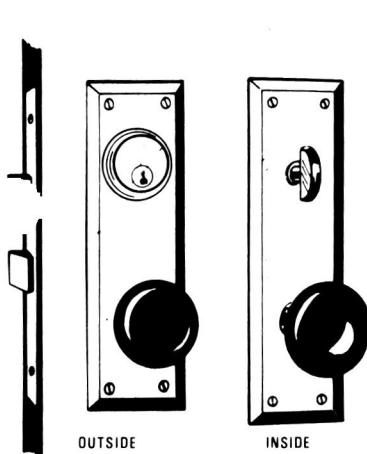
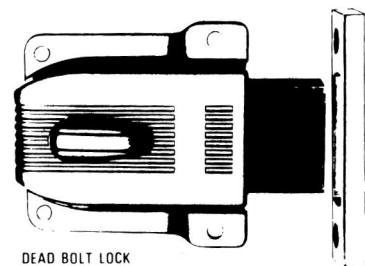
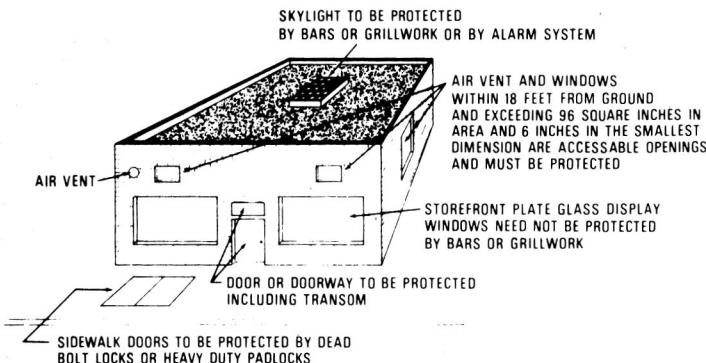
NOTE THAT THE SMALL PIN AT THE LEFT SIDE OF THE SPRING LATCH RENDERS THE LATCH IMMOBILE WHEN THE LOCK IS IN THE LOCKED POSITION



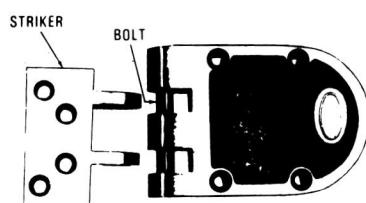
Federal Crime Insurance Program

COMMERCIAL PROTECTIVE DEVICE REQUIREMENTS

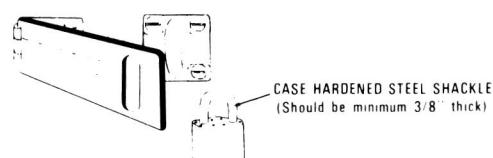
(EXAMPLES OF ACCESSIBLE OPENINGS AND LOCKING DEVICES REFERRED TO IN THE PROTECTIVE DEVICE REQUIREMENTS)



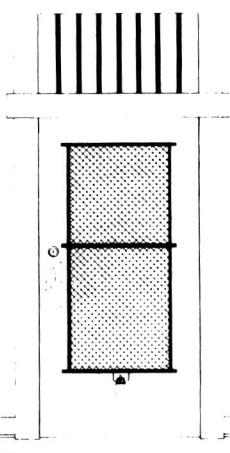
MORTISED DEAD BOLT LOCK
(Recessed into the edge of the door instead of the side)



A HEAVY DUTY PADLOCK (3/8" Case hardened steel shackle) FIVE PIN TUMBLER OPERATION
THE STEEL BAR AND STAPLE OF THE HASP SHOULD BE CASE HARDENED AS IS THE PADLOCK SHACKLE. RECESSED SCREWS SHOULD BE CONCEALED WHEN THE HASP IS CLOSED



EXAMPLE OF BARS AND GRILLWORK





HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-297
Phone (202) 755-6072
(Hardesty)

FILE COPY

PROGRAM ACTIONS
ANNOUNCED ON
Thursday, August 19, 1976

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM

The following grant helps cover the cost of planning for growth needs of the area:

CPA-MI-05-00-0399 Wyoming, MI, \$18,000. (Donald H. Lystad, Director, Planning Dept., 1155 28th St., S.W.,
Wyoming, MI 49509)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Following are the latest HUD approvals of block grants under Title I of the Housing and Community Development Act of 1974, which replaces the previous HUD Community Development categorical grant programs:

B-76-DN-05-0207 White County, AR, \$300,000. (W. L. Davis, County Judge, Courthouse, Searcy, AR 72143)

B-76-DN-04-0406 Yuma County, AZ and Imperial County, CA, \$142,000. (Fritz Brown, President, Quechan Tribal Council, P.O. Box 1352, Yuma, AZ 85364)

B-76-DN-06-0008 Farmersville, CA, \$100,000. (Mayor Herbert Jones, 147 E. Front St., Farmersville, CA 93223)

B-76-DN-06-0038 Madera County, CA, \$177,000. (Donald Handly, County Administrative Officer, 209 W. Yosemite Ave., Madera, CA 93637)

B-76-DN-06-0044 Woodlake, CA, \$527,000. (Dolph Frisius, City Manager, 350 Valencia Blvd., Woodlake, CA 93285)

B-76-MC-09-0003 Danbury, CT, \$1,198,000. (Mayor Charles A. Ducibella, City Hall, Danbury, CT 06810)

B-76-MC-09-0002 Fairfield, CT, \$292,000. (John J. Sullivan, First Selectman, Town Hall, 611 Old Post Rd., Fairfield, CT 06430)

B-76-HN-12-0001 Bradenton, FL, \$622,000. (Mayor A. K. Leach, City Hall, Bradenton, FL 33506)

B-76-DN-12-0030 Bristol, FL, \$137,000. (W. A. Woodward, Clerk of the Court, Liberty County Courthouse, Bristol, FL 32321)

B-76-DN-12-0013 Marianna, FL, \$130,000. (Mayor-Commissioner Robert C. Cowen, P. O. Box 936, Marianna, FL 32446)

B-76-DN-13-0024 McIntosh County, GA, \$277,250. (Lloyd Thompson, Chairman, County Commission, Courthouse, Darien, GA 31305)

B-76-DN-13-0026 Putnam County, GA, \$213,450. (Roy Vinings, Jr., Chairman, Putnam County, Courthouse, Eatonton, GA 31024)

B-76-DN-20-0004 Eureka, KS, \$149,000. (Mayor W. R. Turner, P. O. Box 68, Eureka, KS 67045)

B-76-DN-22-0028 Natchitoches, LA, \$250,000. (J. L. Ackel, President, Natchitoches Parish Police Jury, P. O. Box 799, Natchitoches, LA 71457)

B-76-DN-25-0007 Bourne, MA, \$75,000. (Jeremiah F. Cahir, Chairman, Board of Selectmen, Town Hall, Bourne, MA 02532)

B-76-DN-85-0020 Edgartown, MA, \$100,000. (George A. Willoughby, Chairman, Board of Selectmen, Main St., P. O. Box 158, Edgartown, MA 02539)

B-76-DN-25-0025 Greenfield, MA, \$34,000. (Gerald Levitch, Chairman, Board of Selectmen, Court Square, Greenfield, MA 01301)

B-76-DN-25-0029 Heath, MA, \$43,518. (Richard Housner, Chairman, Board of Selectmen, Town Hall, Heath, MA 01346)

B-76-DN-25-0033 Ipswich, MA, \$100,000. (Leonard J. Silvia, Town Manager, Town Hall, South Main St., Ipswich, MA 01938)

B-76-DN-25-0039 Milford, MA, \$10,000. (Emilio E. Diotalevi, Chairman, Board of Selectmen, Town Hall, 52 Main St., Milford, MA 01757)

B-76-DN-25-0051 Provincetown, MA, \$90,000. (Bernace D. Shears, Chairman, Board of Selectmen, Town Hall, Old Commercial St., Provincetown, MA 02657)

B-76-DN-25-0053 Rockport, MA, \$100,000. (Nicola Barletta, Chairman, Board of Selectmen, Town Office Bldg., Rockport, MA 01966)

B-76-DN-25-0060 Taunton, MA, \$96,000. (William Chandler, Coordinator, Town of Taunton, MA 02780)

B-76-DN-25-0070 West Tisbury, MA, \$25,000. (Allen M. Look, Chairman, Board of Selectmen, Edgartown Road, West Tisbury, MA 02575)

B-76-MC-26-0017 Westland, MI, \$596,000. (Michael Drake, Director, Economic Department, 36601 Ford Rd., Westland, MI 48185)

B-76-DN-27-0025 Upper Sioux Community, Granite Falls, MN, \$84,000. (Norman Blue, Tribal Chairman, Board of Trustees, Granite Falls, MN 56241)

B-76-DN-27-0011 Greenbush, MN, \$150,000. (Mayor Hector Reese, City Hall, Greenbush, MN 56726)

B-76-DN-27-0030 Montgomery, MN, \$118,000. (Mayor Francis C. Wiskocil, 201 Ash Ave., Montgomery, MN 56069)

B-76-SD-27-0001 Moorhead, MN, \$193,000. (Mayor Dwaine Hoberg, P. O. Box 779, Moorhead, MN 56560)

B-76-DN-27-0026 Walnut Grove, MN, \$75,000. (Mayor R. L. Grefe, City Administrators Office, Walnut Grove, MN 56180)

B-76-DN-28-0035 Crosby, MS, \$130,000. (Mayor Albert Case, Town Hall, Crosby, MS 39633)

B-76-DN-28-0036 Crystal Springs, MS, \$294,000. (Mayor John R. Lang, City Hall, Crystal Springs, MS 39213)

B-76-UR-28-0003 Laurel, MS, \$2,500,000. (Mayor W. L. Patrick, Jr., City Hall, Laurel, MS 39440)

B-76-HN-28-0019 Tupelo, MS, \$775,000. (Mayor Clyde E. Whitaker, P. O. Box 1485, City Hall, Tupelo, MS 38801)

B-76-DN-29-0007 Maryville, MO, \$210,000. (David E. Warren, City Manager, Box 438, 415 N. Market, Maryville, MO 64468)

B-76-DN-30-0012 Box Elder, MT, \$100,000. (John Windy Boy, Tribal Chairman, Chippewa Cree Business Council, Rocky Boy Route, Box Elder, MT 59521)

B-76-MC-30-0002 Great Falls, MT, \$541,000. (Richard D. Thomas, City Manager, P. O. Box 9609, Great Falls, MT 59403)

B-76-MC-34-0120 Woodbridge, NJ, \$518,000 increase to a total of \$751,000. (Mayor John J. Cassidy, 1 Main St., Woodbridge, NJ 07095)

.76-DN-35-0014 Portales, NM, \$150,000. (Mayor Mike Burns, 100 W. First St., Portales, NM 88130)

B-76-HS-36-0111 Islip, NY, \$436,000. (Peter F. Cohalan, Town Supervisor, Town Hall, 655 Main St., Islip, NY 11751)

B-76-HS-36-0117 North Hempstead, NY, \$2,618,000. (Michael J. Tully, Town Supervisor, Town Hall, Manhasset, NY 11030)

B-76-HN-36-0008 Salamanca, NY, \$54,000. (Mayor Ronald J. Yehl, Municipal Services Center, Salamanca, NY 14779)

B-76-HS-36-0007 Tonawanda, NY, \$741,000. (Mayor Sheridan J. Creekmore, City Hall, Tonawanda, NY 14150)

B-76-HN-37-0004 Goldsboro, NC, \$738,000 increase to a total of \$1,976,000. (Kenneth Kyle, City Manager, P. O. Drawer A, Goldsboro, NC 27530)

B-76-DN-38-0014 Turtle Mountain Band of Chippewa Indians, ND, \$50,000. (Edwin J. Henry, Tribal Chairman, Belcourt, ND 58376)

B-76-DN-38-0005 Fort Totten Reservation, ND, \$129,000. (Carl McKay, Tribal Chairman, Devils Lake Sioux Tribe, P. O. Box 276, Fort Totten, ND 58335)

B-76-HN-38-0006 Standing Rock Reservation, Ft. Yates, ND, \$102,000. (Pat McLaughlin, Tribal Chairman, Ft. Yates, ND 58538)

B-76-DN-38-0011 Stanton, ND, \$88,000. (Mayor Robert Wetzel, Stanton, ND 58571)

B-76-DN-38-0016 Washburn, ND, \$250,000. (Mayor James Stroup, Washburn, ND 58577)

.76-DN-39-0064 Caldwell, OH, \$178,500. (Boyd Wagner, President, Noble County Commissioners, Courthouse, Caldwell, OH 43724)

B-76-UR-39-0002 Xenia, OH, \$400,000. (Robert Stewart, City Hall, Xenia, OH 45385)

B-76-DN-40-0048 Watonga, OK, \$100,000. (Mayor David Burrell, City Hall, Watonga, OK 73772)

B-76-DN-41-0015 Brownsville, OR, \$153,000. (Edward Pefferman, City Administrator, P. O. Box 188, Brownsville, OR 97327)

B-76-DN-42-0203 Borough of Dunbar, PA, \$197,760. (Harold E. Dunaway, President, Borough of Dunbar Council, c/o Redevelopment Authority of Fayette County, 50 E. Main St., Uniontown, PA 15401)

B-76-DN-45-0012 Barnwell, SC, \$170,780. (Mayor Rodman Lemon, P. O. Box 362, Barnwell, SC 29812)

B-76-DN-45-0004 Myrtle Beach, SC, \$325,875. (David Stradinger, City Manager, P. O. Box 925, Myrtle Beach, SC 29577)

B-76-DN-46-0006 Elkton, SD, \$62,000. (Mayor Dennis Lundgren, Elkton, SD 57026)

B-76-DN-46-0004 Crow Creek Sioux Tribe, SD, \$100,000. (Elnita M. Rank, Chairperson, Crow Creek Sioux Tribe, Box 636, Ft. Thompson, SD 57339)

B-76-DN-46-0011 Huron, SD, \$150,000. (Mayor Dennis Decker, Huron, SD 57350)

B-76-DN-46-0018 Pine Ridge Reservation, SD, \$50,000. (Albert Trimble, President, Oglala Sioux Tribe, P. O. Box A-2, Crazy Horse Planning Center, Pine Ridge, SD 57770)

B-76-DN-46-0019 Rosebud Sioux Tribe, SD, \$150,000. (Edward Driving Hawk, President, Rosebud Sioux Tribe, Rosebud, SD 57570)

N-76-DN-47-0021 Fayette County, TN, \$431,000. (John C. Rice, III, Chairman, Fayette County Court, Courthouse, Somerville, TN 38068)

B-76-DN-48-0063 Childress, TX, \$100,000. (Mayor Glenn Buckley, 315 Commerce St., Childress, TX 79201)

B-76-DN-48-0054

Wharton, TX, \$150,000. (Mayor V. H. Driscoll, P. O. Box 1026, Wharton, TX 77488)

B-76-HN-33-0001

Anacortes, WA, \$120,000. (Charles Davenport, City Manager, P. O. Box 547, Anacortes, WA 98221)

B-76-DN-53-0020

Langley, WA, \$250,000. (Mayor Donald D. Manchester, P. O. Box 366, Langley, WA 98260)LOW RENT PUBLIC HOUSING PROJECT

AL09-E09-E054-001

Florence, AL, \$372,600 to lease existing units under the Section 8 program. (Karl Tyree, Jr., Housing Authority, 303 N. Pine St., Florence, AL 35630)

Fla. 5-33

Miami, FL, \$4,742,725 for turnkey construction of 145 units. (Melvin J. Adams, Director, Dade County Dept. of Housing and Urban Development, 1401 NW 7th St., Miami, FL 33135)

KANS 67-2

White Cloud, KS, \$1,077,104 for mutual-help construction of 22 units. (Executive Director, Housing Authority of the Iowa Tribe of Indians of Kansas and Nebraska, Box 68, White Cloud, KS 66094)

KY 2-1, 2 & 3

Covington, KY, \$651,000 increase to a total of \$4,888,500 for modernization. (Claude Hensley, Executive Director, Housing Authority, 2940 Madison Ave., Covington, KY 41015)

KY 97-1

Mt. Vernon, KY, \$5,000 for modernization. (T. A. Parsons, Executive Director, Housing Authority, Mt. Vernon, KY 40456)

MICH 33-1 & 2

Ferndale, MI, \$177,400 increase to a total of \$384,770 for modernization. (Cassandra Crosby, Executive Director, Royal Oak Township Housing Commission, 21312 Wyoming Ave., Ferndale, MI 48220)

MICH 8-1, 2, 3, 4

River Rouge, MI, \$466,510 for modernization. (William Duncan, Executive Director, Housing Commission, 1381 Coolidge Highway, River Rouge, MI 48218)

MICH 72-1

Romulus, MI, \$80,000 increase to a total of \$100,000 for modernization. (Mary Carter, Executive Director, Housing Commission, 5907 Chamberlain St., Romulus, MI 48170)

MICH 89-1

Taylor, MI, \$35,000 for modernization. (Robert Robinson, Executive Director, Housing Commission, 23555 Goddard Road, Taylor, MI 48180)

MICH 29-1 & 2

Wayne, MI, \$102,500 increase to a total of \$190,940 for modernization. (Richard Gillespie, Executive Director, Housing Commission, 34808 Sims Ave., Wayne, MI 48184)

MO 48-1

Lanagan, MO, \$6,500 for modernization. (Mayor Jean Wilson, City Hall, Lanagan, MO 64847)

NY 14-1 and 14-2

Port Chester, NY, \$121,000 increase to a total of \$1,044,093 for modernization. (Anthony Caracciolo, Executive Director, Housing Authority, 2 Weber Dr., Port Chester, NY 10573)



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-297
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Friday
August 20, 1976

A wider range of lower income families is now eligible to benefit under the Section 235 homeownership assistance program of the U.S. Department of Housing and Urban Development.

This has been made possible under the Housing Authorization Act of 1976, recently signed by President Ford, and HUD instructions to field offices calling for acceptance of applications under terms of the new law.

Changes in two areas of the program open the way to wider participation.

One change raises the eligible income ceiling from 80 percent of median family income in an area to 95 percent. The actual income limits will vary significantly by market area.

The second change recognizes rising costs and raises the mortgage limits for home purchases with Section 235 assistance. These mortgage limits have been increased to \$25,000 (\$29,000 for a family of five or more), and in designated high cost areas to \$29,000 (\$33,000 for a family of five or more).

-more-

The revised Section 235 program is presently limited to single family homes which are newly constructed or substantially rehabilitated. However, the just-enacted legislation also provides for Section 235 assistance in the purchase of mobile homes for lower income families. HUD is now preparing guidelines for implementation of this feature of the program.

Under program procedures, an eligible family makes a 6 percent downpayment and pays 5 percent interest on the FHA insured mortgage loan, using at least 20 percent of its adjusted gross income. The Government makes up the difference to the lender between the monthly payment at 5 percent interest and at the FHA interest rate prevailing at the time of the home purchase.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Block Grants

HUD-No. 76-300
Phone (202) 755-6072
(Hardesty)

PROGRAM ACTIONS
ANNOUNCED ON
Saturday, August 21, 1976

RENT SUPPLEMENT PROGRAM

Perrysburg, OH, \$2,062,300 firm commitment for 108 units for the elderly, sponsored by Abundant Life of Perrysburg, Inc., 314 Indiana Ave., Perrysburg, OH 48551. Charles Lucas, Director, HUD-FHA Insuring Office, 777 Rockwell Ave., Cleveland, OH 44114)

LOW RENT PUBLIC HOUSING PROGRAM

Del 1-1, 1-3	<u>Wilmington, DE</u> , \$1,203,000 increase to a total of \$8,577,993 for modernization. (Vincent Lewis, Executive Director, Housing Authority, 1800 Broom St., Wilmington, DE 19801)
DEL 1-5	<u>Wilmington, DE</u> , \$1,000,000 increase to a total of \$7,374,993 for modernization. (Same as above)
TX16-E499-001 thru 008	<u>Red River, Titus, Delta, Lamar, Hopkins, Cass, Morris and Franklin Counties, TX</u> , \$571,226 to lease units under Section 8 program. (James D. Goerke, Executive Director, Ark-Tex Council of Governments, P. O. Box 5307, Texarkana, TX 75501)
VA 19-1 and 19-3	<u>Fairfax County, VA</u> , \$80,500 increase to a total of \$244,930 for modernization. (Walter D. Webdale, Director, Fairfax County Department of Housing and Community Development, 9001 Braddock Rd., Springfield, VA 22151)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

B-76-DN-01-0002	<u>Centreville, AL</u> , \$150,000. (Mayor Cecil R. Crows, 486 Walnut St., Centreville, AL 35402)
B-76-DN-01-0012	<u>Fort Deposit, AL</u> , \$150,000. (Mayor Bobby A. Davis, Town Hall, Fort Deposit, AL 36032)
B-76-DN-01-0015	<u>Linden, AL</u> , \$200,000. (Mayor Bracey C. Hill, City Hall, Linden, AL 36748)
B-76-HS-01-0012	<u>Prichard, AL</u> , \$873,000. (Mayor A. J. Cooper, Jr., P. O. Box 10427, Prichard, AL 36610)
B-76-DN-01-0026	<u>Troy, AL</u> , \$350,000. (Mayor Winford Kelly, 201 Segar St., Troy, AL 36081)
B-76-DN-05-0016	<u>Blue Mountain, AR</u> , \$100,000. (Frank M. Slay, Recorder, City Hall, Blue Mountain, AR 72826)
B-76-DN-05-0070	<u>Fifty-Six, AR</u> , \$100,000. (Mayor T. J. Wallace, City Hall, Fifty-Six, AR 72533)
B-76-DN-05-0087	<u>Heber Springs, AR</u> , \$100,000. (Mayor H. G. Smith, City Hall, Heber Springs, AR 72543)
B-76-DN-05-0149	<u>Morrilton, AR</u> , \$75,000. (Mayor T. H. Hickey, City Hall, Morrilton, AR 72110)
B-76-DN-05-0074	<u>Fulton County, AR</u> , \$150,000. (Leonard Mooney, County Judge, P. O. Box 278, Salem, AR 72576)
B-76-DN-05-0211	<u>Wynne, AR</u> , \$150,000. (Mayor Lloyd A. Diebold, Jr., City Hall, Wynne, AR 72396)

FOR FURTHER INFORMATION CONTACT SOURCE SHOWN IN LISTING.

B-76-DN-06-0412 Lassen County, CA, \$63,661. (Freda C. Owens, Chairperson, Susanville Indian Rancheria, P. O. Box 754, Susanville, CA 96130)

B-76-MC-09-0004 Bristol, CT, \$1,533,000 increase to a total of \$3,066,000. (Mayor Henry J. Wojtusik, City Hall, 111 N. Main St., Bristol, CT 06010)

B-76-HS-09-0006 Farmington, CT, \$154,000. (Stephen A. Flie, Town Manager, Town Hall, 1 Monteith Dr., Farmington, CT 06032)

B-76-MC-09-0007 Meriden, CT, \$408,000. (Mayor Abraham G. Grossman, City Hall, 142 E. Main St., Meriden, CT 06450)

B-76-ST-66-0001 Sinajana, Guam, \$2,200,000. (Governor Ricardo J. Bordallo, Agana, Guam 96910)

B-76-HN-66-0001 Sinajana and Asan, Guam, \$978,000. (Same as above)

B-76-DN-16-0020 Weippe, ID, \$68,000. (Mayor Norman C. Steadman, City Hall, Weippe, ID 83553)

B-76-DN-19-0007 Cantril, IA, \$24,500. (Mayor Charles Morris, City Hall, Cantril, IA 52542)

B-76-DN-22-0038 Kentwood, LA, \$100,000. (Mayor Nicholas A. Saladino, 308 Avenue C, Kentwood, LA 70444)

B-76-DN-22-0029 Tangipahoa, LA, \$94,589. (Mayor Walter D. Tyrney, Jr., P. O. Box 156, Tangipahoa, LA 70465)

B-76-UC-24-0010 Anne Arundel County, MD, \$1,764,000. (Robert Pascal, County Executive, The Arundel Center, Calvert and Northwest Sts., Annapolis, MD 21404)

B-76-DN-25-0047 Orange, MA, \$99,600. (John Holston, Chairman, Board of Selectmen, Town Hall, 6 Prospect St., Orange, MA 01364)

B-76-DN-25-0065 Wareham, MA, \$83,000. (Claire McWilliams, Chairman, Board of Selectmen, Town Hall, Wareham, MA 02571)

B-76-DN-31-0003 Amherst, NE, \$181,000. (Terrance Taubenheim, Chairman, Village Board, Village Hall, Amherst, NE 68812)

B-76-DN-33-0007 Keene, NH, \$350,000. (Peter L. Cheney, City Manager, City Hall, 3 Washington St., Keene, NH 03431)

B-76-DN-35-0004 Dona Ana County, NM, \$125,000. (George Biel, Chairman, County Commission, 104 Courthouse, Las Cruces, NM 88001)

B-76-DN-35-0015 Roswell, NM, \$300,000. (Mayor Jerry N. Smith, P. O. Box 1838, Roswell, NM 88201)

B-76-UR-34-0105 West New York, NJ, \$300,000. (Mayor Anthony M. DeFino, Municipal Bldg., West New York, NJ 07093)

B-76-DN-38-0003 Center, ND, \$155,000. (Mayor Jesse Benjamin, Center, ND 58530)

B-76-DN-41-0007 Adrian, OR, \$250,000. (Mayor George Cartwright, City Hall, Adrian, OR 97901)

B-76-DN-41-0012 Umatilla County, OR, \$321,000. (Leslie Minthorn, Chairman, Board of Trustees, Confederated Tribes of the Umatilla Indian Reservation, P. O. Box 638, Pendleton, OR 97801)

B-76-MC-42-0013 Reading, PA, \$4,012,000. (Mayor Joseph P. Kuzminski, City Hall, 8th and Washington Sts., Reading, PA 19601)

B-76-DN-45-0017 Anderson County, SC, \$155,250. (Clarence W. Harris, Supervisor, Anderson County, P.O. Box 4046, Anderson, SC 29622)

B-76-DN-45-0021 Anderson, SC, \$400,000. (Mayor Darwin H. Wright, P. O. Box 4026, Station B, Anderson, SC 29621)

B-76-DN-45-0022 Beaufort, SC, \$325,000. (Mayor Henry C. Chambers, P. O. Drawer 191, Beaufort, SC 29902)

B-76-DN-45-0014 Gaffney, SC, \$400,000. (Mayor Leonard L. Hope, P. O. Box 278, Gaffney, SC 29340)

B-76-DN-45-0027 Estill, SC, \$148,850. (Mayor Ralph H. Winn, Box 415, Estill, SC 29918)

B-76-DN-45-0015 York, SC, \$224,567. (Mayor Julian Dickerson, P. O. Box 500, York, SC 29745)

B-76-DN-45-0035 Waterboro, SC, \$245,425. (Mayor H. Wallace Dean, Box 717, Waterboro, SC 29921)

B-76-DN-45-0018 Winnsboro, SC, \$80,496. (Philip D. Burns, City Manager, P. O. Box 209, Winnsboro, SC 29180)

B-76-DN-46-0001 Aberdeen, SD, \$133,000. (Mayor Jeff Solem, Aberdeen, SD 57401)

B-76-DN-46-0002 Bruce, SD, \$36,000. (Robert Mallett, President of Town Council, Bruce, SD 57220)

B-76-DN-46-0008 Garden City, SD, \$60,000. (Milo Loomis, President, Town Board, Garden City, SD 57236)

B-76-DN-46-0017 North Sioux City, SD, \$30,000. (Mayor Albert Streeter, North Sioux City, SD 57049)

B-76-DN-48-0068 Gruver, TX, \$100,000. (Mayor Kenneth Irwin, 108 E. Broadway, P. O. Box 217, Gruver, TX 79040)

B-76-DN-48-0028 Kerens, TX, \$100,000. (Mayor O. R. Spurlock, P. O. Box 160, Kerens, TX 75144)

B-76-DN-48-0018 Franklin, TX, \$100,000. (Mayor Pryss Metcalfe, Jr., P.O. Box 425, Franklin, TX 77879)

B-76-DN-48-0073 Martin County, TX, \$100,000. (Jimmy Mathis, County Judge, Courthouse, Stanton, TX 79782)

B-76-DN-48-0077 Mineral Wells, TX, \$250,000. (Mayor Ellis H. White, P. O. Box 339, Mineral Wells, TX 76067)

B-76-DN-48-0039 Newton County, TX, \$150,000. (Lee Roy Fillyaw, County Judge, P. O. Box J, Newton, TX 75966)

B-76-DN-48-0080 Perryton, TX, \$150,000. (Mayor Harold D. Courson, P. O. Box 849, Perryton, TX 79070)

B-76-DN-48-0087 Stanton, TX, \$100,000. (Mayor Don Tollison, 102 W. School St., Stanton, TX 79782)

B-76-DN-56-0002 Hanna, WY, \$200,000. (Mayor Gordon Roop, Hanna, WY 82327)

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HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

WASHINGTON D.C. 20410

HUD-No. 76-303
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Friday
August 20, 1976

Award of a contract to help document the experience of the Federal new communities program was announced today by the Department of Housing and Urban Development.

Booz-Allen and Hamilton, a Washington-based management consulting firm, was chosen from among 10 applicants to conduct the \$245,000 study.

The firm will analyze the legislative, administrative, financial and socio-economic factors that may have affected the Federal new town program since 1968.

James F. Dausch, New Communities Administrator, said the study will compare the experience of federally-assisted new town development with that of non-federally-assisted new communities such as Columbia, Md.; Reston, Va. and Irvine, Calif.

HUD will use the Booz-Allen study to develop a new communities "white paper" for the Board of Directors of the Department's New Community Development Corporation. The "white paper," in turn, will be used by the Board in recommending new policy, program and legislative directions.

"There is a great deal that can be learned about community development from the new community experience to date," said Mr. Dausch. "We want to see whether these lessons can help us create more livable central cities, suburbs and rural communities."

Since 1970, HUD has guaranteed \$294 million of debentures for 13 new towns under Title VII of the 1968 Housing Act and Title VII of the 1970 New Communities Act. The 13 are Jonathan and Cedar-Riverside, Minn.; St. Charles, Md.; The Woodlands and Flower Mound, Texas; Shenandoah, Ga.; Haribson, S. C.; Maumelle, Ark.; Soul City, N.C.; Newfields, Ohio; Gananda and Riverton, N.Y.; and Park Forest South, Ill.

In addition, HUD has issued an offer of commitment to guarantee \$18 million in debentures for San Antonio Ranch, in Texas, and has issued certificates of eligibility for assistance to two projects operated by the New York State Urban Development Corporation, Radisson and Roosevelt Island.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-303
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AND URBAN DEVELOPMENT**

WASHINGTON D.C. 20410

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-306
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Thursday
August 26, 1976

Carla A. Hills, Secretary of the Department of Housing and Urban Development, today announced the appointment of John R. Price, Jr., of Brooklyn Heights, N.Y., to the Board of Directors of the New Community Development Corporation.

Secretary Hills chairs the Corporation's Board of Directors.

Mr. Price, 37, is a vice president of Manufacturers Hanover Corporation of New York City. He formerly served as executive secretary to the White House Council for Urban Affairs and was a special assistant to the President on domestic affairs specializing in growth policy issues.

A Rhodes scholar at Oxford University, Mr. Price is married to the former Victoria Scott Pohle of Madison, Wis. They have a son, Matthew, aged 3.

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HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-308
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Monday
August 30, 1976

Seven "Housing Opportunity Plans" submitted by areawide planning organizations to the Department of Housing and Urban Development have been selected as the basis for the award of \$20 million in supplemental Section 8 rental subsidy funds, Secretary Carla A. Hills announced today. The funds will be awarded to communities participating in the Plans.

"The success of these plans demonstrates that regional housing problems can be solved through voluntary cooperation by local officials," Secretary Hills said.

The seven organizations will receive \$475,000 in supplemental comprehensive planning grants for planning and program development activities which implement their projects. In addition, local jurisdictions receiving the supplemental funds will be eligible to apply for a share of \$1.5 million in supplemental Community Development Block Grant funds to support activities which will implement the Housing Opportunity Plans.

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Jurisdictions receiving the awards are: the Joint Planning Commission of Lehigh and Northampton Counties, (Pa.); the Metropolitan Council of the Twin Cities; the Metropolitan Washington, D. C. Council of Governments; The Miami Valley (Ohio) Regional Planning Commission; the Puget Sound Council of Governments (Wash.); the Southern California Association of Governments; and the Southern Iowa Council of Governments.

An Areawide Housing Opportunity Plan is one that allocates housing assistance funds in accordance with an areawide assessment of the housing needs of lower income persons. A Plan must increase housing opportunities for lower income families outside areas of low income concentration and must be supported by more than 50 percent of the local governmental units served by the planning organization.

It must also contain an objective assessment of present and future housing needs and information as to the community's capacity to absorb additional units. All Plans met these criteria.

The funds are being awarded in accordance with criteria published in the Federal Register on June 23, when planning organizations were invited to participate in the program. Twenty-two plans were submitted for consideration.

"We are extremely encouraged by the widespread interest in this effort and by the overall quality of the plans submitted," Secretary Hills said. "This evidence of interest reinforces HUD's commitment to recognize and support strategies developed on a regional basis for meeting housing and community development needs."

The funds announced today are in addition to those already allocated by HUD in accordance with the Housing and Community Development Act of 1974. Planning funds are granted under Section 701 of the Housing Act of 1954. Procedures for applying for the \$1.5 million of Block Grant funds will be announced later.

Following is a list of the winning organizations, and the funding under each plan:

<u>Areawide Planning Organization</u>	<u>Section 8 Contract Authority</u>	<u>Section 701 Planning Funds</u>
Joint Planning Commission of Lehigh and Northampton Counties, Pa.	\$ 550,000	\$ 35,000
Metropolitan Council of the Twin Cities	3,670,000	100,000
Metropolitan Washington Council of Governments	4,550,000	100,000
Miami Valley (Ohio) Regional Planning Commission	1,100,000	55,000
Puget Sound Council of Governments	1,200,000	55,000
Southern California Association of Governments	3,800,000	100,000
Southern Iowa Council of Governments	130,000	30,000

Following are brief descriptions of the plans developed by the seven planning organizations:

Joint Planning Commission of Lehigh and Northampton Counties, Pennsylvania

The Joint Planning Commission has played a strong role in developing or providing the data for county-wide Housing Assistance Plans (HAPs) for both Lehigh and Northampton Counties and Participating Jurisdictions. Numerical goals for 10, 5 and 1 year periods have been established for all municipalities within the region. Many of the jurisdictions in the region which have prepared and adopted HAPs have used data provided by the Commission.

The Lehigh Valley Plan was adopted in 1973 and uses a formula allocation system to guide the distribution of new subsidized housing throughout the region. Since county-wide housing authorities in both Lehigh and Northampton Counties administer the Section 8 Existing Housing Program, eligible families have an extensive choice of housing opportunities.

The Planning Commission maintains information on apartment vacancies, locations of moderate cost units for sale, and other information that can be used by lower-income families, and distributes it widely to social and housing agencies.

Metropolitan Council of the Twin Cities Area

The Metropolitan Council has developed a sophisticated allocation procedure which considers the level of urban services available in each community in addition to the need for and existing supply of subsidized housing. Since the adoption of the first allocation plan in 1972, the percentage of subsidized housing located in the core cities of Minneapolis and St. Paul declined from 88 percent in 1972 to 82 percent in 1975.

Since state law mandates 100 percent participation by area jurisdictions, the Metropolitan Council is in an especially favorable position to implement an effective HOP. In addition, the Metropolitan Council was authorized in 1974 by the State legislature to act as a housing and redevelopment authority throughout the seven county metropolitan area, with the consent of local units of government. Forty-two communities have joined the Metro HRA to date. The Metro HRA program has no residency requirements or preferences, and a person can apply in any one location and move to any other of the 42 Participating Jurisdictions when selected for the Section 8 Existing Housing Program which the HRA is currently administering. Special efforts are made to encourage center city residents to apply for the program. This unique implementing authority further strengthens the objectives of the Metropolitan Council Housing Opportunity Plan.

Metropolitan Washington Council of Governments (WASHCOG)

One of the earliest regional housing allocation systems, WASHCOG's "fair share" housing formula was originally adopted in 1972 for use in guiding the distribution of federally subsidized housing throughout the Washington metropolitan area. The Plan is generally the basis of the Housing Assistance Plans of Participating Jurisdictions, which include all of the jurisdictions covered by WASHCOG. This achievement is especially remarkable because WASHCOG's jurisdiction covers two states and the District of Columbia. WASHCOG has undertaken several noteworthy efforts in support of the Housing Opportunity Plan.

The Subsidized Housing Information File (SHIF) created by WASHCOG provides a detailed description of every subsidized project currently occupied, under construction or proposed in the Washington Metropolitan area. Copies of SHIF are widely distributed throughout the region to increase the access of lower income housing to families throughout the region. WASHCOG also initiated a Minority Real Estate Care Development and Advancement Program with assistance from the Ford Foundation. Finally, WASHCOG has been instrumental in the establishment of a region-wide fair housing affirmative marketing plan designed to address key aspects of the rental, sale and financing of all housing in the region.

Miami Valley (Ohio) Regional Planning Commission

A pioneer in the "fair share" concept, the Miami Valley housing allocation plan was adopted in September 1970. The Miami Valley Plan has perhaps the most proven "track" record of implementation. Whereas only five percent of the region's assisted housing was located outside the City of Dayton in 1970, almost half of the total inventory is so located now. The Miami Valley Plan has been used since its adoption in 1970 as the basis for all A-95 reviews of housing and community development applications.

Miami Valley RPC has provided housing information and referral services to lower income and minority households since the inception of its housing program in 1969. Its staff has also provided assistance and support to a housing referral agency of the local Community Action Agency for three years. Additionally, Miami Valley RPC has worked closely with the Dayton Fund for Home Rehabilitation, a private-non-profit agency that provides loans and grants for rehabilitation in the Dayton area.

Puget Sound Council of Governments

The Puget Sound Plan is distinguished by exceptionally close cooperation among the local jurisdictions, the Puget Sound Council of Governments, and the HUD Seattle Area Office. As a result of this approach, needs and goals in the areawide plan were adopted by all Community Development Block Grant (CDBG) applicants in the region in their FY 76 Housing Assistance Plans. Puget Sound COG sought and received specific endorsement of the supplemental allocation from all of the Participating Jurisdictions which were CDBG recipients.

The Plan applies to and includes as Participating Jurisdictions 70, or 93.3 percent, of the 75 jurisdictions in the area served by the COG. Those 70 jurisdictions represent 99.7 percent of the total population of the area. Since membership in this areawide planning organization is voluntary, this rate of participation is considered exceptional.

Southern California Association of Governments (SCAG)

The SCAG Plan is distinguished by the scope of the geographic area covered by the Plan and by the number of jurisdictions participating. One of the largest areawide planning organizations in the nation, SCAG's jurisdiction includes 40 cities with over 50,000 population.

One hundred and four of the 157 jurisdictions in the SCAG area participate in or have agreements with areawide housing authorities for the administration of the Section 8 Existing Housing Program. These arrangements enhance opportunities for geographical mobility for lower income families in the large and diverse Los Angeles metropolitan area. In addition, SCAG works closely with local human relations commissions and fair housing organizations to improve affirmative action programs and policies and to increase the effectiveness of the Plan.

Southern Iowa Council of Governments

The Southern Iowa Council of Governments Housing Opportunity Plan is exceptional in that it contains a regional housing strategy for a predominantly rural area. SICOG has been instrumental in providing support to the recently-established Southern Iowa Regional Housing Authority, which has jurisdiction throughout the seven county area served by SICOG. SICOG serves Adair, Adams, Clarke, Decatur, Ringgold, Taylor, and Union Counties, Iowa.

Eligible persons in the Section 8 Existing Housing Program can locate anywhere in the seven county region. To encourage interjurisdictional mobility, SICOG and the regional housing authority work closely with social service agencies in providing housing referrals to lower income households.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD. No. 76-310
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Thursday
September 2, 1976

The Department of Housing and Urban Development today announced a grant of \$800,000 to Soul City, a federally-assisted new community 45 miles north of Raleigh, N.C., in Warren County.

According to James F. Dausch, New Communities Administrator, the allotment was made from discretionary community development block grant funds available under the Housing and Community Development Act of 1974.

Proceeds from the grant will be used by the Soul City Company to construct a sewage pumping station at Soul City and eight miles of sewage lines to Warrenton.

These facilities, Mr. Dausch said, are important to the location of any significant industry or housing in the new town. HUD has agreed to guarantee up to \$14 million of securities of the Soul City Company

When completely developed, the rural community will be home to 44,000 people, including 28 percent low and moderate income families.

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Built into Soul City will be an educational system, industry, shops, recreation facilities, a health care program and other human services, making it a totally self-contained community where residents can live, work and play. Among amenities of the park system's recreational facilities will be three lakes, a golf course, and a large area of untouched woods and streams.

The New Communities program was designed to encourage well-planned, diversified and economically sound new communities. Its prime objective is to offer a wide range of housing types in close proximity to jobs and attractive recreational and cultural facilities.

Under Title IV of the Housing and Urban Development Act of 1968 and Title VII of the Urban Growth and New Communities Act of 1970, HUD has guaranteed \$294 million in debentures issued by the developers of 13 new communities throughout the United States.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-314
Phone: (202) 755-5284
(Norris)

FOR RELEASE:
Wednesday
September 1, 1976

The Department of Housing and Urban Development is proposing amendments to its regulations dealing with the insurance of mortgages on one- to four-family homes.

The amendments with only minor modifications would formalize into regulations handbook requirements that have developed over the years for HUD's Federal Housing Administration. They also incorporate information contained in two important letters to mortgage lenders.

One letter outlined acceptable servicing practices for the lenders. The other described new procedures to protect home owners threatened by foreclosure brought on by temporary circumstances beyond their control.

Some changes would amend regulations dealing with eligibility requirements for mortgagees. Other changes involve the statement of contract rights and obligations as between insured mortgagees and HUD. The principal changes would be reflected in new regulations setting forth the servicing responsibilities of lenders.

The proposed amendments were published in the Federal Register August 30.

Comments on the proposals may be sent to the Rules Docket Clerk, HUD, Room 10141, Washington, D.C. 20410. Those received before October 1 will be considered before publication of final regulations.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-315
Phone: (202) 755-5277
(Spiegel)

FOR RELEASE:
Thursday
September 2, 1976

The Department of Housing and Urban Development has issued new definitions and clarifications of eligible public services and public works acceptable in applications for Community Development Block Grants.

The new regulations, published in the Federal Register, will become effective Oct. 1, the start of the new Federal fiscal year.

On March 1, HUD published for comment proposed changes to eliminate ambiguous language and to offer clearer definitions of terms for the Block Grant program, which makes up Title I of the Housing and Community Development Act of 1974.

About 100 comments concerning proposed changes were received from members of the Congress, State and local governments, public interest groups, individuals, the general public, and concerned organizations. All comments were considered, HUD officials said.

Among the changes made and definitions adopted are these:

On the question of whether public services can be provided by non-public groups or organizations in behalf of an applicant, it was ruled that those services which are otherwise eligible may be supplied by State and local governments, quasi-public, private, or non-profit agencies selected by the applicant.

-more-

The language governing public services has been clarified to indicate that "public services must principally serve the needs of residents of the particular area where physical development activities are being carried out with block grant assistance, and may, only incidentally, be used to serve other residents of the community."

The term "area" is defined "as a designated geographical location identified in a Community Development program by census tract or enumeration district on maps."

The term "concentrated manner" is defined to mean that it "requires that the physical development activities are being carried out in a coordinated manner to serve a common objective or purpose pursuant to a locally-developed plan in geographically designated areas, such as urban renewal area, a concentrated code enforcement and rehabilitation area, or a similar area with a comprehensive physical development program for neighborhood improvement, conservation, or preservation. The section also clarifies which block grant activities shall be considered "physical development activities."

The definition of the term "not be otherwise available," is re-written to make clear that a public service shall be either: 1) a new service, or 2) a measurable increase of an existing service currently being provided from local sources for which other Federal funding sources are not available.

Other comments in the new regulations refer to the requirement that a public service support other activities, and the new rule establishes that an applicant must first make a determination that such public service is necessary or appropriate to support physical development activities. The application shall then indicate an appropriate relationship with the description of short term objectives within the community development plan. No additional documentation will normally be required, and the Secretary of HUD will accept the applicant's determination unless there is substantial evidence to the contrary.

One change originally proposed, but not adopted in the new regulations, would have permitted inclusion of sewage treatment facilities as eligible activities under the program. The proposal was dropped when it was found to be outside the intent of the Congress in the enactment of the Community Development Block Grant program.



HUDNEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-318
Phone: (202) 755-5277
(Norris)

FILE COPY

FOR RELEASE:
Tuesday
September 7, 1976

A total of more than 20,000 housing units for the elderly and handicapped may now be built or substantially rehabilitated under funding announced today by Secretary Carla A. Hills of the U. S. Department of Housing and Urban Development.

This second allocation of reservations for direct HUD loans authorizes an additional 8,000 units spread among 85 sponsoring organizations.

Last April, 136 applicants were designated to receive loans under the Housing Act of 1959 to finance some 12,600 new or rehabilitated units.

A total of \$500 million is now allocated for the funding, of which almost \$375 million was reserved in April and the balance this week.

An additional \$200 million in reservation authority for fiscal 1976 is expected to be allocated by September 30, the end of the fiscal year. A substantial portion of the remaining funds is expected to be allocated for increases in units and cost estimates for previously approved projects.

-more-

The 85 organizations approved today for fund reservations were chosen from some 1,500 applications by a Selection Committee appointed by Secretary Hills.

Section 202 of the Housing Act of 1959 authorizes HUD to make direct loans to eligible applicants. They may receive loans in amounts up to 100 percent of the total development costs of their projects, provided those costs do not exceed the per unit cost limits established for the Section 231 mortgage insurance program for the elderly and handicapped.

The loan term may be for up to 40 years, and the interest rate is determined by the average interest rate on all obligations of the United States outstanding in the fiscal year ending prior to loan approval, plus 1/2 of one percent fee for servicing the long-term loan.

Approved sponsors will submit their proposals for specific projects to HUD field offices, which are responsible for approving the proposed site and the project design. All projects approved for loans under Section 202 will also benefit from housing assistance subsidies available to eligible lower income, elderly and handicapped persons.

Projects may receive Section 8 assistance for not less than 20 percent of the dwelling units and could receive subsidies up to 100 percent. Elderly and handicapped families and individuals whose incomes fall within 80 percent of the median income for the locality are eligible for assistance under Section 8.

The following list gives the name and location of each of the 85 applicants approved today, together with the number of units and estimated funding allocated to each sponsoring organization. The dollar amounts vary because of the difference in construction costs across the country.

To Accompany HUD-No. 76-318)

SECTION 202 APPROVALS

REGION I
BOSTON

<u>Name of Applicant</u>	<u>State</u>	<u>Units</u>	<u>Estimated Amount</u>
Davenport Residence, Inc.	Conn.	100	\$2,800,000
Alliance for Better Housing, Inc.	Maine	100	3,000,000
Greater Boston Community Development, Inc.	Mass.	100	3,000,000
Jewish Community Housing for the Elderly, Inc.	Mass.	100	3,000,000
Quincy Point Congregational Church Homes, Inc.	Mass.	100	3,000,000
Colony Retirement Homes, Inc.	Mass.	100	2,300,000
Milton Residences for the Elderly, Inc.	Mass.	100	2,600,000
Congress of Claremont Senior Citizens and National Council of Senior Citizens	N.H.	80	2,400,000
Grace Church in Providence	R.I.	100	3,000,000
The Domestic and Foreign Missionary Society of the Protestant Episcopal Church in the U.S.	Vt.	100	3,000,000

REGION II
NEW YORK

Eagle Rock Senior Citizens Housing Assoc.	N.J.	100	3,300,000
Bethany Towers, Inc.	N.J.	100	3,300,000

(To Accompany HUD-No. 76-318)

REGION II (Cont.)

<u>Name of Applicant</u>	<u>State</u>	<u>Units</u>	<u>Estimated Amount</u>
Northeastern Conference of Seventh-Day Adventists	N.Y.	100	\$3,300,000
The Church Charity Foundation of Long Island	N.Y.	100	2,500,000
Marien-Heim of Brooklyn	N.Y.	100	3,300,000
United Education and Rehabilitation	N.Y.	100	3,000,000
National Council of Senior Citizens and Pratt Institute Development Corp.	N.Y.	176	5,280,000
Allen A.M.E. Church	N.Y.	100	3,000,000
Jewish Home and Infirmary, Inc.	N.Y.	100	2,400,000
New York State Association for Retarded Children, Inc., Onondaga Co. Chapter	N.Y.	6	300,000
Ebenezer Baptist Church	N.Y.	100	2,240,000
Church Wardens and Vestryman of Trinity Church	N.Y.	100	3,300,000
Workers Home Foundation	P.R.	100	2,200,000

REGION III
PHILADELPHIA

Cooperative Services, Inc.	Md.	100	2,700,000
Centers for the Handicapped, Inc.	Md.	100	2,700,000
Fellowship Square Foundation, Inc.	Md.	100	2,800,000

(To Accompany HUD-No. 76-318)

REGION III (Cont.)

<u>Name of Applicant</u>	<u>State</u>	<u>Units</u>	<u>Estimated Amount</u>
National Center on Black Aged	D.C.	50	1,035,000
East Boro's J.W.V. Housing Corporation	Pa.	100	2,800,000
Evangelical Congregational Church Retirement Village	Pa.	100	2,300,000
The General Conference of Schwenkfelder Church	Pa.	100	1,900,000
Housing Development Corporation of Lancaster County	Pa.	100	2,700,000
St. John's Lutheran Home of Mars, Pa.	Pa.	100	2,800,000
Arbutus Park Apts., Inc.	Pa.	50	1,100,000
McVitty House, Inc.	Va.	100	2,000,000

REGION IV
ATLANTA

National Council of Senior Citizens and Dade County Council for Senior Citizens, Inc.	Fla.	100	2,300,000
Goodwill Industries-Suncoast, Inc.	Fla.	100	2,300,000
Christian City, Inc.	Fla.	100	2,300,000
Greater Owensboro Senior Citizens Union Labor Housing Corp.	Ky.	100	2,184,000
Winston-Salem Housing Foundation, Inc.	N.C.	100	1,200,000
Metropolitan Nashville Teachers Apt., Inc.	Tenn.	100	2,300,000

(To Accompany HUD-No. 76-318)

<u>Name of Applicant</u>	<u>REGION V</u>		<u>Estimated Amount</u>	
	<u>CHICAGO</u>	<u>State</u>	<u>Units</u>	
The Chicago Joint Board of the Amalgamated Clothing Workers of America		Ill.	100	\$2,700,000
Chicago Metropolitan Area Senior Citizens Senate and National Council of Senior Citizens		Ill.	100	2,700,000
Immanuel Residences for the Elderly		Ill.	100	2,500,000
Ben M. Frankel Lodge No. 113 B'nai B'rith		Ill	100	2,700,000
Laborer's Homes Development IV		Ill.	100	2,700,000
Lake Bluff/Chicago Homes for Children		Ill.	62	1,550,000
Interfaith Housing Corporation		Ind.	104	2,600,000
Association for the Jewish Retarded		Mich.	25	500,000
Metropolitan Detroit Baptist Manor, Inc.		Mich.	100	1,300,000
St. George Syrian-Orthodox Church of Detroit		Mich.	100	2,500,000
Teamsters Joint Council No. 41		Ohio	100	2,500,000
Laborer's International Union of North America Local 423		Ohio	100	2,300,000
Schnurmann Foundation, Inc.		Ohio	100	2,500,000
Calvary Housing Development		Wisc.	72	1,182,060
Catholic Charities of the Diocese of Green Bay, Inc.		Wisc.	100	2,400,000

, Accompany HUD-No. 76-318)

REGION V (Cont.)

<u>Name of Applicant</u>	<u>State</u>	<u>Units</u>	<u>Estimated Amount</u>
Lincoln Lutheran of Racine Wisc., Inc.	Wisc.	100	\$2,700,000

REGION VI
DALLAS

Gulf Coast Presbytery and South Louisiana Presbytery	La.	100	2,300,000
Home Education Livelihood Program, Inc.	N.M.	100	2,300,000
Tulsa Pythian Manor, Inc.	Okla.	100	2,300,000
Central City Development Corporation	Texas	100	2,300,000
B'nai B'rith Senior Housing Committee of Houston, Inc.	Texas	100	2,300,000
Domestic & Foreign Missionary Society of the Protestant Episcopal Church in the U.S.	Texas	80	1,840,000

REGION VII
KANSAS CITY

Central Iowa Lutheran Homes for the Aging	Iowa	100	2,500,000
The United Methodist Homes for the Aged	Kans.	100	2,500,000
Paraquad, Inc.	Mo.	65	1,400,000
Norfolk IOOF Housing, Inc.	Neb.	100	2,500,000

(To Accompany HUD-No. 76-318)

REGION VIII
DENVER

<u>Name of Applicant</u>	<u>State</u>	<u>Units</u>	<u>Estimated Amount</u>
Rocky Mountain Methodist Homes, Inc.	Colo.	100	\$2,800,000
Nemont Manor, Inc.	Mont.	100	2,000,000
Wishek Home for the Aged	N.D.	30	750,000
Sioux Chapter Association for Retarded Citizens S.D.		16	350,000
Sweet Charity, Inc.-Doing Business for Mental Retardation Association of Utah	Utah	100	2,230,000
The Corporation of the Episcopal Church in Utah	Utah	100	2,600,000
National Benevolent Association of the Christian Church (Disciples of Christ)	Wyo.	75	1,912,500

REGION IX
SAN FRANCISCO

Kivel Geriatric Center	Ariz.	80	1,250,000
National Benevolent Association of the Christian Chruch (Disciples of Christ)	Ariz.	100	2,700,000
The Salvation Army, A Calif. Corp.	Calif.	100	2,400,000
Second African Methodist Episcopal Church	Calif.	100	2,700,000
Siskiyou Opportunity Center	Calif.	100	2,700,000
North Coast Opportunities, Inc.	Calif.	78	1,732,474
Hale Mahaolu, Inc.	Hawaii	100	2,700,000
	Ha i	80	2,160,000

(To Accompany HUD-No. 76-318)

REGION X
SEATTLE

<u>Name of Applicant</u>	<u>State</u>	<u>Units</u>	<u>Estimated Amount</u>
Tlingit-Haida Housing Development Corp.	Alaska	100	\$2,800,000
Coeur d'Alene Homes, Inc.	Idaho (2 locations)	160	2,414,000
Luther Senior Center	Wash.	24	483,135
Catholic Charities of the Diocese of Spokane	Wash.	75	1,500,000
National Benevolent Association of the Christian Church (Disciples of Christ)	Wash.	100	2,800,000



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

*Emergency Home
Relief Act*

HUD-No. 76-322
Phone: (202) 755-5277
(Norris)

FILE COPY

FOR RELEASE:
Thursday
September 9, 1976

President Gerald R. Ford has authorized the release of \$2 billion in additional funds for multifamily apartment construction, it was announced today by HUD Secretary Carla A. Hills.

The new funds, earmarked to finance the construction of FHA-insured multifamily units, are available through the recent extension of the Emergency Housing legislation signed by the President on August 3 of this year.

The program will be implemented by the Government National Mortgage Association (GNMA) through reactivation of its Program 23 -- under which GNMA also issued \$3 billion of mortgage purchase commitments between January and June 1976.

Secretary Hills noted that although the single family sector of the housing market is well on its way to recovery -- due partially to GNMA support totalling \$15 billion over the past 2-1/2 years -- the multifamily sector still needs help.

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Secretary Hills said:

"The release of the \$2 billion, in addition to the recently authorized \$3 billion program, provides needed assistance to the multifamily sector. Under this program, the government buys 7-1/2 percent mortgages. This below market interest rate financing makes feasible many projects that otherwise would be uneconomic in today's market."

David M. deWilde, President of the Government National Mortgage Association, said the funds should be sufficient to finance 80,000 units.

As in past programs, the Federal National Mortgage Association (FNMA), will administer the program as agent for GNMA. Mortgage purchase commitments can be obtained starting Tuesday, September 21, 1976. In the interim, amendments to the program guidelines will be printed and distributed to potential program participants.

Mr. deWilde stated that one important change was the elimination of the provision enabling developers to obtain a GNMA commitment after the receipt of a site appraisal and market analysis from FHA. GNMA will now require as a minimum a conditional commitment from FHA.

"This change will ensure that a higher percentage of the commitments will ultimately result in completed projects," deWilde said.

As with previous programs, the mortgages purchased by GNMA will ultimately be sold to private investors. Such sales hold the program's budgetary impact to a minimum.



HUD NEWS

**U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D. C. 20410**

HUD-No. 76-326
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Thursday
September 16, 1976

The Government National Mortgage Association (GNMA) of the U.S. Department of Housing and Urban Development will sell approximately \$125 million in conventional home mortgages to the Bank of America under an agreement announced today by GNMA President David M. deWilde.

The mortgages are secured by properties in California where the Bank is based. They were purchased for GNMA by the Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation.

The mortgages are priced to yield 9.075 percent. This yield includes a 1 percent acquisition fee paid by GNMA to the Bank for the purchase of the mortgages. GNMA is currently offering other conventional mortgages for sale at the same yield under its various mortgage disposition programs.

This is GNMA's first privately negotiated sale of mortgages other than to FNMA and results from an offer by the Bank to GNMA.

The sale increases the total amount of single family and multifamily mortgages sold by GNMA this calendar year to \$6.6 billion. The mortgages were purchased by GNMA during the past two and one-half years under its programs which are designed to result in an economic stimulus to the housing industry.



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FOR RELEASE:
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FHA



HUD NEWS

U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D. C. 20410

HUD-No. 76-331
Phone: (202) 755-6980
Bassett

FOR RELEASE:
Thursday
September 16, 1976

FILE COPY

Two homeownership initiatives announced last night by President Ford in Michigan could reduce down payments and ease monthly mortgage charges for hundreds of thousands of families.

"My goal is home ownership for every American family that wants to own a home and is willing to work for it," the President said.

Sixty-five percent of American families currently own homes.

The new program should appeal to prospective home buyers who earn from \$14,000 to \$20,000-a-year. Within this income group, some 3.5 million households are not homeowners.

The President's incentives are aimed primarily at families struggling to raise the down payments for their first home purchases, Housing and Urban Development Secretary Carla A. Hills explained today.

"These initiatives can enable upwardly mobile Americans of moderate means both to make lower down payments and to tailor their installment payments to their expected incomes," the Secretary said.

"This should be a special boon for young families, she noted. "They would pay less for their homes initially when they are starting first jobs. Then, as their earnings increase, so would their mortgage payments."

4903 3 11

Specifically, the President will ask legislation:

- To cut by up to 53% the down payments required on the average price home mortgages insured by the Federal Housing Administration (FHA). For example, on a house worth \$35,000, the reduction would be about 30% and on a \$45,000 house, 53%.
- To increase from \$45,000 to \$60,000 the maximum home loan the FHA will insure. About 87% of all home sales fall in this category.

The President plans to ease monthly mortgage payments through an experimental financing plan authorized in the community development act he signed into law in 1974. Regulations are expected to be prepared in three weeks.

Proposed is a mortgage payment schedule allowing families to convert their future earnings into present home purchasing power under any of five plans.

Under one of the plans, the monthly payments on a \$35,000 mortgage, for example, would be \$46 less, starting at \$223 a month instead of the current level of \$269 monthly. Monthly payments would increase 3% or about \$7 a year for 10 years before leveling off. The homebuyer would pay off this \$35,000 mortgage in \$300 monthly payments beginning with the 11th year, a period of his life when he presumably could well afford the higher rate.

Under the President's plan, the government, for the first time, would insure such graduated payment mortgages.

At no point does a buyer's debt exceed the original price of the property. So, the family benefits from the appreciating value of the home.

The President said:

"First -- I will continue to pursue economic policies, including tight control of unnecessary Federal spending, which will hold inflation down, reduce interest rates, cut your taxes, increasing your purchasing power and making more funds available for home mortgages.

Second -- It's time we did something more about the down payment requirements which so many people can't afford. I will recommend changes in the FHA law to reduce down payments on lower and middle-price houses, by up to 50 percent.

Third -- I will direct the Department of Housing and Urban Development to accelerate implementation of a new Federal guaranty program to lower monthly payments in the early years of home ownership and gradually increase them as the family income goes up."

FHA DOWNPAYMENT PLANGRADUATED MONTHLY PAYMENT PLANCURRENT

<u>Home Price</u>	<u>Downpayment</u>	Level monthly payments
\$ 0 - 25,000	3%	
\$25 - 35,000	10%	
\$35 - 45,000	20%	

PROPOSED

<u>Home Price</u>	<u>Downpayment</u>	Monthly payments start lower and increase by 3% per year for the first 10 years, level after that.
\$ 0 - 25,000	3%	
\$25 - 40,000	5%	

EFFECT ON PURCHASERS

<u>Home Price*</u>	DOWNPAYMENT			<u>Mortgage Amounts</u>	MONTHLY PAYMENT			
	<u>Current</u>	<u>Proposed</u>	<u>Reduction</u>		<u>1st Year</u>	<u>11th Year</u>	<u>Current</u>	<u>Proposed</u>
\$35,000	\$1750	\$1250	30%	\$35,000	\$269	\$223	\$269	\$300
\$45,000	\$3750	\$1750	53%	\$45,000	\$346	\$287	\$346	\$385

*Typical home costs between \$35,000 and \$45,000.

BACKGROUND PAPER ON HOMEOWNERSHIP

America is a Nation of homeowners. More families own their own homes in this country than in any other Nation in the world. Just in the last twenty-five years, the proportion of American families who own their own homes has increased from 55% to 65%.

Nonetheless, some young families are encountering difficulties in purchasing their own homes. Interest rates, which have increased since a decade ago, combined with operating costs and local property taxes, have increased the monthly payments for a home. In addition, although home prices have not increased as fast as incomes, families seeking to purchase their first homes often are faced with downpayments which are difficult for them to meet. Accordingly, the time has come for the Federal Government to take a new step in helping more Americans to own their own homes.

During the great depression, the future of homeownership in America was cast into severe doubt. Almost half of all home mortgages were in default. Mortgage loans were all but unavailable, and where available only on terms beyond the reach of most families. The standard mortgage instrument had a term of only five years and required downpayments of up to 50%. The Nation was rapidly losing its capacity to provide the opportunity for homeownership to a significant proportion of its population.

The linchpin of the Federal Government's response to these troubling conditions was the establishment of the Federal Housing Administrations' (FHA) mortgage insurance program. In the intervening years, FHA mortgage insurance has popularized the now all but standard fully-amortized, level-payment mortgage. FHA pioneered in the gradual lengthening of the mortgage term and the gradual decrease in the downpayment required for residential loans, bringing homeownership within the reach of an increasing number of moderate and middle-income families. Now, most of the more innovative features of FHA mortgages are widely accepted norms of the housing industry.

Now that the private market is providing the same service, which two decades ago was an FHA innovation, the time has again come for FHA to take the lead in demonstrating ways to increase moderate income families' opportunities for homeownership. The Department of Housing and Urban Development has undertaken a study of the future role of FHA, focusing on this issue. As a result, the President will submit legislation to re-establish FHA's historic role in demonstrating and supporting innovative means to accelerate homeownership.

First, the President will submit legislation to reduce the downpayment requirements for FHA-insured loans so that a typical family can purchase a home with a 5% downpayment. (A comparison of current and proposed FHA downpayment schedules is attached as Appendix A.) Many families today have the incomes to support a mortgage on their own home but not the downpayment to purchase one. A few private mortgage insurers have experimented with 95% loans to their best qualified borrowers, but such loans are relatively rare and 10-20% downpayments are most common. Thus, the proposed legislation will allow for reductions of 50 to 75% in the amount of equity most purchasers would require. FHA can play an important role in demonstrating that such loans are a viable investment for the mortgage lending community. And, these high loan-to-value ratio mortgages can be provided without an increase in the current FHA mortgage insurance premium.

Second, the President will submit legislation to increase the size of the mortgages that FHA will insure, to provide the benefits of low downpayment FHA loans to more young American families seeking to purchase a home but without large accumulations of equity. The legislation will seek an increase in the maximum insurable FHA loan of \$60,000. About 87% of all homes sold in the United States in 1975 were below this mortgage limit.

Finally, as in the 1930s, when FHA pioneered in the use of a long-term fully amortized loan, FHA will again attempt to demonstrate the viability of a new debt instrument **to bring homeownership within the grasp of more middle income families.** One of the problems faced by young families attempting to purchase their first homes is that although they can expect their incomes, hence their capacity to make monthly payments, to increase over time, the current mortgage instrument requires the same monthly payment in each of the 30 years of the mortgage term. In an inflationary world where incomes can be expected to rise, the level payment mortgage tilts the burden of mortgage payments towards the earliest years of that mortgage, a phenomenon particularly onerous to young families with a good potential for income growth.

One mechanism to allow families to convert their future earnings into present purchasing power and to reduce the monthly payments required to support a mortgage in its early years is the graduated payment mortgage. Under such an instrument, the monthly mortgage payment increases at a specified rate of graduation, hence monthly payments in the early years of the mortgage are considerably lower than under the present mortgage instruments and somewhat higher in its later years.

There has already been some experimentation with the graduated payment mortgage. In 1974, the Federal Home Loan Bank Board issued regulations allowing some savings and loan associations to offer a very limited form of graduated payment mortgage. However, lenders were reluctant to utilize this instrument because it was an unknown quantity, posed an increased default risk, and allowed only a small change in payment size. FHA insurance of graduated payment mortgages can remedy these problems. FHA insurance will eliminate the lender's increased default risk and make possible a more substantial change in payments. Accordingly, HUD will issue regulations within the next few weeks to allow FHA to insure debt instruments with graduated payment provisions.

Combined with the new lower down payment requirements, the graduated payment mortgage could be a pace-setting innovation as was the long-term level payment mortgage when FHA pioneered in its use in the 1930s. An example of the effect of these combined innovations can be seen by looking at a typical family purchasing its first home. Under the new downpayment requirements, for example, a family purchasing a \$38,000 home could do so with a downpayment of less than \$2,000, half what is not commonly required. The

family would then have a \$36,000 mortgage. In a level payment mortgage, the family would have to pay \$277 a month over the 30-year life of a \$86,000 loan. In contrast, with an FHA graduated payment mortgage, the family's monthly payments would be reduced by \$48, to \$229 a month in the first year; and by \$41, to \$236 a month in the second year. The monthly payments would rise by 3% per year (\$7 to \$9) thereafter until year eleven, when they would level off for the remainder of the mortgage term. At no point, would the family's debt exceed the original price of the home, so the family would fully retain the benefits of the appreciation in the value of the home. (A chart showing the monthly payments under a GP mortgage is attached.)

Homeownership has an important role to play in America's future. The family that owns its home not only has an investment in the structure, but it also has an investment in its community. Homeownership provides a sense of identity, of roots, and of security which is the stuff from which neighborhoods are made. Homeowners have an incentive to take an active role in the decisions which shape their community, their neighborhood, their schools, and their churches.

Forty years ago the FHA revolutionized the shape of mortgage lending to preserve homeownership opportunities. It is time for the FHA once again to demonstrate innovations in mortgage finance to expand and preserve the opportunity for homeownership for America's families.



JULIA FIFE FILE COPY

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

WASHINGTON D.C. 20410

HUD-No. 76-332
Phone: (202) 755-5277
(Flynn)

FOR RELEASE:

Sunday
September 19, 1976

A public meeting to consider consumer problems in obtaining fire, crime, and property insurance, especially in inner cities, will be held by the National Insurance Development Advisory Board Wednesday, Sept. 22, the U. S. Department of Housing and Urban Development announced today.

The Advisory Board, chaired by Acting Federal Insurance Administrator J. Robert Hunter, advises the Secretary of existing or potential problems concerning availability of essential property insurance and other matters related to the FAIR (Fair Access to Insurance Requirements) plan.

The meeting will also consider other matters including:

- A Status Report on the Federal Crime Insurance Program,
- The effect on consumers if the Urban Property Protection and Reinsurance Act expires on April 30, 1977.

The meeting will be held at 10:00 A.M. in Room 2135, U.S. Department of Housing and Urban Development, 451 Seventh Street, Southwest, Washington, D.C. Public attendance may be limited by available space.

Any member of the public may file a written statement before, during or after the meeting. Interested persons may also make oral presentations at the meeting to the extent that time allows.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

MOBILE
HOMES

HUD-No. 76-336
Phone: (202) 755-5277
(Conn)

FILE COPY

FOR RELEASE:
Thursday
September 23, 1976

The Federal Government is recalling mobile homes that may contain defective stoves, the U. S. Department of Housing and Urban Development announced today.

A stove unit manufactured by the Tappan Company could malfunction, according to HUD, causing leaking gas to be ignited by the pilot light. Of approximately 2,000 stove units produced, about half the number have actually been shipped to mobile home manufacturers.

The malfunction has resulted in two flash fires which were contained within the stove, causing no injury. However, major fires could result if escaping gas accumulates in a mobile home.

The Department of Housing and Urban Development learned of these defective stoves when Skyline Corporation, a major mobile home manufacturer, informed the Department of the problem and of the action it was taking to correct the situation under the National Mobile Home Construction and Safety Standards Act of 1974.

HUD Acting Deputy Assistant Secretary for Regulatory Affairs, Harvey E. Weiner applauded Skyline's timely notification to the Department and the positive steps being taken to remedy the problems.

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While Skyline Corporation has acted quickly with Tappan Company to correct all defective stoves in its inventory and to remove any safety hazards, the Department has learned that defective stoves may have been shipped to as many as 45 other mobile home manufacturers, none of which has yet contacted the Department concerning the problem. The Department is currently contacting those manufactureres to inform them of their responsibilities under the Act.

The model number of the stove subject to recall is Z14-2609 with serial numbers running consecutively from

86165636 to 86166285
86172116 to 86172815
86197452 to 86197751
86216016 to 86216765

Mr. Weiner urged consumers who purchased mobile homes after May 1976 with Tappan stoves to look at the stove identification plate in the front left hand corner under the cooling top to see if their stove is subject to recall.

Consumers with stoves so identified should:

1. Immediately contact the manufacturer of their mobile home.
2. Be absolutely sure the stove is completely turned off when it is not in use.

This recall campaign is the first under the Act which sets uniform standards for the manufacture of mobile homes. All units produced after June 15, 1976, must meet these standards. Those which do not, cannot be sold to the public. Manufacturers are required to correct serious defects and imminent safety hazards if they are discovered after the sale.

While some of these mobile homes were manufactured prior to June 15, 1976, and are not technically governed by the Department of Housing and Urban Development, the Department is attempting to have mobile home manufacturers correct all affected mobile homes under HUD's jurisdiction.

The Consumer Product Safety Commission (CPSC) has such jurisdiction if they contain the defective stoves.

In this instance, the Department, in coordination with CPSC, will handle the matter with respect to all mobile home manufacturers involved. HUD and CPSC will work together to avoid subjecting mobile home manufacturers to the duplicative and perhaps conflicting requirements of the two agencies.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

MOBILE
HOMES

HUD-No. 76-337
Phone (202) 755-5277
(Conn)

FILE COPY

FOR RELEASE:
Tuesday
September 21, 1976

Consumers and manufacturers are being asked to comment on changes in regulations for handling complaints on mobile homes.

The U.S. Department of Housing and Urban Development is proposing revisions to part of the enforcement regulations of the National Mobile Home Construction and Safety Standards Act of 1974 to simplify the requirements and procedures for handling consumer complaints.

Under the Act, the manufacturers have the ultimate responsibility for handling complaints. The proposed regulations will simplify the system and encourage manufacturers to resolve complaints independently and promptly.

Under the proposed revision to the regulations, manufacturers must repair all serious defects and imminent safety hazards, but they would be required to correct minor failures, known as defects or noncompliances, only if they occurred in the mobile homes of a similar type, style or manufacture.

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The proposed regulations clarify procedures for identifying potentially affected units and simplify search requirements.

The enforcement regulations went into effect on June 15. However, certain portions of the regulations were delayed at the request of the mobile home industry and consumer representatives.

Until revisions to Subpart I of the regulations become final, manufacturers are not required to respond to certain minor types of consumer complaints. All consumer complaints must be recorded, however, for appropriate action after the final regulations take effect on December 15.

HUD invites the public to comment on the proposed regulations, which appear in today's Federal Register. The Department will review and consider all public opinion submitted by October 25 before issuing final regulations.

Interested persons are asked to submit their comments to the Rules Docket Clerk, Department of Housing and Urban Development, 451 Seventh St., S.W., Room 10141, Washington, D.C. 20410.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

NEW
BROWNSTEIN

HUD-No. 76-346
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
September 29, 1976

FILE COPY

A "Business Plan" to give federally-assisted new towns "every possible chance for success" was announced today by New Communities Administrator James F. Dausch of the Department of Housing and Urban Development.

In a speech in the new town of Columbia, Md., before a conference of State and local Government officials from areas where federally-aided new towns are located, Mr. Dausch outlined a six-point plan to assist as many new towns as possible in solving their financial problems and in continuing their development.

Included were steps to improve HUD's own management of the new towns program and to stimulate improvements in the marketing and financial performance of individual projects.

"Every study we have seen so far indicates that new communities yield positive financial, environmental and social benefits to the localities in which they are situated," said Mr. Dausch. "That means a better quality of life at a lower cost, often at a lower tax rate, and with a less adverse impact on the environment than usual suburban sprawl development.

-more-

"The general impression," Mr. Dausch noted, "has been that HUD is looking for a way out of the new communities program. That would not make sense, even from the point of view of simply protecting the Government's financial statement. We are not going to walk away from potentially-successful projects." *100% true*

"The adverse publicity surrounding the financial difficulties of several of our projects tends to obscure the steady genuine progress of new towns like Woodlands, St. Charles, Shenandoah and others in physical development and industrial or residential sales. The aim of our Business Plan is to make sure that this progress can continue and, if possible, accelerate."

The Federal Government has acquired, or announced plans to acquire, four financially-distressed new town projects. Of these, Mr. Dausch said, "there is every reason to believe that Jonathan, Minnesota and Flower Mound, Texas, are going to make it as new community developments. They are in sound market areas. They need substantial refinancing and reorganization and, of course, new developers."

The future of Cedar-Riverside new-town in-town in Minneapolis is largely in the hands of the courts and the city government, Mr. Dausch said. Work on Cedar-Riverside has been stopped by court order since December, 1973, as a result of a lawsuit over the suitability of the project's environmental impact statement.

HUD has determined that Gananda, near Rochester, N.Y., does not have any potential for new town development and is in the process of pulling out of the project. However, HUD "intends to consider the interests of local government entities" in winding down its involvement in Gananda, as well as any other project which HUD later determines to lack prospects for future development, Mr. Dausch said.

To date, \$294 million has been guaranteed by the Federal Government in support of new town development.

SUMMARY OF NEW COMMUNITIES APPROVED BY HUD

<u>NAME/LOCATION</u>	<u>GUARANTEES ISSUED</u>
Jonathan, Minnesota; 20 miles S.W. of Minneapolis	\$21,000,000
St. Charles, Maryland; 25 miles S.E. of Washington, D.C.	38,000,000
Park Forest South, Illinois; 30 miles S. of Chicago	30,000,000
Flower Mound, Texas; 20 miles N.W. of Dallas	18,000,000
Maumelle, Arkansas; 12 miles N.W. of Little Rock	14,000,000
Cedar-Riverside, Minnesota; downtown Minneapolis	24,000,000
Riverton, New York; 10 miles S. of Rochester	16,000,000
The Woodlands, Texas; 30 miles N. of Houston	50,000,000
Gananda, New York; 12 miles E. of Rochester	22,000,000
Radisson, New York; 12 miles N.W. of Syracuse	(public developer, no guarantee)
Harbison, South Carolina; 12 miles N.W. of Columbia	13,000,000
Roosevelt Island, New York; East River between Manhattan and Queens, New York City	(public developer, no guarantee)
Shenandoah, Georgia; 35 miles S. of Atlanta	25,000,000
Newfields, Ohio; 7 miles N.W. of Dayton	18,000,000
Soul City, North Carolina; 45 miles N. of Raleigh and Durham	5,000,000
Total	\$294,000,000



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Phone: (202) 755-7247

FOR RELEASE:
Wednesday
September 29, 1976

FILE COPIES

Remarks Prepared for Delivery

By

James F. Dausch

Administrator, New Communities Administration

Department of Housing and Urban Development

before a

Seminar

on the

Role of Local Government in the Development of New Communities

Columbia, Maryland

Wednesday, September 29, 1976

ELITE C

Welcome to this conference and to the new town of Columbia. I hope that between now and Friday, when you return home, you will have reached a better understanding of what a new community can and cannot do for you and for the people you serve. I also hope you will have a better understanding of the role the Federal Government intends to play in new town development. Most of all, I hope to have your ideas and your continuing cooperation.

There has been a great deal said and written over the years about how new community development can help achieve national goals, such as promoting more rational growth patterns and improving the living and working environment for all Americans.

But, what new communities can do for and to local units of government is, unfortunately, a subject which is too dimly understood.

During this conference, you will hear about the advantages which new communities can bring to your cities, townships, counties, and school districts. By the end of the week, I think you are going to be favorably impressed. Every study we have seen so far indicates that new communities yield positive financial, environmental and social benefits to local governments and to their residents.

That means a better quality of life at a lower cost, often at a lower tax rate, and with less adverse impact on the environment, than usual suburban development affords.

We also hope to increase your understanding of the dynamics of new community development, so that you can avoid any adverse impact which might result from the sudden sprouting of a new town in your midst. We want you to be prepared to respond to the needs of what might be a rapidly growing population.

Most important, we want to enlist your assistance in the new community development process. We believe that many of our federally-assisted projects have the potential to succeed and to yield for you the benefits which cities like Columbia have brought to Howard County. However, without cooperation and input from the local community--and this sometimes means effort and work--that potential is unlikely to be realized.

Indeed, it is my firm belief that we in the Federal Government ought not try to impose a new community on a local jurisdiction which indicates by word, action or lack of action that it is not interested in having one.

In order to increase your understanding of the present status and direction of the new communities program, I am pleased to have this opportunity personally to acquaint you

with the Fiscal Year 1977 Business Plan of the New Community Development Corporation. This Plan, in my view, represents a tough, yet realistic approach to the marketing, financial, and development problems currently encountered by some of our projects and provides resources not heretofore available to further the progress already made by our potentially successful communities.

Why a Business Plan for this program? The general impression has been that HUD is looking for a way out of the new communities program. That would not make sense, even from the point of view of simply protecting the Government's financial investment.

The adverse publicity surrounding the financial difficulties of several of our projects tends to obscure the steady genuine progress of new towns like The Woodlands, St. Charles, Shenandoah, and others in physical development and industrial or residential sales. The aim of our Business Plan is to make sure that this progress can continue and, if possible, accelerate.

We have acquired, or have announced plans to acquire four financially-distressed new town projects. Of these, there is every reason to believe that Jonathan, Minnesota and Flower Mound, Texas are going to make it as new community developments. They are in sound market areas. They need substantial refinancing and, of course, new developers. Our Business Plan

provides us with the flexibility and the resources necessary to attract a new developer and get going again.

The future of Cedar-Riverside new-town-in-town in Minneapolis is largely in the hands of the courts and the city government. Work on Cedar-Riverside has been stopped by court order since December, 1973, as a result of a lawsuit over the suitability of the project's environmental impact statement. It is, therefore, impossible to predict whether Cedar-Riverside will one day be successful.

However, of the four, we have as yet determined that only one--Gananda, near Rochester, New York--does not have any potential for new town development and HUD is in the process of pulling out of the project. However, in doing so, HUD intends to consider the interests of local government entities in winding down its involvement in Gananda, as well as in any other project which HUD later determines to lack prospects for future development. The Business Plan provides us with the resources necessary to provide reasonable protection to these interests.

There are six major points in the Business Plan and I will outline them here.

The first is to improve program credibility. Indeed, this conference constitutes a very important part of our efforts in that regard. We have also conducted briefings for the

Office of Management and Budget, for members of Congress and the Senate and their staffs, and for the Congressional Committees whose work most directly affects our program.

The message is clear: You can't get people to move to a HUD new town, or get industry or local government to make commitments there, if everyone thinks HUD is looking for a quick way out of the program. We are not.

The second step in the Business Plan is to improve HUD's own management of the program. A key element in this effort was accomplished recently when the Civil Service Commission approved a new, and I think more efficient and responsive, organizational structure for the New Communities Administration. More important, we will soon be contracting for financial, budget, and physical monitoring services with accounting and engineering firms in your localities. Our purpose is to get reliable supervision of our projects at the local level, rather than often spotty supervision from Washington, as in the past.

The third step is to improve management of the individual new community projects. An experienced management contractor is now studying the management of several of our projects, comparing it to management of well-run large real estate projects throughout the country. Improvements will be suggested and we are going to see to it that they are implemented.

Strict computer-monitored budget controls are being instituted for our projects and we intend to play a stronger and more effective role in project management than we have in the past.

The fourth point in the Plan is the improvement of market analysis techniques and sales efforts. The developers have been asked to formulate new and more sophisticated marketing plans. We have provided NCA special study teams to assist them in this effort, drawing on the experience of successful privately-run new towns throughout the country.

The details of the fifth part of the Plan--the improvement of the projects' cash flows--vary from project to project, and we will go into them later this week on an individual basis. However, we are now deferring interest on the Title VII bonds for a number of our potentially successful projects in order to create contingency funds for use by the projects according to HUD-approved budgets.

Last, but not least, the Business Plan calls for a major assessment of the program to provide a basis on which future program directions might be decided more wisely.

The first part of this effort calls for the writing of a "White Paper documenting the history of the program: its successes, its possibilities and its problems. This Paper is currently in its draft stages. We anticipate that it will be presented to our Board around the end of this year.

We have brought to this conference some of the Nation's leading experts on the role local government can play in the new community development process. I think you will find the sessions scheduled for the next two days to be informative and challenging. I look forward to hearing from you.

Nursing Home



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-353
Phone: (202) 755-5277
(Norris)

FILE COPY

FOR RELEASE:
Friday
October 1, 1976

The U. S. Department of Housing and Urban Development is inviting public comments on its proposal to insure property improvement loans for fire safety equipment for nursing homes and other health care facilities.

Under the proposal, HUD's FHA could insure loans for equipment and installation in amounts up to \$50,000.

The loans could be for periods up to 25 years and 32 days. There would be monthly payments by the borrower to the lender which would include repayment of principal, interest and loan insurance charges.

This will be the first time that FHA has had a program for insuring safety equipment for health care facilities. This is made possible under terms of the Housing and Community Development Act of 1974 which provided specific authority, not previously available, for insuring those loans.

-more-

The proposed program will be available for insuring loans for equipment in existing facilities. Insurance on mortgage covering newly constructed nursing homes and equipment is available under the Section 232 HUD-FHA program.

The proposed regulations were published in the Federal Register Sept. 21. Comments on them should be addressed to the Rules Docket Clerk, Room 10141, HUD, Washington, D.C. 20410. Comments received by Oct. 29 will be considered in drawing up final regulations.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-358
Phone (202) 755-5284
(Farley)

FOR RELEASE:
Friday
October 8, 1976

Carla A. Hills, Secretary of the U.S. Department of Housing and Urban Development, today announced an extension of HUD's Urban Homesteading program to upgrade declining neighborhoods.

The Secretary disclosed that, in view of the program's early promise, an additional \$6.25 million in HUD-acquired properties and \$8 million more in low cost rehabilitation loans are being made available to the 23 cities already participating in the demonstration -- and to some newcomers as well. The new cities will be chosen in a second round of competition, soon to be announced in the Federal Register.

A second Urban Homesteading Conference will be held this month, the Secretary also announced, to afford the participating cities and HUD officials an opportunity to refine the program on the basis of shared experiences.

Secretary Hills' commitment boosts to \$11.25 million in property and \$13 million in loans HUD's commitment to restore ailing neighborhoods to social and economic stability.

-more-

The program was launched last October, when HUD announced it would award about 1,000 structurally sound homes, worth \$5 million, and another \$5 million in rehabilitation loans to 23 cities selected from a total of 61 applicants.

The cities themselves pledged public and private investments of more than \$40 million as their contributions to the same objective.

In developing comprehensive plans to revitalize the areas where the housing is located, the cities used an impressive range of techniques to secure private investment, Secretary Hills said.

Many of the cities, the Secretary added, also made extensive use of community development block grants in meshing an integrated program of neighborhood revitalization, including the upgrading of community services and facilities.

The cities already have accepted 73 percent of the properties originally allocated to them, and half of these have been conveyed to local homesteaders, at little or no cost.

In its first six months, homesteading generated more than \$4 million in rehabilitation work in the target neighborhoods, exclusive of other neighborhood improvements.

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This rate of progress prompted the cities to ask for additional properties, Mrs. Hills said, and has whetted the interest of other communities eager to participate.

The program's expansion, she added, should not only serve to meet the needs of the original 23 cities, but will also permit some new communities to undertake urban homesteading demonstrations.

The program, authorized by the Housing and Community Development Act of 1974, permits HUD to transfer its properties to the cities, which convey them, at nominal cost, to families who agree to rehabilitate and live in them for at least three years.

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E.O. housing

FILE COPY

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-359
Phone (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
October 6, 1976

FILE COPY

James H. Blair, Assistant Secretary for Fair Housing and Equal Opportunity, today praised the Ford Foundation for its recent action in awarding eight grants totaling \$214,453 for local small scale projects to promote open housing and strengthen racially mixed neighborhoods nationwide.

Commenting on the Ford Foundation Grants, Mr. Blair said: "It is encouraging to see elements of the private sector such as the Ford Foundation working to promote fair housing efforts in this country. The job of fair housing is everybody's business, and the quicker all segments of our society join in this effort, the sooner we will be able to put an end to the serious inequities brought about by discriminatory housing tactics.

"I congratulate the Ford Foundation for this initial effort and it is my hope that they will broaden this distinctive ongoing grant program in the future."

The eight Ford Foundation grants were awarded in two categories: Open Housing Programs and Interracial Neighborhood Programs.

-more-

Grants for Open Housing Programs were awarded to the Metropolitan Washington (D.C.) Council of Governments (\$35,000); the Fair Housing Council of the San Fernando Valley (\$40,000); the Fair Housing Council of Bergen County, N.J. (\$37,500); and the Greater Dallas Housing Opportunity Center (\$25,000).

Interracial Neighborhood Program grants went to: Homefinders Listing Service, DeKalb County, Ga. (\$24,000); the Flatbush Development Corporation, Brooklyn, N.Y. (\$30,000); the Sherman Park Community Association, Milwaukee, Wis. (\$15,000); and the Hyde Park-Kenwood Community Conference, Chicago, Ill. (\$7,953).

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Elderly



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-362
Phone: (202) 755-5277
(Norris)

FILE COPY

FOR RELEASE:
Tuesday
October 5, 1976

Funding for an additional 5,800 housing units for the elderly and handicapped was announced today by Secretary Carla A. Hills of the U.S. Department of Housing and Urban Development.

This is the third allocation of fund reservations for Section 202 direct HUD loans and is spread among 64 sponsoring organizations. The \$132 million now being allocated brings to almost \$750 million the amount of funds reserved in Fiscal Year 1976.

The 64 organizations approved today for fund reservations were chosen from some 1,500 applications by a Selection Committee appointed by Secretary Hills.

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Section 202 of the Housing Act of 1959 authorizes HUD to make direct loans to eligible applicants. They may receive loans in amounts up to 100 percent of the total development costs of their projects, provided those costs do not exceed the cost limits established for the Section 231 mortgage insurance program for the elderly and handicapped.

The loan term may be for up to 40 years, and the interest rate is determined by the average interest rate on all obligations of the United States outstanding in the fiscal year ending prior to loan approval, plus one percent during the construction period and 1/2 of one percent for the long-term loan.

Approved sponsors will submit their proposals for specific projects to HUD field offices, which are responsible for approving the proposed site and the project design. All projects approved for loans under Section 202 will also benefit from rental housing assistance subsidies available to eligible lower income, elderly and handicapped persons.

Projects will receive Section 8 assistance for the elderly and handicapped families and individuals whose incomes fall within 80 percent of the median income for the locality.

The following list gives the name and location of each of the 64 applicants approved today, together with the number of units and estimated funding allocated to each sponsoring organization. The dollar amounts vary because of the difference in construction costs across the country.

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SECTION 02 APPROVALSREGION I
BOSTON

<u>NAME OF APPLICANT</u>	<u>STATE</u>	<u>UNITS</u>	<u>ESTIMATED AMOUNT</u>
Bridgeport Rotary Club Housing Corp.	Conn.	100	\$2,300,000
Berkshire Housing Development Corp.	Mass.	100	2,500,000
Bethany Homes, Inc.	Mass.	93	2,790,000
Congregational Retirement Homes, Inc.	Mass.	100	3,000,000
Jewish Home for the Aged of Rhode Island	R.I.	100	2,800,000

REGION II
NEW YORK

Region 9, UAW Housing Corp. and National Council of Senior Citizens, Inc.	N.J.	100	3,000,000
N.J. Association for Retarded Children Monmouth County Unit, Inc.	N.J.	2 group homes	235,000
Trenton Lutheran Housing Corp.	N.J.	100	2,500,000
Daughters of Jacob Geriatric Center	N.Y.	100	3,300,000
South Bronx Community Housing Corp.	N.Y.	100	3,300,000
United Jewish Federation of Buffalo, Inc.	N.Y.	100	2,500,000
Rehabilitation Programs, Inc.	N.Y.	28	270,000
Dominican Convent of Our Lady of the Rosary	N.Y.	100	3,300,000
Fundacion Instituto Psicopedagogico De Puerto Rico, Inc.	Puerto Rico	100	2,463,000

REG. A N III
PHILADELPHIA

<u>NAME OF APPLICANT</u>	<u>STATE</u>	<u>UNITS</u>	<u>ESTIMATED AMOUNT</u>
The Foundation for Cooperative Housing	Va.	100	\$2,700,000
Bon Secours Hospital, Inc.	Md.	100	1,600,000
Columbia Interfaith Housing	Md.	50	1,300,000
Stella Maris Hospice Properties, Inc.	Md.	100	1,500,000
Allentown B'Nai B'Rith Housing Corp.	Pa.	100	2,400,000
Housing and Neighborhood Development Service, (H.A.N.D.S. Inc.)	Pa. (2 projects)	190	4,788,918
Unity House, Inc.	W.Va.	65	900,000

REGION IV
ATLANTA

Allen Memorial Home	Ala.	100	2,300,000
Brevard County Association for Retarded Citizens, Inc.	Fla.	24	150,000
Presbyterian Homes of South Florida, Inc.	Fla.	100	2,300,000
The Cathedral of St. Philip in the Diocese of Atlanta, Inc.	Ga.	100	2,300,000
The National Baptist Convention U.S.A., Inc.	Tenn.	100	2,300,000
Friendship Center, Inc.	Ga.	100	2,300,000

<u>NAME OF APPLICANT</u>	<u>STATE</u>	<u>UNITS</u>	<u>ESTIMATED AMOUNT</u>
Cumberland River Regional Mental Health-Mental Retardation Board, Inc.	Ky.	16	\$ 120,000
Kentucky State AFL-CIO	Ky.	250	3,000,000
Church Housing Association of Prestongburg, Inc.	Ky.	80	1,600,000
St. James Homes, Inc.	N.C.	100	2,300,000

REGION V
CHICAGO

The National Baptist Convention U.S.A., Inc.	Ill.	100	2,700,000
Progressive Baptist Church	Ill.	100	2,240,000
The Grove School, Inc.	Ill.	13	300,000
Greencroft Inc., Subsidiary of the Mennonite Board of Missions	Ind.	100	1,800,000
The Bethesda Corp.	Ind.	100	2,700,000
Cleveland Manor, Inc.	Mich.	91	2,457,000
Saint Dunstan's Episcopal Church Non-Profit Housing Corp.	Mich.	100	2,000,000
Federation Apartments, Inc. - A Mich. Non-Profit Corp.	Mich.	100	2,500,000
Lyngblosten Apartments	Minn.	100	2,450,000
Crippled Childrens' School' Inc.	Minn.	23	425,000
Scioto Memorial Hospital Association, Inc.	Ohio	100	2,700,000
Sandusky Bay Kiwanis Senior Citizens, Inc.	Ohio	100	2,700,000

<u>NAME OF APPLICANT</u>	<u>STATE</u>	<u>UNITS</u>	<u>ESTIMATED AMOUNT</u>
Help Opportunities for People Equally, Inc.	Ohio	100	\$2,475,200
Wilmington Monthly Meeting of Friends	Ohio	80	1,550,000
Simeanna South, Inc.	Wisc.	78	1,593,440
<u>REGION VI</u> <u>DALLAS</u>			
Central Arkansas U.A.W. Retired Workers Council, Jacksonville Elderly Activity Program, Inc., and National Council of Senior Citizens, Inc.	Ark.	100	2,300,000
The Volunteers of America	La.	100	2,300,000
Central City Housing Development Corp.	La.	35	805,000
Eastern New Mexico Rehabilitative Services for the Handicapped, Inc./Curry County Association for Retarded Citizens	N.M.	5 group homes	425,000
Greater Jerusalem Baptist Church	Texas	100	1,500,000
Corpus Christi Central Homes, Inc.	Texas	100	2,300,000
<u>REGION VII</u> <u>KANSAS CITY</u>			
Wall Street Mission - Goodwill Industries	Iowa	100	2,400,000
Cross-Lines Cooperative Council, Inc.	Kansas	140	3,220,000
<u>REGION VIII</u> <u>DENVER</u>			
Gallatin Post No. 14, The American Legion, Dept. of Montana	Montana	60	1,500,000

NAME OF APPLICANT

STATE

UNITS

ESTIMATED AMOUNT

REGION IX
SAN FRANCISCO

Tanner Chapel Manor Nursing Home	Ariz.	100	\$1,500,000
Watts Labor Community Action Committee	Calif.	100	2,400,000
Spanish Speaking Unity Council	Calif.	100	2,000,000
Rose Garden Village No. 2	Calif.	100	2,100,000
Eskaton	Calif.	100	2,500,000
On Lok Senior Health Services	Calif.	50	1,350,000
The Volunteers of America	Nev.	100	2,462,700

REGION X
SEATTLE

Evergreen Union Retirement Association, Inc.	Oregon	25	\$ 600,000
First Baptist Ministries	Wash.	100	1,333,800



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-365
Phone: (202) 755-5277
(Spiegel)

FOR RELEASE:
Wednesday
October 6, 1976

The Departments of Housing and Urban Development and Agriculture have joined in a two-year demonstration program to find better methods, involving heavy State government participation, of providing community development and housing assistance to low-income people in "hard to reach" rural areas.

A limited number of State governments will be jointly selected by the two Departments to receive areawide grants to develop State programs for delivery of housing and community development assistance at the local level, using Federal and other resources.

The inter-departmental program will be funded by \$2.5 million HUD discretionary funds under its Community Development Grant program, with an additional \$500,000 from HUD's research and demonstration funds for States' administrative costs.

The money will be used to organize and operate an innovative delivery system to reach and aid remote, needy, rural lower-income households. State employees will help Farmers Home Administration (FmHA) process applications for aid in repair and rehabilitation of housing.

USDA, through FmHA, has also set aside up to \$35 million in rural housing loan authority and up to \$5 million in community program funds for the demonstration. The funds are over and above the selected States' allocations specifically for the target areas. Rural areas are generally defined as "non-metropolitan areas of less than 50,000 population." So called "hard to reach" individuals or families include those who are unaware of, or have had no opportunity or capability of applying for, aid in housing and community development because of distance or difficulty in reaching such services. The elderly and handicapped are included in this class.

Objectives of the program include development of better ways to aid rural areas on a "worst-first" basis, with the aid complemented by community development projects such as roads, water and sewer systems, and other essential facilities.

Technical assistance will be available in application processing, planning, and financing, to help applicants obtain assistance under other programs of the USDA and any Federal Agency concerned with improving the quality of rural life. Among these agencies are the Economic Development Administration, the Appalachian Regional Commission, and the Department of Labor.

States wishing to participate in the program should have plans for coordinating housing and community facilities aid with supporting social services on areawide and inter-governmental bases. They must also cooperate with HUD/USDA in recording progress and in evaluating the program.

States should also have the ability to coordinate State and local planning, to prepare State Title I applications for block grants, to process Section 8 projects and other housing plans, to encourage developers, to arrange for financing, and to organize and provide management and oversee operations.

Program regulations were published in the Federal Register, Sept. 29.

Further information and applications are available from:

Howard Ball, Director
Office of Policy Planning
Department of Housing and Urban Development
Room 7158
Washington, D.C. 20410
(202) 755-5890

or

Administrator
Rural Development Service
U.S. Department of Agriculture
Washington, D.C. 20250
(202) 447-4343



FHA

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-366
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Thursday
October 7, 1976

Secretary Carla A. Hills today announced that, effective Nov. 1, a new type of mortgage will be available to enable families to pay for their homes more easily in the early years.

Housing and Urban Development Secretary Hills said the graduated mortgage payment plan will allow young couples who buy homes having FHA insured mortgages to start homeownership with lower monthly mortgage payments.

The plan is one of three homeownership initiatives announced by President Ford Sept. 16. The other proposals are lower downpayment requirements for FHA insured homes and a higher FHA mortgage ceiling.

On Nov. 1, HUD will begin processing applications under its new mortgage plan which is likely to appeal to first-time home buyers in the \$14,000 to \$25,000 income range because it enables them to tailor their installment payments to their expanding incomes.

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Young couples who would have difficulty meeting monthly mortgage payments under present level payment schedules will now have five payment plans to choose from, each providing lower payments in earlier years.

Three of the plans will permit mortgage payments to increase at a rate of 2-1/2, 5 or 7-1/2 percent over the first five years of the loans. The other two plans will permit payments to increase 2 and 3 percent annually over 10 years.

Starting at the sixth year for the five year plans and the 11th year for the 10 year plans, the payments will be level in amount for the remaining term of the mortgage.

The amount of the mortgage payment reduction can be seen in the early monthly payments required under a schedule for repayment of a \$35,000 mortgage. Under the plan calling for 3 percent annual increases for 10 years, the monthly payment in the first year will be \$233, or \$46 less than a monthly level-payment loan; \$230, or \$39 less, the second year; and \$237, or \$32 less, in the third year.

The outstanding principal amount due on a graduated payment mortgage increases during the initial years as unpaid interest is added to the mortgage balance. Thus, slightly larger downpayments may be required in some cases to insure that the outstanding balance does not exceed the maximum permissible mortgage limit.

The new plan will be applied to the principal FHA single-family mortgage insurance program (Section 203(b)) and to the condominium program (Section 234).

Details of the program were published in the Federal Register Sept. 29.

Although the plan goes into operation Nov. 1, additional public comments may be submitted. Those received by Nov. 15 will be considered in formulation final regulations. Comments should be addressed to the Rules Docket Clerk, Room 10141, HUD, Washington, D.C. 20410.

GMP FACT SHEET

The interim regulations will permit the FHA to insure graduate payment mortgages. Under a GMP, a borrower, in effect, borrows additional money during the early years of the mortgage which is used to reduce the monthly mortgage payment due during those early years. This additional loan is added to the mortgage and is repaid by slightly increasing the payments to be made in later years. This will enable families with expected increases in incomes to take advantage of those expected increases and buy a home sooner.

A homebuyer can choose one of five possible GMP plans, selecting the one which best suits his or her needs. The five plans vary the rate at which the monthly payments increase--from 2 to 7-1/2 percent per year--and the number of years over which the payments increase--either five or ten years. The five plans are:

<u>Rate of Graduation</u>	<u>Term of Graduation</u>
2-1/2 percent	5 years
5 percent	5 years
7-1/2 percent	5 years
2 percent	10 years
3 percent	10 years

The greater the rate of increase or the longer the period of increase the lower the mortgage payments in early years. Therefore, a young family which expects to have a quick and substantial growth in income could select a graduated payment mortgage with a five year term and a 7-1/2 percent rate of graduation, for example. A family with more normal growth in income might choose the 3 percent-10 year plan.

Under a 3 percent-10 year plan, the monthly mortgage payment on a \$35,000 mortgage would be reduced by \$46 in the first year from \$269 on a similar standard level payment mortgage to \$223 on the GMP. For the next 10 years the payment would increase by 3 percent each year. In the third year, the GMP payment would be \$32 less each month. By the eighth year, the GMP payment would be \$5 more than the level payment. From the eleventh to thirtieth years, the buyer would be paying a flat \$300 a month.

(To Accompany HUD-No. 76-366)

Comparison of payment schedules
of level payment mortgage and GMP

\$35,000 loan - 8-1/2 percent interest, 30-year term

<u>Year</u>	<u>Level Payment Loan</u>	<u>GMP</u>	<u>Difference</u>
1	269	223	-46
2	269	230	-39
3	269	237	-32
4	269	244	-25
5	269	251	-18
6	269	258	-11
7	269	266	-3
8	269	274	5
9	269	282	13
10	269	291	22
11+	269	300	31

Because of the increasing mortgage amount during the early years of the loan a slightly higher downpayment may be required on a GMP loan than with a standard level payment mortgage.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-370
Phone: (202) 755-5277
(Ernst)

FILE COPY

FOR RELEASE:
Saturday
October 9, 1976

A new publication dealing with the impact of housing and other urban development projects on the environment has been issued by the Department of Housing and Urban Development.

The publication, Interim Guide for Environmental Assessment - Field Office Edition, is designed to help public officials and builders assess systematically the ways in which the physical and social environment can be affected by a project.

The Guide examines 80 aspects of the environment, such as visual, air and water quality, energy, climate, and the well-being of citizens.

It describes where the reader can find local information on each of these components, and how to relate that information to current standards and guidelines for a project under consideration.

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Charles J. Orlebeke, HUD's Assistant Secretary for Policy Development and Research, said the manual was developed "to help public agencies comply with the regulations and policies that have been established to protect our environment.

"At the same time, by streamlining the process of screening projects, the Guide will help avoid unnecessary and expensive delays in the process of building and rebuilding our urban areas."

Acting Assistant Secretary for Community Planning and Development, Warren H. Butler, described the Guide as a useful resource for State and local officials as well as HUD field staff.

"It is especially valuable to local governments responsible for environmental reviews under the Community Development Block Grant program," he said.

Prepared in loose leaf format, the publication is designed to be an on-going desk-top reference. New research findings, and material relevant to individual users can be added as they become available.

The Guide was prepared for HUD under contract by Planning Environment International, a division of Alan M. Voorhees & Associates, and is for sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402; Stock Number 023-000-90151-0. For the price of \$20.00, the buyer will also receive any changes that may be issued through 1979.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-371
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Friday
October 8, 1976

The Board of Directors of the New Community Development Corporation, Department of Housing and Urban Development, today announced its decision to acquire the financially distressed new community of Riverton in Monroe County, New York.

James F. Dausch, Deputy General Manager of the Corporation, said the Board's action was aimed at developing the project's potential as a successful new community, giving appropriate consideration to the interests of private parties and local and public interests involved in the project.

The Board directed Mr. Dausch to continue to negotiate arrangements for Arlen Realty and Development Corporation, a national builder and developer, to take over from Riverton Properties, Inc., the present developer. The negotiations have been proceeding since April, Mr. Dausch said.

Since May 1972, HUD has guaranteed a total of \$16 million in debt obligations in support of the project, but since May, 1976 Riverton has been unable to meet interest payments on these obligations.

Riverton is a 2,347-acre new community project located 10 miles south of Rochester, N.Y. It has a present population of approximately 1,000 persons living in more than 300 single family detached, town house and garden apartment dwelling units served by a broad spectrum of recreational and social amenities.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-372
Phone: (202) 755-5284
(Day)

FOR RELEASE:
Monday
October 11, 1976

A Federal grant of \$432,000 to increase job opportunities in The Woodlands, Texas, and an agreement with the developer to construct more homes in the middle price range, were announced today by New Communities Administrator James F. Dausch of the Department of Housing and Urban Development.

The Woodlands--largest of the 15 federally-assisted new communities--has received \$50 million in Federal guarantee assistance. Mr. Dausch recently congratulated the developers of The Woodlands for their "outstanding development pace."

The community development block grant will be used to build water, sewer and roads for The Woodlands Trade Center, a 96-acre industrial tract which Mr. Dausch termed "a key to future balanced development." Improvement of the tract will provide future industrial users with rail and interstate highway access.

More than 700 new homes have been sold or are under contract in The Woodlands, and 1,000 new jobs have been created in the new town since its opening two years ago.

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A major firm, the Jack Eckerd Drug Company, already has announced plans to build a \$12 million warehouse distribution center on 26 acres of the trade center, creating 200 permanent jobs upon completion of the first phase, with a possible increase to 400 at a later date.

Mr. Dausch also announced that The Woodlands Development Corporation, private developers of the 20,000-acre new town and a subsidiary of the Mitchell Energy Development Corporation, has agreed to offer 400 single family residential lots for sale at prices which will permit homebuilders to sell homes in the \$29,000 to \$45,000 range.

"One of the aims of the New Communities program is to give workers in federally-assisted new towns the opportunity to live close to their jobs in a superior living environment," said Mr. Dausch.

"We believe that the arrangement for middle income housing and the grant for The Woodlands' Trade Center represents a constructive step in that direction. We hope to receive soon The Woodlands' plans for low and moderate income housing."

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-374
Phone: (202) 755-5277
(Ernst)

FOR RELEASE:
Friday
October 15, 1976

Nearly \$4 million in grants to buy and install solar energy equipment in residences was announced today by Secretary of Housing and Urban Development Carla A. Hills.

The 102 grantees will use the funds to cover the cost of solar heating, hot water and cooling equipment for single family homes and high-rise apartment buildings.

Cost of this round of solar research grants is \$3,913,324, nearly four times the sum of the first round. There are ten times the number of dwelling units involved -- 1,411 compared with 143 units for the initial effort.

HUD's solar demonstration began in January when Secretary Hills announced a total of nearly \$1 million in grants to some 55 builders and other project sponsors. Today's successful projects were chosen from over 300 applications submitted in response to an invitation issued in July.

-more-

The winning proposals were judged on a number of factors, including the type of solar system to be used, the status of the housing project and the usefulness of the project to HUD's demonstration.

Announcing this round of grantees, Mrs. Hills said projects are expected to help many more people become acquainted with solar energy in homes. The experience gained here, she added, will be useful in developing information on systems and market practices that will further encourage the use of solar energy equipment and reduce the country's dependence on fossil fuels.

Grants were made to builders who will use the projects as sales models; to public housing authorities for testing alternate ways of reducing operating costs; and to community groups active in housing.

This is the second in a series of five rounds of grants offered as part of the residential demonstration program, managed by HUD. It is linked to the larger National Program for Solar Heating and Cooling of Buildings of the Energy Research and Development Administration.

The program also includes the non-residential demonstrations directly managed by ERDA, the Federal buildings demonstrations of the Department of Defense and the General Services Administration, the development of new and improved solar systems by the National Aeronautics and Space Administration, and the development of solar system standards by the National Bureau of Standards.

A third solicitation for demonstration grants is expected to be issued early in 1977. Interested organizations should write:

Solar Heating
P.O. Box 1607
Rockville, Maryland 20850

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(To Accompany HUD-No. 76-374)

Solar Residential Demonstration Projects
Cycle 2

SUMMARY

<u>Unit & Solar Application Mix</u>	<u>No. of Hsg. Units</u>
<u>Single Family</u>	
Heating only	2
Hot Water Only	110
Heating & Hot Water	232
Heating & Cooling	4
Heating, Cooling & Hot Water	28
Total Single Family	<u>376</u>
<u>Multi-Family</u>	
Heating Only	-
Hot Water Only	670
Heating & Hot Water	273
Heating & Cooling	-
Heating, Cooling & Hot Water	92
Total Multi-Family	<u>1,035</u>
<u>ALL UNITS</u>	
Heating Only	2
Hot Water Only	780
Heating & Hot Water	505
Heating & Cooling	4
Heating, Cooling & Hot Water	120
TOTAL	<u>1,411</u>

<u>Retrofit vs New Construction</u>	<u>Number of Units</u>		
	<u>Retrofit</u>	<u>New Const.</u>	<u>Total</u>
Single Family	71	305	376
Multi-Family	583	452	1,035
TOTAL	<u>654</u>	<u>757</u>	<u>1,411</u>

Grantee Categories	Project Location	Number/Type (1) of Dwelling		Grant Amount	Type System (2)
		H	C	HW	
BUILDERS/DEVELOPERS:					
Chester West, Inc.	Huntsville, Al.	1	SFD	\$ 10,000	H HW
Housing Development Co.	Huntsville, Al.	5	SFA	7,000	HW
Herbert L. Kauffman	Mayer, Az.	5	SFA	13,000	H HW
Michael N. Corbett	Davis, Ca.	10	GA	4,760	HW
Calif. Energy Res. Cons. & Dev. Comm.	Prairie Creek State Pk. Ca.	1	SFD		H HW
Calif. Energy Res. Cons. & Dev. Comm.	Donner State Pk., Ca.	1	SFD		H HW
Calif. Energy Res. Cons. & Dev. Comm.	Sonoma Coast State Pk., Ca.	1	SFD		H HW
Calif. Energy Res. Cons. & Dev. Comm.	Santa Monica, Ca.	1	SFD	42,000	HW
Calif. Energy Res. Cons. & Dev. Comm.	Anza-Borrego State Pk., Ca.	1	SFD		HW
Mendocino Coast Properties	Manchester, Ca.	1	SFD	9,000	H HW
Colorado Park Hsg. Corp.	Palo Alto, Ca.	28	SFA		HW
Colorado Park Hsg. Corp.	Palo Alto, Ca.	32	GA	23,267	HW
San Bernadino W.S. Comm. Dev. Corp.	San Bernadino, Ca.	10	SFD	99,000	H HW
Facilities Dev. Co.	San Diego, Ca.	31	GA	28,000	HW
Blue Skies Radiant Homes	Hemet, Ca.	16	SFD	96,818	H HW
Univ. of Colorado	Boulder, Co.	95	MFMR	250,000	H HW
Ervin J. Bell	Boulder, Co.	1	SFD	10,500	H HW
Wonderland Hill Dev. Co.	Boulder, Co.	35	SFA	146,785	H HW
Robert C. Naumann	Boulder, Co.	2	SFA	5,000	H HW
Brothers Redevelopment, Inc.	Denver, Co.	2	SFA	1,600	HW
Perl-Mack Enterprises	Denver, Co.	25	SFD	216,500	H HW
David L. Vickerman, Inc.	Evergreen, Co.	1	SFD	9,000	H HW
Colorado Rural Hsg. Dev. Corp.	Brighton, Co.	18	SFD	33,800	HW
J. Capone Const. Co.	New Haven, Ct.	10	SFA	50,000	H HW
Forest City Dillon, Inc.	Washington, D.C.	188	MFHR	129,000	HW
City of Gretna	Gretna, Fl.	16	SFD	165,000	H HW
Florida Gas Go.	Winter Park, Fl.	1	SFD	26,000	H C HW
F. E. Fortonberry & Sons, Inc.	Clarkston, Ga.	6	SFD	49,100	H HW
Contemporary Homes, Inc.	Cohutta, Ga.	1	SFD	1,400	HW
Lamar Wilbanks	Commerce, Ga.	1	SFD	1,400	HW
Dalton Hsg. Auth.	Dalton, Ga.	12	SFA	16,290	HW
Owens & Parks, Inc.	Dalton, Ga.	1	SFD	1,400	HW
Fairview Bldrs., Inc.	Lawrenceville, Ga.	3	SFD	23,304	H HW
Kenilworth Manor, Inc.	Macon, Ga.	56	MFHR	144,000	HW
Kenilworth Manor, Inc.	Macon, Ga.	24	MFMR		HW

(To Accompany HUD-No. 76-374)

Grantee Categories	Project Location	Number/Type (1) of Dwelling	Grant Amount	Type System (2) H C HW
Wilburn Brown, Inc.	Rossville, Ga.	SFD	\$ 2,800	HW
Unified Dev., Inc.	Swainsboro, Ga.	3 SFA	30,585	H HW
Finance Realty Co., Inc.	Honolulu, Hi.	5 SFA	10,000	HW
Hei Wai Wong	Honolulu, Hi.	55 MFMR	69,324	HW
Hawaii Housing Authority	Honolulu, Hi.	19 GA	26,000	HW
Spence Urban & Associates	West Des Moines, Ia.	2 SFD	24,833	H HW
Tas Development & Const. Co.	Pocatello, Id.	1 SFD	7,000	H HW
Moulder Corp.	Greenwood, In.	1 SFD	11,562	H HW
John C. Byram	Shawnee Mission, Ks.	1 SFD	10,000	H HW
Du-Mac Investment, Co.	Overland Park, Ks.	1 SFD	9,000	H HW
E. Baton Rouge Parish Hsg. Auth.	E. Baton Rouge, La.	2 SFA	23,400	H C HW
Greenfield Housing Auth.	Greenfield, Ma.	16 GA	12,329	HW
Town of Marion	Marion, Ma.	12 SFA	95,000	H HW
Exec. Office of Commun. & Dev.	Northhampton, Ma.	1 SFD (Cong. Hsg)	25,000	H HW
J. D. Evans	Columbia, Md.	4 SFD	47,500	H HW
Development Technology, Inc.	Columbia, Md.	2 SFD	20,000	H HW
THS Inc.	Rockville, Md.	1 SFD	11,000	H HW
Pleasant Point Hsg. Auth.	Perry, Me.	2 SFD	24,600	H HW
Lion Enterprises	Kalamazoo, Mi	1 SFD	8,000	H HW
Battle Creek Housing Commission	Battle Creek, Mi	150 MFHR	42,574	HW
City of Flint	Flint, Mi.	6 SFA	120,000	H C HW
Houston Const. Co.	Apple Valley, Mn	1 SFD	13,000	H HW
Red Barn Realty, Inc.	Esko, Mn.	1 SFD	12,200	H HW
Gridley Const. Co.	New Brighton, Mn.	1 SFD	12,000	H HW
Creek Associates	Minneapolis, Mn.	77 MFMR	225,000	H HW
Oscar P. Wren, Jr.	Tomaro Oaks, Mo.	1 SFD	13,500	H HW
Design Const. Assoc.	Bigfork, Mt.	1 SFD	9,568	H HW
Thomson & Associates	Asheville, N.C.	3 SFD	4,200	HW
Frank Robuck, Jr.	Raleigh, N.C.	1 SFD	1,400	HW
Durham Housing Auth.	Durham, N.C.	18 SFA	250,000	H C HW
Beatrice Mongeau	Pittsboro, N.C.	3 SFA	5,400	H HW
Ecological Bldrs. Inc.	Raleigh, N.C.	1 SFD	5,381	H HW
GLS Construction Co.	Winston Salem, N.C.	5 SFD	7,000	HW
Fletcher Myers, Inc.	East Derry, N.H.	1 SFD	10,300	H HW
Total Environmental Action, Inc.	Harrisville, N.H.	1 SFD	8,579	H HW
Kearsage Building Co., Inc.	North Conway, N.H.	5 SFA	48,000	H HW

To Accompany HUD-No. 76-374)

Grantee Categories	Project Location	Number/Type (1) of Dwelling		Grant Amount	Type System (2)		
		1	SFD		H	C	HW
Washington Natural Gas Co.	Seattle, Wa.	1	SFD	\$ 12,766	H		HW
Theodore A. Kuck	Sheboygan, Wi.	1	SFD	5,000	H		HW
William C. Burdick	Rice Lake, Wi.	1	SFD	15,000	H		HW

Legend:

(1) Dwelling Unit Type

SFD = Single Family Detached
SFA = Single Family Attached
GA = Garden Apartment
MFMR = Multi-Family Midrise
MFHR = Multi-Family Hi-Rise
Dorm. = Student Dormitory
Cong. = Congregate Housing

(2) Type of System

H = Heating
C = Cooling
HW = Hot Water

Grantee Categories	Project Location	Number/Type (1) of Dwelling	Grant Amount	Type System (2)		
				H	C	HW
Joseph Barnes & Sons, Inc.	Cherry Hill, N.J.	1 SFD	\$ 11,000	H		HW
Dover Housing Auth.	Dover, N.J.	61 MFMR	85,000			HW
Raritan Valley Com. Dev. Fndn.	Raritan, N.J.	8 SFA	9,600			HW
Albuquerque Western Solar Indus.	Albuquerque, N.M.	101 MFMR	100,000	H		HW
Homes by Marilynn	Albuquerque, N.M.	2 SFD	10,000	H		HW
Stanley Associates	Santa Fe, N.M.	1 SFD	6,500	H		HW
Communico	Sante Fe, N.M.	1 SFD	9,946	H		HW
DWS Holdings, Inc.	Bedford, N.Y.	6 SFA	39,180	H		HW
Peoples Development Corp.	Bronx, N.Y.	28 MFMR	30,000			HW
Suntech Homes	Chester, N.Y.	1 SFD	4,245	H		HW
Pinewood Manor, Inc.	Long Island, N.Y.	1 SFD	10,000	H		HW
Stewart-Telle-Mitchel Const.	Balta Spa, N.Y.	1 SFD	12,995	H		HW
Lucke & Strassel Builders	Cincinnati, Oh.	1 SFD	9,000	H		HW
Homes by Stan-Jim, Inc.	Hubbard, Oh.	4 SFD	38,100	H		HW
Twin City Builders, Inc.	Coos Bay, Or.	1 SFD	11,000	H		HW
Gigliotti Corp.	Langhorne, Pa.	1 SFD	11,000	H		HW
William Felton, Inc.	Bryn Mawr, Pa.	1 SFD	10,000	H		HW
Contemporary Import & Export Co.	Pittsburgh, Pa.	4 SFA	43,000	H		HW
Helio Thermics	Greenville, S.C.	6 SFD	30,000	H		HW
Solar Development Associates	Hilton Head Isle, S.C.	2 SFD	22,500	H		HW
Miles & Teal Builders	Myrtle Beach, S.C.	1 SFD	1,400			HW
Phillips, Kauric, Adams & Branham	St. Matthews, S.C.	12 SFA	120,000	H		HW
S. Central Comm. Action Program	Lake Andes, S.D.	4 SFA	11,768	H	C	
Ralston Homes, Inc.	Chattanooga, Tn.	1 SFD	1,400			HW
Lynn Redmon	Knoxville, Tn.	2 SFD	2,800			HW
Richard Ramsdes	Knoxville, Tn.	1 SFD	1,400			HW
R. H. Sinclair Const. Co.	Knoxville, Tn.	1 SFD	1,400			HW
D. K. Dossett	Knoxville, Tn.	5 SFD	7,000			HW
Architectural Developers, Inc.	Knoxville, Tn.	5 SFD	7,000			HW
College Houses	Austin, Tx.	80 MFMR (Dorm.)	133,500	H	C	HW
University of Texas/Austin	Austin, Tx.	12 GA	180,000	H	C	HW
Gordon Deering	Lubbock, Tx.	1 SFD	21,000	H	C	HW
J & J Construction, Inc.	Calverton, Va.	1 SFD	7,365	H		
Greenmoss Builders, Inc.	Waitsfield, Vt.	1 SFD	12,500	H		HW



HUD NEWS

U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410

Block
Grants

HUD-No. 76-375
Phone: (202) 755-5277
(Spiegel)

FILE COPY

FOR RELEASE:
Thursday
October 14, 1976

The many facets involved in completing successful applications for Community Development Block Grants (CDBG) are spelled out in a new publication of the Department of Housing and Urban Development.

Titled "CDBG Entitlement Cities: The First Year Planning and Application Process," the 53-page report analyzes responses from 880 cities telling of their experiences in preparing for the first year of the program.

The report, prepared by the HUD Office of Evaluation, discusses local community development needs and priorities and details 15 basic models of local organizational structures.

Among the topics discussed are: technical assistance, participation of local agencies in developing applications, planning activities and other factors influencing the effort, and various methods communities used to meet local needs and priorities.

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Also analyzed are the average cost and time required to prepare an application; comparisons of CDBG with past HUD programs on such factors as citizen participation, Federal intervention in local decisions, reduced "red tape," as well as problem areas and how HUD attempted to help solve the difficulties.

A limited number of single copies is available upon request to:

Donald Dodge, Director
Office of Evaluation, Room 7168
Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Copies of the report are for sale at \$1.10 each from:

Superintendent of Documents
U. S. Government Printing Office
Washington, D.C. 20402
Stock number 023-000-00342-2

#



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-378
Phone: (202) 755-5284
(Day)

FILE COPY

FOR RELEASE:
Saturday
October 16, 1976

The New Communities Administration of the Department of Housing and Urban Development is setting up a program to help federally-assisted new towns in their efforts to attract new industry.

James F. Dausch, New Communities Administrator, said applications will be invited from top level consulting firms experienced in industrial marketing to develop detailed marketing programs for the new communities. The results of the study will aid the developers in identifying prospective industrial clients.

"In addition to developing the individual programs," Mr. Dausch added, "the consultant will establish an in-depth reference library of industrial resource material which will be made available to all of the new communities for their use."

FILE COPY

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New towns to be assisted in this effort are Jonathan, Minn.; Flower Mound, Texas; Park Forest South, Ill.; Riverton, N.Y.; St. Charles, Md.; The Woodlands, Texas; Shenandoah, Ga.; Soul City, N.C. and Harbison, S.C.

The New Communities Administration also is implementing an intensive educational campaign to promote the advantages of locating in new towns. Mr. Dausch said plans are being made to visit State industrial commissions, trade associations, and "anyone else we can talk to in our endeavors to inform industry of the unique industrial opportunities in our communities."

The Request for Proposal (RFP No. H-41-49), inviting the applications, will be circulated beginning the week of Oct.

18. For further information, contact:

Alan Kurland
New Communities Administration
Department of Housing and Urban Development
451 7th Street, S.W., Room 7134
Washington, D.C. 20410
(202) 755-6174

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Public
Housing

HUD-No. 76-380
Phone: (202) 755-5277
(Norris)

FOR RELEASE:
Thursday
October 14, 1976

FILE COPY

Thirteen public housing agencies received awards yesterday for their support of the Federal rental housing assistance program for lower income families.

The awards were presented to representatives of the agencies by Elmer E. Smith, Deputy Assistant Secretary for Assisted Housing of the U. S. Department of Housing and Urban Development.

The achievement award ceremony was held at the annual convention of the National Association of Housing and Redevelopment Officials in New Orleans.

Cities, counties and State Governments shared in HUD's recognition of the efforts furthering the operation of the Section 8 program for rental subsidies for lower income families.

These agencies received awards:

Housing Authority of Montpelier, Vt., for timely lease-up of family units in a community which previously had no assisted family housing, and for establishing good relationships with owners and tenants.

City of Cohoes/Cohoes Central Relocation Agency, N.Y., for success in promoting the program, for assistance in training other PHAs, and for efficient management of its own program.

West Virginia Housing Development Fund, for successful operation of a large statewide program in rural areas where housing assistance had never been available before.

St. Petersburg Housing Authority, for taking the initiative in Florida, administering the first program and stimulating other PHAs to participate.

Region D Council of Governments, Florida, for operating a large program in rural counties, leasing faster than anticipated.

Dakota County Housing and Redevelopment Authority, for intelligent and vigorous leadership, for active promotion of the program both within the jurisdiction and beyond.

Northwest Multi-County Housing Authority, Minn., for successful operation of a rural program dispersed over almost 9,000 square miles and for determined effective promotion of the program.

Arlington Housing Authority, Texas, for undertaking the first assisted housing program in the city, developing a cooperative relationship with the City Council, and training a new staff to operate an efficient program.

San Antonio Housing Authority, Texas, for developing one of the largest existing housing programs, with approximately 2,000 units leased, a program which has become a model for PHA operations all over the country.

St. Louis Housing Authority, Mo., for its vigorous and diligent outreach and meeting of lease-up goals despite constraining market conditions.

Pueblo Housing Authority, Colo., for taking the lead in implementing Section 8 in Colorado, for excellent outreach, timely lease-up and effective use of the subsidy to stimulate rehabilitation.

Santa Barbara County Housing Authority, Calif., for a remarkable lease-up record in a program directed primarily to families and requiring an unusually high percentage of moves.

Housing Authority of Everett, Wash., for particular success in selling the program to landlords and for leasing all units ahead of schedule.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-382
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Friday
October 15, 1976

Secretary Carla A. Hills of the U.S. Department of Housing and Urban Development today announced that the maximum allowable interest rate for HUD-FHA insured single-family mortgage loans is being lowered to 8 percent.

Secretary Hills said that this reduction is being made to accommodate declines in market interest rates that have been apparent over the last several months in both the mortgage and financial markets.

The allowable rate on multifamily mortgage loans remains at 9 percent. The Department is closely monitoring multifamily mortgage rates, and will make necessary changes when conditions warrant.

The new single-family rate change is effective Monday, October 18.

Under the "split rate" system, initiated January 5, the interest rate on HUD-FHA insured single-family mortgage loans is established independently of the rate of the HUD-FHA multifamily project loans.

The previous rate on single-family mortgage loans was 8.50 percent.

The new single-family rate was determined after consultation with Richard L. Roudebush, Administrator of the Veterans Administration, who simultaneously announced a similar change in the maximum rate for VA home mortgage loans.

(To Accompany HUD-No. 76-382

QUESTIONS AND ANSWERS ON INTEREST RATE DECREASE

- Q. How will the decline in the FHA interest ceiling affect the buyer of a house?
- A. On a \$30,000 mortgage over 30 years, there would be a decrease of \$10.50 in the monthly payment.

- Q. When was the last time the FHA interest rate was lowered?
- A. For single-family mortgages the rate was lowered from 8-3/4 percent to 8-1/2 percent on March 30, 1976.

- Q. What is meant by "paying points" and what does this have to do with the cost of a house?
- A. Paying points amounts in practice to prepaying the interest differential between the FHA/VA rate and the market rate. During periods when this differential exists, investors are unwilling to invest in FHA/VA mortgages without this discount since the yield would not be competitive with that available from other investments.

(To Accompany HUD-No. 76-382

HUD/FHA MAXIMUM ALLOWABLE INTEREST RATE

<u>Rate</u>	<u>Period</u>
* 5-5-1/2%	November 27, 1934 - June 23, 1935
5%	June 24, 1935 - July 31, 1939
4-1/2%	August 1, 1939 - April 23, 1950
4-1/4%	April 24, 1950 - May 1, 1953
4-1/2%	May 2, 1953 - December 2, 1956
5%	December 3, 1956 - August 4, 1957
5-1/4%	August 5, 1957 - September 22, 1959
5-3/4%	September 23, 1959 - February 1, 1961
5-1/2%	February 2, 1961 - May 28, 1961
5-1/4%	May 29, 1961 - February 6, 1966
5-1/2%	February 7, 1966 - April 10, 1966
5-3/4%	April 11, 1966 - October 2, 1966
6%	October 3, 1966 - May 6, 1968
6-3/4%	May 7, 1968 - January 23, 1969
7-1/2%	January 24, 1969 - January 4, 1970
8-1/2%	January 5, 1970 - December 1, 1970
8%	December 2, 1970 - January 12, 1971
7-1/2%	January 13, 1971 - February 17, 1971
**7%	February 18, 1971 - June 30, 1973
**7-3/4%	August 10, 1973 - August 24, 1973
8-1/2%	August 25, 1973 - January 21, 1974
8-1/4%	January 22, 1974 - April 14, 1974
8-1/2%	April 15, 1974 - May 12, 1974
8-3/4%	May 13, 1974 - July 7, 1974
9%	July 8, 1974 - August 13, 1974
9-1/2%	August 14, 1974 - November 24, 1974
9%	November 25, 1974 - January 20, 1975
8-1/2%	January 21, 1975 - March 2, 1975
8%	March 3, 1975 - April 27, 1975
8-1/2%	April 28, 1975 - September 1, 1975
9%	September 2, 1975 - January 4, 1976
8-3/4% (Single Family)	January 5, 1976 - March 29, 1976
9% (Multifamily)	January 5, 1976 - March 29, 1976
8-1/2% (Single Family)	March 30, 1976 - October 17, 1976
9% (Multifamily)	March 30, 1976 - October 17, 1976
8% (Single Family)	October 18, 1976 -
9% (Multifamily)	October 18, 1976 -

* 5% for acquisition, 5-1/2% refunding of mortgage indebtedness or creation of mortgage indebtedness on property constructed before June 7, 1934.

** FHA authority lapsed June 30, 1973; renewed August 10, 1973.



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HUD NEWS

U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D. C. 20410

HUD-No. 76-394
Phone: (755-5277)
(Norris)

FOR RELEASE:
Tuesday
October 26, 1976

The U. S. Department of Housing and Urban Development has now enlarged its program to compensate homeowners for certain serious defects found in single family homes purchased with HUD-FHA mortgage insurance.

The Department announced that the owners of homes who obtained this insurance between Jan. 1, 1973 and Aug. 3, 1976, and who believe defects in their homes qualify for compensation may now file claims with their nearest HUD field office. They have until Aug. 3, 1977 to file.

A different deadline had been established for filing claims in the case of homes purchased with FHA mortgage insurance for an earlier period, between Aug. 1, 1968 and Jan. 1, 1973. That deadline, HUD announced, is now extended to Dec. 3, 1976.

The Housing Authorization Act of 1976 provides for both of the two actions announced by HUD -- the expansion of the program to include FHA mortgages insured up to Aug. 3, 1976, and the extension of deadline for filing claims arising from home purchases between Aug. 1, 1968 to Jan. 1, 1973.

Two sets of requirements are involved in qualifying for compensation.

One group specifies that:

- The home must be more than one year old when purchased.
- The mortgage on the property must be insured by FHA under its regular single family mortgage insurance program (Section 203(b)) or the program for single family housing for low and moderate income families (Section 221(d)(2)).
- The property must consist of one, two, three or four living units.
- The defects in the home must be those which would have been evident at the time of original appraisal.
- The home must be located in an older, declining area which is defined as a neighborhood mostly comprised of dwellings built before 1940.

A second set of requirements apply to the defects. They must be:

1. Seriously defective plumbing, heating or electrical systems.
2. A structural failure in basic framing, floors or foundations which can be seen in an accessible area.
3. Worn out roof.
4. Drainage problems such as surface water in the crawl space or running against the house.
5. Rotted siding, porches, steps, or deteriorated brickwork which affect the structural safety of the house.
6. Defective paint conditions which constitute a health hazard.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-400
Phone (202) 755-6980
(Hall)

FOR RELEASE:
Tuesday
October 26, 1976

A demonstration to rehabilitate more than 12,000 low-income multifamily housing units in selected cities was announced today by the Housing and Urban Development Department. The demonstration is to be undertaken in cooperation with the AFL-CIO Building & Construction Trades Department and the National Housing Rehabilitation Association (NHRA).

Carla A. Hills, Secretary of HUD, has earmarked \$50 million to subsidize rents for future tenants for the apartments.

Rent subsidies are expected to stimulate rehabilitation at special wages and work terms to be negotiated by unions and contractors.

The demonstration program includes a unique incentive bonus.

It offers participating cities one additional rental unit for each unit to be rehabilitated and subsidized in that city by HUD under its regular rental subsidy (Section 8) program for fiscal 1977.

In this way, \$100 million in federally subsidized rents could encourage the production of up to \$700 million worth of substantial rehabilitation in major urban areas before the end of the present fiscal year next September 30.

Secretary Hills notified HUD field officials of the program today. Cities may begin applying for units of the housing upon public notice of the demonstration expected to be published in the Federal Register by November 9.

The announcement followed a meeting Monday of the Secretary and Labor and Rehabilitation officials.

They have been negotiating an agreement since NHRA signed a statement of principles and objectives with seven building and construction trade unions last February. At that time, unions agreed to seek secondary wage scales and special work terms on subsidized residential rehabilitation jobs.

"We have several objectives in this demonstration program," Secretary Hills said. "First, we want to help individual low-income families find decent housing. Our community objectives are to demonstrate extensive rehabilitation at reasonable cost of blighted and abandoned structures and to revitalize whole neighborhoods that are on a downward slide."

The Secretary said that the selected cities would be expected to commit themselves to increased and improved services in project neighborhoods.

Developers interested in doing the rehabilitation work will apply to HUD field offices for Section 8 funding of projects in the selected cities.

Negotiations with craft unions and rehabilitation contractors for special labor-management agreements for rehabilitation have already begun in several cities. NHRA will help support further negotiations in other cities.

"The incentive to cities in this program is the promise of increased allocations of Section 8 funds," Secretary Hills said. "The program will stimulate sound, economical rehabilitation of blighted buildings. With this kind of Federal support, and with local support in the form of increased services and block grant rehabilitation funds, we should be able to revitalize a number of neighborhoods."



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FILE COPY

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-401
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Friday
October 29, 1976

FILE COPY

Urban homesteading will be expanded to additional cities
by the Department of Housing and Urban Development, Secretary
Carla A. Hills announced today.

A notice of a second round of competition for new cities
will be published in the Federal Register in early November.
The cities will be selected in early January to join the 23
already participating in the program.

A total of \$2.5 million in HUD-acquired homes and \$3.5
million in direct Federal rehabilitation loans will be awarded
to those cities which submit the most comprehensive plans for
using homesteading as part of locally designed neighborhood
preservation programs.

The new cities' programs will be funded out of HUD's
recently announced expansion of the program to provide a total
of \$11.25 million in housing and \$13 million in rehabilitation
loans.

-more-

Secretary Hills also announced that an additional \$3,535,000 in substantially sound Federal housing and an extra \$4,425,000 in low cost rehabilitations loans are being allocated among the 23 cities already participating in the urban homesteading program.

The cities were originally awarded \$5 million in HUD-held properties and \$5 million in HUD rehabilitation loans when the program was first announced a year ago, primarily as a tool to help restore ailing neighborhoods.

The response of these 23 cities has been so enthusiastic that on Oct. 8 Secretary Hills extended the program to add an extra \$6.25 million worth of housing and \$8 million more in loans -- more than double the Federal Government's original investment.

The allocations for the 23 cities follow:

Boston: An additional \$200,000 in rehabilitation loans, raising the total to \$620,000.

Jersey City, N.J.: An additional \$375,000 in rehabilitation loans, raising the total to \$610,000.

Freeport, N.Y.: An additional \$160,000 in HUD acquired houses for a total of \$410,000 and an additional \$50,000 in rehabilitation loans, raising the loan total to \$150,000.

Islip, N.Y.: An additional \$150,000 in HUD acquired houses for a total of \$290,000 and an additional \$150,000 in rehabilitation loans, raising the loan total to \$250,000.

Baltimore, Md.: An additional \$175,000 in HUD acquired houses for a total of \$295,000 and an additional \$200,000 in rehabilitation loans, raising the loan total to \$320,000.

Philadelphia, Pa.: An additional \$200,000 in HUD acquired houses, for a total of \$452,000, and an additional \$100,000 in rehabilitation loans, raising the loan total to \$300,000.

Wilmington, Del.: An additional \$150,000 in HUD acquired houses for a total of \$350,000 and an additional \$200,000 in rehabilitation loans, raising the loan total to \$400,000.

Atlanta, Ga.: An additional \$150,000 in HUD acquired homes, for a total of \$430,000, and an additional \$400,000 in rehabilitation loans, raising the loan total to \$778,000.

Decatur, Ga.: An additional \$150,000 in HUD acquired homes, for a total of \$350,000, and an additional \$300,000 in rehabilitation loans, raising the loan total to \$500,000.

Chicago, Ill.: An additional \$400,000 in HUD acquired homes, for a total of \$659,000, and an additional \$500,000 in rehabilitation loans, raising the loan total to \$1 million.

Rockford, Ill.: An additional \$100,000 in HUD acquired homes, for a total of \$350,000, and an additional \$200,000 in rehabilitation loans, raising the loan total to \$400,000.

Gary, Ind.: An additional \$100,000 in HUD acquired homes for a total of \$332,000, and an additional \$100,000 in rehabilitation loans, raising the loan total to \$382,000.

Indianapolis, Ind.: An additional \$250,000 in HUD acquired homes for a total of \$409,305, and an additional \$250,000 in rehabilitation loans, raising the loan total to \$450,000.

South Bend, Ind.: An additional \$100,000 in rehabilitation loans, raising the total to \$208,000.

Minneapolis, Minn.: An additional \$350,000 in HUD acquired homes, for a total of \$562,000, and \$150,000 in rehabilitation loans, raising the loan total to \$210,000.

Columbus, Ohio.: An additional \$200,000 in HUD acquired homes, for a total of \$332,000, and \$200,000 in rehabilitation loans, raising the loan total to \$332,000.

Cincinnati, Ohio.: An additional \$50,000 in HUD acquired homes, for a total of \$190,000.

Milwaukee, Wis.: An additional \$200,000 in HUD acquired homes for a total of \$378,150, and an additional \$50,000 in rehabilitation loans, raising the loan total to \$135,000.

Dallas, Tex.: An additional \$250,000 in HUD acquired homes, for a total of \$450,000, and an additional \$250,000 in rehabilitation loans, raising the loan total to \$500,000.

Kansas City, Mo.: An additional \$50,000 in HUD acquired homes, for a total of \$300,000, and an additional \$100,000 in rehabilitation loans, raising the loan total to \$300,000.

Oakland, Calif.: An additional \$150,000 in HUD acquired homes, for a total of \$500,000, and an additional \$400,000 in rehabilitation loans, raising the loan total to \$300,000.

Tacoma, Wash.: An additional \$300,000 in HUD acquired homes, for a total of \$480,000, and an additional \$150,000 in rehabilitation loans, raising the loan total to \$270,000.

With these allocations, the total awards to date amount to \$8,425,557 in housing stock, and \$9,425,000 in rehabilitation loans.

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FILE COPY

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Elderly

HUD-No. 76-412
Phone (202) 755-5277
(Flynn)

FILE COPY

FOR RELEASE:
Saturday
November 6, 1976

The U.S. Department of Housing and Urban Development will be represented at a seminar of the United Nations Economic Commission for Europe focusing on housing for the elderly, handicapped, small and one parent families, and single people.

The seminar will be held Nov. 8-13 in The Hague, Netherlands, and will include field visits to appropriate housing developments in and around The Hague.

Representatives from participating countries will examine the universal problems shared by these special groups and also the national policies followed by governments to address these problems.

The themes that will guide discussion are: 1) specific housing needs in relation to overall housing policy, 2) social principles, including financial aid, and 3) architectural, planning and technical aspects of the problem.

The seminar will produce recommendations which may be considered by governments in the formulation of future housing policy.

Representing HUD will be four Department officials, headed by Sanford Witkowski, Deputy Assistant Secretary for Insured and Direct Loan Programs, Office of the Assistant Secretary for Housing. Also attending are Helen Holt, Departmental advisor on programs for the Elderly and Handicapped, Office of the Assistant Secretary for Consumer Affairs; Charles Gueli, Director, Community Design staff, Office of the Assistant Secretary for Policy Development and Research; and George Brown, program analyst, Office of Program Evaluation, Office of the Assistant Secretary for Housing.



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD No. 76-414
Phone: (202) 755-5277
(Norris)

FOR RELEASE
Thursday
November 11, 1976

The U. S. Department of Housing and Urban Development is inviting public comment on its proposed changes in existing thermal insulation standards for new one- and two-family living units.

The changes are designed to make HUD-FHA minimum property standards more flexible and to allow alternative construction methods and materials.

The proposed changes recognize that the standards of American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) have been used by several States as a framework in developing their own insulation standards. Under the proposal, the ASHRAE standards would be acceptable where the results will be equivalent to those obtained by using the HUD formula.

The changes also respond to a criticism that the HUD standards placed no limit on the use of glass in construction. Glass would now be limited to an area 15 percent of the exterior wall unless the ASHRAE formula is used.

The proposal changes were published in the Federal Register Oct. 29.

Comments may be sent to the Rules Docket Clerk, HUD, Room 10141, Washington, D. C. 20410. Those received by Nov. 30 will be considered in formulating final thermal insulation requirements.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-422
Phone (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
November 17, 1976

A seven-point plan for the reorganization and disposition of Gananda, the new community project near Rochester, N. Y., has been adopted by the New Community Development Corporation of the Department of Housing and Urban Development.

James F. Dausch, New Communities Administrator, said the plan, approved yesterday by the Board of Directors of the Corporation at a meeting in Washington, must be accepted by all interested parties in Gananda before it can go into effect.

The plan provides for the following actions:

1. Past due taxes to local jurisdictions would be settled for approximately \$800,000 and arrangements would be worked out with these local jurisdictions to facilitate an ongoing development process at Gananda.

2. Trade and other creditor claims and Davis-Bacon Act claims would be settled for approximately \$2.2 million and liens would be removed from the Gananda school building and certain project roads.

3. HUD would acquire a 1,500-acre core project free and clear of senior purchase money debt for approximately \$700,000.

4. Approximately 8,000 excess project acres would be returned to holders of purchase money mortgages with past due taxes and commissions settled. HUD would retain an option to repurchase approximately 600 acres near the core area. If the 8,000 excess acres are sold within 10 years, the Department would receive repayment of funds which it advanced to settle past due taxes and commissions.

5. The Gananda school building would be completed with a Federal grant or other funds.

6. HUD would transfer the 1,500-acre core free and clear of all liens to one of several builder-developers, with whom it is now negotiating. The transfer would be for cash and a portion of future proceeds from the sale of houses and land in the core area.

7. The new builder-developer would provide a fund to subsidize operations of the Gananda school district for several years until it becomes self-supporting or other arrangements can be made for it.

Mr. Dausch said that the Gananda plan represents a "bona fide effort to protect local interests which might otherwise be adversely affected by HUD's withdrawal" from the new town project, and is consistent with the public purposes of the new communities act. He would not predict whether the plan would receive the required 100 percent approval from the other parties, adding that "we should know in about 30 to 45 days."

Gananda, located 12 miles east of Rochester, was financed in 1972 with \$22 million in federally-guaranteed debentures. The original developer has been unable to make interest payments on these debentures since 1975. HUD will accelerate and pay off the debentures as part of the plan adopted yesterday.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-425
Phone: (202) 755-5277
(Day)

FOR RELEASE
Friday
November 19, 1976

A \$1,215,000 community development block grant to help spur commercial and residential development in the federally-assisted new community of St. Charles, south of Washington, D. C., was announced today by the Department of Housing and Urban Development.

James F. Dausch, HUD New Communities Administrator, said the grant funds will be used to build a sewer line and residential streets.

The sewer line, Mr. Dausch noted, is the key to development of a proposed regional shopping center for the new town. The streets will serve a 1,300-home neighborhood which will include a community center, swimming pool and shopping and recreational facilities.

Mr. Dausch called St. Charles "one of the most successful" of the 13 new towns receiving Federal guarantee assistance, with new homes sales averaging 50 units a month. Present population of St. Charles is 7,900, which is expected to reach 70,000 by the end of the 20-year development period.

The developer, St. Charles Associates, which has received \$38 million in Federal loan guarantees, has been successful in attracting industrial firms to the new town thereby creating a job and tax base in an area which previously had suffered economic decline.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD No. 76-426
Phone: (202) 755-5284
(Eacon)

FOR RELEASE
Friday
November 19, 1976

The U. S. Department of Housing and Urban Development today announced an increase in the maximum mortgage limits which apply to two FHA mortgage insurance programs.

They are the Section 235 program providing for Federally subsidized mortgage interest payments and Section 221(d)(2), a low and moderate income insurance program.

In each case, the mortgage limits are increased from \$21,000 to \$25,000 for a 3-bedroom unit, and from \$25,000 to \$29,000 for a 4-bedroom unit. In high cost areas, these amounts may be increased by \$4,000.

In addition, HUD announced a change in the income eligibility limits of those purchasing Section 235 subsidized housing. This change, and the mortgage limit revision, implement amendments to the National Housing Act adopted in August legislation.

The measure specifies that the income limit for initial occupancy of Section 235 housing cannot be more than 95 percent of the median income for the area, with adjustments for

smaller and larger families determined by HUD. These adjustments take into account such factors as construction costs and unusually low median income areas.

Following are the percentages of median income for families of various sizes:

One person, 67 percent; two persons, 76 percent; three persons, 85 percent; four persons, 95 percent; five persons, 101 percent; six persons, 107 percent; seven persons, 113 percent; and eight or more, 119 percent.

The amendments to the regulations were published in the Federal Register November 19. They are effective immediately.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76- 428
Phone (202) 755-5284
(Day)

FOR RELEASE:
Monday
November 22, 1976

Development of a plan for Federal acquisition of the Park Forest South new community near Chicago, Ill., has been authorized by the New Community Development Corporation of the Department of Housing and Urban Development.

The acquisition plan will be presented to the Board of Directors of the Corporation in December.

James F. Dausch, New Communities Administrator and Deputy General Manager of the Corporation, said this action represents the first legal step toward HUD's take over of the project. He asserted that HUD still considers Park Forest South a "potentially successful new town."

"We have had excellent cooperation with the Village of Park Forest South and other local governmental units and they are anxious to see development continue," he said.

A plan to re-structure, re-plan and reorganize the management of Park Forest South, 30 miles south of Chicago, has been under study by HUD and Coopers & Lybrand, a Chicago consulting firm, since last summer.

The new community now has 6,900 residents and 1,800 jobs, many of which are with major pharmaceutical and chemical firms which have located there.

A "senior college" and graduate school for Chicago-area community colleges, Governor's State University, has an enrollment of 4,600 students on its campus in the new town.

A rapid transit station, linking Park Forest South to Chicago's "loop" and other parts of the metropolitan area, is scheduled for completion in 1977.

In 1975 and 1976, Park Forest South Development Company, developers of the new town, failed to make interest payments on \$30 million in Federally-guaranteed debentures amounting to \$4,200,000. Under terms of the agreement with the developer, the Federal Government can exercise its option to acquire the project.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD No. 76-431
Phone: (202) 755-5277
(Bacon)

FOR RELEASE
Wednesday
November 24, 1976

Both a new and a relatively old approach to building new public housing projects were proposed today by the Department of Housing and Urban Development to promote faster construction and at the same time assure their financial stability.

Under the new approach, the projects would be required to cover their operating costs for at least five years solely on the basis of rents from tenants.

Unless Public Housing Authorities (PHAs) certify they can do so, they will not be eligible for some \$120 million in contract authority HUD will allocate in the months ahead to finance some 33,000 additional public housing units.

The older approach generally calls for the mandatory use of the "turnkey" development method which can ready a public housing project for occupancy more than a year faster than the conventional-bid method.

HUD Secretary Carla A. Hills said the self-supporting measure would require a wider income mix of tenants, with rent levels producing a balanced revenue source from moderate and lower income families.

The increased income from rentals would offset operating and maintenance expenses, thus enabling authorities to avoid the financial crises that have plagued PHAs in the past. The measure further is expected to reduce the need for operating subsidies.

"Turnkey" is a method under which PHAs invite proposals from developers to meet specific housing needs. The authorities then commit themselves to buy the projects on completion, when the developer turns over the key. HUD has found this method is substantially more efficient than the conventional approach.

Published in the Federal Register November 18, the proposed public housing regulations spell out general requirements, basic policies and approaches PHAs must meet and follow to share in the \$120 million.

Secretary Hills said that under the proposed regulations, these units would offer primarily scattered site or other low-density housing for large families whose needs are not being met by other housing programs.

The funds will enable PHAs to pay for approximately 15,000 new or substantially rehabilitated public housing units, to purchase an estimated 12,000 existing dwellings for public housing use, and to build 6,000 units of subsidized housing for Indians. By Congressional mandate, up to \$85 million can be used for new or substantially rehabilitated units, with the remaining \$35 million for existing units not requiring rehabilitation.

Interested persons are invited to submit their written comments on the proposed amendments to: The Rules Docket Clerk, Office of the Secretary, Room 10141, Department of Housing and Urban Development, 451 Seventh Street, S.W., Washington, D.C. 20410. All relevant material received by December 20 will be considered before adoption of the final rules. Copies of comments will be available for public inspection during normal business hours at the above address.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

FHA

HUD-No. 76-438
Phone (202) 755-5277
(Norris)

FILE COPY

FOR RELEASE:
Friday
December 10, 1976

Fifty families of moderate incomes will now be able to buy homes in Hawaii with scaled-down monthly payments in the early years of their ownership.

The U.S. Department of Housing and Urban Development announced today that the Bank of Hawaii is the first lender authorized to insure mortgages under its newly-established graduated payment mortgage plan.

The Bank of Hawaii plans to use this authority in connection with the sale of 50 homes located in the Waianae coastal area of Oahu, 30 miles from downtown Honolulu. The homes are condominiums in three-story aluminum siding buildings and range in price from \$39,500 to \$43,900.

HUD Secretary Carla A. Hills welcomed this first participation in the new home financing program. "This is a promising start in a program that can open up new opportunities for homeownership, particularly for young couples just getting started," she said.

-more-

The new mortgage payment plan allows home buyers obtaining FHA insured mortgages to start homeownership with lower monthly payments than are possible under regular FHA programs.

As in other FHA programs, participating private lenders such as banks, savings and loan associations and mortgage companies agree to make mortgage loans insured by FHA. HUD field offices have instructions for receiving and processing applications for mortgage insurance. Some 2,500 loans can be insured under the statutory authority of the demonstration program.

Home purchasers may select one of five types of repayment plans available, each offering lower payments in earlier years.

Three of the plans permit mortgage payments to increase at a rate of 2-1/2, 5 or 7-1/2 percent over the first five years. The other two plans permit payments to increase 2 and 3 percent annually over 10-years.

Starting at the sixth year for the five year plans and the 11th year for the 10 year plans, the payment will level in amount for the remaining term of the mortgage.

As an example, take a \$35,000 mortgage to be repaid in 30 years at an 8 percent interest rate. The schedule under one plan calls for 3 percent annual increases for each of the first 10 years. The monthly payment the first year will be \$212, or \$45 less than a monthly level payment loan; \$218, or \$39 less, the second year; and \$225, or \$32 less, in the third year.

The outstanding principal amount due on a graduated payment mortgage increases during the initial years as unpaid interest is added to the mortgage balance. Thus, slightly larger downpayments may be required in some cases to insure that the outstanding balance does not exceed the maximum permissible mortgage limit.

The new plan is applied to the principal FHA single-family mortgage insurance program (Section 203(b)) and to the condominium program (Section 234).



FILE COPY

HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

Rehabilitation

HUD-No. 76-446
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Monday
December 13, 1976

New York City and Atlanta have been picked as demonstration sites to test a special labor-management agreement under which low income rental housing would be rehabilitated with revised wage rates and work rules, the U.S. Department of Housing and Urban Development announced today.

Participation in the program means that the cities will be allocated funds for rental housing assistance above their present allocations.

Both cities indicated that high and low rise rental units for lower income tenants would be rehabilitated with at least a 25 percent reduction in wages.

Additional cost savings estimated at 15 percent are expected to result from the Statement of Principles and Objectives for Housing Rehabilitation signed by seven building and construction unions and the National Housing Rehabilitation Association last February.

Atlanta will receive section 8 rental assistance for 920 units. New York City will receive assistance for 2,500 units.

10 20 30

The cities designated target neighborhoods to receive this assistance and outlined plans to use other funds to support this program. Home repair loan and grant programs, park improvements and various social services programs are among the activities proposed to lead to the revitalization and long-term viability of the target neighborhoods.

The demonstration program was announced by Secretary Carla A. Hills Oct. 26.

More than 50 localities applied for a share of the \$50 million in annual rental assistance set aside for the program.

Of the applicants, only Atlanta and New York City met all of the submission requirements, including the projection of a substantial savings in the cost of rehabilitation resulting from revised wage rates and work rules.

A total of \$19 million will be allocated to New York City and Atlanta.

HUD expects to publish a second notice in the Federal Register by Dec. 17 to allow previous applicants to modify their applications and to permit other localities to submit applications.

Final selections for the remaining \$31 million will be made by mid-January.



HUD NEWS

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410**

HUD-No. 76-448
Phone (202) 755-5284
(Day)

FOR RELEASE:
Tuesday
December 14, 1976

A plan for continued development of Jonathan, a federally-assisted new community project 25 miles southwest of Minneapolis, Minn., was announced today by the Department of Housing and Urban Development.

Under the plan, adopted Dec. 10 by the Board of Directors of the New Community Development Corporation, HUD will acquire the project by means of judicial foreclosure.

James F. Dausch, New Communities Administrator, said HUD will assist in the negotiation of settlements with creditors and others in an attempt to avoid extended foreclosure litigation.

Mr. Dausch explained that HUD may act as a land bank and contract with a new builder-developer to begin the initial five-year phase of the new development program. Landtect, a Philadelphia-based firm which has managed the project since 1975, will withdraw from the management role as soon as possible.

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The revised development program projects a much smaller new town than the original developers believed feasible, Mr. Dausch said. A 1,700-acre site would accommodate approximately 15,000 people over 20 years under the HUD plan. The original concept called for 8,700 acres and a population of 50,000.

HUD's plan could be adjusted for a higher population if future sales and development pace warranted, Mr. Dausch asserted, adding that "the first five-year phase should enable us to test the validity of our projections."

The Jonathan project currently covers 4,500 acres and has a population of approximately 2,860. It contains a well-developed 212-acre industrial park, a community shopping center, 285 acres of dedicated park and open space, a swimming beach, beach pavilion, 4 miles of pathways, tennis courts, tot lots, a hockey rink and a day care center.

Between 1970 and 1972, HUD guaranteed \$21 million in debentures issued by the original developer. Since December 1974, the developer defaulted on \$3,920,000 in interest payments and guarantee fees due on these debentures.

Under the plan announced today, HUD would accelerate and pay off these debentures.



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 76-449
Phone (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
December 15, 1976

A plan for continued new town development of Park Forest South, a federally-assisted project south of Chicago, was announced today by the New Community Development Corporation (NCDC) of the U. S. Department of Housing and Urban Development.

Under the plan, adopted Dec. 10 at a meeting of NCDC's Board of Directors, HUD would acquire the project site from the developer pursuant to the terms of an agreement which has been negotiated over the past several months.

James F. Dausch, New Communities Administrator, said HUD and a new builder-developer would embark on the initial three-year phase of a new development program in conjunction with the village government of Park Forest South. Under this arrangement, HUD or a community development corporation formed for the purpose may act as a land bank and also own and operate the project's utility company.

The search for the new builder-developer is now underway Mr. Dausch said, adding that HUD hoped to reach an agreement with the new developer and the village government by May 1977.

HUD projects a new town population of 20,000 in 10-12 years, with potential for future growth. If the potential is realized, Mr. Dausch noted, HUD might recover as much as \$16 million of the \$30 million it will be required to pay on its guarantee of the old developer's debentures now in default.

Some 6,900 residents now live in the new town 30 miles south of Chicago, and Park Forest South is the site for Governor's State University with an enrollment of 4,600. An industrial park has more than a million square feet already occupied. A rail commuter stop scheduled for completion in 1977 will link with Chicago's rail transit system, providing rapid access to Chicago and regional job markets.

HUD guaranteed \$30 million of debentures issued by Park Forest South Development Co., the original developer in 1971. The developer was unable to make \$3,150,000 in interest payments due on these debentures. Under the plan announced today, HUD will accelerate and pay off the guaranteed debentures.

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WASHINGTON D.C. 20410

HUD-No. 76-450
Phone (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
December 15, 1976

A plan for continued development of Flower Mound, a federally-assisted new town project north of Dallas, was announced today by the New Community Development Corporation (NCDC) of the U. S. Department of Housing and Urban Development.

Under the plan, adopted Dec. 10 by the NCDC Board of Directors, HUD will act as a land bank and will contract with a new builder-developer to undertake the initial five-year phase of a revised development program.

James F. Dausch, New Communities Administrator, said HUD has received indications of interest from several firms in its search for a new developer.

"We hope to have the new builder-developer signed up by June 30," Mr. Dausch said. The plan also includes assistance in clearing up problems of the financially-troubled municipal utility district serving the project.

HUD projects a population of approximately 10,000 on a 1,700-acre site at the end of 10 years, with potential for expansion on the balance of the 3,600-acre Flower Mound community.

The initial five-year phase of the revised program "should give us a fair test" of these projections, Mr. Dausch said.

Between 1971 and 1975, HUD guaranteed \$18 million in debentures issued by Flower Mound's original developer.

After the developer failed to make several interest payments on these debentures, the Department accelerated and paid them off in August 1976. HUD then foreclosed and acquired the project in September.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410

HUD-No. 76-451
Phone (202) 755-5284
(Day)

FILE COPY

FOR RELEASE:
Tuesday
December 14, 1976

A plan to resolve a three-year dispute over development of Cedar-Riverside, the new-town-in-town project in Minneapolis, Minn., was announced today by the Department of Housing and Urban Development.

The plan, approved by the New Community Development Corporation (NCDC), calls for major local parties involved in the Cedar-Riverside project to indicate their agreement on a mutually acceptable development concept by June 1.

"If the local parties fail to agree on a course of action by next June 1," said James F. Dausch, New Communities Administrator, "HUD's commitment to Cedar-Riverside would be terminated and the project land assemblage would be liquidated.

"The mounting cost to HUD of continuing to hold the project together is a major reason for requiring the local parties to come to some agreement on a development concept by that time. If an agreement is possible at all, six months is an adequate time in which to reach it."

If the local decision is to undertake a Cedar-Riverside project of at least 5,000 additional residential units, Mr. Dausch said, HUD would agree to continue its new town involvement, acquiring and conveying the land and providing new community development grants on a matching basis with local contributions.

A project of this density (in addition to the 2,100 existing units) is the smallest which HUD would find acceptable under the 1970 new community statute, Mr. Dausch said. He said that HUD would prefer to see such a project undertaken by a local government agency or public development corporation, with the opportunity for citizen participation in control of the development process, but "the development mechanism is primarily an issue for local interests to resolve."

Should the local parties "decide that non-new town use of the land would be more desirable," Mr. Dausch added, HUD would cooperate by arranging a fair sales price and terms to the entity designated by the local interests to develop the project. "We would not legally be able to provide new community grants for a non-new town," he noted.

The new position announced today represents a last ditch compromise offer to resolve the three-year dispute which has stymied any development on the 100-acre site and which has resulted in a judicial order enjoining construction of the original 12,500-unit, 30,000 population new-town-in-town project.

HUD will hold public hearings in approximately 60 days to receive preliminary statements from interested parties on the future development at Cedar-Riverside. The exact dates and locations of these hearings will be announced later.

The Department also announced today that it would attempt to negotiate a voluntary acquisition of the project property from the current developer, Cedar-Riverside Associates, and its creditors and investors. Failing such an agreement within a reasonable time, Mr. Dausch said, HUD will foreclose on the project. The \$24 million in federally-guaranteed debentures issued by the developer in 1971 and now in default will be accelerated and paid off by HUD.



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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

ELDERLY

HUD-No. 76-457
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Monday
December 20, 1976

Shared-facility housing for the elderly got high marks from a study just concluded by the Department of Housing and Urban Development.

The increasingly popular idea of "congregate housing for the elderly" was evaluated over a period of 16 months by Urban Systems Research and Engineering, Inc., for HUD's Office of Policy Development and Research. Results from the \$263,000 research effort found congregate housing for the elderly working for all income levels.

Congregate housing for the elderly features common dining facilities and common support services such as transportation and recreation, combined with private living quarters.

Typically, one rent payment covers a package of food, shelter and services. The study found rents ranging from \$100 to \$600 per month. Quarters are usually one-bedroom or efficiency apartments. Some 60 percent of all units studied offered individual kitchens or kitchenettes.

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Beyond the basic items of food and shelter, services offered by the congregate facilities include transportation, medical care, social, recreational and educational activity. The number of services offered increases as the cost increases.

Who lives in congregate housing? The study profile shows that the typical resident is white, female and single. Women far outnumber men and the population tends toward the very old: three-quarters of the occupants are over 75.

Blacks comprise 7 percent of the population of the facilities studied.

The residents, single or widowed, generally moved from independent living in their own houses or apartments to the congregate style as a security against the uncertainties of old age. While the data collected show they do not see themselves as crippled by health problems, they may no longer feel secure living totally alone.

Most residents keep up the schedules they followed before entering. The new situation improved the quality of life for most by "helping counteract their social isolation... and by staving off unnecessary and premature institutionalization," according to the report.

HUD found the managers of congregate housing more concerned with delivering needed services than with financial feasibility. Most feel a commitment, the report goes on, to "provide services 'at all costs.'" Yearly operating deficits tend to be offset by charity drives.

This situation creates an administrative problem which is worsened by the excessive use of untrained staff, according to the study. It was found that "professionally-trained personnel seldom account for more than one-quarter of the total payroll," and that experience had shown that greater use of professionals would result in a more efficient delivery of services. The study also indicates the potential for savings in administrative cost through increased use of contracted services, and for savings in service provision expenditures through greater utilization of volunteer and community based services.

Copies of the study, formally entitled "Evaluation of the Effectiveness of Congregated Housing for the Elderly," will be offered for sale at the Government Printing Office, early next year.

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DISASTER Assistance



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HUD NEWS

**U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410**

HUD-No. 76-459
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Tuesday
December 22, 1976

A guidebook to help local officials find temporary housing for disaster victims has been published by the Department of Housing and Urban Development.

When a disaster strikes and homeless families cannot be sheltered in undamaged existing structures, the usual practice is to lend them mobile homes. If these cannot be installed at the site of the damage, they are assembled in temporary mobile home parks.

"Site Selection and Design for Disaster Housing Group Sites" is the first part of a two-volume study designed to help local governments install groups of mobile homes or comparable quarters for disaster victims on properly prepared sites with all the necessary amenities.

Check lists for site selection, physical site features, and requirements for utilities are all included in reproducible form. Layout diagrams of the site and of mobile home grouping are offered, along with space requirements, utility plans, access road designs, suggested densities and a check list of recommended and optional amenities for the mobile home parks.

FILE

The technical or second volume reviews legislation and regulations for temporary housing sites; analyzes existing criteria for selecting and developing group sites and offers recommendations for managing and maintaining the housing.

Factors involved in selecting portable utility systems are discussed and the characteristics and costs of various types of systems are documented.

Copies of both volumes can be ordered from:

The Superintendent of Documents
U. S. Government Printing Office
Washington, D.C. 20402
Stock No. 023-000-00361-9
Price \$6.45

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
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WASHINGTON D.C. 20410

HUD-No. 76-461
Phone (202) 755-5284
(Bacon)

FOR RELEASE:
Tuesday
December 21, 1976

Single persons under 62 would be eligible for public housing and rental assistance payments under regulations proposed by the U.S. Department of Housing and Urban Development.

Presently, single persons under 62 are qualified for these programs only if they are disabled or have been displaced from their homes because of government projects or a natural disaster.

Congress has limited the number of single, non-elderly persons who can receive assistance to 10 percent of the total assisted units within the jurisdiction of a given public housing agency. In the proposed regulations, the Department of Housing and Urban Development has further specified that single non-elderly persons will be eligible only if they are living in a project that is being converted to assisted housing or if they move into a project with a high vacancy rate.

-more-

Persons over 62, or who are disabled, handicapped or displaced will continue to have priority for assistance over other singles, according to the regulation.

Interested individuals or organizations have until Wednesday, Jan. 19, to submit written comments to the Rules Docket Clerk, Office of the Secretary, Room 10141, HUD, 451 7th Street S.W., Washington, D.C. 20410.

The proposed regulations were published in the Federal Register Dec. 16.

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HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD 76-463
Phone (202) 755-5277
(Ernst)

FOR RELEASE:
Sunday
December 26, 1976

Small groups of handicapped persons, including the developmentally disabled, will live in specially designed neighborhood residences under a demonstration program announced today by the U. S. Department of Housing and Urban Development.

The developmentally disabled are persons with such afflictions as cerebral palsy, epilepsy and mental retardation.

The residences, designed with normal home settings, will be run by selected sponsors in a number of States.

The chief aim of the demonstration is to gain needed experience in developing such small group homes. HUD will acquire information needed to write regulations under which such housing will be constructed in the future. The sponsors will be breaking new ground for others to follow, from the initial application process, through construction and operation of the homes.

-more-

Experience gained in constructing and living in the houses will be evaluated and reported by the National Association of Housing and Redevelopment Officials, according to the terms of a contract just signed with HUD's Office of Policy Development and Research. The contract calls for NAHRO to hold conferences with small group home sponsors, to guide them through the various program requirements, and to make available to them the latest HUD and Department of Health, Education and Welfare research findings. NAHRO also will produce written materials to guide future sponsors and to document the experience for HUD policy makers.

Treatment of the handicapped currently emphasizes a non-institutional setting which is as near to normal life as possible. A demand for new kinds of housing and support services has been spurred by the small group home idea, in which five to 12 disabled people live in a neighborhood residence. Able-bodied "house parents" also live in the house to assist with chores such as cooking and to provide counseling. The ultimate goal of the small group house, according to experts in the field, is to make the handicapped and developmentally disabled independent.

Cost of the evaluation and demonstration portion of the program is set at \$231,642.17. Total value of all construction and rehabilitation planned by the sponsors is estimated at more than \$10 million.

The sponsors included in today's announcement will use a variety of HUD programs during the course of the demonstration. Direct loans for constructing or rehabilitating the houses will be provided through HUD's Section 202 program (Direct loans for constructing housing for the elderly and handicapped.) The Section 8 rental subsidy program will be used to pay whatever portion of the disabled person's rent exceeds 25 percent of his income. The evaluation of the trial program and development of all information materials and aids to sponsors will be funded through Section 815 of the Housing and Community Development Act of 1974 (special demonstrations for housing for the elderly and handicapped).

Following is a list of sponsors already selected.

-more-

SMALL GROUP HOUSING SPONSORS

Mr. Sherman Katz, President
Dade County Association for
Retarded Citizens
2726 West Flager Street
Miami, Florida 33135

Audrey Dill, President
Kiski Valley Opportunities
Unlimited, Inc.
P. O. Box 248
Vandergrift, Pennsylvania 15690

James Wright, President
Oswego County Opportunities, Inc.
110 West Sixth Street
Oswego, New York 13126

Robert N. Perry, Director
Annandale at Suwanee, Inc.
P. O. Box 7
Suwanee, Georgia 30174

Broward Association for Retarded
Citizens, Inc.
Fort Lauderdale, Florida

Pinellas Association for Retarded
Children
St. Petersburg, Florida

Greensboro Cerebral Palsy
Association, Inc.
Greensboro, North Carolina

The Lambs, Inc.
Libertyville, Illinois 62347

Mr. Keith Beckstrom, President
Board of Directors
Milestone Inc.
620 Kishwaukee Street
Rockford, Illinois 61108

Harold Weiler, President
Albuquerque Association for
Retarded Citizens
3207 Matthew N.E., Suite C
Albuquerque, New Mexico 87107

Jack C. Brooks, President
Goose Creek Products Co., Inc.
260 E. Brundage
Sheridan, Wyoming 82801

Central District Mental Health
Center, Inc.
Clarksburg, West Virginia 26301

Owensboro Churches for Better
Homes, Inc.
Owensboro, Kentucky 42301

Southeast Methodist Agency for
the Retarded
Senatobia, Mississippi 38668

Orange Grove Center for the
Retarded, Inc.
Chattanooga, Tennessee

The Cerebral Palsy Research
Foundation of Wichita, Kansas
Wichita, Kansas

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HUD NEWS

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WASHINGTON D.C. 20410

HUD-No. 77-241
Phone (202) 755-5284
(Bacon)

FOR RELEASE:
Friday
August 5, 1977

Appointment of Massachusetts management executive Peter Kaplan to a high-level position in the Department of Housing and Urban Development, Washington, D.C., was announced today by HUD Under Secretary Jay Janis.

Mr. Kaplan was sworn in July 28 as Special Assistant to the Under Secretary, and in that capacity will be responsible for a wide variety of assignments arising from new legislation, new programs and policy issues relating to urban affairs, and department management. He will serve additionally in a liaison capacity, representing Under Secretary Janis in HUD's relationships with executive branch officials, industry representatives, members of Congress and public interest groups.

He brings to his new post almost 10 years of experience in organization design, management analysis and decision making, and manpower, personnel and labor relations issues.

Prior to his HUD appointment, Mr. Kaplan was Associate Vice President for Organization and Management with the Office of the President, University of Massachusetts educational system, headquartered in Boston. From August 1971, he was with the newly-created central office of the multi-campus system which has an enrollment of more than 30,000 students.

He has been associated since 1967 with public higher education and governmental institutions in administrative and management roles. Before joining the University, he was a management specialist with NASA's Electronics Research Center in Cambridge from 1967-1970 and a supervisory management analyst with the Transportation Research Center, U.S. Department of Transportation in Cambridge from July 1970-August 1971. His original entrance into public service was as a management intern with the space agency.

Mr. Kaplan received his Bachelor of Arts degree from the City University of New York in 1964 and his J.D. degree from the New York University Law School in 1967. He is a member of the Massachusetts Bar.

His professional affiliations include: College and University Personnel Association, the American Society of Public Administration, National Association of College and University Business Officers and the Academy of Academic Personnel Administration. He holds, additionally, a number of committee positions within the University system.

Mr. and Mrs. Kaplan and their two children have moved from Natick, Mass., to Washington, D.C.

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