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

HUD-No. 78-1
Phone (202) 755-5277
(Flynn)

FOR RELEASE:
Sunday
January 1, 1978

QUESTIONS AND ANSWERS
NATIONAL FLOOD INSURANCE PROGRAM

1. Q. What is the National Flood Insurance Program?

   A. It is a Federal program enabling property owners to buy flood insurance at a reasonable cost. In return, communities carry out local flood plain management measures to protect lives, homes and business from future flooding.

2. Q. How was the program created and who administers it?

   A. Congress established the program with the National Flood Insurance Act of 1968. Broadened and modified since then, it is administered by the Federal Insurance Administration, (FIA), an arm of the Department of Housing and Urban Development (HUD).

3. Q. Why did Congress create the flood insurance program?

   A. For decades, the national response to flood disasters was generally limited to building flood control works (dams, levees, seawalls, etc.) and providing disaster relief to flood victims. To compound the problem, the public could not buy flood coverage from insurance companies, and building techniques to reduce flood damage to new construction were often overlooked. In the face of mounting flood losses, Congress created the National Flood Insurance program in order to reduce annual flood losses through more careful planning and to provide owners with affordable flood insurance protection.

4. Q. Why is the program important for property owners? For taxpayers?

   A. At a reasonable cost, people owning or buying property in the flood plains can now insure against flood losses. With more careful local management of the flood plains, the new construction permitted there by local governments will better withstand flooding. As a result, taxpayers will be called upon fewer times to provide costly relief for flood disasters.

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It is estimated that by the year 2,000 the flood insurance program will save the American taxpayer and flood victims a combined $1.7 billion a year.

5. Q. How is the program structured?

A. A community qualifies for the program in two separate phases - the Emergency and Regular programs.

Under the initial Emergency phase, limited amounts of flood insurance are available to local property owners. A community's efforts to reduce flood losses are general, in many cases guided only by preliminary flood data. The map HUD provides the community at this stage is a Flood Hazard Boundary Map that outlines the flood-prone areas within the community. Subsidized rates are available for all structures regardless of their flood risk (See #48).

Under the Regular program, the full limits of flood insurance coverage become available locally. The premiums charged for new construction vary according to its exposure to flood damage. The community's flood plain management efforts become more comprehensive: new buildings are elevated or flood proofed abov certain flood levels. These levels are derived from HUD's detai on-site engineering survey in the community. The more detailed map is a Flood Insurance Rate Map which shows flood elevations and outlines risk zones used for insurance purposes (See #49).

6. Q. How does a community qualify for the National Flood Insurance program?

A. A community may apply for the Emergency coverage by notifying HUD that it has adopted preliminary flood plain management measures (See #48). Over 14,500 communities have joined this phase of the program. After HUD completes a detailed on-site survey that establishes flood levels, the community qualifies for the Regular program by adopting more comprehensive flood plain construction measures (See #49). One thousand five hundred communities have qualified for the Regular phase so far.

7. Q. What help is available to a community that wants to join or continue its participation in the program?

A. A community may contact the appropriate State Coordinating Agency, the appropriate Federal Insurance Administration (FIA) Regional Office or FIA in Washington, D. C. for program information, application forms, sample flood plain ordinances, etc. A guide for available help is listed at the end of this news release.

8. Q. What is a State Coordinating Agency?

   A. Each Governor has designated an agency of State Government to coordinate that State's flood insurance program activities. These agencies assist communities in adopting the program's required flood plain management measures.

9. Q. How can people find out if they are eligible for flood insurance.

   A. By checking with their community officials, local insurance agents or FIA. The FIA Toll-Free Number is 800-424-8872. FIA's Insurance Servicing Contractor, Electronic Data Services Federal Corporation (EDS), may also be consulted Toll-Free at 800-638-6620. Maryland residents should call Toll-Free at 800-492-6605; District of Columbia and Northern Virginia residents should call 897-9341. More than 98 percent of the 20 million people living and owning properties in flood plains can buy flood insurance today since their communities are in the National Flood Insurance program.

BENEFITS

10. Q. What insurance benefits are available under the program?

    A. The following chart sets forth the program's available limits of coverage as well as appropriate premium rates under the program.

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U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION
NATIONAL FLOOD INSURANCE PROGRAM

	Emergency Program			Regular Program		
	Total Amount Available (First Layer)	Subsidized Rate per $100 of Coverage	Second Layer	Actuarial Rate Per $100 Coverage Based on Risk	Total Amount Available 1st&2nd Layers[2]	Maximum Required
Single Family Residential	$ 35,000	$.25	150,000	Rate Varies	185,000	70,000
Other Residential	$100,000	.25	150,000	" "	250,000	200,000
Contents, Residential	$ 10,000	.35	50,000	" "	60,000	20,000
Small Business	$100,000	.40	150,000	" "	250,000	200,000
Contents, Small Business[3]	$100,000	.75	200,000	" "	300,000	200,000
Other Non-Residential	$100,000	.40	100,000	" "	200,000	200,000
Contents, Other Non-Residential	$100,000	.75	100,000	" "	200,000	200,000

(Limits required under Section 102(a)(b) of Act of 1973)

NOTES:

(1) Only the first layer of coverage is available under the Emergency Program. Slightly higher limits of coverage are available for purchase under the Emergency Program in Hawaii, Alaska, the U. S. Virgin Islands, and Guam.

(2) a. Full coverage is available under the Regular Program for all structures in the community.

b. New construction and substantial improvements are charged actuarial rates for all coverage.

c. All existing structures are charged actuarial rates for the second layer of coverage and property owners have the option of paying either the subsidized or actuarial rate for the first layer, whichever is lower.

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11. Q. Who may purchase a flood insurance policy?

A. Any owner of property (a building or its contents) located in a community approved for the sale of flood insurance. Under the program, tenants in eligible communities may also insure their personal property against flood loss.

12. Q. How does one buy flood insurance?

A. After a community qualifies for the sale of flood insurance a policy may be bought from any property insurance agent or broker licensed to do business in the State where the property is located.

INSURANCE

13. Q. Is there a minimum premium for flood insurance policies?

A. Yes. $25.

14. Q. How much flood insurance can be bought for the minimum premium?

A. Under the Emergency program, the minimum premium could provide up to $10,000 of coverage for a home or up to $7,142.86 of contents coverage, or some combination of the two. In low risk areas, identified under the Regular program, the minimum premium could provide substantially more coverage.

15. Q. Does the flood insurance program apply a deductible to losses and, if so, how much is it?

A. Yes, $200. This deductive is applied separately to a building and also to its contents although both may be damaged in the same flood.

16. Q. Does insurance under the Program provide coverage at replacement costs?

A. Yes, but only for single-family dwellings and only for those which are insured for 80 percent of the structure's replacement value at the time of loss or are insured to the maximum amount of insurance required ($35,000 in an Emergency Program community or $70,000 in a Regular Program community). In all other cases, adjustments will be based on the actual cash value of the home at the time of loss. In no case will the adjustment of a loss exceed the limits of coverage purchased. (See answer to #10 for limitations on amounts available for purchase.)

17. Q. What types of property can be insured against flood loss?

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A. Almost every type of walled and roofed building above ground can be insured. This would include a mobile home on a foundation. Also eligible are the contents of a fully enclosed building.

18. Q. What kinds of property are not insurable under the program?

A. Gas and liquid storage tanks, wharves, piers, bulkheads, growing crops, shrubbery, land, livestock, roads, motor vehicles, are among the uninsurable items.

19. Q. What type of losses are covered?

A. All direct losses by "flood" are covered. "Flood" is defined in the policy as "a general and temporary condition of partial or complete inundation of normally dry land areas, from overflow of inland or tidal waters, or from the unusual and rapid accumulation or runoff of surface waters from any source, or from mud flows." Also covered are losses resulting from flood-related erosion. The flood policy will not cover damage caused by a loss in progress.

20. Q. What is a "loss in progress"?

A. A "loss in progress" is a situation where flood damage to a structure or its contents had started prior to the inception of the policy.

21. Q. How does one file a claim for flood loss?

A. A policyholder reports the flood loss immediately to his insurance agent who in turn notifies the Program's servicing agent -- EDS Federal Corporation. EDS Federal will then assign an adjustor to the case. The toll free number for reporting flood claims is 800-658-6580.

22. Q. Are losses from water seepage, sewer back-up or hydrostatic pressure covered?

A. Only when directly caused by a general condition of flooding.

23. Q. Can condominium units be insured separately?

A. Yes. When the condominium unit is a traditional townhouse or rowhouse, it is considered for insurance purposes as a single-family dwelling and may be insured separately. For other types of residential condominums, the buildings are considered multifamily dwellings and insurance should be taken out in the name of the condominum owners' association.

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The coverage in this instance may be taken out either in an amount equal to the maximum amount available on the entire building, such as by the building owners' association, or just in an amount to cover the value of each unit by the unit owner until the maximum amount of insurance available on the building has been purchased. The contents of each unit may, however, be insured individually.

MAPPING

24. Q. Why does FIA publish maps showing a community's flood-prone areas?

A. The law requires HUD to notify every flood-prone community that it has one or more flood-prone areas. The reason for this mapping effort is to help communities better manage flood-prone areas, avoid future losses, and alert citizens of these communities to the hazard they face.

25. Q. How is a community initially notified that it has one or more flood-prone areas?

A. FIA publishes a "Flood Hazard Boundary Map." This map shows the flood-prone areas within the community. These flood-prone areas are labelled on the map "special flood hazard areas." Along with the map, FIA sends a letter explaining the program, application forms for the Emergency program (See #5), and program information to community officials.

26. Q. What is a "special flood hazard area"?

A. An area subject to inundation from an intermediate level of flooding, also referred to as the "base flood." It appears as an "A" zone area on the initial Flood Hazard Boundary Map. Most often on the community's Flood Insurance Rate Map -- the second map the community receives -- the "A" zone is refined into numbered zones (A1, A2, A3, etc.) that reflect the degree of flood risk for that area. The risk zones are used by insurance agents for the proper rating of new properties to be insured under the Regular program. Also, a community enrolled in the Regular program must use the flood elevations shown on the Rate Map as the minimum building levels for new construction.

27. Q. What is the "base flood" and how often is it expected to recur?

A. This is a term used to describe the intermediate level of flooding the program is geared to protect against. It is a flood with a one percent chance of occuring in any given year.

Over a 30-year period -- the life of most mortgages -- there is about one chance in four (26%) that this level of flooding will occur in a given area.

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28. Q. How soon after receiving the initial Flood Hazard Boundary Map should a community qualify for the Emergency program?

A. Immediately, to provide property owners with flood insurance. At the latest, however, a community should apply within one year of the effective date of the Flood Hazard Boundary Map.

PROGRAM REQUIREMENTS AND PROHIBITIONS

29. Q. What happens if an identified flood-prone community does not qualify for the Emergency program within the recommended time frame?

A. By law, Federal agencies may not approve grant money, mortgage backing (FHA mortgage insurance, VA mortgage guarantees, etc.), direct loans, or any other taxpayer funds including disaster relief to support the purchase, construction, or improvement of property located in the community's identified flood-prone areas. This ban, which applies only in the community's flood hazard areas, would remain in effect for as long as the community chose not to participate in the program. Before any of the program's prohibitions become final, however, the community has the opportunity to appeal FIA's determination (See #s 39-45 for more details).

30. Q. When should a community already enrolled in the Emergency program upgrade its local building standards to qualify for the Regular program?

A. No later than the effective date of the Flood Insurance Rate Map -- usually six months from the date FIA gives a community final notice of base flood elevations. These flood elevations, as explained in #5, are derived from HUD's on-site field survey for an area, published twice as proposed findings in a local newspaper, and shown on the Flood Insurance Rate Map. The community is kept informed of the study and its results through meetings with FIA representatives, newspaper notices, letters to local officials, etc.

31. Q. What happens if a community does not upgrade its flood plain management measures to qualify for the Regular program by the recommended date?

A. The community will be suspended from the program. This means that flood insurance can no longer be purchased in the community. Also, the lending restrictions referred to in #29, including the denial of disaster relief, would apply for as long as the community stays out of the program.

32. Q. May a community qualify for the Emergency program or become enrolled or reinstated in the Regular program at a date later than the recommended one?

A. Yes. When this occurs, the forms of Federal financial assistance described in #29 will again become available.

33. Q. When is flood insurance required by law?

A. In order to get financing to buy, build, or improve property located in the HUD-identified flood-prone areas ("A" zone or "V" zone areas) of a community where flood insurance is available. The law applies to any mortgage loan, grant, or other funding that in any way is federally connected -- either direct financing from a Federal Agency (FHA, VA loans, EPA grants, etc.), or a conventional mortgage from a bank or savings and loan that is regulated or insured by the Federal Government. In short, flood insurance is required if 1) the community is in the flood insurance program, 2) a HUD flood map is in effect for the community in question, 3) the property which is the subject of the loan is located in a HUD flood-prone area, and 4) the financing is through the Federal Government or a federally-connected lender.

34. Q. Who decides whether individual properties require flood insurance?

A. When the loan, grant, etc. is directly from a Federal Agency, the agency itself must make the decision. In the case of private lending institutions covered by the Act, the lender must decide. In certain cases, where a lending institution is making an FHA or VA loan, the decision should be shared by both the lending institution and the Federal Agency.

35. Q. Is flood insurance required when only a portion of a lot is in a HUD-identified flood hazard area?

A. If no part of the building is in a "special flood hazard area" and only the land or a portion of it is in such an area, then flood insurance is not required. If any part of the building is in a flood hazard area then flood insurance is required.

36. Q. Is flood insurance required outside of "A" or "V" zone areas?

A. Not by law. However, lenders, to protect their investment, may require the insurance outside of the required areas.

37. Q. How much flood insurance is required by law?

A. In an amount equal to the outstanding balance of a loan or the limits noted in the chart in answer #5 whichever is less.

38. Q. Must a lender notify a borrower that a property is in a "special flood hazard area" and if so when?

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A. Yes. Not less than 10 days prior to the closing of the transaction, the lender must either 1) give written notice to the borrower or, 2) obtain written assurance from the seller or landlord that the borrower has been notified of such hazards.

The lender must also notify prospective buyers whether, in the event of a flood disaster, Federal disaster relief would be available to the property.

This requirement is of the utmost importance for homebuyers who need to know whether they could be denied disaster relief on the property for a future flood. They would not be eligible for this relief if the property securing the loan is in the flood hazard area of a community that is not a member of the flood insurance program by the specified time.

APPEALS

39. Q. Can a community challenge being identified by FIA as flood-prone?

A. Yes. If, after receiving a Flood Hazard Boundary Map, the community feels that it is not flood-prone or has corrected the hazard, it has six months from the date of the map to challenge FIA's designation.

40. Q. Can a community challenge FIA's Flood Hazard Boundary Map?

A. Yes. A community may agree with FIA's determination that there are local flood problems, but dispute the extent of the hazard areas as shown on FIA's map. In this case, the community may at any time submit data for review. FIA will review the data and, if warranted, amend the community's map.

41. Q. Can a community challenge the flood levels HUD derives from its on-site survey?

A. Yes. By law, the community and all property owners may appeal the flood levels HUD proposes.

42. Q. How long is this appeal period open?

A. HUD publishes notices of the elevations (as proposed findings) twice in a local newspaper. For 90 days following the second publication the community and individuals can formally appeal the elevations before they become final. After appeals are resolved, elevations become final and are published on the community's Flood Insurance Rate Map. This map becomes effective usually six months after the community is notified that the appeals have been resolved.

43. Q. Is there an opportunity for community comment on the detailed study?

A. Yes. Before the study is initiated, an FIA representive consults with local officials in order to obtain all existing information for use in the study. Public meetings will be conducted at which interested parties may present relevant facts or technical data for consideration. Such local comment is vital to assure accurate results.

44. Q. Can FIA's flood maps be changed even after they have been published?

A. Yes. FIA will review technical data at any time and revise its Flood Hazard Boundary Maps or Flood Insurance Rate Maps whenever changes are warranted.

45. Q. Can a property owner appeal being included in an FIA flood-prone area (i.e., an "A" or "V" zone where flood insurance is required)?

A. Yes. Some property may be physically located in the flood plain or on or near a flood plain boundary but because of the lot's elevation it may be protected from the base flood. In either case, the property owner can submit certain evidence to FIA for review. If the evidence shows that the property is safe from the base flood, FIA will send a letter to the individual informing him/her that he/she is not exposed to risk from the base flood and that flood insurance is no longer required. (See #33). For more information write FIA or call toll-free 800-424-8872-3.

FLOOD PLAIN MANAGEMENT

46. Q. What must a community do to assure continued availability of flood insurance locally?

A. The community must adopt and enforce flood plain management measures aimed at reducing future flood losses. These measures must comply at the minimum with standards of the program?

47. Q. What is meant by flood plain management?

A. Flood plain management means the operation of an overall community program of corrective and preventive measures for reducing flood damage, including (but not limited to) emergency preparedness plans and any measures aimed at the future use of the flood plain. Flood plain management includes specific local codes and ordinances which provide standards for the location and design of new development within flood-prone areas. These measures may be adopted in any manner that is legally enforceable for a particular community. Typically they take the form of zoning, subdivision or building requirements or a special purpose ordinance for the flood plain ordinance.

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48. Q. What are the minimum flood plain management standards necessary for a community to qualify for the Emergency program?

A. A community must: 1) require building permits for all proposed construction or other development in the community, and 2) review the permit to assure that sites are reasonably free from flooding. For its flood-prone areas, the community must also require: 1) proper anchoring of structures, 2) the use of construction materials and methods that will minimize flood damage, 3) adequate drainage for new subdivisions, and 4) the location and design of new or replacement utility systems to prevent flood loss.

49. Q. Will additional measures ever be required?

A. To enter the Regular program, the community must require that all new construction and substantial improvements to existing structures in HUD-identified flood-prone areas be elevated or floodproofed to the level of the base flood. (See #27 for a definition of the "base flood"). Additional standards are required within any designated floodway or coastal high hazard area.

50. Q. Who establishes and who administers the program's flood plain management measures?

A. FIA has established the minimum standards required for participation in the program, but it is the responsibility of local communities to adopt and administer these or stronger standards. A community is encouraged to adopt more comprehensive standards that exceed minimum requirements.

51. Q. Do the required flood plain management regulations apply retroactively to existing structures in the flood plains?

A. No.

52. Q. Would the program's flood plain management regulations ever affect existing structures in the identified flood hazard areas?

A. Only if a structure is substantially improved.

53. Q. What is substantial improvement?

A. It is any repair, reconstruction or additon of a structure the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement is started or the damage has occured. It does not, however, include such actions taken to comply with existing State or local codes and ordinances or alterations to a structure listed on the National Register of Historic Places of a State Inventory of Historic Places.

54. Q. Do the program's flood plain management regulations apply to new construction outside of the identified areas of special flood hazard?

A. No.

55. Q. Can a community be selective in the administration of its flood plain management measures?

A. No. A community must uniformly administer, at the minimum, the criteria established by FIA for regulating all new construction and substantial improvements in all of the identified areas of special flood hazard ("A" and "V" zone areas).

56. Q. What are the advantages of flood plain management measures?

A. These regulations can save lives and reduce property losses. A community makes proper use of its flood plains, if the amount of potential damage from future flooding will be reduced while the overall value of the community should ultimately be enhanced.

57. Q. Why have flood plain management requirements in an insurance program?

A. It is estimated that the mounting loss of life (which has totalled over 10,000 people in this country since 1900) and property (which currently averages about $1.25 billion in annual flood damages) will be substantially reduced by local community commitment to the program's goals.

58. Q. Where can more information about the program be obtained?

A. For all program matters, such as community eligibility, contact the appropriate FIA regional office, state coordinating agency, or FIA's office in Washington, D. C. (toll-free: (800) 424-8872). For insurance-related matters, such as limits of coverage, contact EDS Federal Corp., HUD's insurance servicing agent (toll-free: (800) 638-6620), or write:

National Flood Insurance Program
P. O. Box 34294
Bethesda, MD 20034

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FILE

Mobile Home Construction

HUD NEWS

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

HUD-No. 78-7
Phone (202) 755-5284
(Day)

FILE

FOR RELEASE:
Friday
January 6, 1978

An estimated 20,000 mobile home owners could be affected by the results of a hearing scheduled for Jan. 16 on allegations that some exit windows do not conform to Federal mobile home construction and safety standards.

This second phase of a two-part administrative hearing will be held at the Department of Housing and Urban Development, which has jurisdiction over these standards.

Exit windows are bedroom openings designed for emergency escape in case of fire or other disaster. At least one such window is required in each bedroom of every mobile home by standards issued by HUD under the National Mobile Home Construction and Safety Standards Act of 1974.

Under the requirements, if exit windows that open vertically have latches that are necessary to hold them open, as these do, the latches must be attached by a method that will not allow removal of the latch by a common household tool like a screwdriver. A rivet would be acceptable, for example, when a screw would not.

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HUD contends that the windows in question, manufactured by Philips Industries, Inc., of Dayton, Ohio, before September 1976, fail to meet the Federal standards. HUD agrees that these windows were designed and constructed in such a way that the windows will not stay open without the latches, which are attached by screws.

HUD experts contend failure of the windows to remain open without the latches is a violation.

In the first phase of the administrative hearings held last October, Philips Industries and the mobile home manufacturers argued that the mobile home exit windows are not required to remain open for emergency purposes and that therefore, the latches could be attached by any method. This argument was rejected by the presiding officer at the hearing.

At the January 16 hearing, the presiding officer will consider HUD's allegation that a significant number of these exit windows fall shut when the latches are removed.

If HUD's contention is upheld, manufacturers of the mobile homes in which these type windows were installed must notify some 15,000 to 25,000 owners of the mobile homes that the emergency windows fail to conform to the Federal standards.

The hearing will begin at 10:00 a.m., on Mon., Jan. 16, in Room 2135, Department of Housing and Urban Development, 451 Seventh Street, Southwest.

FOR FURTHER INFORMATION:

Russell H. Dawson
Director, Mobile Homes Division
HUD, Room 4224
Washington, D.C. 20410
Phone (202) 755-5596

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INSURANCE
CRIME

HUD NEWS

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

FILE

HUD No. 78-8
Phone (202) 755-5277
(Flynn)

FOR RELEASE:
Monday
January 9, 1978

Allegations of "insurance redlining" -- the denial of insurance on a home or a business property simply because of the property's location -- will be explored in two days of public hearings in New York City on Jan. 11 and 12, the Department of Housing and Urban Development announced today.

Homeowners, tenants, business men and women, representatives of the insurance industry and consumer action groups from throughout the city and the country are asked to share their experiences with representatives of HUD's Federal Insurance Administration on Wednesday, Jan. 11 at:

Fenimore Methodist Church
266 Fenimore Street
Brooklyn, New York

and Thursday, Jan. 12 at:

Lincoln Hospital Auditorium
234 E. 149th Street
South Bronx, New York

Day and evening meetings will be held at both locations. The day sessions will begin at 10 am, with all attendees given the opportunity to testify on a first come, first served basis.

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Evening meetings will begin at 7 pm, and as a convenience to the general public, priority will be given to individuals representing themselves rather than representatives of associations or the industry.

Because of growing national concern over charges of "insurance redlining," FIA is holding hearings to learn directly from the public to what extent the practice exists and what specific forms it can take.

If the allegations are substantiated, it means at the least that some city residents must pay exorbitant rates for property insurance and more likely that basic insurance is unfairly denied, especially to low income and minority residents. This contributes to the decay of many inner city areas, fostering the deterioration and depopulation of so-called transitional neighborhoods, and affecting the viability of whole communities.

The experiences of men and women who testify at these hearings will be compiled for a report requested by the Congress, where it will be determined if further study or legislation is necessary.

All who plan to testify are encouraged to submit written statements, although they are not necessary. Those people who cannot attend any of the four sessions may submit written testimony to:

Federal Insurance Administration
"Insurance Redlining"
451 7th Street, S.W.
Washington, D. C. 20410

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At both days of the hearings the panel will consist of FIA Deputy Administrator, J. Robert Hunter; Assistant Administrator for Urban Property Insurance, (Riot and Crime), James M. Rose, Jr.; Director, Federal Crime Insurance Program, LeRoy Spears; and HUD Spanish Speaking Program Coordinator, Phillip Garcia.

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

HUD No. 78-23
Phone (202) 755-5277
(Vinciguerra)

FOR RELEASE AFTER
10:00 AM MONDAY
JANUARY 23, 1978

Secretary Patricia Roberts Harris of Housing and Urban Development today announced a 1979 fiscal year budget which she said would help restore America's major urban areas without sacrificing the needs of small cities and rural America.

"Our commitment is to provide adequate shelter and improve the quality of life for all Americans, no matter where they choose to live," she said. "Today's budget reflects our determination to accomplish this double goal."

"This first complete housing and community development budget of the Carter Administration sounds the death knell for the 'moratoriums' of the previous Administration which came close to denying Americans their right to safe housing in a decent environment," the Secretary said.

The budget proposes rental assistance for 400,000 housing units. It also projects nearly 300,000 subsidized housing starts, compared to 181,000 in 1978, 130,000 in 1977 and 51,000 in 1976.

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Providing the thrust for the 300,000 starts is the proposed use in both 1978 and 1979 of $1.5 billion in low interest mortgage money (GNMA Purchase Authority) to attract builders and developers to construct new apartments for low and moderate income tenants under the Section 8 program.

Called "Tandem," this money is made available initially by private lenders. The Government purchases the mortgages at a below market interest rate and resells them at market rates, absorbing the difference as a subsidy.

"This reflects our commitment to halt the numbers game of the past when money was reserved for assisted housing which never became available. This Administration is concentrating on actually putting people into housing," said the Secretary.

The budget also "targets" tandem money to revitalize the cities by making available in 1978 and 1979 a half billion dollars in low interest money for financing mortgages for apartment houses for moderate income people. This will attract middle income families to the cities.

In a major shift to rehabilitation as a key strategy for revitalizing cities and neighborhoods, the budget creates and expands mechanisms for renewing rundown, often old, properties that now blight the nation's urban areas and rural neighborhoods.

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For instance, a major tool for renewing property -- Section 312 rehabilitation (which the previous Administration had attempted to discard) -- is proposed as a permanent program in the 1979 budget, with $125 million in loans, a record for the program.

In addition, the budget projects a sharp increase in substantial rehabilitation activity with 70,000 units proposed for 1979 for the Rental Assistance (Section 8) program.

A new, "moderate rehab" program is created for the rental assistance (Section 8) housing program. This innovative use of the existing housing program will preserve up to 39,000 dwelling units that require less than substantial repairs.

In recognition of the growing community planning and development needs of cities and towns, the Secretary noted that the new budget projects using the full $3.750 billion in block grants authorized by the Congress for 1979, an increase of $150 million over 1978.

Another $400 million is budgeted for the innovative Urban Development Action Grants program, which is designed to help communities battle economic blight and unemployment through public and private financial initiatives and reinvestment.

"We will be unrelenting in our determination to come to the aid of the cities and neighborhoods that demonstrate the will power to help themselves," the Secretary said.

The Secretary announced that to help communities help themselves, the budget recommends legislation to create an Urban Extension Service, funded at $10 million. The program is designed to enable communities to share their experience with Federal programs and thus utilize Federal funds more effectively and creatively.

Other budget highlights:

-- $729 million for public housing operating subsidies, up $44 million over 1978, and including an appeals fund of $12 million.

-- $800 million providing an estimated 25,000 units for housing for the elderly (Section 202) including $50 million exclusively for housing for the handicapped, primarily the non-elderly handicapped.

-- $74 million for a new subsidy program for troubled projects, which will help prevent foreclosures of federally assisted apartment houses, while also averting either massive rent increases or evictions of present low and moderate income tenants. This is in addition to a $24.3 million special one-year supplemental request for the rent supplement program to cover rent increases until the new program is enacted. Tied into this program is the initiation of special HUD management controls over these apartment houses.

-more-

-- $20 million for Urban Homesteading, bringing the total authorized to date to $55 million. Formerly a demonstration activity, Urban Homesteading is now a program with 39 cities participating. A total of 1,442 families have been approved for homes through the end of 1977.

To carry out the expanded activities projected by the 1979 work agenda, the budget projects a staff increase of 1,410 employees.

"With this added staff and the reorganization of the field I announced recently, we will ensure efficient and adequate delivery of HUD community development and housing assistance," Secretary Harris said.

The Secretary noted that there would be additional changes in the way the Section 8 existing housing program would be used.

"In addition to developing a new moderate rehab program," she said, "the existing housing program will be utilized to promote expanded freedom of choice for low-income Americans." She noted that special efforts will be made to address the problems of racially segregated low-income housing.

She described the 1979 budget as a "good vehicle" to meet HUD's four basic goals: revitalization of urban areas; shelter for all Americans; fair housing opportunities; and increasing the capacity of communities and neighborhoods to achieve revitalization.

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The 1979 budget projects appropriations of $10.981 billion, up a half billion over 1978; and outlays of $9.8 billion, $1 billion over 1978.

Budget authority required is $39.7 billion, although Congress will have to approve only $33.3 billion because unused assisted housing budget authority available from prior years will be carried over.

The 1979 Fiscal Year starts Oct. 1.

# # #

FILE

Sec 8

HUD NEWS

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

FILE

HUD-No. 78-29
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Wednesday
January 25, 1978

Secretary Patricia Roberts Harris of the U. S. Department of Housing and Urban Development today announced a $1.5 billion mortgage purchase program to support production this year of 50,000 new and substantially rehabilitated housing units for low and moderate income families under HUD's Section 8 Rental Assistance program.

The financing will come through the purchase of mortgages by HUD's Government National Mortgage Association (GNMA). The assistance will be provided through GNMA's Special Assistance Program, also known as the "Tandem" plan, under which private lenders, backed by mortgage purchase commitments from GNMA, originate below market rate loans. These are later sold to GNMA at preferred prices.

GNMA ultimately sells the loans at the going market price to private investors and absorbs the difference as a subsidy.

Under the program announced today, GNMA will purchase loans bearing interest rates as low as 7-1/2 percent.

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GNMA's commitments to purchase mortgages on Section 8 assisted projects at a below market interest rate will facilitate financing and enable developers to build projects that otherwise would not have been economically feasible.

"We in the Administration," Secretary Harris said, "are going to concentrate on putting people in homes and not statistics on paper."

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 Monday, February 20. Before then, program guidelines will be printed and distributed to potential program participants.

Funding for the GNMA programs was contained in the fiscal year 1978 Appropriations Act. A similar Congressional authorization is being requested for fiscal year 1979.

The Secretary also said that the Department will use up to $500 million of existing mortgage purchase authority in a program designed to encourage moderate and middle income housing in areas where such housing could not be built without the Tandem assistance, and where such housing will be an integral part of revitalization efforts.

# # #

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

FACT SHEET

GNMA Program 25 for FHA-Insured Section 8 Project Mortgages

On. Jan. 23, the Department of Housing and Urban Development announced the release of $1.5 billion in GNMA "tandem" authority for the issuance of mortgage purchase commitments on FHA-insured, Section 8 assisted projects. Under its tandem programs, the Government National Mortgage Association (GNMA) provides a supplemental source of mortgage credit by purchasing certain types of mortgages originated by private lenders. Two basic purposes are outlined in GNMA's charter and guide the operation of the "tandem" programs. One purpose is to provide mortgage credit for special types of housing which the private market is not adequately serving. The other is to counter declines in housing activity which threaten the stability of the national economy.

In the past, special assistance has been provided through GNMA mortgage purchases to the Section 235 and 236 subsidy and rent supplement programs. GNMA assistance has also been provided for urban renewal housing and for housing built in disaster areas, in Alaska and Guam and on Indian lands.

More recently, GNMA's tandem programs have been used to counter cyclical declines in housing production resulting from the tightness of mortgage credit. For example, since January 1976, GNMA has provided $5 billion in mortgage purchase authority to spur multifamily housing production. The need for such stimulus has largely disappeared except with respect to housing for low-income families. Thus, this tandem program is directed toward aiding the production of Section 8 assisted housing projects. The program will provide 7-1/2 percent financing for these projects, thus reducing debt service requirements and enabling these projects to be economically feasible. Without such tandem financing, it is likely that many Section 8 projects could not be built because with a debt service based on market interest rates, rents would have to be too high.

-more-

The basic program mechanism is as follows: GNMA will issue a commitment to a mortgage lender to buy from the lender an FHA-insured mortgage on a Section 8 housing project. The commitment period is from two to three years, as selected by the lender and sponsor, a time period long enough to initiate and complete construction or rehabilitation. The lender is eligible to be issued a GNMA mortgage purchase commitment once the project has reached a specified stage in FHA processing. Subsequent to purchasing the loans, GNMA will sell them, generally at auction, absorbing as a subsidy the difference between the price GNMA committed to pay for the loan and the selling price, generally substantially lower because the loan bears a below market interest rate.

Through the GNMA tandem technique -- the purchase and subsequent sale of the loans -- production of Section 8 housing will be stimulated but the impact on the Federal budget will be reduced from the full purchase amount to the difference in the purchase and sale prices.

Attached is material providing detailed answers to questions likely to be asked by potential program participants.

QUESTIONS AND ANSWERS ON GNMA PROGRAM 25
FOR FHA-INSURED SECTION 8 PROJECTS

Q. During what period of time may commitments for Program 25 be obtained?

A. Commitments may be obtained beginning Feb. 20 and prior to Oct. 1, 1978, unless the available funds are exhausted sooner.

Q. What types of mortgages are eligible for purchase by GNMA under Program 25?

A. The program provides mortgage purchase commitments for any multifamily mortgage insured by the Federal Housing Administration and covering a project which will be the subject of a Section 8 Housing Assistance Payments Contract.

Q. Is the program restricted to new construction projects?

A. No. Both newly constructed and substantially rehabilitated FHA-insured, Section 8 projects are eligible.

Q. May mortgages bearing an interest rate less than 7-1/2 percent be delivered to GNMA?

A. No. Only mortgages bearing the program rate of 7-1/2 percent or higher will be accepted for delivery.

Q. What size mortgage is eligible for purchase under this program?

A. Mortgage amounts will be determined under the appropriate FHA-insurance program limits but generally may not exceed $38,000 per dwelling unit times the number of units.

Q. Who is eligible to obtain a mortgage purchase commitment?

A. Mortgage lenders who are approved FHA-mortgagees (excluding authorized loan correspondents of approved mortgagees) and are approved by GNMA as Sellers are eligible to participate in this program. A state, territorial or municipal instrumentality may not quality unless the mortgage subject to the commitment contract is insured under Section 221 (d)(3).

-more-

Q. Is there a rent achievement requirement to be met before GNMA will take delivery of a mortgage?

A. No. GNMA considers FHA's final endorsement to be sufficient as a basis for GNMA's taking delivery.

Q. When may a lender obtain a GNMA commitment?

A. A new construction project is eligible for a GNMA commitment once the FHA Conditional Commitment has been issued, although the lender may apply for a GNMA commitment subsequent to the issuance of the FHA Firm Commitment as well. For rehabilitation projects, the GNMA commitment may be obtained subsequent to the issuance by FHA of a Feasibility Letter, a Conditional Commitment or a Firm Commitment.

Q. How long are the mortgage purchase commitment periods?

A. The initial commitment period may be for not less than 24 nor more than 36 months. Commitments may be extended by 30-day periods as long as the extension request is made prior to the expiration of the existing commitment period. A 1/10 of one percent fee will be charged for each 30-day extension.

Q. What are the fees and allowable charges under the program?

A. GNMA charges a two percent commitment fee for a two-year commitment. On delivery, GNMA purchases the mortgages at a discounted price of 97.5 percent of the mortgage amount. Finally, GNMA allows the originator of the mortgage to charge up to 1-1/2 percent as an origination or financing fee. This brings the total fees chargeable to 6 points and increases the effective yield on the mortgage to approximately 8.25 percent. The commitment and financing fees are mortgagable.

If the Seller assumes the Commitment Contract during the initial commitment period, in effect cancelling the contract, he is entitled to a partial refund of the commitment fee.

The program also provides for commitment periods of over 24 months up to 36 months for an additional fee of 1/10 of one percent for each month over 24.

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Q. How does a Seller (lender) obtain a commitment?

A. The Seller obtains a commitment by telephone in accordance with procedures outlined in the GNMA Sellers Guide.

Q. Will commitments be allocated by state or limited in amount?

A. No. Commitments will be available on a first come, first serve basis to all qualified lenders. There are no limitations as to the total number of commitments a lender or builder/developer may obtain (except, of course, that the commitment contract amount must correspond to the project mortgage amount).

Q. Can the commitment amount be increased?

A. Yes, upon submission of the appropriate documentation as spelled out in the GNMA Sellers Guide.

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

HUD No. 78-31
Phone (202) 755-5284
(Day)

FOR RELEASE:
Thursday
January 26, 1978

A consumer forum will be held Friday as a part of the Department of Housing and Urban Development's expanding inquiry into property redlining--the practice of barring insurance or loans on homes because of their location or physical characteristics.

The forum, to be held at HUD headquarters in Washington, is one of a series conducted by the Office of Neighborhoods, Voluntary Associations and Consumer Protection to address issues of concern to consumer groups, and deals with what the public can do to protect itself against property insurance redlining.

It is one of several approaches the Department is taking to develop a comprehensive strategy which would cover all aspects and variations of redlining. Other HUD activities include:

--Administrative actions by HUD's Office of Fair Housing and Equal Opportunity, prohibiting discrimination on the basis race, color, sex, religion or national origin.

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--Affirmative Fair Housing Marketing regulations that forbid FHA-approved lenders from discriminating in granting mortgage money.

--A task force established as part of the President's Urban and Regional Policy Group, charged with recommendating ways to reduce or eliminate redlining.

Friday's forum is designed to bring together consumer advocates, insurance industry representatives and Federal officials in a series of workshops to accumulate and share information and strategies.

Keynote speaker of the Forum will be Carl Levin, former president of the Detroit City Council, who initiated one of the first studies of a major city to document insurance redlining practices. Mr. Levin also was a strong supporter of statewide legislation to eliminate insurance redlining practices relating to homeowner and automobile insurance.

The three workshop sessions of the Forum will focus on local, State and Federal strategies. Moderators of the three sessions will be Bill Radinson of the New York City Commission for Human Rights; Richard Keintz, Deputy Commissioner of the Wisconsin Insurance Commission, and J. Robert Hunter, Deputy Administrator of HUD's Federal Insurance Administration.

The Forum will begin at 9 a.m. on Jan. 27 in Room 2135 of the HUD Building, 451 7th Street, S.W.

FOR FURTHER INFORMATION, CONTACT:

Debbi Hurd
HUD, Room 4212
Washington, D. C. 20410
Telephone: (202) 755-6996

# # #

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

HUD-No. 78-36
Phone (202) 755-5284
(Bacon)

FOR RELEASE:
Monday
January 30, 1978

The Department of Housing and Urban Development today offered the nation's cities, both large and small, a direct approach to neighborhood revitalization, and earmarked $78 million in subsidies to help them rehabilitate 20,000 units.

HUD Secretary Patricia Roberts Harris said the Department will be inviting eligible cities to designate neighborhood strategy areas and to target a combination of Federal, State and local resources to assure that both housing and municipal services are improved.

Purpose of the new effort, Secretary Harris said, is "to help local governments design and carry out a well-developed coordinated program for neighborhood revitalization and housing rehabilitation." The move also implements a pledge the Secretary made last July "to avoid removing the poor in the name of revitalization.

Tenants who want to stay in their improved apartments will be able to do so, and landlords who need higher rents to meet their operating expenses can apply to HUD for additional subsidy amounts to meet those expenses.

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The 20,000 units will generate some $300 million in housing rehab work, she said.

Eligible strategy areas are those where a concentration of HUD and other resources can produce a viable neighborhood within five years. HUD assisted housing funds will come from the Department's Section 8 Substantial Rehabilitation program. Cities eligible to nominate these areas for HUD approval must themselves be applying for, or receiving aid under the Department's Community Development Block Grant program.

Under the assisted housing (Section 8) funding program, HUD stimulates housing rehabilitation by agreeing that once a property is upgraded payments will be made to the owner for the difference between what a low-income tenant pays and the fair market rent for the dwelling unit.

Unique to the new strategy is the ability it will give cities to deal directly with owners of small apartment buildings--20 units or fewer--which make up 73 percent of all rental units in the nation's central cities.

"This program recognizes the facts of housing and neighborhood life in American cities," Secretary Harris said. "Few public or private programs, including HUD's, meet the financing needs of these small owners."

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Cities selecting neighborhoods for HUD approval will be required not only to document the scope of their proposed activities, and how they plan to carry them out, but also will be expected to follow up with individual property owners in the area, helping them prepare applications for rehabilitation financing. Citizen participation in planning will also be required.

This kind of direct involvement by the cities' own rehabilitation staffs will give local governments more control over where subsidized housing units are going, the HUD official said.

Some cities may need a lot of help to carry out the strategy, Secretary Harris acknowledges, and it will be available from HUD Area Offices and through special training courses.

Details of the program are spelled out in regulations that will appear in the Federal Register Jan. 31.

# # #

FILE

E.O. Housing

HUD NEWS

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

HUD-No. 78-45
Phone (202) 755-5284
Farley

FOR RELEASE:
Thursday
February 2, 1978

FILE

TESTIMONY OF SECRETARY HARRIS BEFORE
THE HOUSE JUDICIARY SUBCOMMITTEE

Enactment of a proposed amendment to the Fair Housing Law would strengthen the critically needed enforcement powers in the Departments of Housing and Urban Development and Justice, HUD Secretary Patricia Roberts Harris said today.

Testifying before the House Judiciary Subcommittee on Civil and Constitutional Rights, the Secretary endorsed the main provisions of the Edwards-Drinan Bill, which is designed to put teeth into Title VIII of the Civil Rights Act of 1968 (the Federal Fair Housing Law).

"The proposal would fulfill the most compelling need related to Fair Housing: increased enforcement power in HUD and Justice," she said.

Under the bill, HUD would be given the power after an investigation of unfair housing practices to conduct a hearing and issue a final administrative order. The orders could provide such relief as monetary damages, equitable declaratory relief and punitive damages not to exceed $10,000.

- more -

The Secretary of HUD could also refer a complaint to the Attorney General, who would file a civil suit on behalf of the Secretary. The Attorney General would also enforce any final administrative order which the Secretary might refer.

"The lack of adequate enforcement power has been the most serious obstacle to the development of an effective fair housing program within HUD. Our present authority is limited to a purely voluntary process of 'conference, conciliation and persuasion'," she said.

"I will not dwell upon the irony associated with the law that mandates HUD to investigate and establish the existence of violations of law, and then limits the Secretary to asking the discovered law breaker whether he wants to discuss the matter.

"Simply put, 'conciliation' all too often has proven an inadequate means of securing compliance with the substantive provisions of Title VIII."

She said persons under investigation frequently ignore HUD's conciliation process "because there is no real inducement to cooperate."

"Where conciliation is successful," she said, "it is often because the respondent knows that a realistic threat of private litigation is present, should HUD's efforts fail."

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The Secretary assured the Subcommittee that HUD would make every effort to refer unfair housing practices cases to State and local agencies "wherever local agencies have equivalent fair housing laws and appropriate enforcement capabilities."

"We believe this will avoid generating excessive administrative burdens on the Federal government," she said.

The bill also would prohibit certain exclusionary land use practices by units of local government. It provides prohibitions against discriminatory planning and zoning practices by units of government and deserves support.

The Bill would make unlawful zoning practices which exclude low or moderate income housing because of the economic status of prospective occupants of such housing.

"This provision would break significant new ground," she said.

The Secretary noted that the bill eliminates references to the conciliation process. She said that while she recognized the process as inadequate, she could not agree that the process has no place in a comprehensive enforcement plan.

"I recommend that the bill give recognition to conciliation as a desirable first step in remedying discriminatory housing practices," she said.

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

HUD No. 78-48
Phone (202) 755-5277
(Bacon)

FOR RELEASE:
Friday
February 3, 1978

Commitments by the Federal government to "put people in homes, not numbers on paper" were spelled out by a top housing official at a meeting of the nation's realtors in Atlanta, GA., today.

Housing Assistant Secretary Lawrence B. Simons told the National Association of Realtors' Legislative Committee that the Administration and the Department of Housing and Urban Development (HUD) are committed in 1979 budget proposals to a comprehensive national housing policy that will meet housing needs wherever they exist. "Inner city and rural community, large low-income families, the working poor, elderly and handicapped--all must be served if the policy is to be truly comprehensive and responsive to actual need", he said.

Budgetary items aimed at meeting these goals, he said, propose:

. Rental assistance for some 400,000 housing units, and assisted housing starts in 1979 more than double those of a year ago;

-more-

. A new approach to carrying out moderate rehabilitation, focusing on preservation of existing housing stock. This would involve the use of rental assistance funding (Section 8) to bridge the gap between existing standard housing and substantial rehab under the Section 8 program;

. Use of $1.5 billion in "tandem" funds from the Government National Mortgage Association (GNMA) to interest builders in constructing apartments for low- and moderate-income families; and

. Use of $74 million in operating subsidies to stabilize HUD's troubled multi-family inventory---housing threatened by foreclosure or already held by the Department.

Given the requested funding, he said, HUD would couple accelerated housing production with management initiatives to assure sound operation. With adequate program support, HUD can have a direct and important impact on housing production, he said.

Mr. Simons told his audience that the Administration is equally committed to formulation of an urban strategy that will ensure not only balanced growth but concern for the quality of life in urban environments as well.

"The urban strategy is an intensely humanistic concept", he said, "one that expresses the Federal concern for the quality of life in an urban environment and the commitment of this government to improve that environment. If our commitment is to be meaningful, it must encompass the whole range of social, physical and economic issues."

# # #

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

HUD-No. 78-60
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Monday
February 20, 1978

Secretary Patricia Roberts Harris of the U.S. Department of Housing and Urban Development today announced that on March 8 $500 million in mortgage money will be available to finance production of some 16,500 new and substantially rehabilitated housing units for moderate and middle income families in 322 designated metropolitan cities.

The funds will be committed by HUD's Government National Mortgage Association (GNMA) to purchase loans at an interest rate of 7-1/2 percent. This commitment will facilitate financing and enable developers to provide housing that otherwise would not have been economically feasible.

The financing will come through the purchase of HUD/FHA-insured multifamily project mortgages by GNMA. The assistance will be provided through GNMA's Special Assistance program, also known as the "tandem" plan, under which private lenders, backed by mortgage purchase commitments from GNMA, originate below market rate loans. These are later sold to GNMA at favorable prices.

-more-

GNMA ultimately sells the loans at the going market price to private investors and absorbs the difference as a subsidy.

Multifamily projects will qualify for the program provided they are to be located in one of 322 metropolitan cities which meet the basic eligibility standards for the Urban Development Action Grant program. These cities, 50,000 or more in population, are selected by HUD on the basis of age of the housing stock, per capita income, population growth rates, unemployment, employment growth rates, and incidence of poverty.

As with past GNMA mortgage purchase programs, the Federal National Mortgage Association (FNMA) will administer the program as agent for GNMA. Program guidelines are being printed and will be distributed to lenders qualified to participate in GNMA programs the week of Feb. 20.

# # #

Metropolitan Cities Meeting Basic Eligibility Standards for Urban Development Action Grants

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Alabama

- Anniston
- Birmingham
- Florence
- Gadsden
- Mobile
- Montgomery
- Tuscaloosa

Arkansas

- North Little Rock
- Pine Bluff
- Texarkana

California

- Alameda
- Alhambra
- Berkeley
- Burbank
- Chula Vista
- Compton
- El Monte
- Fresno
- Glendale
- Inglewood
- Lompoc
- Long Beach
- Los Angeles
- Norwalk
- Oakland
- Ontario
- Pasadena
- Pico Rivera
- Pomona
- Richmond
- Riverside
- Sacramento
- San Bernardino
- San Francisco
- San Leandro
- Santa Barbara
- Santa Cruz
- Santa Monica
- Seaside
- South Gate
- Stockton

Colorado

- Denver
- Pueblo

Connecticut

- Bridgeport
- Hartford
- Meriden
- New Britain
- New Haven
- New London
- Norwalk
- Norwich
- Stamford
- Stratford Town
- Waterbury
- West Haven

Delaware

- Wilmington

District of Columbia

- Washington

Florida

- Bradenton
- Cocoa
- Daytona
- Fort Myers
- Melbourne
- Miami
- Miami Beach

Metropolitan Cities Meeting Basic Eligibility Standards for Urban Development Action Grants

Florida (cont.)

- Panama City
- Pensacola
- Tampa
- West Palm Beach
- Winter Haven

Georgia

- Albany
- Atlanta
- Augusta
- Columbus
- Macon
- Savannah

Illinois

- Champaign
- Chicago
- East St. Louis
- Cicero
- Joliet
- Kankakee
- Moline
- Rantoul
- Peoria
- Rock Island
- Rockford
- Urbana

Indiana

- Anderson
- Bloomington
- East Chicago
- Evansville
- Fort Wayne
- Gary
- Hammond
- Kokomo
- Lafayette
- Muncie
- South Bend
- Terre Haute
- West Lafayette

Iowa

- Council Bluff
- Davenport
- Sioux City
- Waterloo

Kansas

- Kansas City
- Lawrence
- Wichita

Kentucky

- Ashland
- Covington
- Hopkinsville
- Louisville
- Ownesboro

Louisiana

- Alexandria
- Lafayette
- Lake Charles
- Monroe
- New Orleans
- Shreveport

Maine

- Auburn
- Lewiston
- Portland

Metropolitan Cities Meeting Basic Eligibility Standards for Urban Development Action Grants

Maryland

Baltimore

Massachusetts

Boston
Brockton
Brookline
Cambridge
Chicopee
Fall River
Fitchburg
Haverhill
Holyoke
Lawrence
Leominster
Lowell
Lynn
Malden
Medford
New Bedford
Pittsfield
Quincy
Somerville
Springfield
Waltham
Worcester

Michigan

Battle Creek
Bay City
Dearborn
Detroit
East Lansing
Flint
Grand Rapids
Jackson
Kalamazoo
Lansing
Muskegon
Muskegon Heights
Pontiac
Saginaw

Minnesota

Duluth
Minneapolis
St. Paul

Mississippi

Biloxi
Jackson
Moss Point

Missouri

Kansas City
Springfield
St. Joseph
St. Louis

Montana

Great Falls

New Hampshire

Manchester
Nashua

New Jersey

Asbury Park
Atlantic City
Bayonne
Bloomfield
Bridgeton
Camden
Clifton
East Orange

Metropolitan Cities Meeting Basic Eligibility Standards
for Urban Development Action Grants

New Jersey (cont.)

Elizabeth
Irvington
Jersey City
Long Branch
Millville
New Brunswick
Newark
Passaic
Paterson
Perth Amboy
Trenton
Union City
Vineland

New York

Albany
Binghamton
Buffalo
Elmira
Mt. Vernon
New Rochelle
New York
Niagara Falls
Poughkeepsie
Rochester
Rome
Schenectady
Troy
Union Township
Utica
White Plains
Yonkers

North Carolina

Asheville
Durham
High Point
Wilmington

Ohio

Akron
Canton
Cincinnati
Cleveland
Cleveland Heights
Columbus
Dayton
Elyria
Hamilton
Lakewood
Lima
Lorain
Mansfield
Marietta
Middleton
Springfield
Steubenville
Toledo
Warren
Youngstown

Oregon

Portland

Pennsylvania

Allentown
Altoona
Bethlehem
Chester
Easton
Erie
Harrisburg
Hazleton
Johnstown
Lancaster
Philadelphia
Pittsburg
Reading
Scranton

Metropolitan Cities Meeting Basic Eligibility Standards for Urban Development Action Grants

Pennsylvania (cont.)

Upper Darby
Wilkes-Barre
York

Rhode Island

Pawtucket
Providence

South Carolina

Charleston
Columbia
Greenville
North Charleston
Spartanburg

South Dakota

Sioux Falls

Tennessee

Bristol
Chattanooga
Johnson
Knoxville

Texas

Abilene
Beaumont
Brownsville
Bryan
Corpus Christi
Denison
Edinburg
El Paso
Fort Worth
Galveston
Harlingen
Killfen
Laredo
McAllen
Odessa
Orange
Pharr
Port Arthur
San Angelo
San Antonio
San Benito
Sherman
Texarkana
Waco
Wichita Falls

Utah

Ogden
Provo
Salt Lake City

Virginia

Lynchburg
Norfolk
Petersburg
Portsmouth
Richmond
Roanoke

Washington

Everett
Seattle
Spokane
Tacoma
Yakima

West Virginia

Charleston
Huntington

Metropolitan Cities Meeting Basic Eligibility Standards
for Urban Development Action Grants

West Virginia (cont.)

Parkersburg
Wheeling

Wisconsin

Kenosha
La Crosse
Milwaukee
Oshkosh
Racine
Superior

Puerto Rico

Bayamon
Caguas
Carolina
Guaynabo
Mayaguez
Ponce Municipio
San Juan
Toabaja

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
GOVERNMENT NATIONAL MORTGAGE ASSOCIATION
WASHINGTON, D.C. 20410

IN REPLY REFER TO:

QUESTIONS AND ANSWERS ON GNMA PROGRAM 27 FOR FHA-INSURED MORTGAGES ON PROJECTS IN DESIGNATED CITIES (TARGETED TANDEM)

On March 8, the Government National Mortgage Association (GNMA) will begin taking applications for mortgage purchase commitments on FHA-insured mortgages on projects in designated metropolitan cities. A total of $500 million in commitment funds is being made available. Requirements for participating in GNMA programs are contained in the GNMA Sellers Guide which is distributed to all GNMA-approved mortgage lenders. Some general questions on the program are answered below.

Q. During what period of time may commitments for Program 27 be obtained?

A. Commitments may be obtained by GNMA-approved mortgage lenders beginning March 8 and until October 1, 1978, unless the available funds are exhausted sooner.

Q. What types of mortgages are eligible for purchase by GNMA under Program 27?

A. There are two basic eligibility criteria for mortgages to be purchased by GNMA under this program. First, the mortgage must cover a project to be built or substantially rehabilitated in a metropolitan city* which meets the eligibility requirements for the Urban Development Action Grant program. A current list of such cities which meet the eligibility requirements is attached.

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*A metropolitan city is defined as one which is 50,000 or more in population and is either located within a Standard Metropolitan Statistical Area (SMSA) or is the central city of an SMSA.

-more-

Secondly, the mortgage must be insured by the Federal Housing Administration (FHA) under one of the following sections of the National Housing Act, including insurance under Section 223(e) of that Act: Section 207 for rental housing; Section 213 for cooperative housing; Section 220 for rental housing in urban renewal areas; Sections 221(d)(3) (market rate) and 221(d)(4) for rental housing; Section 231 for elderly housing; and Section 234(d) for condominium projects.

Q. Why were non-metropolitan cities not included in the program?

A. Because of the limited availability of funds, HUD determined that it should target funds to those cities most in need of such assistance. The distressed metropolitan cities were considered to be most qualified in this respect.

Q. Must the project be located in a specific type of neighborhood?

A. No, as long as the project is located within the city limits of the designated city, it will qualify for the GNMA program.

Q. Are projects with Section 8 assistance eligible?

A. No. Only unsubsidized projects are eligible.

Q. May mortgages bearing an interest rate less than 7-1/2 percent be delivered to GNMA?

A. No. Only mortgages bearing the program rate of 7-1/2 percent will be accepted for delivery.

Q. What size mortgage is eligible for purchase under this program?

A. Mortgage amounts will be determined under the appropriate FHA-insurance program limits but generally may not exceed $38,000 per dwelling unit times the number of units.

Q. Who is eligible to obtain a mortgage purchase commitment?

A. Mortgage lenders who are approved FHA-mortgagees (excluding authorized loan correspondents of approved mortgagees) and are approved by GNMA as Sellers are eligible to participate in this program.

Q. When may a lender obtain a GNMA commitment?

A. A new construction project is eligible for a GNMA commitment once the FHA Conditional Commitment has been issued, although the lender may apply for a GNMA commitment subsequent to the issuance of the FHA Firm Commitment as well. For rehabilitation projects, the GNMA commitment may be obtained subsequent to the issuance by FHA of a Feasibility Letter, a Conditional Commitment or a Firm Commitment.

Q. How long are the mortgage purchase commitment periods?

A. The initial commitment period may be for not less than 24 nor more than 36 months. Commitments may be extended by 30-day periods as long as the extension request is made prior to the expiration of the existing commitment period. A 1/10 of one percent fee will be charged for each 30-day extension.

Q. What are the fees and allowable charges under the program?

A. GNMA charges a two percent commitment fee for a two-year commitment. On delivery, GNMA purchases the mortgages at a discounted price of 97.5 percent of the mortgage amount. Finally, GNMA allows the originator of the mortgage to charge up to 1-1/2 percent as an origination or financing fee. This brings the total fees chargeable to 6 points and increases the effective yield on the mortgage to approximately 8.25 percent. The commitment and financing fees are mortgagable.

If the Seller assumes the Commitment Contract during the initial commitment period, in effect cancelling the contract, he is entitled to a partial refund of the commitment fee.

The program also provides for commitment periods of up to 36 months for an additional fee of 1/10 of one percent for each month over 24.

Q. How does a Seller (lender) obtain a commitment?

A. The Seller obtains a commitment by telephone in accordance with procedures outlined in the GNMA Sellers Guide.

Q. Will commitments be allocated by state or limited in amount?

A. No. Commitments will be available on a first-come, first-serve basis to all qualified lenders. There are no limitations as to the total number of commitments a lender or builder/developer may obtain (except, of course, that the commitment contract amount must correspond to the project mortgage amount).

Q. Can the commitment amount be increased?

A. Yes, upon submission of the appropriate documentation as detailed in the GNMA Sellers Guide.

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

HUD-No. 78-62
Phone (202) 755-5277
(Flynn)

FOR RELEASE:
Friday
February 17, 1978

The Department of Housing and Urban Development has spelled out for the first time in final regulations that the Community Development Block Grant program must be used principally to benefit low and moderate income persons.

"HUD now has made it unmistakably clear in rules that the intent of this multi-billion dollar program is to be responsive to the needs of low and moderate income persons," Secretary of Housing and Urban Development Patricia Roberts Harris said, "and we will scrupulously monitor communities' performance to insure that this intent is in fact carried out."

Final regulations were released today for publication in the Federal Register.

Under the new rules, if a town, city or urban county submits a plan for funds which budgets at least 75 percent of its block grant to benefit low and moderate income residents, HUD will accept the application as meeting the intent of the program. However, plans which do not propose to use 75 percent of their funds for the poor will be subject to review to ensure that the program principally benefits persons of low and moderate income.

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Applications which do not meet the intent of the program may have their plans disapproved or funds reprogrammed to benefit low and moderate income persons.

The final regulations state that each annual application for funds must provide that the program as a whole principally benefits low and moderate income persons.

On August 1, a new application form will clearly display the information necessary to hold cities accountable for use of the funds in accordance with their approved three year plan.

"The rules set a standard which is both firm and fair," Secretary Harris said, "by defining what cities are expected to accomplish, and by giving them flexibility to respond to local circumstances.

"Our primary concern is to increase assistance to low and moderate income people," she added, "and these regulations will translate that concern into local action."

Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development, said that while HUD for the first time is using a specific standard to help measure a community's performance, other steps have been taken at the same time to help them reach that performance standard.

"We have realistically defined the category of projects which will be considered to aid the poor," Mr. Embry said, "and we have broadened the methods for identifying lower income neighborhoods."

Communities must maintain adequate documentation to enable HUD to monitor their performance to assure that project funds are used to principally benefit low and moderate income persons.

"The final rules take varying local conditions into consideration," Mr. Embry added, "and provide communities flexibility while still ensuring program benefits principally to low and moderate income persons."

The rules contain a provision to give communities better tools for identifying low and moderate income areas, through the use of planning studies carried out under Section 701 grants, door-to-door surveys, or other locally devised methods.

"We do not intend that applicants be restricted in their programming by obsolete data or irrelevant geographic boundaries," Mr. Embry said.

Communities without concentrations of low and moderate income residents, or which have so few areas where the poor are in the majority that block grant funds would be unreasonably restricted, may propose and carry out projects as long as the project meets the needs of the largest possible

number of poor residents and benefits them at least in proportion to their share of the community's total population.

The category of projects which all communities may use to benefit the poor are those with income eligibility requirements, or others in areas with a majority of low and moderate income residents that produce public improvements, attract or retain neighborhood commercial services or facilities, or provide permanent jobs for low and moderate income people through economic development.

In addition, the removal of architectural barriers is added to the list of projects generally assumed to benefit low and moderate income persons.

Also included in the regulations are expanded definitions of projects that prevent or eliminate slums or blight, and the inclusion of commercial as well as residential areas in that category.

Further information may be obtained from:

Office of Community Planning and Development
Room 7182
451 7th Street, S.W.
Washington, D.C. 20410

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

HUD-No. 78-66
Phone (202) 755-6980
(Wise)

FOR IMMEDIATE RELEASE:
Thursday
February 23, 1978

HUD PROPOSES NEW REGULATIONS FOR FNMA OPERATIONS

Secretary of Housing and Urban Development Patricia Roberts Harris today proposed new regulations for the operations of the Federal National Mortgage Association which she said will ensure that the $38 billion Corporation is responsive to its public responsibilities under the 1968 Housing Act.

Secretary Harris indicated that the proposed regulations fulfill a pledge she made to the Senate Committee on Banking, Housing and Urban Affairs last June to "be more specific with respect to our statement of the requirements of public policy" in exercising regulatory authority over the operations of FNMA.

The proposed regulations include requirements for annual audits and debt limitation and set standards for FNMA's mortgage market transactions. Significantly, the proposed regulations would require FNMA to make a specific percentage of its commitments for central city mortgages, and a specific percentage for low and moderate income families.

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FNMA is a quasi-public, privately owned corporation chartered by Congress to assist housing through its purchases of residential mortgages in the secondary (resale) market.

The Charter Act states that the Secretary of HUD has general regulatory power over FNMA and "shall make such rules and regulations as shall be necessary and proper to ensure that the purposes of (the legislation) are accomplished. Specifically, the Charter Act states that, "No stock, obligation, security, or other instrument shall be issued by the corporation without the prior approval of the Secretary."

It further states that, "The Secretary may require that a reasonable portion of the corporation's mortgage purchases be related to the national goal of providing adequate housing for low and moderate income families, but with a "reasonable economic return to the corporation." The Secretary may examine and audit the books and financial transactions of the corporation, and (she) may require the corporation to make such reports on its activities as (she) deems advisable."

"FNMA's programs and policies play an important role in determining the course of the housing industry in the United States," Secretary Harris said. "It is, therefore, vital that FNMA be sensitive to the public purposes for which it was created and that its programs and policies reflect these purposes while at the same time providing a reasonable economic return to the corporation."

The proposed rules set forth a series of detailed operations which would be required and which in some cases were not previously specified.

Implementing the approval authority contained in the FNMA Charter Act, the regulations provide for the Secretary's approval for FNMA to purchase, service, sell, and otherwise deal in conventional home mortgages and mortgages secured by condominium or Planned Unit Developments.

FNMA would be required to invest annually a percentage of its resources in conventional mortgages on property located in a central city or cities in a standard Metropolitan Statistical Area. Also required would be a percentage of purchases of mortgages on previously occupied homes on which improvements have been made. The percentage in each instance would be 10 percent in 1978 and 30 percent in 1979 and afterward. However, the regulations provide for Secretarial suspension of the percentage requirements in critical economic situations.

The proposed regulations also implement, for the first time, the HUD Secretary's authority, set forth in the Charter Act, to require that a reasonable portion of FNMA's mortgage purchases be allocated to mortgages for financing housing for low and moderate income families. At least 30 percent of FNMA's mortgage purchases in any calendar year would be required to consist of mortgages on low and moderate income family housing.

Under the Charter Act, FNMA's debt-to-capital ratio may not exceed 15 to 1 unless allowed by the Secretary. The proposed regulations fix the present 25 to 1 ratio. FNMA would be prohibited from issuing any general obligations if such issuance would cause the maximum ratio to be exceeded. Current provisions that allow automatic increases in the maximum ratio to accomodate reductions in capital, surplus, or reserves or to accomodate refinancing of subordinated debt with general obligations are omitted.

FNMA would be allowed to submit written requests for Secretarial approval of higher debt to capital ratios and there is provision for decreases in the maximum ratio by the Secretary after notice to FNMA and a reasonable opportunity to comment on such proposed action.

FNMA would also be required to obtain Secretarial approval of a revised statement of home mortgage underwriting guidelines to make clear that it does not practice unlawful discrimination in the purchase of mortgages. Equal employment opportunity requirements are also imposed on FNMA and its contractors and vendors by the regulations.

The regulations would require, for the first time, that FNMA submit regular reports concerning its secondary market operations and to develop and update a general plan for the conduct of its secondary market operations covering a period of at least three years.

FNMA would be required to submit 23 different types of detailed reports on its activities and operations to the Secretary of HUD on a regular basis.

For the first time, FNMA would be required to submit to the Secretary, prior to each commitment auction, an estimate of the dollar amounts of purchase commitments it expects to issue in each auction. In addition, the proposed regulations would require FNMA to submit to the Secretary a copy of the complete minutes of each meeting of the Board of Directors and each meeting of a committee.

Also provided for in the regulations are the examination of FNMA's books, records, and documents by duly authorized representatives of the HUD Secretary and an annual HUD audit of FNMA's affairs.

The regulations codify the present temporary suspension of the requirement that sellers of mortgages be required to purchase FNMA common stock. But FNMA's determination that each mortgage servicer be required to own one share of common stock for each $100,000 of FNMA held mortgages purchased after September 1, 1969 is approved in the proposed regulations.

Another provision in the regulations states that common stock shall be sold for a price equal to the issue price as determined by FNMA with the Secretary's approval. At least 15 days notice is required before changing the issue price. Currently notice is required, but there is no provision for Secretarial approval. A request for approval of stock issuances would be required at least 30 days before the proposed issue date.

Except for issuance of discount notes of 180 days or less up to an aggregate outstanding principal amount of $2 billion, under the new regulations, FNMA could issue obligations only with the prior written approval of the Secretary. A request by FNMA for approval of issuance of an obligation would have to be submitted at least 15 days prior to the proposed date of issuance. FNMA would be prohibited from issuing any obligation convertible to common stock.

The proposed regulations are scheduled to be published in the Federal Register on Friday, February 24. Comments may be sent to the HUD Rules Docket Clerk, Room 5218, Washington, D.C., 20410.

# # #

Citizen participation

HUD NEWS

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

HUD No. 78-67
Phone (202) 755-5277
(Flynn)

FOR RELEASE:
Wednesday
March 1, 1978

An emphasis on rehabilitation, more concentration on economic development, expanded citizen participation and a new role for non-profit neighborhood groups are key elements of activities now eligible under the Community Development Block Grant program.

Final rules on what communities can do with block grants were published today in the Federal Register by the Department of Housing and Urban Development.

The multi-billion dollar program is designed to aid in the development and revitalization of towns, cities and urban counties, and must be used principally to benefit low and moderate income persons.

"This flexible program has been improved significantly by these changes in eligible activities," said Patricia Roberts Harris, Secretary of Housing and Urban Development, "and all communities now can better address their two most common problems -- decent housing in need of repair, and general or localized economic decline.

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"The Community Development Block Grant program is now an even more powerful tool to aid in the revitalization of urban areas."

Block grants may now be used for rehabilitation on a spot basis. Under the old rules, rehabilitation had to be carried out along with general neighborhood physical development activities. This will aid cities in their efforts to preserve and expand decent housing in neighborhoods that do not require extensive slum clearance.

Eligible properties include publicly owned property for residential use, public housing, private properties such as halfway houses, private residential dwellings and commercial properties occupied by low or moderate income persons, or historic properties.

Economic development activities, directed toward the alleviation of physical and economic distress or the economic development of a new community, can also be under taken with block grant funds.

These activities were authorized under the 1977 Housing and Community Development Act, and include the acquisition, construction, rehabilitation or installation of commercial or industrial buildings, including the purchase of equipment. Also eligible is the acquisition of real property for economic development purposes, and the acquisition, construction and reconstruction or installation of public facilities and improvements.

Another major element added by the 1977 Act is the rule describing activities which now may be carried out with block grant funds by private nonprofit entities, neighborhood-based nonprofit organizations, local development corporations, or small business investment companies.

The block grant funds could be made available to the groups by the city for most activities now eligible under the program. Specific activities aimed at community economic development or neighborhood revitalization include working capital or capital for land, property improvements and fixtures for minority or neighborhood nonprofit businesses; capitalization of a local development corporation so it can qualify for other Federal programs; assistance to minority contractors to obtain performance bonding; or any other activities if specifically approved by HUD.

Other activities considered eligible are concentrated activities in neighborhood strategy areas, such as acquisition of blighted property; provision of public facilities such as parks and neighborhood facilities; clearance activities; public services in neighborhood strategy areas; interim assistance to relieve harmful conditions; relocation payment; removal of architectural barriers and other actions that principally benefit the poor.

Citizen participation activities, which are paid for with block grant funds, are expanded under other rules published today. Communities now must prepare a written citizen participation plan, and citizens must be involved in all stages of the program -- the planning process, the development of the application and any subsequent amendments, program implementation, and assessment of the actual on-going program.

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For the first time, a specific standard of citizen participation has been set, including:

- Involvement of low and moderate income persons and minorities,
- Access by citizens to community development plans and applications, and
- Providing timely and adequate information to citizens through all stages of the program.

In addition, communities must hold public hearings on their performance under the program, and submit citizens' comments on their performance to HUD along with their block grant application.

These rules say that the principal beneficiaries of the Community Development Block Grant program must be low and moderate income persons. (NOTE TO EDITORS: See HUD News Release Number 78-62, February 17)

Further information may be obtained through the Office of Community Planning and Development, room 7182, 451 7th St., S.W., Washington, D. C. 20410; or through the local HUD Area Office.

# # #

Neighborhood Strategy

HUD NEWS

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

HUD-No. 78-72
Phone (202) 755-5277
(Farley)

FOR RELEASE:
Thursday
March 2, 1978

A balanced, sensible approach to housing production, more efficient management procedures and the elimination of some unnecessary processing steps are vital features of the Department of Housing and Urban Development's plans to serve the housing needs of the country, HUD Under Secretary Jay Janis said today.

The Under Secretary outlined these essential elements at a symposium sponsored by four trade associations, including the American Institute of Planners, at the National Housing Center in Washington, D.C.

On the issue of balanced growth, the top level HUD official said the Department is no longer a proponent of development per se.

"We are not slaves to the numbers game," he said. "Rather, we are looking not only for high levels of production, but for production which is consistent both with quality and with the social objectives of this Administration.

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"We are looking beyond volume and considering where we build, how we build, and whether we are in fact serving the housing needs of the wide range of the population which looks to us for assistance."

A national urban strategy, he said, must embrace rural as well as urban needs. As an example of targeting aid to the inner cities, he cited HUD's new Neighborhood Strategy Area program, which offers bonus units of subsidized rental housing assistance (Section 8) to those cities which make a commitment to revitalizing well defined areas. And changes in the method of allocating funds will assure the cities their "fair share" of available funds.

"At the same time," he said, "it is important to remember that we are also deeply committed to meeting the housing needs of rural areas. We are sensitive to the importance of balance, and have continued to work with Farmers' Home, and with the agencies that can administer state-wide programs, to provide assistance to families in outlying areas."

Discussing management problems, the Under Secretary said HUD has instituted a series of procedural changes and added additional staff to restore management to a position at least equal to development.

Mr. Janis noted that many communities themselves had erected artifical barriers to balanced growth. Prompted by fear of congestion and pollution, they responded, he said, "by imposing burdensome taxes, restrictive zoning, sewer moratoria, or any number of other devices which, through their very unpredictability, create a climate that is hostile to housing production."

But he also said that bureaucratic red tape and delay, and the imposition of unnecessary processing steps, were contributing factors in limiting HUD's ability to stimulate housing production.

The Under Secretary said HUD has already taken some steps, and is considering others, to overcome these barriers. Among them, the Department will ease some of the environmental impact statements required for many projects, resulting in "enormous" savings in dollars and time for developers.

The Under Secretary also disclosed that HUD is considering the elimination of some unnecessary processing steps for accepting one and two-family homes, where they conform with nationally recognized model codes.

Calling for a comprehensive approach to the whole range of a community's development needs, Under Secretary Janis said the emphasis on planning "has never been greater than it is at this moment."

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In order to receive discretionary community development funds, he pointed out, applicants must demonstrate that they have thought through the total requirements of their community and have devised an appropriate strategy to meet them.

The same principle, he added, applies to requests for housing. HUD's continued involvement hinges on the assessment of total plans, and local willingness to provide the necessary incentives for housing development through zoning, tax abatement and municipal services.

# # #

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

HUD-No. 78-73
Phone (202) 755-5284
(Norris)

FOR RELEASE:
Friday
March 3, 1978

John H. Dalton, President of the Government National Mortgage Association (GNMA) of the U.S. Department of Housing and Urban Development, announced today that bids on 188 mortgages totaling $416 million were accepted at the project mortgage auction held on March 1. Total offers received were in excess of $1.7 billion, which indicates that substantial liquidity is still available in the secondary market for such loans.

The range of accepted bids for projects that pay off in cash in the event of default was from a yield of 8.664 to 9.182 percent with an average yield to the investor of 8.969 percent.

The average yield to investors for projects that pay off in debentures in the event of default was 9.181 with a range of yields from 9.006 to 9.300 percent.

Of the $88 million of mortgages not sold, either no bids were received or the bids were at an unacceptable yield and were rejected.

The project loans, bearing interest rates of 7.00 percent and up, had been acquired by GNMA pursuant to

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Special Assistance Programs 17, 21 and 23. They were secured by apartment projects and insured by FHA under various sections of the National Housing Act. The mortgages were not eligible for inclusion in pools of project mortgages that support issues of GNMA-guaranteed mortgage-backed securities.

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HUD NEWS

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

HUD-No. 78-76
Phone (202) 755-5284
(Day)

FOR RELEASE:
Wednesday
March 8, 1978

The City of Cambridge, Md., today became the first community in the Nation selected by the Department of Housing and Urban Development to participate in the New Horizons Fair Housing Assistance Project.

The Fair Horizons project is a national effort to assist local governments and regional planning agencies to develop and carry out comprehensive area-wide fair housing plans.

In a Memorandum of Understanding, signed by Mayor Albert B. Atkinson and HUD officials in a ceremony in HUD's Baltimore Area Office, the city agreed to establish a citizens task force to assess its housing patterns and opportunities for choice of location for all citizens.

Lloyd Davis, Director of Voluntary Compliance in the HUD Office of Fair Housing and Equal Opportunity, said the goal of New Horizons is to develop and execute community-wide fair housing strategies through creative use of all available resources.

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"In effect," Mr. Davis said, "Cambridge is committed to designing and implementing a program which will attempt to guarantee freedom of choice in housing for all of its residents."

In addition to drafting a comprehensive action plan and timetable, Cambridge will submit quarterly reports to HUD on the progress it is making in meeting the goals.

The New Horizons Project is especially applicable to communities that are receiving, or expect to receive, Community Development Block Grants, Urban Development Action Grants, Section 701 Planning Assistance, and Housing Opportunity Plan Grants.

Participants in the signing ceremony with Mayor Atkinson included: Herman "Tex" Wilson, HUD Deputy Assistant Secretary for Fair Housing and Equal Opportunity; Thomas C. Maloney, HUD Regional Director in Philadelphia; William Pelle, Regional Fair Housing and Equal Opportunity Director and Everett Rothschild, Director of the Baltimore Area Office.

FOR FURTHER INFORMATION:

Nathaniel K. Smith
Office of Voluntary Compliance
HUD, Room 5230
Washington, D. C. 20410
Phone: (202) 755-5404

FILE COPY

ENERGY STANDARDS

HUD NEWS

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

HUD-No. 78-83
Phone (202) 755-5277
(Chico)

FILE COPY

FOR RELEASE:
Wednesday
March 15, 1978

A public meeting will be held in Washington, Thursday, March 16, to explain the progress that has been made to date in determining the nation-wide building energy performance standards that will be required for all new buildings constructed anywhere in the country after 1980.

The standards will apply to all types of construction, including housing, hospitals, schools, office, public and commercial buildings.

The meeting, co-sponsored by the Department of Housing and Urban Development and the Department of Energy, will open at 9:30 A.M. in the Department of Commerce main auditorium on 14th Street, Washington, D.C.

HUD and DOE have the responsibility for developing the standards, and DOE the responsibility for promulgating standards for new construction under the "Energy Conservation Standards for New Buildings Act" of 1976.

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HUD called the meeting to describe the initial phase of the research which provides an assessment of how much energy buildings are currently designed to use. Said HUD Assistant Secretary for Policy Development and Research, Donna E. Shalala: "The approach is unique in that it uses data drawn from existing buildings with the cooperation of design professionals throughout the country. The standards will reflect what is professionally sound and achievable."

Presentations describing the development of building and climate classifications, building type sample selections, data collection, and findings will be followed by a question and comment period.

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

HUD-No. 78-84
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Friday
March 17, 1978

Some 24,000 housing units for the elderly and handicapped will be made available more speedily this year under new decentralized procedures of a housing assistance program conducted by the U.S. Department of Housing and Urban Development.

The rental and cooperative housing is financed with direct loans made by HUD under the Section 202 program. Loans are made to eligible nonprofit borrowers to build new apartments or substantially rehabilitate existing units.

Applications for the loans under the new procedures will now be processed by HUD's area offices, instead of at the Department's central office in Washington.

A total of $750 million has been made available to the Department in fiscal 1978 for lending under the program. Most of the lending authority will be allocated soon to HUD's regional and field offices.

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For the past two years of operations under the revised program, funding reservations have been made for construction of 492 projects, involving financing of $1.6 billion.

The program is designed primarily for low and moderate income elderly and handicapped people, but the occupants of Section 202 housing are expected to have a wide range of income and may include some who need no assistance. For tenants with income below 80 percent of the median income of the area, subsidies will be available under HUD's Section 8 Housing Assistance Payments program.

Under the Section 8 program, lower income families receive rental assistance amounting to the difference between what they can afford and the fair market rent for adequate housing units. Occupants pay between 15 percent and 25 percent of their income for rent.

Processing of applications for Section 202 reservations and Section 8 assistance are consolidated under the Regulations which take effect March 31.

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FILE COPY

Flood Insurance

HUD NEWS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON D.C. 20410

HUD-No. 78-92
PHONE (202) 755-5277
(CONN)

FOR RELEASE
Tuesday
March 21, 1978

Millions of Americans face heavy financial losses and property damage in the next few weeks if their areas are hit by severe spring flooding, according to the U.S. Department of Housing and Urban Development.

"If rising spring temperatures are accompanied by rain and melting snow, flooding could become a serious problem in many areas," Gloria M. Jimenez, Administrator of HUD's Federal Insurance Administration, warned today.

"Flooding will not be limited to parts of the country that suffered heavy winter storms. Any area in the path of flood waters could be hit with a disaster."

The Federal Government is offering help to property owners in flood prone areas before the floods strike, Mrs. Jimenez said. She gave this advice:

Check today with your local insurance agent about low cost federally subsidized flood insurance. It is important to act now. It takes fifteen days for flood insurance to become effective. If you buy a policy today and floods hit in two and a half weeks you will be covered.

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If you bought flood insurance this time last year, be sure to renew it. Your local insurance agent can tell you if your policy is still in effect. If it has lapsed, renew it today--it takes fifteen days to become effective again.

Under the National Flood Insurance program, property owners can insure homes, businesses, and contents for as little as twenty-five cents per one hundred dollars coverage. Tenants can insure their personal belongings.

# # #

VC

HUD NEWS

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

HUD No. 78-93
Phone (202) 755-5277
(Flynn)

FOR RELEASE:
Sunday
March 26, 1978

Even from the beginning, it was clear that the Department of Housing and Urban Development's Action Grant program was accurately named: in January, the first month applications could be accepted, 114 proposals streamed in from 84 cities, seeking over $700 million in Action Grant funds.

But the real "action" promises to be in the communities that receive Action Grants tc revitalize their economic bases and reclaim deteriorated neighborhoods. The applications so far have been backed up by committed funds from business and industry totalling more than $1.7 billion.

The first awards under the three year, $1.2 billion program are expected by March 31, and could total as much as $150 million of the $400 million allocated for 1978. On April 1, the application process begins again for metropolitan cities, and opens for small cities for the first time on May 1.

"The Action Grant program has a great deal of appeal for business leaders as well as local government officials," Patricia Roberts Harris, Secretary of Housing and Urban Development said, "because it is more attuned to the needs of the community and the market place than previous Federal economic development programs.

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"HUD means business," she added. "We are committed to helping cities attract private investment and create more lasting solutions to their development problems through innovative programs such as this."

The Urban Development Action Grant program, signed into law by President Carter in October, 1977, has a simple but far reaching premise: Government alone cannot solve cities' problems - it must work with the private sector to strengthen the economic base of distressed cities and reclaim aging neighborhoods.

The new HUD program seeks unique opportunities to help cities solve their development problems. Communities that have a high degree of economic distress can use Federal funds to stimulate new or increased private investment in commercial, residential or industrial projects.

But before a community receives an Action Grant, it must have a commitment from private industry -- for instance, a department store, or factory -- that if the funds are awarded to the city, it will expand its existing operations and employment or begin a new operation at a site in the city which is beneficial to both private and public interests.

Action Grant funds can be used for virtually limitless number of economic development and neighborhood revitalization activities, from land write-downs to quasi public development of commerical properties (with lease back provisions to private enterprise) to rehabilitation loans or second mortgages. The program is an excellent complement to HUD's Community Development Block Grant program.

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However, even though the program is targeted at distressed cities, the kinds of projects which finally receive funds from HUD will be the best projects submitted -- those innovative projects which make the best use of Federal and private resources for the betterment of the community.

"We are going to run the Action Grant program in the same way successful business men and women operate their businesses," Secretary Harris said, "except in our case the 'stockholders' who profit from the activities will be the low and moderate income people who gain jobs, and all the people who live and work in the community."

The application process for the program is relatively simple, especially by historical Federal standards. "Red tape" is kept to a minimum, and all the distressed city must do to be eligible for funds -- aside from submitting a strong commercial, residential or industrial project -- is show that in its every day operations it has worked to provide equal housing and employment opportunities for all its citizens.

Another of the business-like aspects of the program is the definite time frame for projects to be approved by HUD's Office of Community Planning and Development. Applications are received four times a year from large and small cities, and decisions are made on the projects within 60 to 90 days after the community submits its plan.

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Finally, the flexibility of the program gives the widest range of options to local officials and private industry. As long as the project is sound and will provide benefits to the community in the form of jobs, economic development and/or neighborhood revitalization, local initiative and discretion are not second-guessed by narrow Federal judgements.

"The Action Grant program will make expansion in urban areas extremely attractive for many businesses and industries which now are forced to decide between limited growth in their present urban location and major capital outlays for energy and cost inefficient growth in non-urban areas," Secretary Harris said.

"Relocation to urban areas also has a greater incentive when private industry works with the city to take advantage of Action Grants," she added, "because the industry can find a good market for its products, take advantage of existing infrastructures and transportation systems, and find skilled, unskilled, and semi-skilled workers often within walking distance from its new urban location."

The Secretary said that the first step for most projects is contact between local business people and local community economic development officials. A visit or telephone call to the HUD area office for discussion of the project before the city formally applies is a likely second step.

Applications are received in the first month of each quarter from metropolitan cities which meet the distress symptoms, and in the second month of each quarter from small distressed cities.

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

HUD-No. 78-98
Phone (202) 755-5277
(West)

FOR RELEASE:
Sunday
March 26, 1978

The Department of Housing and Urban Development today announced that it will reorient its Comprehensive Planning Assistance program to address the needs of urban areas by encouraging a greater emphasis on state and regional planning.

The change will better coordinate the use of Federal money, target aid to distressed communities and expand opportunities for low and moderate income persons and minorities.

The state and regional approach to comprehensive planning," HUD Secretary Patricia Roberts Harris said, "recognizes the fact that the community development problems of cities and suburbs extend beyond their immediate boundaries and require the cooperative effort of local, state and Federal agencies to solve them."

Secretary Harris said she anticipates changes which will require the development of state and regional strategies in fiscal year 1979.

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Of the $60.3 million available for this fiscal year, $45.25 million will be used for statewide, metropolitan areawide and non-metropolitan areawide planning; with $11.45 million for such uses as local assistance, Indian assistance and work study, and $3.6 million for special designations and demonstrations.

Under HUD's Comprehensive Planning Assistance program, or the "701 program" as it is usually referred to, grants are made for up to two-thirds of the cost of a project to help state and local governments and area-wide planning organizations finance an on-going comprehensive planning process that:

-- determines a community's revitalization needs,

-- sets long-term goals for land use, housing and community facilities, and

-- implements a coordinated planning and management effort designed to bring about community revitalization.

As another incentive to encourage use of state and regional planning, HUD will fund a limited number of demonstrations of model state and regional strategies. Regulations explaining performance standards and selection criteria will be published shortly in the Federal Register.

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Secretary Harris said that in the past, individual Federal agencies have administered urban aid programs to achieve individual goals, but she note, "This approach has not guaranteed that Federal urban aid, taken collectively, produced the greatest benefits possible.

"Requiring more attention to the state and regional planning level," the Secretary said, "will insure that urban assistance by all Federal agencies will be targeted collectively in a manner that will most effectively benefit the people, neighborhoods and communities which have the greatest need."

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

HUD No.78-100
Phone (202) 755-5277
(Day)

FOR RELEASE:
Friday
March 24, 1978

Secretary Patricia Roberts Harris of Housing and Urban Development will inaugurate activities in commemoration of the tenth anniversary of the National Fair Housing Law during a special ceremony in the Russell Senate Office Building in Washington, D. C., at 11:00 a.m., on Tuesday, April 4.

Accompanying Secretary Harris at the ceremony will be other HUD and Federal agency officials and leaders of the American civil rights and fair housing movements. Guests have been invited from the White House and Congress, national civil rights leadership groups and from corporations and commercial associations that have entered into voluntary programs to promote fair housing.

Guest speakers will include: U. S. Senators Muriel Humphrey and Edward Brooke; Chester C. McGuire, HUD Assistant Secretary for Fair Housing and Equal Opportunity; and Robert Weaver, first Secretary of Housing and Urban Development and chairman of the National Committee Against Discrimination in Housing.

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Following brief remarks by Secretary Harris and the guest speakers, attending guests will sign a ceremonial document calling for personal commitment to the principles and spirit of the National Fair Housing Law.

A reception will follow the ceremony.

Throughout April -- designated National Fair Housing Month -- the Department will sponsor a nationwide program of events aimed at increasing public awareness of the right to fair housing guaranteed by Title VIII of the Civil Rights Act of 1968, the National Fair Housing Law.

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NOTE TO EDITORS: The signing ceremony in the Senate Caucus Room (318, Russell Building) will provide a photo opportunity.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

March 24, 1978

OFFICE OF THE ASSISTANT SECRETARY
FOR FAIR HOUSING AND EQUAL OPPORTUNITY

IN REPLY REFER TO:

Dear General Manager:

April is Fair Housing Month throughout the United States, a time when we at the Department of Housing and Urban Development remind Americans of their rights and responsibilities under the National Fair Housing Law, Title VIII of the 1968 Civil Rights Act.

Because this year marks the tenth anniversary of the passage of Title VIII, and because housing discrimination is still a widespread phenomenon, we are redoubling our efforts at public information.

Our current program is included in the Public Service Advertising Bulletin of the Advertising Council, Inc., and we are preparing public service announcements now for distribution to you in the near future.

It is our clear understanding that the assistance we are requesting is not intended to displace any regular Council allocation of space or time, but is sought as an additional contribution over and above your normal schedule of participation in the public service advertising plans of the Council.

Our announcements will be prepared so that they can be used during Fair Housing Month and throughout the year. We hope you will air these announcements as often as you can. Fair Housing is a nationwide issue that can benefit from exposure to your audience at any time.

Along with this letter, we are enclosing a sample editorial statement that can be videotaped by your editorial director or public affairs staff for airing during April. We have asked for the cooperation of station managers across the country with this effort in the past, and the response has been gratifying. We hope you will see fit to assist us with an editorial once again this year.

The provision of Fair Housing for all is a national policy and a national law. It is also a basic right that is unrealized in the lives of many Americans. We hope you will join with us in the effort to secure this basic right for everyone, right now.

Sincerely yours,

Chester C. McGuire
Assistant Secretary

Enclosure

SUGGESTED EDITORIAL

FOR FAIR HOUSING MONTH -- APRIL, 1978

The concept of fair housing has been a part of our country's heritage throughout its history. From our earliest days we have held the right to choose the place we wish to live as a right guaranteed to each of us through our United States citizenship.

The National Fair Housing Law, passed in April, 1968, made the promise of fair housing a part of our national law. Yet today, ten years after the Fair Housing Law, housing discrimination still exists here in our community and in the country at large.

This station endorses the principles and practice of fair housing and the National Fair Housing Law. We think that fair housing is a basic right that ought to be available to everybody -- right now.

But fair housing will not become a universal right unless we all work to make it one. We of (call letters of station) urge our viewers to join us in making the fair housing principle part of our daily lives. Find out about the Fair Housing Law and put it to work for you and your neighbors today.

Let's make fair housing a basic right -- for everyone -- right now.

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

HUD No. 78-102
Phone (202) 755-5277
(Day)

FOR RELEASE:
Thursday
April 6, 1978

An agreement to promote fair housing in the State of Georgia was signed today in Atlanta by the Georgia Real Estate Commission and the Department of Housing and Urban Development.

Under the terms of the Affirmative Fair Housing Agreement, the Commission will ensure that candidates for real estate licenses not only receive training in fair housing principles and practices but are tested on them in the State licensing examination.

The agreement also provides for disciplinary action against those licensees who violate fair housing laws and fail to support affirmative efforts to assist minorities and women to enter the real estate business.

Lloyd Davis, Director of Voluntary Compliance in HUD's Office of Fair Housing and Equal Opportunity, said the action today follows the ratification last November 8 in Atlanta of a national agreement between HUD and the National Association of Real Estate License Law Officials (NARELLO).

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"The NARELLO Agreement," Mr. Davis noted, "represents one of the most significant and critical breakthroughs in the history of voluntary compliance in the fair housing field. It should be a perfect complement to the Affirmative Marketing Agreements entered into by HUD, the National Association of Realtors and the National Association of Real Estate Brokers.

Mr. Davis pointed out that the NARELLO Agreement fosters an awareness of fair housing principles and practices among licensees unaffiliated with NAR or NAREB.

Participants in the signing ceremony held in the offices of the Georgia Real Estate Commission in Atlanta included: Herman "Tex" Wilson, HUD Deputy Assistant Secretary for Fair Housing and Equal Opportunity; Charles Clark, Commissioner, Georgia Real Estate Commission; A. Russell Marane, HUD Regional Administrator; and Charles E. Clark, Director, Office of Fair Housing and Equal Opportunity for HUD in Atlanta.

FOR FURTHER INFORMATION:

Nathaniel K. Smith
Office of Voluntary Compliance
HUD, Room 5228
Washington, D. C. 20410
Phone: (202) 755-5404

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

HUD-No. 78-108
Phone (202) 755-5277
(Norris)

FOR RELEASE:
Saturday P.M.
April 1, 1978

Secretary Patricia Roberts Harris of the U.S. Department of Housing and Urban Development today announced expansion of a mortgage assistance program which will greatly enlarge financing opportunities for housing in rural areas.

The action enables Farmers Home Administration (FmHA) loans guaranteed under the Section 502 Guaranteed Loan Program to be used in pools of mortgages as collateral for issuance of mortgage-backed securities guaranteed by HUD's Government National Mortgage Association (GNMA).

Until now, only mortgages insured by the Federal Housing Administration and those guaranteed by the Veterans Administration were eligible for the pools.

"This initiative," said Secretary Harris, "is a step towards increasing the availability of mortgage credit to rural communities. It shows a concern for assuring equal access to credit for all areas not adequately served by the residential mortgage market."

Under the program, originators of mortgages pool their loans and arrange with GNMA to guarantee securities sold with those loans as collateral. Dealers then sell the securities to investors and the mortgage originators use these funds to make additional mortgage loans. Investors which purchase the Government-guaranteed securities receive monthly payments of principal and interest from the pooled mortgages.

GNMA President John H. Dalton reported that over the eight year period in which the program has been in operation, over $55 billion in mortgage-backed securities have been issued.

Approval of FmHA loans for use in pools as backing for the sale of mortgage backed securities was made under authority of the 1968 Act establishing the program.

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

HUD No. 78-111
Phone (202) 755-5277
(Day)

FOR IMMEDIATE RELEASE:
Tuesday
April 4, 1978

The White House today released the following message by President Carter on the occasion of the tenth anniversary of the signing of the National Fair Housing Law (Title VIII of the Civil Rights Act of 1968):

THE WHITE HOUSE

Washington

Fair Housing Month, 1978

Discrimination in housing is forbidden by Title VIII of the 1968 Civil Rights Act, the National Fair Housing Law. Freedom in the choice of housing is a promise deeply rooted in American history and tradition.

Yet, today, ten years after passage of the National Fair Housing Law, many Americans still experience discrimination when they attempt to purchase or rent or finance a home or apartment for themselves or their family. Some of us -- whether through fear or prejudice or superstition or through plain selfishness -- still attempt to limit the freedoms of other Americans.

Unless we can overcome these limitations, we will be unable to meet the challenges we face as a people. The denial of equal housing opportunity is a serious impediment to the cooperative, harmonious sense of community and brotherhood we need to meet our problems head on.

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As we commemorate this tenth anniversary of the passage of the National Fair Housing Law, I call upon those in Federal, State and local government -- and all who are directly involved in the housing industry and real estate profession -- to intensify those efforts that promote fair housing. I hope this step will be followed by like-minded actions on the part of all Americans. The freedoms that we believe in, enjoy and benefit from cannot be secure unless they are shared by all Americans. As long as equal opportunity is denied to one person, the promise of equality for all will be unfulfilled.

During this April commemoration of Fair Housing Month, let us not just celebrate the passage of a benchmark law, but let us determine to put fully into practice the principles for which it stands. Let us make ourselves aware of the ways in which this law applies to us and to our communities. And let us earnestly examine both personal and professional attitudes that might be a barrier to equal opportunity for others. Nothing could be more important to the future of our society.

/s/
Jimmy Carter

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

HUD No. 78-112
Phone (202) 755-5277
(J. Flynn)

FOR RELEASE:
Thursday, P.M.
April 6, 1978

The nation's small distressed cities can now begin the process to apply for and receive Action Grants from the Department of Housing and Urban Development under special rules that define urban economic and physical distress and eligibility standards.

The total amount of funds available to small cities in this fiscal year is $100 million, but could become even greater because of the Carter Administration's request for increased funding as part of the National Urban Policy.

"These rules expand and extend HUD's commitment to smaller cities," Patricia Roberts Harris, Secretary of Housing and Urban Development said, "consistent with our recognition that National Urban Policy must address the needs of all distressed urban places, large and small."

The final rules were published March 29 in the Federal Register and are directed to all municipalities under 50,000 population which are not the central cities of a Standard Metropolitan Statistical Area.

They say that those communities which plan to apply in the first round of small city funding -- which opens May 1 -- must seek a determination of eligibility from the local HUD Area Office no

-more-

later than April 14.

Also part of the rules are requirements that any community or urban county which plans to apply for the program for the first time in July or later should request a determination of eligibility at least 60 days in advance.

"The new regulations add 1,800 smaller communities to the more than 300 larger cities and urban counties which now meet the distress and eligibility standards," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development.

The standards of distress target funds to the small cities in greatest need. Special consideration also is provided when cities have twice the national median in age of housing or poverty.

The Action Grant program, representative of the President's National Urban Policy, seeks to create partnerships between government and the private sector to help urban areas solve their development problems. Large and small communities with a high degree of economic distress can use Federal funds to stimulate new or increased private investment in commercial, residential or industrial projects.

But before a community can receive an Action Grant, it must have a private financial commitment -- for instance, a department store or factory -- that if the funds are awarded to the city, it will expand its existing operations and employment or begin a new operation at a site in the city which is beneficial to both private and public interests.

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The Action Grant rules for smaller communities have been clarified to remove the impression that cities under 2,500 population would be arbitrarily excluded from participating in the program.

The distress standards do not include unemployment data because it is currently unreliable for smaller communities. HUD is examining this problem, and if reliable data can be developed or obtained, the rules will be amended to include unemployment.

The standards for cities under 25,000 which have at least one-half the poverty level median determined for metropolitan cities requires them to meet three of four minimum standards of distress, including:

1) Housing stock--34.15 percent or more year-round units constructed prior to 1940

2) Per capita income--$1,424 or less net increase between 1969 and 1974

3) Poverty level--11.24 percent or more of community's population, and

4) Population lag/decline--.31 percent or greater decline from 1970 to 1975.

Those cities under 25,000 with a percentage of persons living in poverty which is twice the above median for all metropolitan cities must meet one of three minimum standards of physical and economic distress: housing stock, per capita income, or population growth.

Or, cities under 25,000 with a percentage of year-round housing units twice the median for all metropolitan cities must only meet the additional distress standard for poverty level.

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Cities larger than 25,000, but less than 50,000, which have less than one-half the poverty level established for all metropolitan cities, must meet four of five standards, including:

1) Housing stock
2) Per capita income
3) Poverty level
4) Population lag/decline, and
5) Employment growth -- 7.1 percent or smaller in manufacturing and retail between 1967 and 1972.

Other cities between 25,000 and 50,000 with a percentage of persons living in poverty twice the median for all metropolitan cities must meet only one of four standards: housing stock, per capita income, population lag/decline, or employment growth.

Those cities between 25,000 and 50,000 with a percentage of year-round housing units twice the metropolitan city median must meet only the additional standard for poverty.

Finally, those cities without twice the poverty or housing medians are allowed to meet only three of the five distress standards if they have more than half the median percentage of persons living in poverty.

Further information may be obtained from the Department of Housing and Urban Development, Action Grant Task Force, Washington, D.C. 20410

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

HUD No. 78-112
Phone (202) 755-5277
(J. Flynn)

FOR RELEASE:
Thursday, P.M.
April 6, 1978

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-more-

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The distress standards do not include unemployment data because it is currently unreliable for smaller communities. HUD is examining this problem, and if reliable data can be developed or obtained, the rules will be amended to include unemployment.

The standards for cities under 25,000 which have at least one-half the poverty level median determined for metropolitan cities requires them to meet three of four minimum standards of distress, including:

1) Housing stock--34.15 percent or more year-round units constructed prior to 1940

2) Per capita income--$1,424 or less net increase between 1969 and 1974

3) Poverty level--11.24 percent or more of community's population, and

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Or, cities under 25,000 with a percentage of year-round housing units twice the median for all metropolitan cities must only meet the additional distress standard for poverty level.

Cities larger than 25,000, but less than 50,000, which have less than one-half the poverty level established for all metropolitan cities, must meet four of five standards, including:

1) Housing stock
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3) Poverty level
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Finally, those cities without twice the poverty or housing medians are allowed to meet only three of the five distress standards if they have more than half the median percentage of persons living in poverty.

Further information may be obtained from the Department of Housing and Urban Development, Action Grant Task Force, Washington, D.C. 20410

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

HUD No. 78-117
Phone (202) 755-5277
(Jack Flynn)

FOR RELEASE:
Thursday, P.M.
April 6, 1978

Patricia Roberts Harris, Secretary of Housing and Urban Development, today announced that 45 cities throughout the nation will receive more than $150 million in direct help for joint public-private development projects to combat economic and physical distress through HUD's innovative new Action Grant program.

The funds will go to 50 projects backed up by $978.8 million in private financial commitment, and create or save 43,203 jobs.

"The Urban Development Action Grant program can now begin to fulfill its promise for the urban places in America where the economic base has eroded, neighborhoods have deteriorated, and the poor are in need of jobs," the Secretary said.

"Our National Urban Policy calls for new partnerships between government and the private sector, and the projects receiving funds are good examples of these new partnerships."

"The awards offered today and the overall private investment in all of these cities clearly verifies President Carter's belief that a creative partnership will result in massive commitment to our distressed cities."

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Secretary Harris chaired the Urban and Regional Policy Group, the cabinet level interagency task force that made recommendations to President Carter for a comprehensive National Urban Policy.

The Action Grant program is symbolic of the policy because it is targeted to urban areas in distress and requires a strong private financial commitment before a city can receive funds. Today's awards were the first ever under the program, and additional awards will be made quarterly through Fiscal Year 1980.

The cities which receive funding range from Boston, Mass., to Riverside, Ca., to Seattle, Wash., and Gadsden, Ala. Although all those eligible for the program must meet minimum standards of economic and physical distress, the Action Grant awards are based on the quality of the joint public-private development project submitted.

Under the rules of the program, the projects may be commercial, industrial or residential, and must address the types of problems adversely affecting the city's development.

"The kinds of projects we want to happen are those that can bring new jobs, new business and new and improved housing to distressed areas," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development.

"Every project will address the two major problems facing distressed urban areas -- inadequate physical development and a declining tax base. They can get underway soon after we award funds, and should be completed within three or four years."

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Cities offered awards today include a unique proposal from Pawtucket, R.I. to "recycle" the Narragansett Race Track for industry, business and new housing; a two-phase project from Louisville, Ky. to provide a construction loan to renovate an historic hotel and later recapture the Federal funds to aid businesses and increase the supply of housing; a housing rehabilitation project in Newark, N.J. that will give homeowners a 20 percent rebate on home improvements in moderately blighted areas and expands on the existing block grant program; and a Compton, Calif. proposal that will establish a joint venture between the city and a firm using proven modular housing techniques that will improve the economic base, expand housing supplies and employ lower-income people.

The second round of applications began arriving at HUD from larger cities on April 1, and smaller cities will submit applications beginning May 1.

The program now has $400 million authorized each fiscal year through 1980 -- of which $100 million is dedicated to smaller communities -- and as a part of the National Urban Policy, President Carter and Secretary Harris will seek an additional $275 million each year.

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(Attached is an alphabetical list of cities and a description of projects receiving Action Grant awards today)

Atlanta, Georgia, has received an Action Grant for a commercial project to expand a baking company facility, and construct an office building for company administrative workers and for lease to tenants. Relocating the administrative part of the company will leave room for expansion of the bakery's production facilities. The project is adjacent to an existing public housing project in the Edgewood section of the city of Atlanta. This project will allow the company to expand in the city rather than relocating outside of Atlanta. Action Grant funds: $1.7 million for land acquisition, site improvements and clearance. Private sector funds $10 million for construction and capital equipment. New permanent jobs created: 517. Existing jobs retained: 183.

Baltimore, Maryland, has received an Action Grant for a project to assist development of a hotel which will be part of an inner harbor convention center-hotel complex. Construction of the hotel will improve the tax base, create a large number of jobs and recapture for the city an amount greater than the Action Grant request. Action Grant funds: $10 million for a second mortgage for the hotel development and pedestrian walkways to connect the hotel to the convention center and shoreline attractions. Private sector commitment: $68.5 million for permanent financing, construction and retail development. Local government funds: $6.5 million. New permanent jobs created: 1,694. Existing jobs retained: 2,050.

Binghamton, New York, has received an Action Grant for a minority owned industrial project to acquire land and loan construction money to a local business which will build a 50,000 square foot industrial building. Action Grant funds: $1.09 million for land acquisition and construction financing, and a direct grant for relocation costs. Other Federal funds: $245,000 in EDA/Public Works funds to be used for site improvements, streets and parking facilities. New permanent jobs created: 100. Existing jobs retained: 106.

Birmingham, Alabama, has received an Action Grant for a neighborhood revitalization project including both public improvements and commercial redevelopment. Public improvements include resurfacing streets and improving traffic flow, access to commercial areas, parking facilities and infrastructure to support a housing development. Housing construction would include both new housing and rehabilitation. An elderly high-rise and low-rise family apartments are planned. A nursing home and a police precinct station will be built. Action Grant funds: $1.1 million for land acquisition, street and site improvements, infrastructure improvements, clearance and demolition and relocation. Private funds: $10.1 million for commercial and housing construction. Local government funds: $1.7 million for additional public improvements and construction of the precinct station. Housing rehabilitation will be financed through city and existing HUD loan programs; new housing construction and the nursing home construction will be aided by HUD subsidy programs. New permanent jobs created: 78.

Boston, Massachusetts, has received two Action Grants to revitalize part of the downtown business district and help rejuvenate the Charlestown Shipyard.

- The first project will fund an underground parking garage. Above it, a developer will build a 300,000 square-foot retail complex and a 450-500 room hotel. Action Grant funds: $8 million for the parking garage. Private funds: $42.8 million. These funds will be spent for land acquisition, air rights, the hotel, garage columns and for retail development. City government funds will be at least $15.5 million. The city will rehabilitate an existing garage for $2.5 million; spend $4.3 million for public improvements within the retail complex, including streets, curbs, walks and lighting; pay $5.9 million for land acquisition; spend $1.2 million to demolish existing buildings and pay off a $1.6 million HUD urban renewal note. Permanent new jobs created: 796.

- The second project will fund public improvements to support a 365-unit $17.6 million FHA-insured upper-income housing development. Action Grant funds: $2.4 million to provide streets, utility lines, street lights, sidewalks and trees, and to complete a park. Private funds: $17.6 million in permanent financing. Other public funds: $500,000 Bureau of Reclamation matching funds for park completion. New permanent jobs created: 32.

Bridgeport, Connecticut, has been awarded an Action Grant to provide rebates and grants to low-income homeowners for rehabilitation. The city will contract with local banking institutions which will commit home improvement loan money in the West End area over a three-year period. Action Grant funds: $696,000 to be used as grants and rebates of up to 20 percent or $2,000 on costs for rehabilitation. Private funds: $2.6 million for construction loans. Other Federal funds: $171,440 in Community Development Block Grant money to be used for administrative costs. Construction jobs: 96.

Buffalo, New York, has been awarded an Action Grant to aid a commercial project in support of the city's new convention center. A private developer will build a hotel linked to the convention center by a pedestrian overpass. The overpass and two pedestrian malls will be constructed by the city's urban renewal agency. Action Grant funds: $4 million to be used as a second position mortgage and interim construction financing to assist the hotel developer. Private funds: $12,420,000 in permanent financing and developer equity. New permanent jobs: 450

Charleston, South Carolina, has received an Action Grant for a commercial project which will create a downtown hotel-convention center complex, 100,000 square feet of commercial space, and a 500-car parking garage. The project will reflect the continuing sensitivity to the renovation of the historic downtown while creating a large number of permanent jobs and adding $17.7 million to the tax base. Action Grant funds: $4.1 million to acquire and clear land, carry out site improvement, and make necessary relocations. Private sector commitment: $23.3 million for permanent financing of the hotel, restaurant and retail space. Local government funds: $10.6 million for site improvements, the parking garage, and commercial space. The convention center will be built with general obligation bonds. New permanent jobs created: 900. Existing jobs retained: 130.

Cincinnati, Ohio, has been awarded an Action Grant for an industrial development project for light industry which is expected to generate over a thousand new jobs. Action Grant funds: $6.77 million. Acquisition of land will cost $3.5 million; public improvements required for private firms to construct facilities will run $1.3 million; relocation costs will total $920,000, and demolition will cost $675,000. Private funds: $39.7 million in permanent financing. Local government funds: $6.7 million. Other Federal funds: $1.4 million in Economic Development Administration funds. New permanent jobs, 1,192. Existing jobs retained: 400.

Cleveland, Ohio, has received an Action Grant to revitalize part of the downtown business district. The project will include creation of a 20-story office tower, repair or replacement of public right-of-way bridges which access the tower site and surrounding buildings, renovation of a transportation terminal, office tower and other adjacent buildings, landscaping a park, and construction of a 190-car enclosed parking garage and surface parking for 900 cars. Action Grant funds: $7.5 million to be used for repair of five street/bridge structures and some demolition of deteriorated or obsolete structures. Private funds: $61.5 million for construction financing. Local government funds: $1.5 million. New permanent jobs: 1,416. Existing jobs retained: 4,752.

Compton, California, will receive an Action Grant to finance a non-profit manufactured housing corporation to train and employ low-income persons, primarily minorities, and provide new housing for the city. Entering into a joint venture with a firm involved in proven modular housing techniques, the city will develop a new non-profit corporation to improve the city's economic base, add new jobs, many for untrained minority persons, and establish a permanent new business. The project will take an abandoned factory and rehabilitate it for use by the corporation. The first year's production of 150 housing units will be sited and developed on existing redevelopment project land for middle-income families. Action Grant funds: $2.19 million for a loan and grant to the non-profit corporation, land acquisition, and a construction loan guarantee. Other Federal funds: $783,254 in Comprehensive Employment and Training Act funds; $10,000 in Economic Development Administration money, and $300,000 in HUD Block Grant funds. Private sector commitment: $7.0 million. New permanent jobs created: 108.

Detroit, Michigan, has received an Action Grant to aid in the expansion and/or new construction of three industries. Action Grant funds: $1.2 million for acquiring land, relocation and demolition. Private sector commitment: $3 million. New permanent jobs: 120. Existing jobs retained: 157.

Evansville, Indiana, has received an Action Grant for a neighborhood project that will increase the city's supply of market rate housing while aiding families to purchase homes, and help two local firms expand. The project will recycle Action Grant funds by selling land it will acquire to businesses planning expansion at fair market rates. This will help carry through the housing portion of the project, which will consist of 8 detached single family homes priced from $28,000 to $34,000. The local redevelopment authority will pay the difference between the market price and the developer's cost, with purchasers taking out 95 percent or less of the mortgage amount. Action Grant funds: $511,200 for land acquisition, relocation, clearance and relocating utilities. Private sector commitment: $1.6 million for expansion. Other Federal funds: HUD Block Grant totaling $624,500. New permanent jobs created: 31. Existing jobs retained: 164.

Gadsden, Alabama, will receive an Action Grant to renew the central business district and create 150 housing units. The project includes acquiring and clearing the land, building parking lots, renovating vacant buildings, and correcting the traffic flow. It is expected to create a net increase of $4.8 million in the value of property to be added to the tax rolls. Action Grant funds: $1.3 million. Private sector commitment: $7.798 million. Other Federal funds: $250,000 HUD Block Grant. New permanent jobs: 140.

Greenville, South Carolina, has received an Action Grant for a commercial project to substantially revitalize downtown through construction of a hotel, convention center, garage and office building. The new structures will surround a public commons, and street beautification will be undertaken. The project will add almost $9 million to the city tax base. Action Grant funds: $5.5 million for creating the commons, pedestrian malls, parking, and one-half the cost of the civic center. Other Federal funds: $1.9 million from the Economic Development Administration for one-half the convention center's cost. Private sector commitment: $16.5 million for equity and permanent financing. State funds: $2.8 million for training. New permanent jobs created: 544.

Hartford, Connecticut, has received two Action Grants to aid expansion of shopping, business and job opportunities in the Upper Albany neighborhood.

- The first will help finance construction of a 50,000 square foot shopping center that will offer new food service and related jobs and shopping opportunities for low-income residents in the 40-block area. The center will also offer entrepreneural opportunities for minority businessman. Action Grant funds: $400,000 to help finance shopping mall. Private sector commitment: $950,000 for construction financing. Other Federal funds: $150,000 in EDA funds. New permanent jobs created: 75.

- The second Action Grant will help establish an innovative solar water heating manufacturing operation in an abandoned industrial building in the area, offering new job opportunities for neighborhood residents. Action Grant funds: $250,000 to aid formation of the company. Private sector commitment: solar device patent rights worth $600,000. Local funds: $31,500 for development and research. New permanent jobs created: 200.

Jersey City, New Jersey, has received an Action Grant to aid a combined housing rehabilitation and new construction effort that will produce 600 housing units, 400 of them for low-moderate income people. Private developers will acquire and rehabilitate 300 units, 200 of them for families of low-moderate income. The city itself will develop a total 300 units, including Section 8 rental housing, low-income homeownership units and conventional housing. Action Grant funds: $7 million. Private sector commitment: $20,250,000 including $12 million for rehabilitation and $8,250,000 for residential new construction. Other public funds: $2,090,700 from the Economic Development Administration. Construction jobs created: 430.

Kankakee, Illinois, has received an Action Grant to promote industrial growth and new job opportunities. The city will acquire a 4.13-acre site and make site improvements to accomodate construction of an aluminum plant offering new job opportunities. Action Grant funds: $85,500. Private sector commitment: $914,500. Other public funds: city may finance $470,000 factory building cost through revenue bonds. New permanent jobs created: 125.

Kansas City, Kansas, has received an Action Grant to help revitalize part of the downtown business district. The project includes a hotel/convention center complex with an office development surrounding the complex. The 12-story hotel will contain 225 rooms, with restaurants and commercial space. The four-story office building will contain 35,000 square feet of space housing a health services management firm and expansion of a bank office building. Street improvement will be carried out by the city and state. The convention center will be built with Economic Development Administration assistance and will be owned by the city. Action Grant funds: $2.9 million as a loan to the hotel developer. The full amount of the loan will be repaid to the city. Private funds: $6.7 million. Other Federal funds: $3.2 million in EDA funds for the convention center and $1.4 million in Federal Highway Administration funds for highway improvements. New permanent jobs: 338.

Lewiston, Maine, has received an Action Grant to revitalize its central business district by a comprehensive public works program. The Action Grant will help improve and beautify streets, finance low-interest loans to businesses for rehabilitation of buildings, develop unused office space by installation of elevators in a downtown building, and build a parking garage. This is considered a unique opportunity to help revitalize the downtown shopping area of a smaller city. Action Grant funds: $2,435,000. State funds: $1,325,938. Other Federal funds: $20,000 from Endowment for the Arts, and $15,600 from CETA. New permanent jobs created: 371. Existing jobs retained: 476.

Lima, Ohio, has received an Action Grant that will be used by the city to improve the housing conditions of low-income persons. In addition, it will set up a revolving loan fund to rehabilitate existing housing and provide mortgage assistance at the rate of 125 houses over 4 years. Action Grant funds: $175,000. Private sector commitment: $702,000.

Los Angeles, California, has received an Action Grant to acquire land for resale to a commercial firm which will construct a commercial retail facility. The project will allow the firm to stay in the area and expand rather than relocate elsewhere. Action Grant funds: $635,000 for acquisition, to demolish substandard housing at the site and make street and site improvements. Private nonprofit developers will build 26 new housing units to replace the substandard housing. Private sector funds: $4.4 million for construction of the expanded retail facility and for new housing. Other Federal funds: $965,000 in Community Development Block Grant funds. New permanent jobs created: 83. Existing jobs retained: 134.

Louisville, Kentucky, has received an Action Grant for a two-phase commercial and residential project. A construction loan will be provided to renovate the historic Seelbach Hotel and later recapture the Federal funds to loan to local businesses for rehabilitation of commercial space. It will also permit creation of new middle-income housing downtown, on the upper levels of existing commercial buildings. Action Grant funds: $2.0 million for use as a portion of the construction loan, and as a part of phase two, a discount on bank loans to area businesses to reach an effective five percent rate. Private sector commitment: $10 million for a construction loan, equity and permanent financing during phase one. New permanent jobs created: 350 during phase one, 650 during phase two. Existing jobs retained: 860 during phase two.

Miami, Florida, has received an Action Grant to accelerate a city-supported moderate income home-ownership program that is revitalizing neighborhoods in Miami. Miami now has an established Second Mortgage Housing Assistance Program for moderate income families mostly minority, which is producing 102 homes this year. The grant will increase this homeownership program by 275 additional units. Action Grant funds: $1,000,000 to purchase land. Local funds: Miami, $2,000,000 and Dade County, $500,000. Private funds to build housing: $5,350,000.

Newark, New Jersey, will receive an Action Grant to fund a project to give homeowners a 20 percent rebate on home improvements up to $20,000. If homeowners use Newark based contractors, they will receive 25 percent rebates. The program will operate in eight moderately blighted neighborhoods and will help stabilize them. Five Newark banks have pledged $8.5 million for conventional home improvement loans. The project is an expansion of an existing Community Development Block Grant program in Newark. Action Grant funds: $1 million. Private sector commitment: $8.5 million. Construction jobs: 200.

New Britain, Connecticut, has received an Action Grant to renovate an existing industrial building and provide low cost space to small manufacturing firms. The Action Grant will help rehabilitate the Superior Ball Bearing plant for use by many small companies and provide both profits and employment to the depressed New Britain economy. The project will also encourage the rehabilitation of nearby residential properties. Action Grant funds: $375,000 to finance part of the rehabilitation. Private sector commitments: $375,000 for rehabilitation and purchase. New permanent jobs created: 100 to 150. Jobs retained: 90.

Ogden, Utah, has received an Action Grant to help develop a shopping mall, parking facilities, and restore an historic railroad station to revitalize its central business district. The grant will help develop parking facilities, redevelop an adjacent street, and form a development corporation to make loans for business rehabilitation. The end product would help reverse declining retail activity and employment in the downtown area. Action Grant funds: $2,000,000 for demolition of structures on mall site, and construction and other improvements. Private sector commitment: $55,900,000 for construction. Local funds: $6,419,260. State funds: $807,700. Other Federal funds: $2,593,750 for storm sewers and the railroad station from the Economic Development Administration; and $50,000 from AMTRAK. New permanent jobs created: 760.

Paterson, New Jersey, has received an Action Grant for a project to expand existing industry and create new industrial development in the downtown area. Seven companies will expand their operations. The city will acquire and clear land and then sell or lease it back to businessses for development. The project includes 139 housing units for low and moderate income elderly and jobs for low income persons. Action Grant funds: $4.2 million. Private sector commitment: $10.671 million. Other Federal funds: $1.2 million. Local funds: $1,450,000. New permanent jobs created: 193. Existing jobs retained: 238.

Pawtucket, Rhode Island, has received an Action Grant for an innovative industrial, commercial and residential project using the site of the Narragansett Race Track. The land will be acquired, sites prepared, roads constructed, utilities installed and then the parcels will be sold one at a time to private developers. There will be a net increase in property tax revenues of $2.4 million because of this project. The project will include 45-acres of commercial, and eight residential, with 200 units of housing. Action Grant funds: $5.9 million for acquisition and site improvements. Private sector commitment: $42 million for land purchase and construction. Other Federal funds: $425,000 in HUD Block Grants. New permanent jobs created: 3,870.

Portsmouth, Virginia, has received an Action Grant to help develop middle- and upper-income housing which will trigger creation of a new shopping district, help retain and return higher-income people to its downtown waterfront district and increase the tax base. Portsmouth has been losing its affluent residents to adjoining suburbs. The point has been reached where non-taxable property in the city exceeds the value of taxable real estate. Action Grant funds: $2,914,000 as a second mortgage to construct 304 units of housing and a parking garage. Private sector commitment: $6,100,000 for financing of the housing and for commercial development. New permanent jobs created: 295. Existing jobs retained: 200.

Poughkeepsie, New York, has an Action Grant for a commercial project that will expand job opportunities in the downtown area by building a hotel complex. The grant will be used with funds from the New York State Urban Development Corporation to purchase urban renewal land and provide permanent financing. UDC will then enter into a lease with a developer to build and operate the hotel. The Action Grant loan is to be repaid to the city in full as a fully amortized mortgage for 29 years at 6 percent interest per year. Action Grant funds: $1 million. Private sector commitment: $4 million. New permanent jobs: 130.

Reading, Pennsylvania, has received an Action Grant for construction of a greatly needed storm sewer system that will eliminate a flood hazard problem in an industrial area. Action Grant funds: $4.8 million for site improvements. Private sector commitment: $4.075 million as permanent financing and for capital equipment. Local government funding: $1.8 million. New permanent jobs created: 252. Existing jobs retained: 4.

Riverside, California, has received three Action Grant awards to expand and retain local jobs and expand tax revenues.

- The first is a job-creating industrial project. Funds will be used to acquire 42 acres of land, demolish three small structures and relocate the occupants, install a rail spur and make off-site improvements. The land will be sold to a manufacturer who will construct a 200,000 - 300,000 square foot plant. Action Grant funds: $700,000 for acquisition, improvements and relocation. Private sector commitment: $9 million in equity financing. Local government funds: $150,000. New permanent jobs created: 350.

- The second will use Action Grants to help build a citrus processing plant by acquiring vacant urban renewal land. Increased taxes from the project will be allocated directly to housing-related programs. Action Grant funds: $300,000 for acquisition and site improvements. Private sector commitment: $4.5 million for permanent financing. Local government funds: $100,000. New permanent jobs created: 150.

- The third will help a commercial firm expand its existing plant rather than moving out of the city. Action Grant funds: $500,000 for land acquisition and relocation of occupants. Private sector commitment: $2.5 million for purchasing the land and expanding the industrial facility. Local government funds: $100,000. New permanent jobs created: 100. Existing jobs retained: 400.

St. Louis, Missouri, has received an Action Grant for a mixed commercial/housing project that will include a shopping center and hotel complex, and construction of 492 housing units nearby, 100 of them for low and moderate income persons. The overall project will increase city tax revenues by $2.5 million. Action Grant funds: $10.5 million for land acquisition and public improvements. In addition to the Action Grant funding, the Department has made available $5 million for the redesign and renovation of the Cochran Garden Public Housing project, at the funding level originally requested in the City's Action Grant application. This $5 million will be funded through HUD Public Housing Modernization Funds. Private sector commitment: $124.9 million for land acquisition, site improvements and commercial and residential construction. New permanent jobs created: 2,500.

St. Paul, Minnesota, has received an Action Grant for a commercial project which will construct a "Galleria" shopping mall with department store and retail space, a 250 room hotel and office complex, and a 500 car parking ramp. In addition, 360 housing units will be rehabilitated nearby. The project has a good combination of Federal, State, local and private funds. Action Grant funds: $4.8 million for construction of the public area of the shopping mall and site improvements. Private sector commitment: $74.1 million for equity, permanent financing, capital, equipment, and lease agreements. Other Federal funds: Department of Transportation reservation for a $46 million "People Mover", Department of Energy commitment of $306,000 for energy related uses. Local government funds: $16.9 million for parking housing reclamation and site improvements. New permanent jobs created: 2,873. Existing jobs retained: 160.

San Antonio, Texas, has received an Action Grant for a commercial project that will include land acquisition for construction of a 500 room hotel, retail space, a parking garage, and a multi-level pedestrian walkway. The project will increase the city's tax base by $30 million. Action Grant funds: $6.5 million for land acquisition, site preparation and improvements to historic sites and public facilities. Private sector commitment: $37.1 million for construction. Other Federal funds: Urban Mass Transportation Administration, Economic Development Administration and Small Business Administration, $4.3 million. New permanent jobs created: 770. Existing jobs retained: 1,500.

Schenectady, New York, has received two Action Grants to revitalize part of the downtown business district and create new housing in the central city.

- The first project will consolidate existing businesses which are part of the innovative 400 Block Development Corporation into an enclosed shopping mall and make improvements to complete the urban mall with walkways, waterways, escalators and plantings. New parking areas will be provided, and a skating rink and exhibition hall will be built. Action Grant funds: $500,000 to be used for a no-interest second trust to support construction financing. Private sector commitment: $3.0 million for construction financing. Permanent new jobs created: 200.

- The second Action Grant is for a neighborhood project that will rehabilitate the vacant Barney Company Warehouse building, to create 40 new housing units downtown. The housing will be created without the need for relocation of other residents. Action Grant funds: $150,000 as a no-interest second trust to secure private financing. Private sector commitment: $580,000 for mortgage financing. Construction jobs created: 39.

Scranton, Pennsylvania, has received an Action Grant for construction of two 180-bed nursing homes, a physicians' building, and a 122-unit Section 8 apartment complex for the elderly. The results of this project will be to expand the services of a local nonprofit medical facility. Action Grant funds: $450,000 for public improvement including roads and storm drainage. Private sector commitment: $2 million for permanent financing and construction. Other Federal funds: $600,000 in Community Development Block Grant funds. State funds: $4.2 million. Other public funds include full faith and a credit bonds from the county totaling $12 million. New permanent jobs created: 450.

Seattle, Washington, has received an Action Grant to develop a downtown major retail office complex with 62,000 square feet of supermarket and retail space and 26,000 square feet of office space. A bank and increased parking will be included and transit stops will be integrated throughout. The project will be constructed on cleared urban renewal land. A pedestrian plaza and courtyard will be constructed and landscaped. This is the first, and totally self-sufficient phase of a three-phase project. Action Grant funds: $1.5 million for equity capital and street and site improvements. Private sector commitment: $3.2 million for construction costs. Local government funds: $11,500. New permanent jobs created: 260.

South Bend, Indiana, has received an Action Grant for a downtown multi-use regional center, consisting of two office buildings, retail stores, a hotel, parking garage and ice rink. The complex will be built on vacant land and is adjacent to a HUD assisted mini-mall shopping area. Action Grant: $7.6 million. Private sector commitment: $29.6 million. Local funds: $204,000. New permanent jobs: 325

Springfield, Massachusetts, will receive an Action Grant for a commercial project to relocate one company and expand another. The money will also be used to demolish substandard housing adjacent to an industrial area and relocate the residents to better housing. Action Grant funds: $1.01 million. Private sector commitment: $5.83 million. New permanent jobs: 535.

Tacoma, Washington, has received an Action Grant to rehabilitate deteriorated buildings for housing, and retail and commercial use. Grant funds will be loaned by the city to the Broadway Plaza Development Associates, for the rehabilitation of buildings for a restaurant and office space, with repayment to be recycled by the City into the rehabilitation of some 40 housing units annually. Property value to be added to the tax rolls will be $4,000,000 and total State and local taxes will be increased by more than $100,000. Action Grant funds: $1 million. Private sector commitment: $3,883,000. Local commitment: repayment of front-end city loans for housing rehabilitation. New permanent jobs: 255.

Toledo, Ohio, will receive an Action Grant for a downtown improvement project that will net over 5,000 jobs in the downtown area. Action Grant funds will be used for street and waterfront improvement and a parking facility. The money will also be used to set up a downtown loan pool and interest subsidy fund. Private money will be used to construct office buildings and retail space. Action Grant funds: $12 million. Private sector commitment: $100 million. Permanent new jobs: 1,327. Jobs retained: 3,900.

Utica, New York, has received an Action Grant for design and creation of a public pedestrian plaza and covered parking garage below. The plaza will connect a hotel complex to be built by a private developer with a park adjacent to city hall and a large parking garage. The Action Grant project will complete a 20-year-old urban renewal project. Action Grant funds: $2.2 million to build parking facilities, foundations, platforms and pedestrian walks. Private sector funds: $5.8 million for construction of a 162-room hotel with banquet facilities and shop. New permanent jobs, 145.

Wilmington, Delaware, has received an Action Grant for a commercial project that will create job opportunities in the downtown area for low-income people. The money will be used as a second mortgage for building a hotel complex on air rights above an existing parking garage. In addition to creating jobs, the project will substantially increase the property tax revenue. Action Grant funds: $1.9 million. Private sector commitment: $7.3 million. Permanent new jobs: 191.

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

HUD No. 78-118
Phone (202) 755-5277
(Jack Flynn)

FOR RELEASE:
Monday
April 10, 1978

A key program to help owners get Federal loans to improve property in city neighborhoods has been simplified and improved by the Department of Housing and Urban Development. The program is designed to enhance the revitalization process without uprooting the families who live there.

"This is an example of what we are doing at HUD in line with the President's recently announced National Urban Policy to make our good programs less complex, more direct, and more flexible." said Patricia Roberts Harris, Secretary of Housing and Urban Development.

The President and Secretary Harris are seeking $150 million in additional funds for the program as a part of the National Urban Policy, which would enable the program to operate at $275 million per year.

Called the "Section 312" Rehabilitation Loan program, the long term (20 years), low interest (3 percent) direct Federal loans are designed to be used in the neighborhoods most in need of revitalization. The loans are made predominately in community development areas financed under HUD's Community Development Block Grant program. They have also proved to be a vital tool in the implementation of the Department's new Urban Homesteading Program.

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The loans are usually administered by a local community development public agency and are available to homeowners or owner/investors. They can be used to bring properties into compliance with local housing codes or with the objectives of a renewal or community development plan. They now may also be used to generally improve the property in addition to any repairs required by the public agency.

The program, originally planned for termination on September 30, 1977, by the previous Administration, was saved when Secretary Harris asked Congress to extend it through FY 1980.

"It is important to make HUD's programs more responsive to local needs, especially in light of our National Urban Policy," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development.

"The streamlining of the Section 312 Rehabilitation Loan program makes it a better tool for local communities to stabilize and rehabilitate neighborhoods."

In order to insure that the simplification did in fact meet the needs of local communities, a group of local rehabilitation practitioners was asked to work with HUD on the process and reviewed the program from every possible aspect to develop possible revisions. From these various approaches they selected those which would be most practical and would give the most benefit both to the community and to the loan applicants.

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The simplifications and improvements in the 312 program include:

- The elimination of fees, including appraisal or inspection fees.
- New negotiated contract limits for required work increased from the $10,000 level to $27,000, and city staff administering the program is now allowed to make fuller use of the borrower or local contractors for developing the scope of work needed.
- Work items contracted for no longer need to be correlated with specified code violations and inspection report items, and a provision to allow emergency repairs to be made to the property before the loan has been granted has been added.
- Other changes lessen the burden imposed by financial security requirements. HUD has raised the limits for loans not requiring full mortgages to $10,000. (The previous comparable level for this was $3,500.) Likewise, the requirements for required formal title reports and mandatory tax and insurance escrow accounts have also been raised to the $10,000 level.
- An important change in the requirement for documentation of credit and income verification will reduce the time needed to process loans.

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Homeowners or owner/investors interested in the general program should contact their local community development agency for further information.

Copies of HUD Notice CPD 78-5, spelling out the complete list of changes made to streamline and simplify the program, may be obtained by writing to:

Section 312 Loans
Department of Housing and Urban Development
Room 7282
Washington, D. C. 20410

or any local HUD office.

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

HUD No. 78-120
Phone (202) 755-5277
(Dan Day)

FOR RELEASE:
Friday
April 14, 1978

HUD SPONSORS FORUM ON CONDO OWNERSHIP

What consumers need to know about condominiums -- before they buy, live in or sell them -- will be discussed April 19 at an open forum in San Francisco sponsored by the Office of Neighborhoods, Voluntary Associations and Consumer Protection (NVACP) in the Department of Housing and Urban Development.

The Forum will be held in Conference Room A of the Environmental Protection Agency, 215 Fremont Street, San Francisco, from 9:30 a.m. to 5:00 p.m.

Participants representing owners, advocate groups, industry and State and Federal officials will exchange ideas on ways in which condominiums can be an important option for homeownership within the framework of HUD programs and policies.

In a condominium, each unit is individually owned and each owner has undivided interest in the common elements, such as the roof, hallways, and grounds. These common elements are maintained by a unit owners association, usually through an elected board of directors.

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Today, several million Americans live in condominiums which have increasingly become a significant portion of the new housing inventory. In 1973 and 1974, condominiums accounted for 25 percent of new for-sale housing, with 45 percent listed as townhouses, 40 percent as "garden" apartment types and 15 percent in high rise buildings.

The San Francisco forum will open with an overview of the condominium experience and HUD's involvement in it and will be followed by a series of workshops and a summary session of recommendations for future HUD actions.

Emma D. McFarlin, HUD Regional Administrator in San Francisco and Patricia Worthy, HUD Deputy Assistant Secretary for NVACP will give the opening remarks at the forum. Wayne Hyatt, Vice President of the Community Associations Institute, will give the keynote address.

In addition to HUD officials, panelists at the three workshops will include representatives of the Community Associations Institute, Executive Council of Homeowners, Florida Condominium/ Cooperative Executive Council, Georgia Association of Condominium Owners, the Veterans Administration, and the Federal National Mortgage Association.

The timing of the forum coincides with the completion of most of the work of the Interagency Condominium Task Force toward developing maximum uniformity in the condominium requirements of each member organization.

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Geno Baroni, HUD Assistant Secretary for NVACP is chairman of the Task Force, which is composed of HUD, the Veterans Administration, Federal National Mortgage Association, and the Federal Home Loan Mortgage Corporation.

The forum follows the approval by the American Bar Association and endorsement by HUD Secretary Patricia Roberts Harris of the Uniform Condominium Act (UCA) in February 1978.

Assistant Secretary Baroni said the UCA, prepared by a special committee of the National Conference of Commissioners on Uniform State Laws, is a model State condominium law which represents a thorough and fair balance of purchasers' rights, developers' obligations and association powers. He noted that HUD served as agency advisor to the Special Committee on UCA to encourage the development of a new model condominium law to replace existing State condominium ownership statutes.

FOR FURTHER INFORMATION:

Beth Marcus
Office of Real Estate Practices
HUD, Room 4108
Washington, D. C. 20410
Phone: (202) 755-6808

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

REMARKS PREPARED FOR DELIVERY

BY

PATRICIA ROBERTS HARRIS

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

BEFORE THE

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING

SHOREHAM AMERICANA HOTEL

APRIL 17, 1978

There has been some progress in reducing discrimination since the enactment of the Civil Rights Act on April 11, 1968, but we are all painfully aware that a great deal remains to be accomplished. I am today releasing a preliminary report on the national survey on discrimination in housing conducted by the National Committee Against Discrimination in Housing under a contract with the Department of Housing and Urban Development.

There is no more appropriate audience than the one assembled here to be the first to hear the preliminary findings of this survey. For the past 28 years, you have stood as the collective conscience of those Americans most concerned about civil rights, equal opportunity in housing, the quality of life in our central cities, and the development of racially, ethnically and economically inclusive communities.

Your effective efforts to mobilize thousands of citizens in the fair housing cause have significantly advanced the programs and policies of our Department. We value our partnership with you because of your commitment and your knowledge and understanding of both the letter and the spirit of the law.

Our alliance must be strengthened in the days ahead in order to eliminate the rampant discriminatory practices which still exist in today's housing market. Our national survey confirmed the appalling fact that Black people still encountered unconscionable racial discrimination. In 29.1 percent of attempts by Black persons to find rental units and in 21.5 percent of attempts by Black persons to find sales units, there was discrimination. Since people normally examine several units before selecting a place of residence, the cumulative effect results in much larger percentages.

If a Black person looking through newspaper advertisements for an apartment to rent or a house to purchase, were to select four apartments or brokers to visit, the probability of encountering discrimination would be 75 percent in the rental market and 62 percent in the sales market.

There is clear probability that discrimination is even more prevalent, especially in view of the fact that the forms it takes have become more extensive and more sophisticated in recent years.

An examination of the various elements of differential treatment is equally revealing. Although the study observed different treatment in many aspects of the broker/applicant relationship, one area in which discrimination was most pronounced and had the greatest impact was in the information given about the availability of units, both rental and sales.

On rental units, whites were given more favorable information that a unit was available 28 percent of the time; Blacks were treated more favorably only 12 percent of the time. On sales units, whites were given the favorable information 22 percent of the time; Blacks only 9 percent of the time.

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Agents inquired about the Blacks' ability to assume the financial obligation of sales units significantly more often than they inquired about the whites'. At the sales units, they requested income information of whites only, but not of Blacks, 8 percent of the time, but of Blacks only, and not of whites, 23 percent of the time -- slightly less than three times as often. It is important to bear in mind that we have not completed our analysis of the information from the study. The estimates reported on the level of discrimination are conservative. There are several other areas to be analyzed. These preliminary reports do not include an examination of racial steering, which is believed to be widespread. The reports do not include an analysis of ethnic or racial remarks.

They do point to clear direct and indirect effects. Blacks, like all human beings, seldom seek shelter in areas where they feel they are not wanted or could not obtain it. This both limits the choices open to Black people and promotes continued concentration of ethnic groups, thus intensifying the problems that segregation poses in our society today.

The scope and breadth of this national study on housing discrimination are important. The Audit results are representative of the national housing markets. The study used teams of matched Black and white people to measure racial discrimination at the initial visit to housing sales and rental offices.

Both the nature and extent of discrimination were measured in 40 selected Standard Metropolitan Statistical Areas. Some 300 teams accomplished 3,264 usable tests. In announcing these results, we are presenting the baseline on discrimination in housing as it exists today. It is the first definitive standard by which to measure all future progress in this area.

Additional details from the study will be reported to you this afternoon by Ray Struyk, Deputy Assistant Secretary for Research and and Demonstration, who worked closely on this study with Donna Shalala, Assistant Secretary for Policy Development and Research.

During the past 15 months, this Administration has taken major steps to try to change the practices which have such sad consequences for the poor and forgotten citizens of our country, and for many Black persons who are no longer poor. We have worked to take the Federal government out of the redlining business, and the Federal financial regulatory agencies have called on the private sector to follow this lead.

The new National Urban Policy which President Carter announced on March 27, targets employment and economic development opportunities to people in distressed areas, where the clear majority of the minorities reside. It proposes a new labor-intensive public works program. Half of the jobs generated by the program must be aimed at the unemployed or disadvantaged. Also, a special employment tax credit is proposed to be targeted to unemployed youths.

Further, first priority for the location of Federal facilities must go to central cities. Federal procurement will be targeted by requiring each major agency to set aside a percentage of its spending for distressed cities and minority businesses.

The President seeks to triple procurement from minority businesses by the end of Fiscal Year 1979 -- an increase over his earlier commitment to double it. The Policy seeks to strengthen and expand the role of equal opportunity and affirmative action agencies.

The Department of Housing and Urban Development has moved to assure equal opportunity for low- and moderate-income families in assisted housing in cities, suburbs, small towns, and rural areas. One of our principle goals is the expansion of housing options for all citizens -- regardless of race, creed, color, sex, national origin, or economic condition.

A 1978 "national priority" for which HUD's Community Development Block Grant funds will be available is: "Assistance of Fair Housing Groups, Housing Agencies, and local governments to provide housing which promotes spatial deconcentration of low- and moderate-income families and implement Housing Assistance Plans and Housing Opportunity Plans." I am pleased to note that in the first year of the Carter Administration, the amount of money spent by local communities to promote fair housing projects has more than doubled. More than $2 million was spent last year and more is expected this year.

Our concern extends to all programs. One of the threshhold requirements for entry into the new Urban Development Action Grant Program is a record of past service to low- and moderate-income residents.

A year ago, the Department had 313 operative voluntary compliance programs; today we have increased that to 483. The programs include four National Agreements -- with the National Association of Realtors. National Association of Real Estate Brokers, National Association of Home Builders, and National Association of Real Estate License Law Officials -- and a voluntary court settlement with the American Institute of Real Estate Appraisers to eliminate discriminatory appraisal standards. Negotiations are underway for the execution of three additional National Agreements.

The Department has moved on several other fronts to assist the poor and minorities. HUD deposits of funds in minority banks throughout the country in Fiscal Year 1977 were the largest of 10 Federal agencies reporting. The Department's deposits amounted to a daily average of $40.5 million, or about 40 percent of the $102.5 million in daily balances of the 10 listed agencies. And HUD was first among the Departments and agencies in its ratio of minority procurements in Fiscal Year 1977.

Minorities hold 28 percent of all executive or managerial positions at HUD, reflecting an 8.8 percent increase in minority hiring at the policy-making level in the past 15 months.

In spite of these improvements, we know as well as you that our efforts have not yet achieved the high goals we have set. That unhappy fact emerges clearly from our nationwide survey on discrimination in housing. I commend the competency and objectivity with which the National Committee Against Discrimination in Housing conducted this survey and assembled this massive body of data.

These statistics shed harsh, but illuminating, light on the state of housing discrimination today -- ten years after Title VIII of the 1968 Civil Rights Act was signed into law, 201 years after the founding of this nation, and 115 years after the declaration of the Emancipation Proclamation. We have since seen successive Executive Orders proclaiming equality, but we have seen no diminution of inequality.

Let me now address the question of Title VIII enforcement. Through the initiation of a new management control and reporting system, together with an intensive effort to reduce the backlog of Title VIII fair housing complaints, we have made significant progress. While the total number of open cases stood at 1,427 on October 1, 1977, we had reduced it to 685 as of April 5. In just the first six months of the Fiscal Year, it was more than halved.

Where the backlog of complaints that were open more than 90 days stood at 817 on October 1, 1977, we reduced it to 221 as of April 13, 1978 -- a 73 percent reduction. We are determined to reduce it even further in the coming weeks. The reason that backlogs have been a problem is that Title VIII of the 1968 Act is not strong enough, although it should be the most important tool in assuring non-discrimination in housing.

In recent testimony before the House Subcommittee on Civil and Constitutional Rights, I pointed out that while the Act has accomplished a great deal for some people, there are flaws in it which most severely disadvantage those least able to take care of themselves. The Congressional compromise Bill in 1968 took away the administrative cease and desist power which was at the heart of the original proposal. I supported the Edwards-Drinan Title II of H. R. 3504 which would fulfill the most compelling need related to fair housing -- increased enforcement power in HUD and the Department of Justice. We know from experience that the weak roles of negotiation and conciliation mandated in the 1968 Act are not adequate. The Edwards-Drinan Bill also clarifies the original intent of the 1968 Act in several other areas. With the enforcement power provided by Edwards-Drinan, HUD could provide direct and meaningful relief for persons suffering from racial discrimination in the housing market.

As important as that legislation is, it is not a panacea, it alone cannot end the housing discrimination documented in our study. We need the partnership of all elements of the society and of government to eliminate housing discrimination.

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One of these important tools will be the Edwards-Drinan Bill. However, the problem is too important for us to wait for enactment of the legislation. We have an obligation to sharpen the focus and reach of the existing tools and ensure that they work better. The Department of Housing and Urban Development has asked for increases in the Fiscal Year 1979 budget for our fair housing efforts. When this Administration took office, there were no states certified to accept HUD discrimination complaints under Title VIII. Since then, 22 states and the District of Columbia have been certified by HUD as having laws which will permit them to accept such HUD complaints.

We have also enlisted the aid of an expert in helping the Department improve its handling of complaints. He is the same person who helped the Equal Employment Opportunity Commission in its efforts to improve its organization, and he is now reviewing ways of streamlining the HUD Title VIII complaint handling process. Our goal is to answer complaints expeditiously and to respond with meaningful conciliation.

In addition, we will be giving greater emphasis to developing pattern and practice discrimination cases. In selected HUD regions, we plan to create teams to review situations where multiple complaints have been filed alleging discrimination. Where concilitation fails, these teams will prepare solid cases for referral to the Justice Department. These efforts will enable us to combat those who are guilty of repeated violations of the law. In this effort, we will supplement HUD complaints with data from state and local agencies to learn of complaints against the same party. Our focus will be on the large property owner or agent where we can have a significant impact. In direct response to the preliminary findings of our study on housing discrimination, I am today announcing two new initiatives which the Department of Housing and Urban Development will seek to implement rapidly. The extent to which they will advance our mutual commitment again will rest in large measure on your involvement.

First, we will award a $28,000 contract to the National Committee Against Discrimination in Housing to prepare guidebooks and materials on fair housing to be used by local agencies and organizations. An outgrowth of the 40-city study I reported on a few minutes ago, this further work will strengthen local fair housing groups.

The guide and kit of materials will provide local fair housing groups with a comprehensive local strategy for enforcing the provisions of local, state, and Federal housing laws, such as Title VIII.

Second, I am announcing today that HUD will fund a $500,000 demonstration project to test the feasibility of contracting with local private human rights and fair housing agencies for the performance of specified fair housing and equal opportunity functions. We will contract with a national organization to conduct a test to determine the extent to which HUD can extend its enforcement of Title VIII and reduce discrimination by contracting with local agencies. This demonstration will build upon the guidebooks and materials which grow from the NCDH study.

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Through this demonstration, we hope to learn which efforts by local agencies are most effective in combatting and reducing discrimination and how to carry out an expanded Title VIII program with minimal cost to the government. Our demonstration will seek to build a fair housing partnership with local groups and the cities and metropolitan areas they serve.

These new initiatives, combined with HUD's already expanded efforts, testify to this Administration's unswerving determination to move from rhetoric to results on the unfinished agenda of discrimination in housing. These efforts will continue so long as I am Secretary of the Department of Housing and Urban Development.

This country faces no greater challenge than the reconciliation of the differences among the diverse people who are Americans. Ending housing discrimination is a significant component of this challenge. While housing was the last Civil Rights issue to gain Congressional attention, it must now capture the most prominent concern and commitment of all of the people.

Until such time as we can assure every man, woman, and child in this country free and equal access to decent shelter in a suitable environment, not only will our work be undone, but also the other basic freedoms will be in peril. Either a person enjoys full freedom and complete equality or he or she is subjected to a form of submission akin to slavery.

This preliminary information from HUD's national housing survey provides clear and conclusive proof that we must, once and for all, drastically alter the way we assign value to property and to people.

The right of all citizens of this republic to live where they choose, when they choose, and so long as they choose is an undeniable right. It is a basic right in a democracy. Fair housing is a basic human right, right now.

President Carter's words commemorating the tenth anniversary of the signing of the National Fair Housing Law earlier this month reflect the commitment of this Administration on this overriding issue: "The freedoms that we believe in, enjoy, and benefit from cannot be secure unless they are shared by all Americans. As long as equal opportunity is denied to one person, the promise of equality for all will be unfulfilled."

We at the Department of Housing and Urban Development commit ourselves to the fulfillment of the right to decent, safe, and sanitary shelter without discrimination based upon race or economic condition. We pledge to you that we will continue and intensify the fight to achieve that goal so that when we meet together ten years from today we can say -- Free at last, free at last, from the burden of racial exclusion from access to decent shelter.

# # #

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

HUD No. 78-129
Phone (202) 755-5277
(Dave West)

FOR RELEASE:
Tuesday
April 25, 1978

THREE FEDERAL AGENCIES MERGE EFFORTS TO HELP NEEDY CITIES

An experimental project to stimulate economic growth and develop complex financing skills in city government employees has been started in 25 cities by the Department of Housing and Urban Development, the Small Business Administration and the Economic Development Administration.

The HUD-SBA-EDA task force is an early example of the kind of interagency cooperation sought by the Carter Administration as part of the National Urban Policy to address the basic problems of urban economic decline in distressed cities and produce long-term solutions.

"This is an important project in leveraging both private and public resources for the cities," Secretary of Housing and Urban Development Patricia Roberts Harris said, "and it has the potential for generating three quarters of a billion dollars in reinvestment over a three-year period."

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The three-pronged project will be carried out through a private, nonprofit group, the National Development Council. NDC has been awarded a contract to provide technical assistance to the cities to: 1. stimulate economic development through HUD-SBA-EDA programs, 2. develop loan packaging skills among city government personnel, and 3. give feedback to the Federal agencies, enabling them to be more responsive to cities' needs.

"We believe a combined agency effort will produce greater economic benefits for cities than would be possible if each agency worked alone, and I compliment SBA and EDA for the full cooperation and enthusiasm they have shown. This shows that Federal agencies mean 'business' in their individual and joint efforts to help cities, and also in the business development we know our efforts can create," the Secretary said.

Cities will be shown how to best use Federal funds to generate private investment in the cities -- both in terms of jobs and business revitalization -- and city government personnel will be trained in economic development packaging. This is a step that Secretary Harris says will ensure lasting expertise in promoting economic benefits on a continuing basis.

Prerequisites for a city to enter the program include economic distress, city government support and approval of the project and availability of city personnel for training.

"City involvement is the key to the success of the project," the Secretary said. "After the local government employee is trained, we would hope that he or she will have the skills to put together complex financial investment proposals and deal successfully with investment brokers, bankers, businessmen, lawyers, contractors and government agency personnel."

The first part of the unique effort is designed to show cities how to make improvements in their economic base immediately by stimulating commercial and industrial development through existing Federal programs such as:

- HUD Community Development Block Grants, (CDBG) which can be applied in a virtually unlimited number of ways - training, business development, job creation, and public improvements. Section 108 Loan Guarantees for industrial and economic development; and the innovative Action Grant program which requires strong private financial commitment.
- SBA's wide-ranging loan guarantee authority and its Secondary Market Program, which offers incentives to commercial banks to make loans.
- EDA's business guarantees program and its grants and loans for public works and the development of facilities such as industrial parks.

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The full range of HUD-SBA-EDA programs can be made available to businesses and industries interested in either opening in the city or revitalizing their existing city operations.

"This will have the immediate positive economic impact of generating new permanent jobs and increasing the local tax base, which are priorities of the Carter Administration," Secretary Harris said.

The second thrust will support development of complex financial skills rarely found within city government. Unlike "one-shot" programs, this project will give cities the ability to put together the kind of multi-faceted, business and real estate loan proposals necessary to obtain long-term financing for viable businesses and industries interested in remaining, returning to, or settling in the city.

The third part of the project will provide the Federal agencies with specific feedback on the success of individual projects, and recommend ways the agencies can be more responsive to the cities' needs.

This coordinated Federal approach encourages both economic development and neighborhood revitalization by helping the expansion of existing industry or business, and by bringing new enterprises into the city. It will create, new, long-term private industry jobs, which in turn support neighborhood revitalization.

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Then, as the city continues to work to rejuvenate its neighborhood or downtown business districts, the new economic development expert will be in a position to coordinate city planning and encourage local lending institutions to become involved by showing them the availability of a mix of HUD-SBA-EDA backed loans, grants and financing and the viability of the projects.

The National Development Council, begun in 1970, will help the cities organize their economic development effort and establish a system for industrial job promotion and neighborhood commercial revitalization that will be self-sustaining.

Also key to the Inter-Agency program is the work of the National Center for Urban and Ethnic Affairs, which works with neighborhood organizations and merchants associations and organizes local meetings on neighborhood economic revitalization.

The pilot cities which have been selected to participate in the program are:

Atlanta, Georgia
Baltimore, Maryland
Birmingham, Alabama
Boston, Massachusetts
Buffalo, New York
Charleston, South Carolina
Chicago, Illinois
Denver, Colorado
Detroit, Michigan
Indianapolis, Indiana
Jackson, Mississippi
Kansas City, Missouri/Kansas
Los Angeles, California
Milwaukee, Wisconsin
Newark, New Jersey
New Orleans, Louisiana
New York, New York
Philadelphia, Pennsylvania
Providence/Pawtucket, Rhode Island
San Antonio, Texas
San Diego, California
San Francisco/Oakland, California
Seattle, Washington
St. Louis, Missouri
Washington, D. C.

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

HUD-No. 78-132
Phone (202) 755-5277
(Chico)

FOR RELEASE:
Monday
April 24, 1978

A $4 million research grant to the University of Pennsylvania was announced today by Donna E. Shalala, Assistant Secretary for Policy Development and Research, Department of Housing and Urban Development. The four-year research effort will determine the impact of HUD's multi-billion dollar Community Development Block Grant (CDBG) program on the nation's low and moderate income families.

Robert Embry, Assistant Secretary for Community Planning and Development and administrator of the block grant program, said the evaluation "will provide important guidance for local officials and community leaders for the most effective expenditure of CDBG funds. These are the people on the front line of decision making in devising strategies to restore debilitated neighborhoods."

The study will be directed by Janet Rothenberg Pack of the University of Pennsylvania's School of Public and Urban Policy and Stephen Gale, chairman of the Department of Regional Sciences under a cooperative agreement with HUD.

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The results developed by the University will be useful for program review by Federal and local officials. Specifically, the study will examine who benefits from the expenditure of CDBG funds in all types of neighborhoods. It will seek answers to questions such as who is affected by rehabilitation programs, and whether spot or concentrated redevelopment more effectively impedes neighborhood decline. Data will be collected from a diverse sample of neighborhoods in 10 to 20 cities.

Dr. Shalala said that by documenting the benefits to low and moderate income groups, HUD "will have access to information important to evolving policy questions and refining implementation approaches and techniques."

The CDBG program was initiated in 1974 to replace categorical grants, in order to allow cities more leeway in deciding how the funds were to be spent. In some cases, there is evidence that funds were used for projects which did not directly benefit low and moderate income persons.

Under the Carter Administration the program has undergone significant changes. It was been extended through 1980 at increased annual funding levels. Communities have been allowed to fund economic development activities and have been required to further strengthen the coordination of housing and community development programs. A second formula has been added to the block grant allocation system which targets additional funds to distressed cities around the country.

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Sample cities for the study will be selected from the more than 500 CDBG formula entitlement cities -- central cities of Standard Metropolitan Statistical Areas (SMSAs) and cities with populations over 50,000. Other HUD research projects are examining the role of block grants in urban counties and smaller cities.

The research tasks, and supportive data collection, will focus on assessing:

-- the differential impacts and duration of CDBG programs on housing conditions and availability, with specific reference to past and present development, rehabilitation and renewal efforts;

-- the relationship between block grant programs and possible household displacement, occupancy conditions, and local demographic change;

-- the effects of block grant and non-CDBG sponsored public service investments on individual households, housing quality and neighborhood conditions;

-- the indirect economic effects of the programs;

-- the combined effects of CDBG activities on neighborhood units and the economic inducements to private lending provided by the funds.

A plan for regular communication with local government officials, neighborhood and interest group representatives is part of the overall project. Through a series of meetings with HUD and university researchers, these groups will report their experiences and obtain planning and other information for assessing the impact of their own programs on their neighborhoods.

"We will receive our first findings from this project in the summer of 1979 and will use the information in preparation for the Congressional reconsideration of the block grant program," Dr. Shalala said.

The University of Pennsylvania won the grant under the Department of Housing and Urban Development's competitive procedures. "We are hopeful that this effort will result in a first class policy analysis. Just as important is the Department's interest in helping to train the next generation of urban strategists and analysts. Our grant is contingent, therefore, not only on first class analysis but on significant affirmative action efforts by the University in the selection of personnel to work on the project," Dr. Shalala said.

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

HUD-No. 79-136
Jackie Conn (202) 755-5284 or
Warren Dunn (202) 755-6980

FOR RELEASE:
Thursday
May 10, 1979

HUD CLEARS BARRIERS FOR THE HANDICAPPED

David Williamson is a champion athlete...but he can't make it through some doorways.

The Boston Marathon couldn't stop Dave (he's been in two of them) but several stair steps could.

Dave Williamson is in a wheelchair yet he is the proud holder of 25 national records and 38 international gold medals.

"If I as an athlete have trouble navigating certain doorways and steps," Williamson says, "I can imagine what it must be for a non-athlete in a wheelchair."

Handicapped by polio at the age of six, Dave Williamson's life has been bounded by wheelchairs and his resolve.

Today, as Director of the Office of Independent Living for the Disabled at the U.S. Department of Housing and Urban Development, Williamson feels he is at last in the position to help the estimated 40 million other Americans with physical and mental disabilities.

"One of the major problems facing the handicapped is architectural barriers and happily it's the problem easiest to correct," says Williamson. "This is why from May 13-19 we are celebrating Architectural Barriers Awareness Week in which we try to help people understand how a barrier-free environment can enable all persons to function more fully in society."

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HUD Secretary Patricia Roberts Harris said today, "It is up to all of us to work to change this society, designed for the able-bodied, into a society that encourages and supports life styles for people with disabilities. We at HUD appreciate President Carter's effort in creating Architectural Barriers Awareness Week. We renew our commitment to eliminate physical barriers as the first step in assuring that handicapped persons can benefit from HUD's housing and community development programs."

The Architectural Barriers Act of 1968 was the first Federal legislation to eliminate physical barriers. It assures that buildings constructed, altered, or leased by the Federal Government, or financed in whole or part by a Federal grant or loan are accessible and usable by the physically handicapped. In 1973 Congress created the Architectural and Transportation Barriers Compliance Board to help implement the Act.

HUD has taken a number of steps to remove barriers that prevent the disabled from participating more fully in normal activities.

When Secretary Harris created the Office of Independent Living for the Disabled two years ago she established the goal that five percent of new family units constructed under Section 8 and public housing programs be designed for use by the handicapped.

Under the Community Development Block Grant Program, which is HUD's major program for sound community development, communities are urged to spend a larger proportion of their funds to eliminate architectural barriers and to build rehabilitation facilities.

Through the Office of Independent Living for the Disabled, HUD is making a greater effort to sensitize HUD policy makers and staff to the needs of the handicapped. The Office takes an active role in making sure the interests of disabled persons are considered in policy making decisions. In addition, it looks for ways to make HUD a better place for handicapped persons to work. For example, rest rooms on each floor of the Washington headquarters building were recently remodeled to accommodate people in wheelchairs.

Less than two weeks ago HUD announced a new technical assistance program, HANDI-TAP. Using state and Federal funds, the program will train public and Federal officials to plan, develop and manage a comprehensive housing and social services program for the handicapped. A demonstration program will be held in six states.

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At the same time HUD announced a 53 percent increase in funding for the successful Demonstration Program for the Deinstitutionalization of the Chronically Mentally Ill. Now in its second year, the program is expected to produce approximately 1,100 housing units for close to 3,000 mentally ill persons in communities across the country.

"My office will continue to find ways to help make our environment barrier-free--through research, regulation writing, project funding, monitoring of existing programs--whatever it takes," Williamson concluded.

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

HUD-No. 78-137
Phone (202) 755-5277
(George Norris)

FOR-RELEASE:
Monday
May 1, 1978

REVISED CONSTRUCTION STANDARDS DESIGNED TO PRODUCE GREATER ENERGY SAVINGS

Revised construction standards designed to produce greater energy savings in new, single-family homes built under HUD programs, have been proposed by the Department of Housing and Urban Development.

The proposed revision of HUD's Minimum Property Standards (MPS) for thermal insulation for one- and two-family dwellings spells out a variety of ways to reduce heat loss, including the placement of additional insulation in walls, ceilings and floors.

HUD Secretary Patricia Roberts Harris said "The proposed changes respond to energy conservation concerns expressed by the Executive Branch and in proposed Congressional legislation."

Generally, the proposed MPS thermal insulation revisions would raise present standards for energy conservation in FHA-insured new homes. These higher standards are expected to make homes more energy efficient.

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One change would require insulated frames for metal windows and sliding doors in colder climates.

Energy loss by infiltration would be reduced by caulking all joints between different materials, such as brick and wood, and around door and window frames.

And, more stringent rules were proposed for containing heat losses in some regions of the country.

However, builders would be allowed alternatives in meeting requirements to minimize heat loss. For instance, the building could be designed to reflect solar energy gain that exceeds heat loss. But alternative techniques must be cost effective to the consumer and not affect the durability and safety of the structure.

The proposed changes were published in the Federal Register April 24. Public comments can be sent to the HUD Rules Docket Clerk, Room 5218, Washington, D.C. 20410. Those received by May 24 will be considered in preparing the final standards.

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

HUD-No. 78-138
Phone (202) 755-5277
(Virginia Chico)

FOR RELEASE:
Monday
May 1, 1978

HUD MARKS 'SUN DAY' WITH SOLAR ENERGY DISPLAY

A major public display of solar energy uses in the home--working scale models of solar homes, demonstrations of how solar systems operate, films, and solar do-it-yourself and consumer tips--is the focus of the Department of Housing and Urban Development's participation in the Sun Day observance on May 3.

The exhibit will be located at the HUD Building at 451 Seventh Street, Southwest, Washington, D.C.

Sun Day is an international event with the express purpose of promoting citizen awareness and use of solar energy.

Secretary Patricia Roberts Harris said the nationwide activities of Sun Day "serve to draw the attention of individual Americans to the importance of energy conservation and the viability of new energy technologies. For those of us concerned with housing, the problems of energy supplies and costs are of crisis proportions and require immediate action. The Department's Sun Day exhibit offers the opportunity to observe and discover the solar energy and other alternative energy sources available for public use.

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The HUD Sun Day exhibit, a satellite of the Mall solar exhibit, offers varieties of residential solar use information in a "fair" atmosphere. HUD's Sun Day shuttle bus will provide free transpotation between the Mall and HUD exhibit areas. Shuttle bus stops are HUD, Agriculture, the Mall, Museum of National History and HUD. The HUD Sun Day fair and exhibit will be open to the public May 3 through 5 from 10 a.m. to 8 p.m.

Coordinators of HUD Sun Day activities are Assistant secretary for Neighborhoods, Voluntary Associations and Consumer Protection Geno C. Baroni and Assistant Secretary for Policy Development and Research Donna E. Shalala.

In the HUD building lobbies, illuminated with "filtered sunlight," a multi-screen slide show and a film depict how solar energy applies to your home. Behind the lobbies, on the rear arcade of the HUD building, the "fair" atmosphere prevails through the kiosks, exhibits, and working models of solar homes, and a demonstration of cooking with solar heat. Literature about solar energy -- questions and answers on solar in your home, practical do-it-yourself uses of solar in the home, and consumer tips for those considering solar system installation--and solar souvenirs will be distributed.

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The Department of Housing and Urban Development administers the Solar Residential Demonstration Program in cooperation with the Department of Energy. In the three years since initiation of the demonstration, grants totaling more than $13 million have funded solar heating, cooling, and hot water systems in 926 single family and 6,136 multi-family homes. These include 2,602 units of new construction and 4,460 retrofit units in 46 States, Puerto Rico and the District of Columbia.

Assistant Secretary Shalala said, "The significance of this event cannot be stressed enough. Sun Day will introduce practical applications of solar energy to thousands of American homeowners and educate them on the virtue and importance of energy conservation and other alternative energy sources."

A clearing house for solar information, the National Heating and Cooling Information Center is operated under a contract from HUD in cooperation with the Department of Energy. Materials from the Center have been made available for Sun Day activities throughout the country.

Assistant Secretary Baroni said, "I am interested in mobilizing citizens and neighborhood groups behind our nation's energy saving objectives in order to enhance urban living and reduce home and building ownership and rental costs. Sun Day gives all of us an opportunity to look at alternative energy sources, and develop a working awareness of how these can contribute to long-run national energy conservation strategies."

# # #

NEWS MEDIA ADVISORY

SUN DAY EXHIBIT PREVIEW

Contact: Virginia Chico
Phone: (202) 755-5284

Monday, May 1 at 11:00 am, Secretary Patricia Roberts Harris of Housing and Urban Development and Sun Day Organizers Richard Munson and Peter Harnik will conduct a preview of the HUD Sun Day exhibit for the news media.

Assistant Secretaries Geno Baroni and Donna E. Shalala, coordinators of HUD's participation in the Sun Day observance, will also participate in the media preview.

Sun Day, an international observance to promote citizen awareness and use of solar energy, will be celebrated at the Department of Housing and Urban Development with entertaining and informational exhibits decorated to resemble a medieval fair.

A major display of solar residential information, the HUD exhibit features:

-- working scale models of solar homes;

-- multi-screen slide show and a film on how to install a solar hot water system;

-- decorated kiosks offering literature on practical do-it-yourself use of solar in the home and consumer tips; and

-- a demonstration of cooking with solar heat.

HUD's Sun Day residential solar exhibit, a satellite of the Mall solar exhibit, will open to the public on Sun Day (Wednesday), May 3 at 10:00 am. Exhibit hours are 10:00 am to 8:00 pm, May 3 through 5.

HUD administers the Solar Residential Demonstration Program and the National Heating and Cooling Information Center in cooperation with the Department of Energy.

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

HUD-No. 78-139
Phone (202) 755-5277
(George Norris)

FOR RELEASE:
1 pm Thursday
May 4, 1978

Approximately 2 million middle-income American families have been helped financially in purchasing their homes under the mortgage-backed securities program of the Government National Mortgage Association (GNMA), John H. Dalton, GNMA President, reported today.

In a speech before the Texas Mortgage Bankers Association in San Antonio, Mr. Dalton said there is growing interest in the GNMA program, which was launched in 1970 as part of the Department of Housing and Urban Development.

"To date," Mr. Dalton said, "GNMA has issued more than $56 billion in mortgage backed securities and the GNMA program has become the third most important source of the country's single-family mortgage credit, behind savings and loan associations and commercial banks."

The program provides more than 80 percent of the funds to finance FHA-insured single family loans.

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Mr. Dalton commented on the special service GNMA provides through the GNMA mortgage-backed securities program and the FHA mortgage insurance program. These two Federal housing programs he said, have effectively eliminated the perceived risks associated with investing in housing in urban areas.

"Investors know that regardless of the location of the property, their investment in GNMA securities is completely safe and backed by the full faith and credit of the United States government," Mr. Dalton said.

Under the GNMA program, FHA-insured and VA-guaranteed mortgages are pooled in large volume and used to back up sales of GNMA guaranteed securities. Private investors who buy the securities obtain regular monthly payments of principal and interest passed through to them from the pooled mortgages.

A prime objective of the program is to bring new types of investors into home financing.

"We are continuing to attract an ever increasing number of non-traditional investors into the residential mortgage market through our program," Mr. Dalton said. "In 1977 alone, we estimate that about half of all new securities issued were purchased by non-traditional investors such as pension, trust, State and local retirement funds, as well as individuals.

"The funds raised through the mortgage-backed securities program have helped to hold down mortgage interest rates and have expanded the volume of available credit for housing," he said.

Mr. Dalton pointed out that GNMA issued an all-time record high $17.4 billion in mortgage-backed securities in 1977. He said it is anticipated that the volume in 1978 will drop only slightly from the record volume. He explained the high level of activity will be supported in part by the new and higher FHA mortgage limits and the reduction of the FHA minimum downpayment requirments.

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

HUD-No 78-140
Phone (202) 755-5284
(Tom Bacon)

FOR RELEASE:
Monday
May 1, 1978

HUD TO REPAIR HOUSING PROJECTS, INVITES TENANTS TO PARTICIPATE

The Department of Housing and Urban Development has announced two new actions that could substantially improve living conditions for more than 26,000 low-income families residing in multi-family projects HUD owns across the country.

The first involves repair of HUD-owned properties, and the second, stronger management of the projects after they have been repaired.

Assistant Secretary for Housing Lawrence B. Simons instructed HUD field offices to begin repair on more than 250 projects the Department has acquired largely through foreclosure of mortgages insured under subsidized programs. A small number of projects built under non-assisted programs but now serving low-income tenants is also included.

Tenants are to be hired to the greatest extent possible in carrying out the repair operations. Simons also directed field offices to assure adequate management of these projects.

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The principal cities involved, each of them with concentrations of HUD-owned projects in their neighborhoods, are: Boston, Chicago, Newark, Hartford, New York, Washington, D.C., Tampa, Dallas, Atlanta, Indianapolis, Detroit, Denver, Cincinnati, Kansas City, Mo., Los Angeles, Cleveland, San Francisco, Jackson, Miss., and Oklahoma City.

The new actions are being undertaken as a result of recommendations of the Multi-Family Property Utilization Task Force appointed by HUD Secretary Patricia Roberts Harris last June to recommend ways to reverse the growing trend of HUD-insured projects experiencing financial problems.

The task force found that as projects begin to encounter financial problems, maintenance and repairs are often deferred. Projects deteriorate as the mortgages go into default, are subsequently assigned to HUD and, ultimately, are foreclosed.

"By the time HUD owns them," Simons said, "they most often are a blight on their neighborhoods and require extensive repairs."

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The rents tenants are able to pay often will not support operating and repair costs of their projects, he added. Thus, when they were sold by HUD in the past, the sales price usually did not cover the Department's outlays to pay off the mortgage insurance claim. After sales, losses have averaged nearly $1.6 million per multi-family project, considering the cost of the claim and other expenditures made during the time HUD owned the projects.

Simons' repair instructions also require HUD's field staff to take steps necessary to assure adequate management and maintenance of these projects after repairs have been made. Present management agents are to be evaluated promptly, he said, and replaced if their performance is not satisfactory.

The HUD official's second action notice strengthens guidelines to HUD field offices for selection of the best qualified management firms for HUD-owned projects--another deficiency uncovered by the Property Utilization Task Force.

While present instructions call for award of management contracts to the lowest qualified bidder, field offices in many instances have selected the lowest bidder without adequate attention to qualifications, Mr. Simons said. Under the new instructions, field offices will include in each bid invitation a comprehensive list of the management qualifications and skills needed to handle specific problems affecting the project to be managed.

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When these multi-family properties are repaired, HUD intends to sell them with Section 8 rental assistance subsidies as these subsidies become available, thus assuring their continued availability to house low-income families, Simons said.

The new policies, he said, are in keeping with the objectives Secretary Harris has told Congress she has for HUD-owned multi-family properties:

To maintain the existing housing stock serving low and moderate income tenants;

To preserve and revitalize neighborhoods;

To repair and maintain housing in safe, sanitary and decent condition; and,

To return this housing to private ownership when required subsidies become available.

To further strengthen these objectives, Secretary Harris has proposed to the Congress a new flexible subsidy program that could reverse the trend toward default and foreclosure of subsidized, insured mortgage loans on multi-family projects, Mr. Simons said.

The large number of defaults and foreclosures the Department has experienced in the past few years, he said, stems from the fact that certain departmental programs did not provide a subsidy mechanism adequate to bridge the gap between operating costs and project rentals caused by inflation and rising costs, especially in utilities. These are HUD's older programs of rental housing aid to the working poor--Section 236 and 221(d)(3) Below Market Interest Rate and Market Rate and Rent Supplement programs.

# # #

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

HUD-No. 78-146
Phone (202) 755-5277
(George Norris)

FOR Release:
Thursday
May 4, 1978

HUD ADDS $2 BILLION TO FNMA'S BORROWING AUTHORITY

Secretary Patricia Roberts Harris of the U.S. Department of Housing and Urban Development today announced that HUD has authorized an increase of $2 billion in the borrowing authorization of the Federal National Mortgage Association.

She noted that as a result of a jump in short-term interest rates, there has been an "extraordinary demand for convertible standby commitments since April 27."

In a letter to FNMA President Oakley Hunter, Secretary Harris said her action was "consistent with the commitment I made to you Jan. 20, 1978, to increase the borrowing authorization as the need for such action arises.

"This amount of additional authorization will enable FNMA to support the mortgage market at the level required by present economic conditions."

The Secretary indicated that the substantial increase in FNMA's borrowing authority should enable it to accept a larger-than-normal percentage of offers received in upcoming auctions so as to minimize the increases in average yield over those of previous auctions.

HUD's action raised to $42.2 billion the amount of funds which FNMA may borrow for purchase of mortgages from private lenders.

# # #

Urban Development Action Grant

HUD NEWS

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

HUD-No. 78-147
Phone (202) 755-5284
(James Farley)

FOR RELEASE:
Wednesday
May 4, 197

HUD CHIEF CITES GAINS FOR LABOR AND THE ECONOMY

Secretary Patricia Roberts Harris of Housing and Urban Development today said HUD's Action Grant program "has attracted private capital as well as any urban program in history," and in the process has created or saved over 43,000 jobs and provided some 19,000 construction jobs for America's workers.

In an address to the editors of Trade Union Publications at the Hyatt Regency Hotel in Washington, D.C., the Secretary announced that 50 projects in 45 cities, for which HUD recently awarded $150 million in Action Grant funds, are backed up with $980 million in private financial commitments.

That is a ratio, she said, of six private dollars for every public dollar.

These projects, said the Secretary, "indicate beyond any doubt that a new urban partnership is emerging in this country, and that it is bringing positive and substantial benefits to America's cities.

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"It is boosting their economic base, it is increasing tax revenues, it is generating jobs, it is attracting reinvestment and, perhaps most importantly, it is restoring dynamic, economic life to older cities."

These potential successes, she added, show it is possible for the Federal Government to work with State and local Government and the private sector in such a way that the private sector realizes its benefits and the public sector accomplishes its community goals.

Secretary Harris cited four specific examples of how the Action Grant projects, on some of which construction work has already started, has created or saved jobs in Pawtucket, R.I., St. Louis, Mo., St. Paul, Minn., and Toledo, Oh., in the process of improving or rehabilitating downtown areas.

Secretary Harris also made a plea for more jobs for minorities -- especially minority youth, for whom unemployment in some areas reaches as high as 30 to 40 percent.

"I am concerned," she said, "that an entire generation may grow up without the opportunity to hold a decent job. We cannot allow that to happen."

The Secretary credited some unions, especially the building trades, for increasing dramatically the number of minorities in apprenticeship programs.

"The point is clear," she said. "Organized labor can prove to be a great ally of the minority communities across this country, and the time to show us that you mean business is now."

# # #

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

HUD-No. 78-148
Phone (202) 755-5277
(Jack Flynn)

FOR RELEASE:
Monday
May 8, 1978

SAVANNAH TO SAVE HISTORIC HOUSES AND LOW RENT HOMES WITH INNOVATIVE AWARD

A joint public/private historic preservation and development project in Savannah, Ga., that will save 839 historic Victorian style houses -- and more than 1,000 low and moderate income families from mass displacement -- has been selected to receive a Community Development Innovative Grant Award totaling $160,000 from the Department of Housing and Urban Development.

"The houses in Savannah's Victorian District are not only important to the city's heritage," HUD Secretary Patricia Roberts Harris said, "but they have been home to some people for more than 30 years.

"This is an exciting use of HUD's programs that will benefit all the people who live in, work in and care about Savannah."

The $160,000 in HUD funds will be awarded to the city for use by a non-profit, broadly based community organization called Savannah Landmark. The local group will then work with private interests, including a minority owned bank, to buy and rehabilitate the properties.

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Savannah Landmark will work through the city government to use other HUD programs for rental assistance for some tenants and rehabilitation loans for restoration and compliance with city housing codes. Throughout the process, the unique architecture of the homes in the Victorian District -- extending from Gwinnett Street, to Anderson Street, and East Broad Street to West Broad Street -- will be maintained and emphasized.

"The project proposed by Savannah is more energy efficient and less expensive than new construction," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development, "and it is much better than new construction on the site because the plan will prevent major displacement of existing residents.

"The Savannah approach is one which many other cities might emulate and could carry out with their existing Community Development Block Grant funds," he added, "and I hope this Innovative Award to Savannah will encourage other communities to examine their own local opportunities."

The Savannah Landmark organization will use the $160,000 to make community improvements, including activities that encourage good household maintenance, begin supplemental programs such as community gardens, playgrounds, youth programs, street improvements and garbage and litter control; plan the rehabilitation and strategies to upgrade the area and encourage private investment; and increase pride in and strength of the neighborhood.

# # #

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

HUD-No. 78-152
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Wednesday
May 10, 1978

HUD SEEKS BUYERS FOR FLOWER MOUND

The Department of Housing and Urban Development is seeking buyers for 3,611 acres of Flower Mound, a former new town project, 22 miles northwest of Dallas, in Denton County, Texas.

William J. White, General Manager of HUD's New Community Development Corporation (NCDC), said that NCDC's Board of Directors at a meeting in Washington on April 27 supported his recommendation to conduct a search for purchasers.

HUD Secretary Patricia Roberts Harris acts as chairperson of the Board.

Physical development of the project was begun in late 1972 under Title VII of the Housing and Urban Development Act of 1970. Development activity at the new town, which received a total of $18 million in loan guarantees, was suspended in June 1975. Flower Mound was acquired by HUD in September 1976.

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Mr. White said that it was the Board's intent "to find buyers interested in developing the land as something other than a federally-assisted new town." He said the site, one of the largest in the Dallas-Fort Worth area, makes it "a prime choice for future private development."

The First National Bank in Dallas, acting as trustee for HUD, now owns all the original developer's assets, including the site, an operating tree farm and office and farm equipment. Some 74 acres were developed for residential use, and 87 acres for parks, a school site, swimming pool, visitor's center and two churches. Another 104 acres have been partially developed for residential use.

Mr. White noted that a major national home builder, Ryland Homes, is now active in Flower Mound and another major home builder, Pulte Homes, has signed an agreement to purchase 600 residential lots in three years.

Recreational facilities in Flower Mound include eight lighted tennis courts, indoor swimming pool, playgrounds, lakes and picnic facilities.

Some 1,950 acres of the site have been zoned as a planned development district, which permits a variety of industrial, commercial, and residential land uses. The remainder is zoned for agricultural use.

For further information about the Flower Mound site, contact:

William J. White
New Community Development Corporation
HUD - Room 7100
Washington, D.C. 20410
Phone (202) 755-7920

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

HUD-No. 78-153
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Wednesday
May 10, 1978

HUD HOLDS SEMINAR ON YOUTH JOB GRANTS

The Department of Housing and Urban Development today concluded a three-day seminar aimed at teaching neighborhood organizations how to use their Federal funds to create permanent jobs and revitalize their cities.

Some 60 representatives of Government agencies and 10 Community Development Corporations, which recently received about $8 million in youth employment demonstration grants, attended the seminar held May 8, 9, and 10 at the HUD National Training Center in Columbia, Md.

The grants to the Community Development Corporations--or CDC's as they are commonly called--were made under a youth employment demonstration program administered by HUD and funded by the Department of Labor. Under the interagency agreement, HUD is authorized to select participants, issue grants and furnish guidelines and technical assistance.

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Geno Baroni, HUD Assistant Secretary for Neighborhoods, Voluntary Associations and Consumer Protection, whose office sponsored the seminar, said he hoped the workshop sessions would provide "individualized blueprints" for future action of the CDC's in improving local communities.

"If the project is to be successful," he said, "all involved must work toward maximum utilization of resources, both private and public. Coordination of effort is crucial to the success of this endeavor."

Participants, in addition to HUD officials, included representatives of the Departments of Defense, Commerce, Energy, and Health, Education and Welfare, Small Business Administration, General Services Administration and ACTION.

The agenda included discussions on subjects ranging from the concept of community development corporations and the use of venture capital in business development to the weatherization and disposition of housing.

Principal speakers during the seminar included John Hungerford, President of the Bridgeport (Conn.) Gas Company, who gave the keynote address at the opening session, and Patricia Worthy, HUD Deputy Assistant Secretary for Regulatory Functions and Interstate Land Sales Administrator.

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In attendance at the seminar were the executive directors and project managers of the following community development corporations:

Greater Roxbury Development Corp.
90 Warren Street
Roxbury, Mass. 02119

People's Development Corp.
1186 Wasington Avenue
Bronx, New York 10456

North Ward Educational and Cultural Center
346 Mount Prospect Avenue
Newark, New Jersey 07104

Southwest Virginia Community Development FUnd
401 First Street, N.W.
Roanoke, Va. 24016

Mississippi Action for Community Education, Inc.
815 Main Street
Greenville, Miss. 38701

The Woodlawn Organization
1180 East 63rd Street
Chicago, Ill. 60637

Mexican American Unity Council
2300 West Commerce
San Antonio, Texas 78207

Carr Square Tenant Management
1521 Carr Drive
St. Louis, Mo. 63106

Watts Labor Community Action Committee
11401 South Central Avenue
Los Angeles, Calif. 90059

Exodus
355 Georgia Avenue, S.E.
Atlanta, Ga. 30312

# # #

Rehab

FILE

HUD NEWS

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

HUD-No. 78-160
Phone (202) 755-5277
Jack Flynn

FOR RELEASE:
Friday
May 19, 1978

MAINE RECEIVES HUD GRANT FOR HOUSING REHABILITATION

More than 650 low and moderate income homeowners in Maine are expected to receive rehabilitation help from a $200,000 Community Development Innovative Grant awarded today to the State of Maine by the Department of Housing and Urban Development.

"This is an outstanding home repair project which has already proven to be successful" said Patricia Roberts Harris, Secretary of Housing and Urban Development. "This award both acknowledges the project's excellence and underscores President Carter's commitment to provide incentives to State governments to become more deeply involved in community revitalization."

The program, called the Maine Housing Rehabilitation project, involves the assignment of Housing Rehabilitation Technicians to work within each of Maine's thirteen Community Action Agencies. These rehab technicians are familiar with all existing sources of home repair funding and serve as liaisons between rural lower income homeowners and the funding sources.

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This network brings together existing Federal, state, local and private resources to rehabilitate the homes of the many rural poor who often cannot afford even the most essential of home repairs.

"The Maine approach is one which many other States might emulate and could carry out with existing Federal programs," Secretary Harris said, "and I hope this Innovative Award will encourage other State and local governments to examine their own local opportunities."

Under the first phase of the Maine Housing Rehabilitation Project, which HUD also funded, it was expected that 364 houses could be upgraded. In fact, 675 homeowners have been assisted, and for each federal dollar spent in the initial phase, more than $9.60 in home repair or home purchase funding was generated.

More than 90 per cent of the loans and grants awarded in the first phase went directly back into the economy of the state in the form of labor and materials.

The State of Maine is expected to establish a completely state-funded program to carry out the work of the program when the HUD funds are finally exhausted.

# # #

E.O. Housing

FILE

HUD NEWS

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

HUD-No. 78-161
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Thursday
May 18, 1978

MINNESOTA AND WISCONSIN TO PROMOTE FAIR HOUSING

The Department of Housing and Urban Development today announced the signing of agreements to promote fair housing in Minnesota and Wisconsin.

Under terms of the Affirmative Fair Housing Agreements--signed yesterday in St. Paul and today in Madison--the States pledge to aggressively inform all those in the real estate industry of their responsibilities under the National Fair Housing Law.

That Law, Title VIII of the Civil Rights Act of 1968, also mandates that opportunities in the real estate field be made available to all persons, regardless of race, color, religion, sex or national origin.

John R. Larson, the Minnesota Commissioner of Securities, and Alvin M. Tandberg, Executive Secretary of the Wisconsin Real Estate Examining Board, signed for their respective States.

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Minnesota and Wisconsin thus become the fourth and fifth States, after California, Virginia and Georgia, to sign the Affirmative Fair Housing Agreement.

In affixing their signatures to the documents, the two officials also pledged their States to a program of monitoring their real estate practitioners to ensure that they abide by the terms of the understanding.

Chester C. McGuire, HUD Assistant Secretary for Fair Housing and Equal Opportunity, signed the agreement on behalf of Secretary Patricia Roberts Harris.

Major provisions of the agreement call for:

- A requirement for each real estate licensee and candidate for a license to receive education in fair housing principles and practices.
- Testing on fair housing principles and practices in real estate licensing examinations.
- Disciplinary action against licensees who violate fair housing laws.
- Affirmative efforts to assist minorities and women in entering the real estate business.

The Affirmative Fair Housing Agreement was developed by HUD in cooperation with the National Association of Real Estate License Law Officials under TItle VIII which provides for joint programs of voluntary compliance aimed at preventing or eliminating discriminatory housing practices.

Lloyd Davis, Director of HUD's Office of Voluntary Compliance, noted that HUD has previously executed Affirmative Marketing Agreements with the National Association of Realtors (NAR) and the National Association of Real Estate Brokers, Inc. (NAREB) under which real estate practitioners make a direct commitment to promote fair housing.

Mr. Davis pointed out that today's action will complement the Affirmative Marketing Agreements by fostering an awareness of fair housing principles and practices among those real estate professionals not affiliated with either NAR or NAREB.

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

HUD-No. 78-163
Phone (202) 755-5277
(Jackie Conn)

FOR RELEASE:
Friday
May 19, 1978

FEDERAL CRIME INSURANCE PROGRAM
QUESTIONS AND ANSWERS

Crime insurance is a federally subsidized program designed so individuals and business owners can buy low cost protection against burglary and robbery losses in those areas where there is no State program, or an inadequate one. Policies are not cancelled because of losses, and rates are uniform within entire metropolitan areas.

The Federal program was developed to fill a void. Although homeowners, tenants, and business owners are assured of getting fire insurance in many States under insurance programs called FAIR plans, residents and store keepers complained that insurance companies were denying renewals for crime insurance and new policies were difficult to get. As a result of these complaints, the Congress convened public hearings and created the Federal Crime Insurance program in 1970.

The Department of Housing and Urban Development administers the program through the Federal Insurance Administration (FIA), which makes Federal crime insurance available in those States where crime insurance is not fully available at affordable rates.

The program began with ten States. As FIA became increasingly aware of the problem of crime insurance availability additional States were added bringing the total to 23 States. The District of Columbia and Puerto Rico are also eligible.

The program has become increasingly active in the last year, reflecting concern growing out of the New York blackout in 1977 and the tight insurance market. Today over 45,000 crime insurance policies are in force.

Crime coverage is sold by local licensed insurance agents or brokers.

# # #

(To Accompany HUD-No. 78-163)

THE FEDERAL CRIME INSURANCE PROGRAM

Questions and Answers

1. Q. What is the Federal Crime Insurance Program?

   A. The program allows the Federal Government to sell crime insurance at an affordable price in any eligible state. The program became effective August 1, 1971.

2. Q. Who is responsible for operating the program?

   A. The U.S. Department of Housing and Urban Development runs the program through its Federal Insurance Administration.

3. Q. Where is the program available?

   A. Alabama, Arkansas, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Iowa, Kansas, Maryland, Massachusetts, Minnesota, Missouri, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, Tennessee, Virginia, the District of Columbia, and Puerto Rico.

4. Q. What types of crime insurance are available and where can it be purchased?

   A. Federal crime insurance insures against financial losses from burglary and robbery. Policies can be purchased from licensed property insurance agents or brokers and from the Federal Insurance Administration's servicing company.

5. Q. How do other states join the program?

   A. The Federal Insurance Administrator constantly reviews the availability of affordable crime insurance throughout the Nation. If a critical problem is found in additional states, these states can be designated as qualified for the sale of crime insurance.

6. Q. Who can buy Federal crime insurance?

   A. Any property owner, tenant, or business owner in a qualified state or the District of Columbia may buy crime insurance by (a) signing an application and (b) paying a six-month premium installment due at the time of application. To qualify for burglary insurance coverage, the home, apartment or business must meet the protective device requirements of the program referred to in questions 16-18. These requirements do not apply to those commercial policies which cover robbery only.

   Q. Where are application forms available?

   A. Federal Crime Insurance applications are available from any licensed property insurance agent or broker in an eligible State, where the address to be insured is located. In addition, applications and information about the program may be obtained by calling the toll-free number:

800-638-8780

NOTE: If you call from the DISTRICT OF COLUMBIA METROPOLITAN AREA (District of Columbia, Alexandria, Arlington, Va.; Prince Georges and Montgomery Counties, MD.) you must call 652-2637). From all other communities in MARYLAND and from Puerto Rico, you should call collect (301) 652-2637.

Information can also be obtained by writing:

Federal Crime Insurance
P.O. Box 41033
Washington, D. C. 20014

For the fastest service, all applications and premiums payment checks should be mailed only to the special post office address above. DO NOT MAIL CHECKS OR APPLICATIONS TO HUD OR THE FEDERAL INSURANCE ADMINISTRATION.

8. Q. What kinds of criminal acts and losses are covered by Federal Crime Insurance?

A. 1) Burglary means stealing property from within a house or store, which has been forcibly entered. There must be identifiable marks of forced entry, such as a smashed door, at the place of entry - otherwise, burglary claims will not be paid.

2) Robbery means stealing personal property from the victims by violence or threat of violence both inside and outside the home or business.

3) Damage to the home or business occuring during a burglary or robbery, or attempted burglary or robbery is covered.

4) Under a household insurance policy, the burglary of an enclosed locked luggage compartment of an automobile, i.e., the trunk compartment is covered.

5) The theft from a night depository, or burglary of a safe is covered under a commercial policy against burglary. There is a $5,000 limit on losses for safes of less than Class E quality (i.e., steel safes with walls at least 1 inch thick and doors at least 1 1/2 inches thick).

9. Q. How much insurance may an individual buy?

A. Household insurance protection may be purchased in amounts up to $10,000. Business insurance may be purchased in amounts up to $15,000. These limits apply to each individual case.

10. Q. Can an applicant choose to be insured against robbery only or burglary only?

A. The household insurance policy is a combination package and is not sold in separate parts.

However, a business applicant can purchase robbery insurance only; or burglary insurance only; or a combination of both.

11. Q. Are claims paid in full?

A. a) Claims under the persona household policy are subject to a deductible of $50 or 5 percent of the gross amount of the loss, whichever is larger.

b) Claims under the business 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 percent of the gross amount of the loss, whichever is greater:

Gross receipts	Deductible
Less than $100,000	$ 50
$100,000 - $299,000	100
$300,000 - $499,000	150
$500,000 or over	200

The deductible for nonprofit or public property risks is $50 or 5 percent of the gross amount of the loss, whichever is greater.

12. Q. What kind of personal property is covered?

A. a) The household policy insures against financial loss of all personal property including jewelry. However, loss of money is covered only up to $100.

b) The business policy insures against burglary and larceny of merchandise, furniture, fixtures and equipment; and against stealing of money, securities, and merchandise by burglary of a safe; and against robbery of money, securities, merchandise, fixtures and equipment.

13. Q. How does a property owner or tenant report claims for losses?

A. Losses which are more than the $50 deductible must be reported to the agent who accepted the application or directly to the servicing company at the toll-free telephone number 800-638-8780.

In addition, a loss must have been reported to the local police.

14. Q. Can policies be cancelled or not renewed because the policyholder has reported losses?

A. No. The program was created to make crime insurance more readily available in areas where people have been unable to buy or renew crime insurance protection. It will not be denied to any qualified policyholder because of the number of or amount of the claims.

However, coverage can be refused or cancelled and claims denied if false statements are included on applications or in claims.

15. Q. Are protective devices required on homes or apartments before they qualify for Federal crime insurance?

A. Yes. For a household property to be eligible for Federal crime insurance, its outside doors, other than sliding doors, must have either a dead bolt, or a self-locking dead latch. (The term "dead bolt" refers to bolts which cannot be made to open except by turning a knob or key. See picture, p. 9). Horizontal or vertical dead bolts provide far better security than a self-locking dead latch. The longer the bolt, the less chance there is the door can be forced open.

All sliding doors and windows opening onto stairways, porches, platforms or other areas giving easy access to the inside of the household, must also be equipped with some type of locking device. See page 9 of this bulletin for illustrations on residential locking device requirements.

16. Q. Will claims be paid if a household does not have the required locking devices installed?

A. Claims will be paid unless the loss results from a particular failure to meet the security device requirements.

17. Q. What security devices are required on a business property before it is eligible for Federal crime insurance?

A. For a business property to qualify for insurance against burglary, all doors, doorways, and accessible openings must be adequately protected during nonbusiness hours. Business security requirements are more extensive than those for household properties and vary by types of business. They are listed on the application form. See Page 10 for business locking devices.

18. Q. How can a business applicant know if his property meets the protective device requirements?

A. There will be an actual inspection of the location to be insured for every new potential business policy including burglary coverage. These policies will be issued only if the property meets the requirements. If the property fails to meet the requirements, the inspector will tell the applicant what must be done to qualify. After a business location has been inspected and a policy issued, claims for losses will be paid provided the policyholder has not removed or changed the protective devices previously, approved by the inspector. Policies on all locations meeting the protective device requirements become effective at noon on the day after the application is signed, unless the application specifies a later date.

19. Q. What are the rates for household coverage?

A. Annual rates for household crime insurance coverage are the following:

Amt. of coverage	In lower crime areas (Territory 1)	In medium crime areas (Territory 2)	In higher crime areas (Territory 3)
$ 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

20. Q. What are the rates for nonresidential business coverage.

A. Rates are based on the class and location of the business. They reflect the gross receipts from the previous year, and the amount of coverage selected by the insured. Complete details will be supplied by an insurance agent/broker or by calling the toll-free number 800-638-8780. For example:

1) A grocery store with gross receipts under $100,000 located in Denver, Miami, New York City, Richmond, Savannah, or Trenton (all in Territory 3) would pay annual rates as follows (only 1/2 of the shown amount must be paid in advance):

Amount of coverage	Burglary & Robbery in equal amounts (Option 1)	Robbery Only (Option 2)	Burglary Only (Option 3)	Burglary Robbery combination (Option 4) (see below)
$ 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 $72 plus $240, or $312.

2) A drug store with gross receipts between $100,000 and $299,999 located in Atlanta, Baltimore, Boston, Chicago, Cleveland, Des Moines, Durham, Hartford, Little Rock, Memphis, Minneapolis, Mobile, Newark, Norfolk, Philadelphia, Providence, Pueblo, St. Louis, Wichita, Wilmington, or the District of Columbia (all in Territory 2) would pay annual rates as follows (only 1/2 of the shown amount must be paid in advance):

Amount of coverage	Burglary & Robbery in equal amounts (Option 1)	Robbery Only (Option 2)	Burglary Only (Option 3)	Burglary Robbery combination (Option 4) (see below)
$ 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 with gross receipts under $100,000 located in Utica, NY.; Meriden, CT.; Reading, PA.; Albany, GA.; Steubenville, OH, or Lynchburg, VA. (all in Territory 1) would pay annual rates as follows (only 1/2 of the shown amount must be paid in advance):

Amount of coverage	Burglary & Robbery in equal amounts (Option 1)	Robbery Only (Option 2)	Burglary Only (Option 3)	Burglary Robbery combination (Option 4) (see below)
$ 1,000	$ 70	$ 42	$ 35	
5,000	280	168	140	
10,000	385	231	193	
15,000	403	242	202	

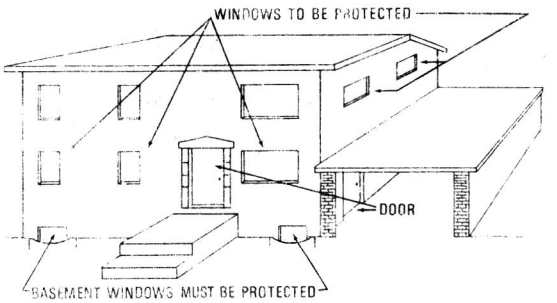
(Option 4 varied amounts of both coverages): Assuming a selection of $1,000 robbery and $5,000 burglary, the premium would be $42 plus $140, or $182.

The cost increases for stores with higher gross receipts.

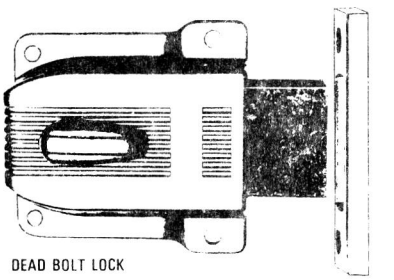
Federal Crime Insurance Program

RESIDENTIAL PROTECTIVE DEVICE REQUIREMENTS

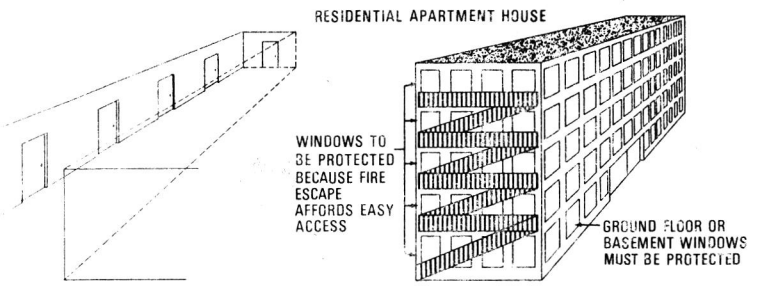
(EXAMPLES OF ACCESSIBLE OPENINGS AND LOCKING DEVICES REFERRED TO IN THE PROTECTIVE DEVICE REQUIREMENTS)



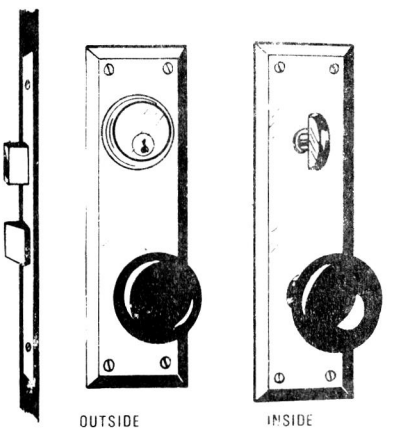
EXTERIOR DOORS AND DOOR LEADING INTO HOUSE FROM GARAGE AREA MUST BE PROTECTED



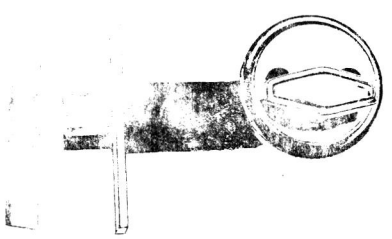
DEAD BOLT LOCK



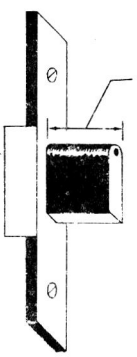
EXTERIOR DOORS OF APARTMENTS LEADING OUTDOORS OR INTO PUBLIC HALLWAY MUST BE PROTECTED



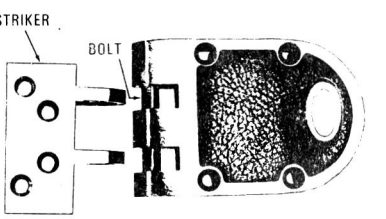
MORTISED DEAD BOLT LOCK
(Recessed into the edge of the door instead of the side)



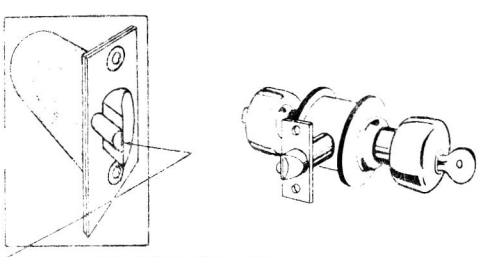
SINGLE CYLINDER DEAD BOLT LOCK, OPERATED BY KEY OUTSIDE AND KNOB INSIDE



THE THROW OF THE LOCK IS ILLUSTRATED BY THE DISTANCE WHICH THE BOLT EXTENDS FROM THE EDGE OF THE DOOR WHEN THE LOCK IS IN A LOCKED POSITION MINIMUM OF ½" FOR RESIDENTIAL

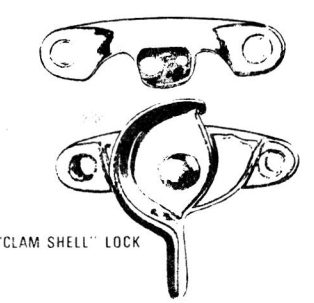


DEAD BOLT LOCK UTILIZING INTERLOCKING VERTICAL BOLTS AND STRIKER

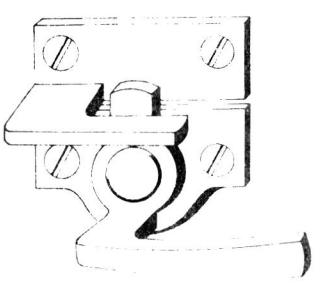


SELF LOCKING DEAD LATCH

NOTE THAT THE SMALL PIN AT THE LEFT SIDE OF THE SPRING LATCH RENDERS THE LATCH INOPERATIVE WHEN THE LOCK IS IN THE LOCKED POSITION



"CLAM SHELL" LOCK

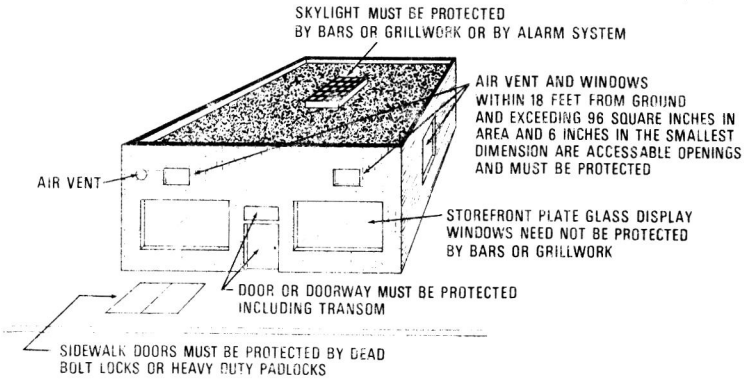


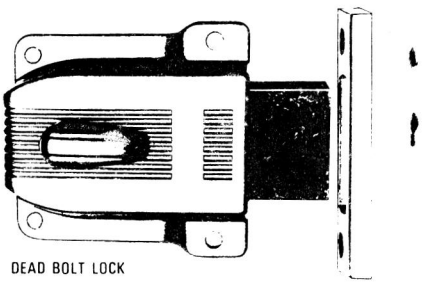
MINIMAL TYPE WINDOW LOCKS

Federal Crime Insurance Program

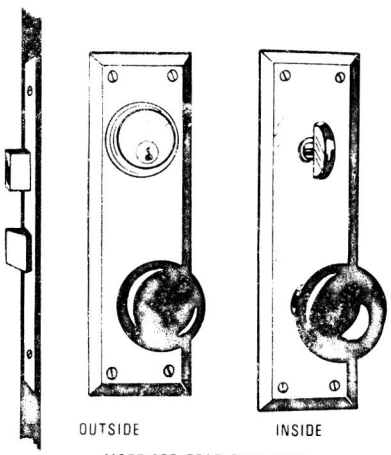
COMMERCIAL PROTECTIVE DEVICE REQUIREMENTS

(EXAMPLES OF ACCESSIBLE OPENINGS AND LOCKING DEVICES REFERRED TO IN THE PROTECTIVE DEVICE REQUIREMENTS)



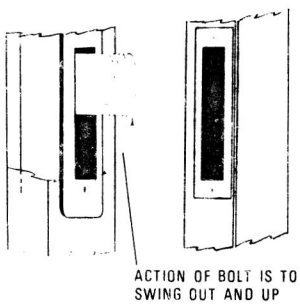


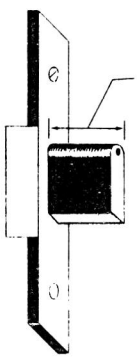
DEAD BOLT LOCK

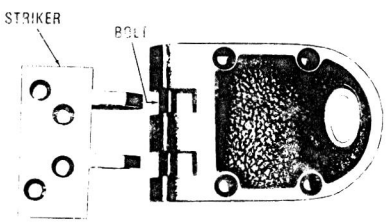


MORTISED DEAD BOLT LOCK
(Recessed into the edge of the door instead of the side)

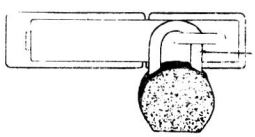
DEAD BOLT LOCK
FOR NARROW FRAME DOORS





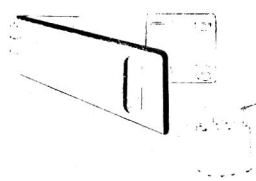


DEAD BOLT LOCK UTILIZING INTERLOCKING VERTICAL BOLTS AND STRIKER

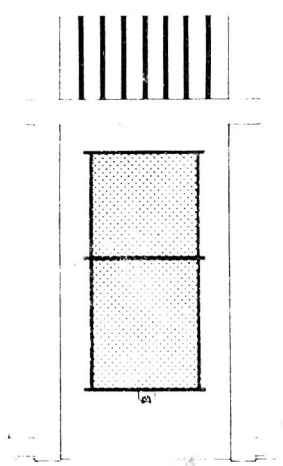


A HEAVY DUTY PADLOCK (3 8" Case hardened steel shackle) FIVE PIN TUMBLER OPERATION

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



(To Accompany HUD-No. 78-163)

FEDERAL CRIME INSURANCE PROGRAM **PART V – RATE TERRITORIES, BY COUNTY**

STATE	TERRITORY 1 (Low Crime)	TERRITORY 2 (Average Crime)	TERRITORY 3 (High Crime)
Alabama	All except Terr. 2 or 3	Baldwin, Elmore, Jefferson, Limestone Madison, Mobile, Montgomery, Russell, Shelby, Tuscaloosa, Walker	
Arkansas	All except Terr. 2 or 3	Crittenden, Miller, Pulaski, Saline	
Colorado		Remainder of State	Adams, Araphoe, Boulder, Denver, Jefferson
Connecticut	Windham, City of Meriden	All other counties not shown under Territories 1 or 3	None
Delaware		Entire State	
District of Columbia	None	Entire District of Columbia	None
Florida		Escambia, Orange, Orlando, Pensacola Santa Rosa, Seminole, Tallahassee, Remainder of State	Alachua, Broward, Dade, Daytona Beach, Duval Beach, Ft. Lauderdale, Gainesville, Hillsborough, Hollywood, Jacksonville, Miami, Palm Beach, Pinellas, St. Petersburg, Tampa, West Palm Beach
Georgia	All except Terr. 2 or 3	Bibb, Chattahoochee, Clayton, Cobb, Dekalb, Fulton, Gwinnett, Houston, Muscogee, Richmond, Walker	Chatham
Illinois	All except Terr. 2 or 3	Boone, Champaign, Cook DuPage, Henry Kane, Lake McHenry, Macon, Madison, Peoria, Rock Island, St. Clair, Sangamon, Tazewell, Will, Winnebago, Woodford	None
Iowa	All except Terr. 2 or 3	Black Hawk, Linn, Polk, Pottawattamie, Scott, Woodbury	
Kansas	All except Terr. 2 or 3	Butler, Johnson, Sedgwick, Shawnee, Wyandotte	None
Maryland	All except Terr. 2 or 3	City of Baltimore; Counties of Anne Arundel, Baltimore, Carroll, Cecil, Harford, Howard, Montgomery, Prince Georges	None
Massachusetts	None	All except Territories 1 or 3	Bristol
Minnesota	All except Terr. 2 or 3	Anoka, Clay, Dakota, Hennepin, Ramsey, St. Louis, Washington	None
Missouri	All except Terr. 2 or 3	City of St. Louis; Counties of Boone, Cass, Clay, Franklin, Greene, Jackson, Jefferson, Platte, St. Charles, St. Louis	None
New Jersey	None	All except Territories 1 or 3	Mercer, Atlantic
New York	All except Terr. 2 or 3	Albany, Erie, Livingston, Madison, Monroe, Niagara, Onondaga, Orleans, Oswego, Rensselaer, Saratoga, Schenectady, Wayne	Bronx, Kings, Nassau, New York, Queens, Richmond, Rockland, Suffolk, Westchester
North Carolina	All except Terr. 2 or 3	Brunswick, Buncombe, Cumberland, Durham, Forsythe, Guilford, Mecklenburg, New Hanover, Orange, Randolph, Union, Wake, Yadkin	None
Ohio	All except Terr. 2 or 3	Allen, Butler, Clark, Clermont, Cuyahoga, Delaware, Franklin, Geauga, Greene, Hamilton, Lake Lawrence, Lorain, Lucas, Mahoning, Medina, Miami, Montgomery, Pickaway, Portage, Preble, Putnam, Richland, Stark, Summit, Trumbull, Van Wert, Warren, Wood	None
Pennsylvania	All except Terr. 2 or 3	Allegheny, Beaver, Bucks, Chester, Cumberland, Dauphin, Delaware, Erie, Lehigh, Montgomery, Northampton, Perry, Philadelphia, Washington, Westmoreland	None
Puerto Rico	None	None	Entire Commonwealth
Rhode Island	None	Entire State of Rhode Island	None
Tennessee	All except Terr. 2 or 3	Anderson, Blount, Davidson, Hamilton, Knox, Shelby, Sumner, Wilson	None
Virginia	All except Terr. 2 or 3	Cities of Alexandria, Chesapeake, Fairfax, Falls Church, Hampton, Newport News, Norfolk, Portsmouth, Roanoke, Virginia Beach and Counties of Fairfax, Loudon, Prince William, Roanoke, and York	City of Richmond and counties of Chesterfield, Hanover, Henrico

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

HUD-No. 78-165
Phone (202) 755-5277
(Norris)

FOR RELEASE AFTER:
3:00 P.M. Monday
May 22, 1978

FHA MORTGAGE RATE INCREASED

Secretary Patricia Roberts Harris 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 increased to 9 percent.

The new single-family rate was determined after consultation with Max Cleland, Administrator of the Veterans Administration, who simultaneously announced a similar change in the maximum rate of VA home mortgage loans.

The previous rate on single-family mortgage loans was 8-3/4 percent. The change is effective Tuesday, May 23.

Secretary Harris said that the increase is necessary in order to bring FHA rates in line with other competitive rates in both the mortgage and financial markets. This change is expected to increase the availability of FHA financing for moderate income homebuyers and sellers, who are the major beneficiaries of FHA-insured mortgage financing.

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.

# # #

(To Accompany HUD-No. 78-165)

HUD/FHA MAXIMUM ALLOWABLE INTEREST RATE

Rate	Period
* 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 -
8-1/2% (Single Family)	March 30, 1976 - October 17, 1976
8% (Single Family)	October 18, 1976 - May 30, 1977
8-1/2% (Single Family)	May 31, 1977 - February 27, 1978
8-3/4% (Single Family)	Feb. 28, 1978 - May 22, 1978
9% (Single Family)	May 23, 1978

* 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.

(To Accompany HUD-No. 78-165)

QUESTIONS AND ANSWERS ON INTEREST RATE INCREASE

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

A. On a $40,000 mortgage over 30 years, there would be an increase of $7.20 in the monthly payment.

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

A. For single-family mortgages the rate was increased from 8-1/2 percent to 8-3/4 percent on Feb. 28, 1978.

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

HUD No. 78-169
Phone (202) 755-5277
Jackie Conn

FOR RELEASE:
Thursday
May 25, 1978

HUD SENDS FAIR PLAN REPORT TO CONGRESS

Inner city property owners are having serious problems getting full insurance coverage according to a report sent to the Congress yesterday by the Department of Housing and Urban Development.

The report, Insurance Crisis in Urban America, is based on research by HUD's Federal Insurance Administration and testimony taken from witnesses during two days of public hearings in New York City last January.

Last September Congress directed the Secretary of Housing and Urban Development to undertake a study of State FAIR Plans and their effect on available and affordable insurance. FAIR plans are statewide programs designed to assure property owners Fair Access to Insurance Requirements. When insurance companies deny coverage, property owners can get insurance protection under a FAIR plan, if one exists in their state.

The practice of denying insurance on a home or a business property simply because of the property's location is called insurance redlining.

- more -

Secretary Patricia Roberts Harris said today, "If we are to succeed in maintaining and restoring our cities, we must stop insurance redlining. The practice denies many urban property owners insurance at affordable prices."

Insurance companies redline by means of zip codes, according to the report. As a result, property owners are being denied policies because their properties are located in areas generally perceived as high risk areas. Witnesses said their policies were being canceled without their filing claims for losses or without inspections by the insurance companies.

The report points up the ripple effect of insurance redlining. Once a neighborhood is redlined by insurance companies mortgage money becomes difficult to get. Businesses cannot expand without affordable insurance protection and as a result the economic life of the neighborhood suffers and job opportunities are limited.

Findings on FAIR plans are included in the report. It notes that the cost of insurance in the New York FAIR plan is three to five times the cost of other insurance available to homeowners throughout the state. Because of the high cost, an increasing number of homeowners and merchants either buy insufficient coverage or none at all. In the event of fire there is little chance the building will be restored.

According to the report, losses under FAIR plans are adjusted on market value, not on replacement cost. The market value of core urban property has dropped sharply because of appraisal practices and an almost nonexistent inner city mortgage market. As a result, claim payments under FAIR plans are insufficient for the onwer to rebuild the property and the possibility for abandonment is greatly increased.

In combination, the report says, mortgage and insurance redlining practices spread urban blight and hasten the decline of neighborhoods and ultimately the entire city.

Copies of the report are available to the press by calling 755-6904.

# # #

FILE COPY

HUD NEWS

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

HUD-NO. 78-173
Phone (202) 755-5277
(Dave West)

FOR RELEASE:
Friday
May 26, 1978

UNIFORM RELOCATION ACT STREAMLINED

Proposed rule changes that will help communities acquire houses for federally-assisted activities and rehabilitate them without displacing residents will receive final public comment through May 30, the Department of Housing and Urban Development announced today.

Persons who are given the option by the community to remain in rehabilitated housing would be protected against paying excessive rent under the changes to the Uniform Relocation Act regulations.

"These proposed changes will make rehabilitation feasible for communities and still protect the rights of tenants," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development. "Under the revised regulations it will be easier for us to keep people in their homes when the dwellings are rehabilitated as part of a community development plan. If tenants must be displaced, we will provide them with prompt Federal assistance."

-more-

Y903 3.H7

The draft rules, proposed in the March 31 Federal Register, are also designed to streamline and simplify the regulations.

"The simplified rules are more readable and have been shortened by deleting or condensing largely overlapping material," said Mr. Embry. "They reflect President Carter's request that Federal regulations be written in language that is easier to understand."

The changes simplify and clarify the regulations of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (The Uniform Relocation Act), which insures that owners and tenants of property affected by HUD-funded activities are treated fairly.

The revised regulations will also complement HUD's Block Grant program, the Carter Administration's major method of funding community development, which places emphasis on rehabilitation rather than demolition.

-more-

"Low- and moderate-income persons renting homes or apartments rehabilitated as a result of public action could occupy the same dwelling or one nearby for a four-year period without a substantial rent increase," Mr. Embry said.

The tenants' monthly rents will not exceed 25 per cent of their gross incomes and will allow people to remain in their neighborhoods. HUD will require that the rehabilitated dwellings meet minimum structural and safety standards.

An additional change will apply the Uniform Relocation Act to protect tenants displaced by local governments which use their own funds to acquire property, but later apply for HUD Block Grant money for development and rehabilitation. The protection would apply to tenants displaced up to three years prior to the community's application for Block Grant funds.

HUD plans to make supplementary guidance publications available for those needing technical advice and assistance related to the Uniform Relocation Act.

Written comments may be sent to:

Rules Docket Clerk, Room 5218, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street, Southwest, Washington, D.C. 20410.

# # #

FILE COPY

BOOKLET

HUD WEEKLY NEWS SUMMARY

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

This summary lists all releases, notices of publication, speeches, and other information announced by the Department in the week. If a copy of any is desired, check it on this summary (or use a postcard) and mail to Press Release Center, Room 9239, U.S. Department of Housing and Urban Development, Washington, D.C. 20410.

HUD-No. 78-179

Releases Issued by the U. S. Department of Housing and Urban Development
Saturday, May 20, 1978 through Friday, May 26, 1978

GENERAL RELEASES

HUD-No. 78-174 John H. Dalton, President of the Government National Mortgage Association (GNMA) of HUD, announced that no bids were accepted in the May 24 FHA/VA single-family mortgage auction.

HUD-No. 78-173 Proposed rule changes that will help communities acquire houses for federally-assisted activities and rehabilitate them without displacing residents received final public comment through May 30, HUD announced.

HUD-No. 78-172 HUD announced the commitment of nearly $64 million in new housing aid for disaster victims and low-income families in West Virginia.

HUD-No. 78-171 Secretary Patricia R. Harris announced the appointment of Stephen W. Brown as Director of the Detroit, Mich., Area Office of HUD.

HUD-No. 78-170 Secretary Patricia R. Harris announced the appointment of Marvin Siflinger as Director of the Boston Area Office, HUD.

HUD-No. 78-165 Secretary Patricia R. Harris of HUD announced that the maximum allowable interest rate for HUD-FHA insured single-family mortgage loans has been increased to 9 percent.

PUBLICATION

HUD-NO. 78-169 Inner city property owners are having serious problems getting full insurance coverage according to a report sent to Congress by HUD. The report, Insurance Crisis in Urban America, is based on research by HUD's Federal Insurance Administration and testimony taken from witnesses during two days of public hearings in New York City last January. Copies of the report are available to the press by calling 755-6904.

# # #

June 7, 1978

NOTE: TO MEET YOUR REQUESTS MORE EXPEDITIOUSLY, WE SUGGEST THAT A SELF-ADDRESSED LABEL BE FORWARDED WHEN ORDERING NEWS RELEASES.

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

HUD-No. 78-175

Final Report of Task Force on Housing Costs

FACT SHEET

Housing costs have been a continuing concern of the American people over the past 25 years. But even during the 1960s, and into the early '70s, these costs were not a serious problem for most families because their income kept pace with housing prices, the overall costs of homeownership and rents.

Median family income increased at an annual rate of 6.60 percent compounded between 1963 and 1972, while the median sales price of a new single-family home grew at an annual rate of only 4.23 percent per year. Homeownership costs rose at 5.17 percent annually during the period.

From 1972 to '76, however, the picture changed sharply. Housing costs increased dramatically, outpacing family incomes for the first time and effectively pricing countless families out of the housing market.

Trends in income, prices and housing costs, 1972-76, show that:

- Residential construction costs grew at an annual rate of eight percent during the period;

- The cost of improved building lots increased almost 13 percent per year;

- Median sales price climbed at an average annual rate of 12.49 percent on a new single-family home: and 9.30 percent on an existing home.

- Homeowner costs -- property taxes, insurance, maintenance, repairs, fuel and utilities -- increased at an average annual rate of 8.15 percent; and

- Higher mortgage interest rates, when applied to higher sales prices, increased the typical monthly loan amortization payment for a median price home by 80 percent over the four-year period, an annual increase of 15.9 percent compounded.

The median family income, on the other hand, rose during this period at an annual rate of only 7.05, lagging well behind housing inflation. The median priced, single family house sold for $44,200 in 1976, compared to $26,700 in 1972. By 1977, the median had jumped to $48,800.

Task Force Appointed

It was against these odds that the HUD-appointed Task Force on Housing Costs came into being in August 1977, its charge from Secretary Harris:

To assess and analyze the extent to which housing costs have risen for reasons other than general inflation, and to develop specific solutions to the problems that HUD and other institutions can act upon to reduce or stabilize housing costs. The institutions include other Federal agencies, State and local governments and the broad range of private firms involved in the housing industry.

The Task Force report is now before the HUD Secretary, the product of nine months of exploration by the Task Force and its three committees into ways of reducing costs for the consumer. Its concerns and recommendations range from the impact of national monetary policy on housing costs to proposed new guidelines for zoning and land use. She can accept or reject all or parts of the report.

Major Recommendations

The report recommends, basically, that the Federal Government lead a concerted attack on high land, development and construction costs, and casts HUD in a leadership role to head up the nationwide effort.

Looking first at major problems with nationwide impact on housing costs, the Task Force recommends that HUD review monetary and national tax policies, and suggests the HUD Secretary take on a strong Cabinet-level role in helping set policies that consider needs of the housing sector among national economic goals.

It also proposes:

- A concerted effort at all levels of government to eliminate cost-inducing standards and regulations, and streamlining of those dealing with financing, land development, housing construction and rehabilitation. HUD should encourage and help localities with this process, the report states, and withhold Federal urban development funds from localities not making a reasonable effort to cut out unjustified, cost-increasing regulations.

- Creation of a major Office of New Technology and Codes Policy by HUD to fund and help demonstrate innovative new building technologies and codes policies.

- Thorough study of the cost impact of local property taxation and hazard insurance fees,and exploration of innovative utility, property tax and insurance practices.

Other highlights of the Task Force report are reflected in chapters on:

Land Supply and Development; Building and Technology; and Financing, Money Markets and Marketing.

Land Supply and Development

With the cost of land a major factor in housing costs -- about 20 percent of the typical single-family house -- the Task Force recommends that HUD establish minimal standards dealing with zoning, public facilities and related controls. These standards would be used by HUD staff in identifying land-use controls that are cost-increasing and contrary to Federal housing and community development policies.

The report suggests HUD work through regional councils of government to encourage localities to permit smaller lot sizes and higher density housing such as garden apartments.

To reduce site development costs, the Task Force calls for:

- Development by regional councils of regional standards for local fees and charges, and the speeding up of local review and approval of licensing-permit requirements now faced by builders. Processing delays run up builder costs, which are passed through to consumers in higher housing costs, the report notes.

Localities would not be forced to accept these guidelines or regional standards. But if they did not, the reports calls for withholding of urban development funds from non-complying jurisdictions.

Building and Technology

The chapter on Building and Technology recommends in part that HUD:

- Encourage States and localities to adopt model building codes;

- Work with model code organizations to develop a revised One- and Two-Family Dwelling Code, and offer financial incentives for mandatory State codes that adopt this revised code;

- Require communities applying for Community Development Block Grant aid to certify their codes do not unnecessarily increase the cost of housing;

- Support development of a new rehabilitation code that would permit non-skilled workers to do the job;

The report also calls on HUD to reconcile its own Minimum Property Standards (MPS) with a revised One- and Two-family Dwelling model code, and to cut its own processing time by relying on architects and engineers to certify that construction specifications meet HUD's MPS.

With material and labor costs the largest portion of the price of housing -- though lower now as a share of the total new house price than in 1945 -- the Task Force recommends monitoring of price trends for critical building materials, fixtures and applicances, and suggests HUD work with the Forest Service and others to ensure a steady supply of lumber and wood products.

Financing, Money Markets, Marketing

The Task Force Committee on Financing, Money Markets and Marketing recommends a wide range of actions to reduce financing costs of land development, housing construction and rehabilitation.

It re-emphasizes the need for a strong HUD role in setting national monetary and tax policies as they affect the housing sector, and suggests many additional actions to reduce financing costs, among them:

- HUD deregulation of the FHA interest rates and encouragement for States to repeal or modify their usury laws, to ensure adequate flow of mortgage money for housing;

- Federal use of tax incentives to increase participation by pension funds and life insurance companies in the residential mortgage market;

- That HUD streamline and standardize its loan processing procedures to cut red tape and speed up applications for mortgage insurance;

- HUD support for statutory changes that would permit development and testing of new financing mechanisms to supply housing for families with special needs -- large families, the handicapped, migrant workers;

- Modification of FHA statutes to make available 35-year, no-down-payment mortgage loans for first-time homebuyers and those returning to the home purchase market.

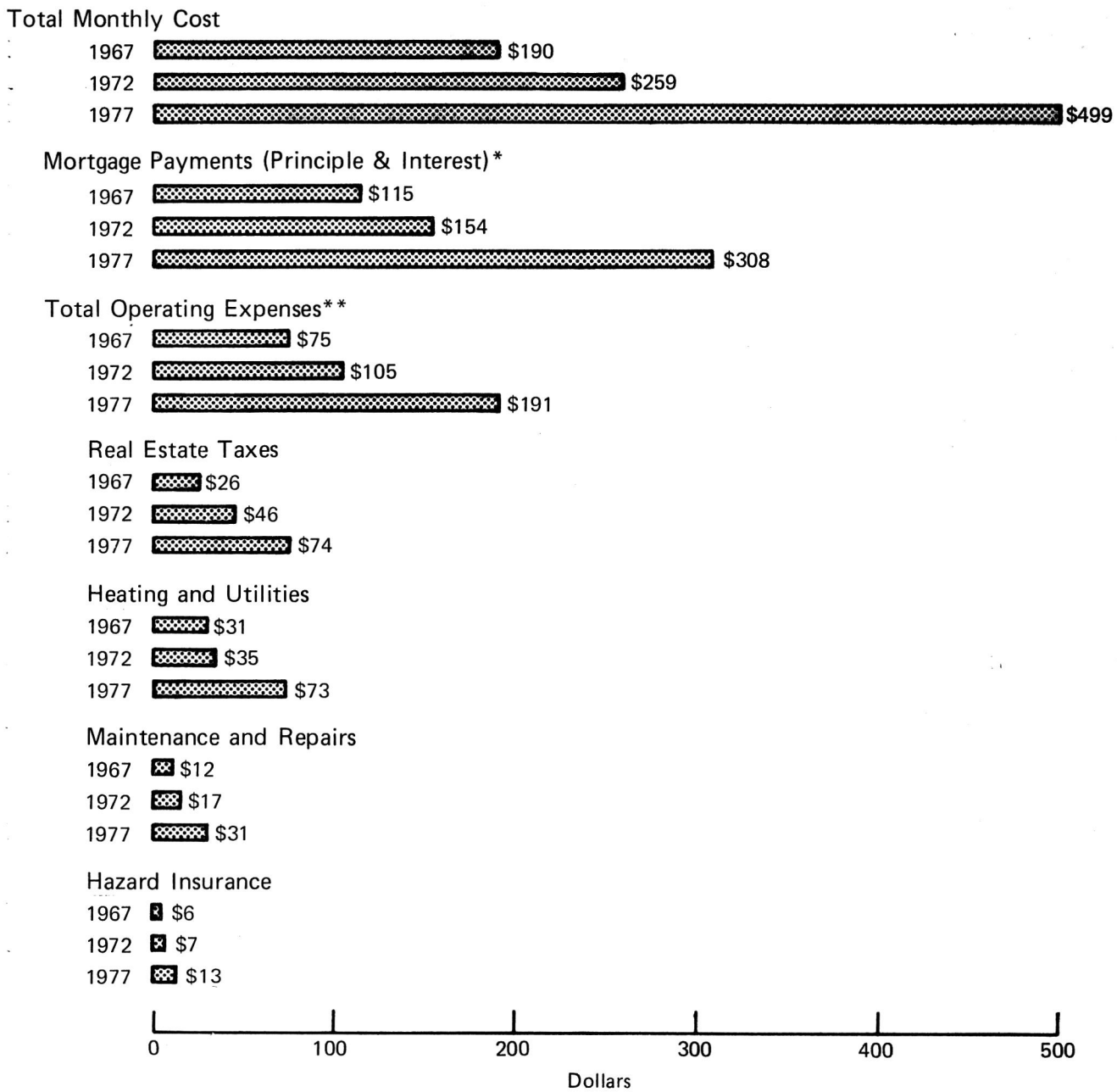
The Task Force also recommends:

- Creation by HUD of a permanent mechanism to process and support large-scale land and housing development applications for locations in high-density urban centers, using variations of the Department's Title X insured loan program and the New Communities program, as well as the Community Development Block Grant and Action Grants programs.

- Continued research to find ways of reducing loan related fees and charges, title insurance charges, sales commissions, attorney's fees and other settlement costs; and

- HUD support for development of a uniform foreclosure procedure, the absence of which now impedes the availability of mortgage money in many jurisdictions.

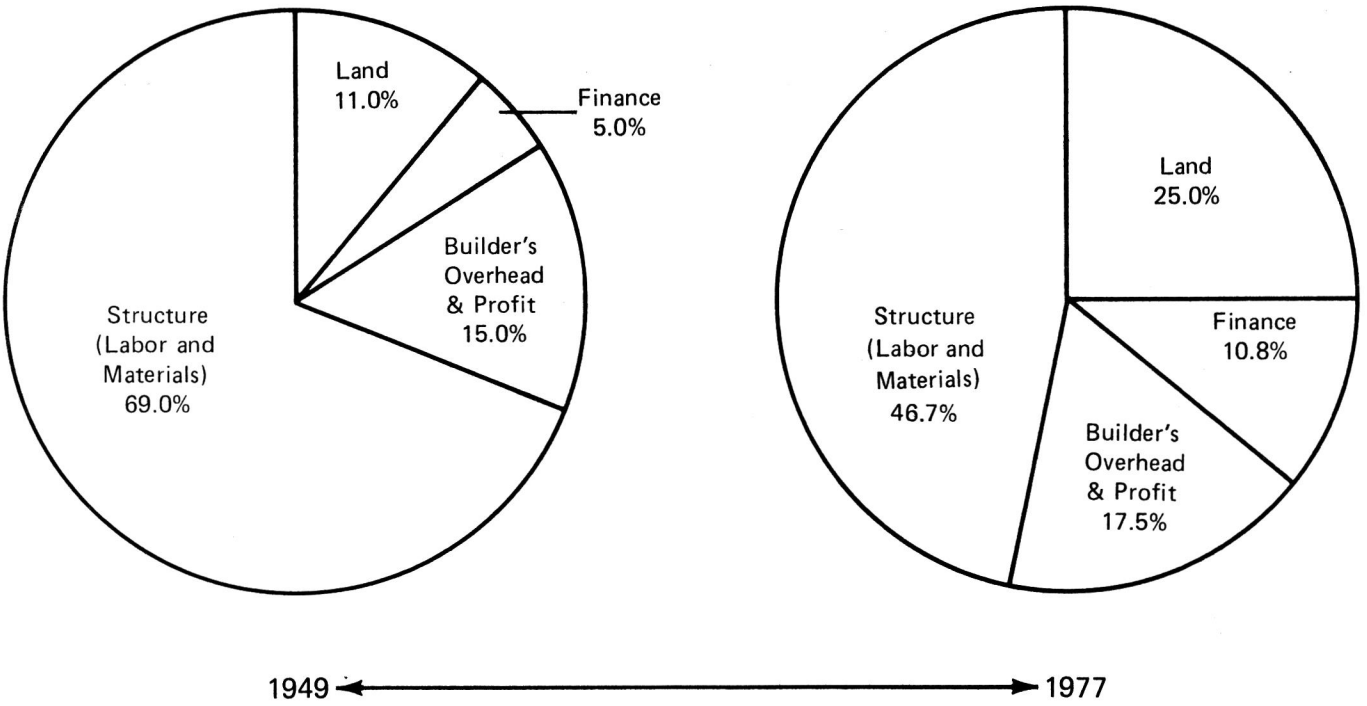
TRENDS IN TYPICAL MONTHLY HOUSING COSTS TO THE BUYER OF A MEDIAN PRICED NEW HOUSE, 1967 – 1977



*Assumes: Sales prices: 1967 – $22,700; 1972 – $27,600; 1977 – $48,800
Interest rate: 1967 – 6.46%; 1972 – 7.6%; 1977 – 9.0%
Downpayment: 25% of sales price
Term: 25 years

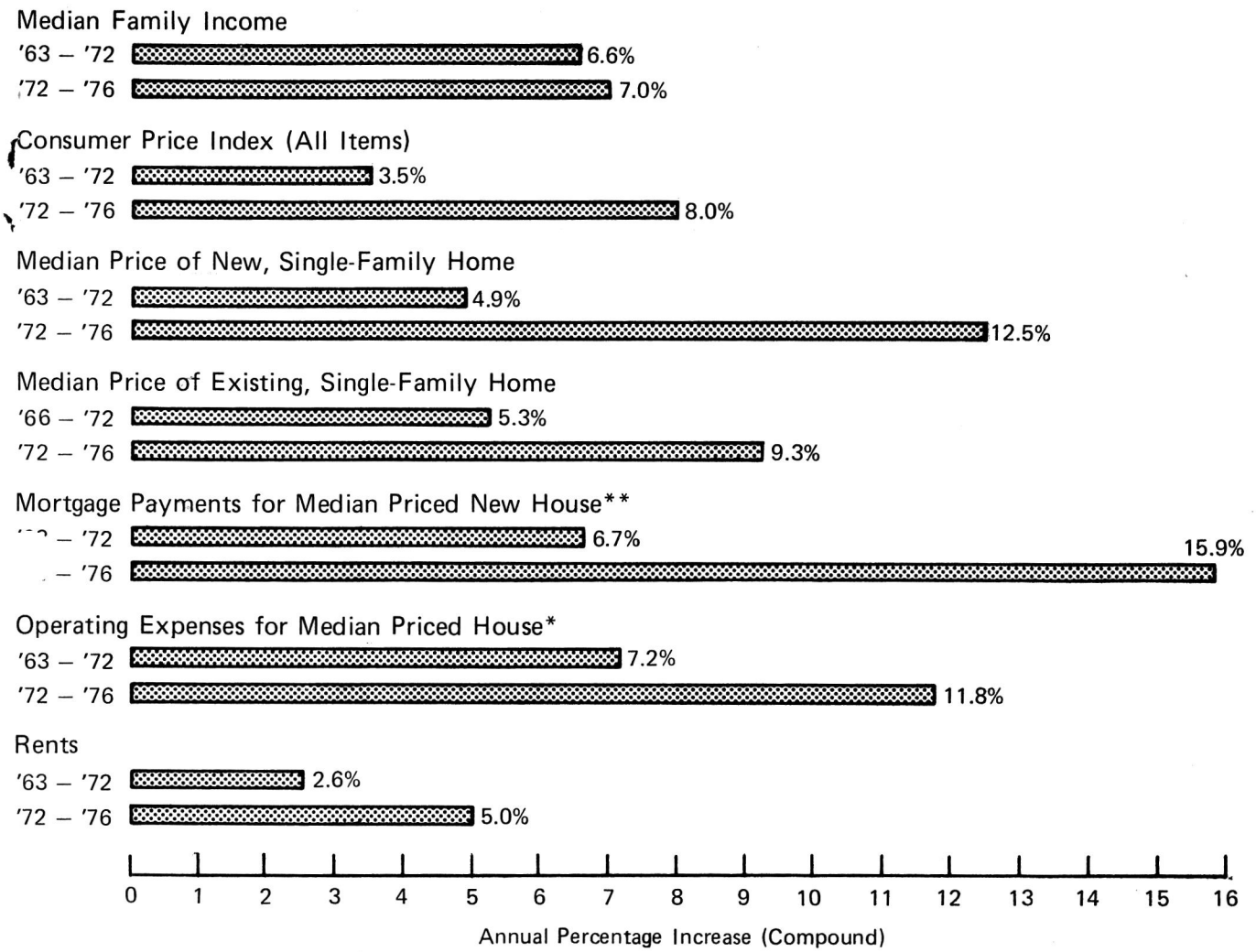
**Operating expenses are based on actual experience under HUD/FHA 203 (b) program.

COMPONENT COSTS –
TYPICAL NEW SINGLE FAMILY HOUSE, 1949 & 1977



Source: National Association of Home Builders

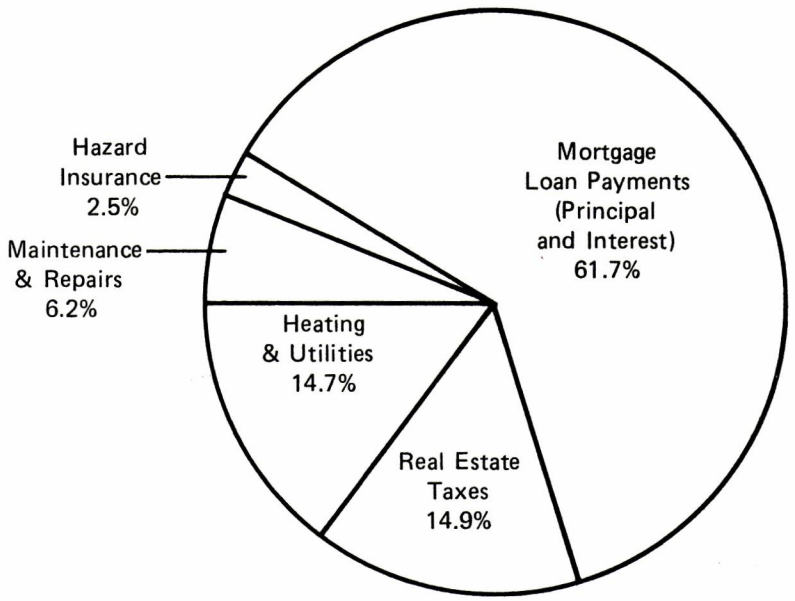
TRENDS IN INCOME, PRICES AND HOUSING COSTS
(ANNUAL RATE OF INCREASE, 1963 – 1972 AND 1972 –1976)



*Operating expenses are based on actual experience under HUD/FHA 203 (b) program.

**Based on the following assumptions:
Sales price: 1963 – $18,000; 1967 – $22,700; 1972 – $27,600; 1976 – $44,200
Interest rate: 1963 – 5.89%; 1967 – 6.46%; 1972 – 7.6%; 1976 – 9.0%
Downpayment: 25% of sales price
Term: 25 years

TYPICAL MONTHLY HOUSING COSTS TO THE BUYER OF A MEDIAN PRICED NEW SINGLE FAMILY HOUSE, 1977



Note: Assumes sales price of $48,800.,interest rate of 9.01%, downpayment of 25%, term of 25 years. Operating expenses based on actual experience under the FHA 203 (b) program.

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

HUD-No. 78-177
Phone (202) 755-5277
(George Norris)

FOR RELEASE:
Wednesday
June 7, 1978

SECRETARY HARRIS ANNOUNCES PLAN TO DEAL WITH RISING HOUSING COSTS

Secretary Patricia Roberts Harris today committed the Department of Housing and Urban Development to leading a "national debate" on how best to deal with the rising cost of housing.

Calling home ownership "a dream that for many can only be a dream," Mrs. Harris released the findings and recommendations of a Task Force on Housing Costs which has spent the last nine months studying the problem of the high price of housing.

The findings were announced by the Secretary at a joint press conference with Robert E. Strauss, Counselor to the President for Inflation.

The report of the Task Force lists 150 specific recommendations, many calling for changes in local and State regulations and some which would require action by Congress.

- more -

"It is clear that the Federal Government cannot deal with all of the issues raised in this report," Mrs. Harris said. "However, beginning today, we will make every effort to see that the debate on these issues is joined at the State and local levels, which must be the source of many of the solutions."

She said that recommendations in the Task Force report which could be accomplished by changes in HUD regulations were either being made or were under study by the program offices of HUD.

The Secretary cited these inititatives:

-- I have asked all program Assistant Secretaries to analyze all of the recommendations of the Task Force as they affect their areas of responsibility and to report to me within ten working days on how best these recommendations might be implemented or whether they should be implemented in their present form or in some adjusted form, and on the cost and staff requirements necessary to implement the options they present.

-- HUD will support the revision of the nationally recognized one and two family dwelling code and will work toward the national recognition of such a code. The Department, in cooperation with the model code organizations, will also support the development of rehabilitation codes for single and multifamily housing.

-- We have recently entered into an agreement with the Naional Institute of Building Sciences to undertake a comprehensive study of building codes in the country and to make recommendations to the Department. I am announcing today a Grant Award of $300,000 to NIBS for this study and am assured they will move forward with a program of activities consistent with the findings and recommendations of the Task Force.

-- We have set aside $500,000 for research to begin immediately on investigations of the costs and benefits of land use and environmental regulations and on the impact of monetary and tax policies on the costs of housing. This research will be competitively awarded to begin this fiscal year. Further research will be undertaken on other items recommended by the Task Force as determined by the Office of Policy Development and Research.

-- HUD will work with States, and local governments, in developing recommendations for reasonable standards for land development and in planning for an adequate supply of useable land. In this regard, I would also like to announce that HUD will convene a national conference later this year, at which local and State officials will be alerted to how some land development regulations unnecessarily increase housing costs.

-- HUD will encourage communities to use Community Development Block Grant funds to purchase subsidized housing sites well in advance of actual construction and thus avoid the possibility of higher land costs later.

-- HUD will encourage the use of Block Grant funds to pay for the necessary streets, sewers and water lines, and other community facilities in housing developments serving low-income families.

The Task Force was composed of 52 individuals representing Federal, State and local Governments, consumer interests and the home building industry. The Task Force was created by Mrs. Harris in July in response to the President's directive that Federal agencies do their part in curbing inflation. Mrs. Harris pointed out that the right to decent, safe, sanitary and affordable housing was a right guaranteed all Americans by the Housing Act of 1949.

"In recent years," Mrs. Harris said, "the cost of building, buying and operating a decent home has increased faster than family income. This continuing increase has effectively eliminated many American families, especially the young and the elderly, as potential home buyers."

She pointed out that between 1967 and 1977, the median price of a newly-constructed single family home doubled, rising from $24,600 to $48,800, and in 1978 the cost was $52,200.

Rents also have been rising since 1972. They have increased twice as fast as those in the preceding decade.

The Secretary listed the major components affecting the cost of housing as: the availability and the cost of buying and developing land, labor and materials, building techniques, State and local building regulations and the availability of financing. By far, she said, the largest increases among these components have been in land costs and financing.

# # #

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

Phone (202) 755-5284

FOR RELEASE:
Wednesday
June 7, 1978

REMARKS PREPARED FOR DELIVERY

By

PATRICIA ROBERTS HARRIS

Secretary of Housing and Urban Development

at the

Press Conference

Housing Costs Task Force Report

Washington, D. C.

June 7, 1978

Decent, safe, sanitary and affordable housing is not something solely reserved for the privileged. It is a right for all Americans, guaranteed since the passage of the Housing Act of 1949. Yet, thousands of families in this country are living in dwellings which are far from what we would consider decent or affordable.

Owning one's own home is still the American Dream, but it is a dream that for many can only be a dream. For too many Americans, the young who are purchasing their first houses, the elderly who live on fixed incomes, and those who have very limited savings, the dream has turned into a nightmare.

The primary reason is the high cost of decent housing. Housing is the largest single investment that a family makes and the largest expenditure in a family's annual budget.

In recent years, the cost of building, buying and operating a decent home has increased faster than family income. For example, between 1963 and 1972, the median family income increased at an annual rate of 6.6 percent (compounded) and the median price of a new single family home rose at an annual rate of just over 4.2 percent. However, between 1972 and 1976 family income rose at a rate of just over 7 percent, while the median price of a new single family home rose at an annual rate of 12-1/2 percent. In fact, between 1972 and 1976 the price for a new single family home increased almost twice as fast as incomes and prices in general. Furthermore, between 1967 and 1977, the median price of a newly constructed single family home more than doubled, rising from $22,700 to $48,800. By March of this year, the median price has reached $53,700.

Not only is the cost of new homes outpacing income, but the cost of existing housing units is also. And renters fared no better. Since 1972, rents have risen twice as fast as in the preceding decade.

Last year, I authorized the creation of a Task Force on Housing Costs to examine all aspects of the recent increases in escalating housing costs. This Task Force was made up of 52 individuals representing the private sector, Federal, State and local governments, and consumer interests. The final report of this Task Force, which is being made available to you today, is the product of that independent Task Force.

It is clear that the Federal government cannot deal with all of the issues raised in this report. It is just as clear that we in the Department of Housing and Urban Development have a responsibility to promote and lead an intelligent and informed national debate on the critical issues raised. Beginning today we will make every effort to see that the debate on these issues is joined at the state and local levels which must be the origin of many of the solutions.

Although it is impossible at this time to go into any great detail on the findings and recommendations of the Task Force, I would like to share with you some of the Report's key findings and recommendations.

The major components that effect the cost of housing, as you have probably surmised, are: the availability and the cost of buying and developing land, labor and materials, building techniques, State and local building regulations and the availability of financing By far, the largest increases among these components have been in land costs and financing. Since 1949 when the Housing Act was passed land costs, as a percentage of overall housing costs, have risen from 11 percent to 25 percent. During the same period, financing costs, as a percentage of overall housing costs, have risen from 5 percent to nearly 11 percent.

In the area of land supply, the Task Force Report singles out government action -- through regulation and investment decisions -- as a major cause of limited land supply. As far as land development is concerned, the increasing cost again is due primarily to costly regulations. The Task Force also found that costs for such things as streets, sewers and roads, once absorbed by the community, have now been shifted to the developer, who, in turn, passes them on to the home buyer.

In the area of construction, the Task Force found that unnecessary building costs usually occur in communities which have developed their own building codes. By contrast, in localities which have adopted a modified model code, unjustifiable housing costs are less likely to occur. The Task Force also found that HUD's Minimum Property Standards are a contributing factor to added costs. In many instances, the HUD standards differ from local codes, subjecting the builder to the problem of having to comply with at least two sets of regulations.

The Task Force also recommends simplifying the statutory and regulatory requirement associated with the purchase of a home. In addition, it suggests that HUD's own loan processing procedures be streamlined.

In all, there are over 150 specific recommendations. Many of the proposals deal with changes in local and State regulations and suggest ways in which HUD can play a supportive role. Other proposals require action by either Congress or other government agencies. There are others that can be accomplished by changes in HUD regulations.

Some of the recommendations, such as the one that there be greater flexibility in determining when a full Environmental Impact Statement for a proposed housing project should be made, have already been adopted by this Department.

Among the recommendations of the Task Force is that there be partial or total withholding of funds for urban development from communities which fail to meet site-development standards developed as a result of this report.

Insofar as this would affect the Community Development Block Grant program, I would only point out that it is the Congress, not HUD which establishes the conditions under which communities are entitled to their block grant funds. It is not presently my intention to take action to implement this particular recommendation but I would hope that affected groups would debate the wisdom of such an approach.

Today I am announcing other changes that HUD is instituting:

- I have asked all program Assistant Secretaries to analyze all of the recommendations of the Task Force as they affect their areas of responsibility and to report to me within ten working days on how best these recommendations might be implemented or whether they should be implemented in their present form or in some adjusted form, and on the cost and staff requirements necessary to implement the options they present.

- HUD will support the revision of the nationally recognized one and two family dwelling code and will work toward the national recognition of such a code. The Department, in cooperation with the model code organizations, will also support the development of rehabilitation codes for single and multifamily housing.

- We have recently entered into an agreement with the Naional Institute of Building Sciences to undertake a comprehensive study of building codes in the country and to make recommendations to the Department. I am announcing today a Grant Award of $300,000 to NIBS for this study and am assured they will move forward with a program of activities consistent with the findings and recommendations of the Task Force.

- We have set aside $500,000 for research to begin immediately on investigations of the costs and benefits of land use and environmental regulations and on the impact of monetary and tax policies on the costs of housing. This research will be competitively awarded to begin this fiscal year. Further research will be undertaken on other items recommended by the Task Force as determined by the Office of Policy Development and Research.

- HUD will work with States, and local governments, in developing recommendations for reasonable standards for land development and in planning for an adequate supply of useable land. In this regard, I would also like to announce that HUD will convene a national conference later this year, at which local and State officials will be alerted to how some land development regulations unnecessarily increase housing costs.

- HUD will encourage communities to use Community Development Block Grant funds to purchase subsidized housing sites well in advance of actual construction and thus avoid the possibility of higher land costs later.

- HUD will encourage the use of Block Grant funds to pay for the necessary streets, sewers and water lines, and other community facilities in housing developments serving low-income families.

- o And we have asked the Federal Insurance Administration to develop a proposal for insuring surety bonds for developers.

It should be pointed out that part of our rising housing costs results from the need to protect our citizens. We seek to preserve the environment and to enable all to have equal opportunity to enjoy good homes. We in HUD do not believe these objectives should be compromised. But ways must be found to achieve these objectives and at the same time minimize their impact on housing costs.

This is just a start, but all of the Task Force's recommendations will be given careful consideration, and I can assure you that we will move quickly on implementing those we consider feasible.

Now, if there are questions.....

HUD NEWS

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

HUD-No. 78-178
Phone (202) 755-5277
(George Norris)

FOR RELEASE:
Sunday
June 4, 1978

HUD BROADENS ROLE TO HELP HANDICAPPED CITIZENS

The U.S. Department of Housing and Urban Development has taken major action to prevent job discrimination and increase housing opportunities for the Nation's handicapped under a regulation published on April 19.

HUD proposes to prohibit discrimination in a variety of its programs which in one way or another affect the social, economic or housing conditions of persons with physical, developmental or mental disabilities.

The regulation carries out Section 504 of the 1973 Rehabilitation Act which states that "no otherwise qualified individual in the United States...shall, solely by reason of his handicap, be excluded from participation in, be denied the benefits of, or be discriminated against under any program or activity receiving Federal financial assistance."

The public has until Aug. 1 to comment on the draft regulation. HUD expects to publish a final regulation by the end of 1978.

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The Section 504 regulation represents a major shift in the philosophy of managing federally assisted housing and community development programs, and can apply to a population of handicapped Americans estimated at more than 35 million. Prior to the proposing of this regulation, traditional forms of residential care or institutional programs were the only alternative forms of housing for persons with mobility problems or those who needed personal assistance with their daily activities. Federal housing programs tended to reinforce those kinds of "segregated" housing programs for handicapped persons.

The anti-discrimiation regulation encourages the Federal Government to foster the development of "integrated," community-based housing for handicapped persons. It also generates interest in programs which can provide a range of housing program choices which were not available under traditional housing policies.

The proposed regulation will apply to all assisted housing programs funded by HUD and to the Department's Community Development Block Grant program. Service programs, such as housing counseling, management training, new housing technologies and technical assistance for contractors, are also covered.

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The Department invites public comment on the proposed regulation published in the Federal Register. Ten national meetings are planned in cities throughout the country to assure the full exchange of views among interested persons, including those who will be protected by the regulation and those defined as "recipients." Written comment may be sent to the Rules Docket Clerk, HUD, Room 5218, 451-7th Street, Southwest, Washington, D.C. 20410.

# # #

HUD General

HUD NEWS

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

HUD-No. 78-180
Phone (202) 755-5277
(Gloria Harris)

FOR RELEASE:
Friday
June 2, 1978

HUD CHILD CARE CENTER TO OPEN MONDAY

Housing and Urban Development Secretary Patricia Roberts Harris will preside at the opening ceremony, Mon., June 5, for the HUD Child Care Center, culminating more than five years work by three HUD Secretaries, the Center's Board of Directors, the HUD Women's Caucus, HUD Union AFGE Local 476, parents and friends.

The ceremony will be held at 2:00 p.m. in Room B 172, HUD Building.

Managed by Children First, Inc., the Center is located in the north basement of the HUD Building. It is not federally subsidized and will operate solely on fees paid by parents and contributions collected through fund-raising activities.

The Center was designed primarily to serve children of HUD employees, although any child whose parents work in the area will be accepted if space permits.

It will operate on work days from 8:15 a.m. to 5:45 p.m. and accommodate 60 children between the ages of two and one-half through five years. Tuition fees are based on family income and range from $28.00 to $45.50 per week.

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The staff of the Center consists of a Director, three teachers and four aides who will provide educational, recreational and creative activities for the children. Hot lunches and snacks are supplied.

The children will have access to an outdoor playground with a mini bike path, swings and other play equipment.

Interested parents can receive information and registration forms from Ms. Doris Howze, Director. She can be reached on 554-2331.

# # #

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

HUD-No. 78-181
Phone (202) 755-5277
(Jack Flynn)

FOR RELEASE:
Friday
June 2, 1978

INNOVATIVE AWARD TO HELP RENTERS BECOME HOMEOWNERS

A joint public/private neighborhood revitalization project in Columbus, Ohio, featuring an experimental Tenants' Home Purchase Assistance program for up to 150 families, has been selected to receive a Community Development Innovative Award of more than $2 million from the Department of Housing and Urban Development.

"This is the largest award under the Innovative Program made so far this year," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development, "and it is matched by a high level of community interest and private financial participation.

The $2,003,100 HUD grant will not only help more than 100 lower and moderate income renters become homeowners, it will leverage more than $15 million for the benefit of the entire community, Mr. Embry said.

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"In combination with private funds from Battelle Memorial Institute, a portion of Columbus's existing and future Community Development Block Grant funds, and rehabilitation spending by existing homeowners, the HUD Innovative Award will help carry out the restoration of the Near North and University Neighborhoods."

The entire project encompasses four neighborhoods, where Olentangy Management Company, a wholly-owned subsidiary of Battelle Memorial Institute, has substantial vacant land holdings and owns 600 occupied housing units. The property, originally purchased for expansion of BMI, is no longer necessary for that purpose.

To prevent massive dislocation of the low and moderate income persons who now rent the housing units, the management company worked with the city to use Federal funds and Institute funds to improve and stabilize the area.

The HUD Innovative Grant will help in the rehabilitation of some housing, the purchase of other housing units under the experimental Tenant Home Purchase Assistance program, and improvement of the infrastructure, including the Boulevard, Third Avenue, and the Fourth Avenue Park.

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Prior to divesting ownership of 128 single family and 111 multi-family properties and the vacant land, Olentangy will work with Columbus to construct 22 new housing units, sell land for development of 26 Section 8 Rental Assistance apartments, help develop an additional 30 units of Section 8 housing, donate 4 structures to the Northside Housing Task Force, and donate land to the city for the Boulevard and Park.

The city of Columbus, through the Community Development Block Grant program, will provide Winterization grants, housing counseling, Fair Housing services, and rehabilitation loans and grants. They will also form a "tool library" to help encourage "sweat equity" on the part of the new owners.

Additionally, the city is seeking support from other agencies to expand the kinds of activities which can be carried out in the neighborhoods.

# # #

Innovative Projects Programs

HUD NEWS

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

HUD-No. 78-183
Phone (202) 755-5277
(Jack Flynn)

FOR RELEASE:
Saturday
June 3, 1978

PORTLAND TO GET DIVERSIFIED HOUSING

An Innovative Award of $600,000 will help Portland, Oregon ensure that city neighborhoods being "turned around" because of increased interest in city living will also have diversity and a supply of low and moderate income housing, the Department of Housing and Urban Development announced today.

"Throughout the nation, some neighborhoods undergo rapid reinvestment and become homogeneous because they are affordable only by middle and upper income people," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development.

"Portland's proposal will benefit its neighborhoods because the city will seek out potential low and moderate income homeowners from the areas experiencing this change, and help them remain in these neighborhoods.

The Portland Development Commission will purchase and rehabilitate 40 vacant and substandard single family homes throughout the city, and use part of the HUD Innovative Award to write-down the cost of home purchase for eligible families.

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Purchase of the properties will be financed by a non-profit housing corporation, and Comprehensive Employment Training Act workers, including some new homeowners, will be used for rehabilitation work. Some $600,000 HUD Innovative Award will enable additional public and private funds of $1.5 million to be invested in the Portland effort.

Other HUD programs, like Rehabilitation (Section 312) Loans, and Rental Housing (Section 8) Assistance, will be used to assure maximum benefit to low and moderate income families.

"The activities that Portland will undertake could be carried out by other localities with neighborhoods experiencing reinvestment and a new rise in property values," Mr. Embry said, "and it would be to the advantage of many local governments to examine taking this kind of action, using existing funds and programs, such as their Community Development Block Grant funds."

In addition to the write-down on the cost of the home, estimated to be $10,000 per property, the HUD Innovative funds will be sued for inspection, financing costs, title clearance, loan closing, progam planning and administration.

The Portland project is expected to take 12 to 15 months to complete.

# # #

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

HUD-No. 78-184
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Tuesday
June 6, 1978

HUD ACTS TO SIMPLIFY LAND SALES PROCEDURES

The Department of Housing and Urban Development is proposing sweeping revisions in its land sales regulations to simplify some procedures for developers while at the same time continuing to protect prospective buyers.

The revisions come in the form of proposed regulatory revisions to implement the Interstate Land Sales Full Disclosure Act, administered by HUD's Office of Interstate Land Sales Registration.

The Full Disclosure Act requires developers selling 50 or more lots in interstate commerce to register with HUD. The Act also calls for the disclosure of basic information about the subdivision to prospective buyers prior to sale.

Secretary Patricia Roberts Harris said the changes should make the regulations more meaningful, clarify the disclosure requirements and improve the readability of the Property Report which must be submitted to prospective customers.

-more-

Secretary Harris said the proposed amendments were drafted with President Carter's directive in mind to simplify bureaucratic procedures.

Where not contrary to consumer interest, she added, revised regulatory proposals have been included to reduce duplication in the registration or exemption process for developers.

For example, under the proposed procedures, the developer no longer will be required to submit a Statement of Record and then repeat elements of that information in a separate Property Report. Instead, the Property Report will become a segment of the Statement of Record and information in that segment will not be repeated elsewhere.

In addition to clarifying the exemption procedure, she said, the recommended changes exempt developers from the registration process in cases where full disclosure is not necessary for consumer protection.

The proposed regulations also include more complete instructions for submitting registration information so that processing time can be reduced.

A new format is proposed for the Property Report which is delivered by developers to prospective purchasers. It is designed to remove "legalese and technical jargon" and to present information in a form more readily understandable to lot buyers.

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The proposed revisions, published June 1 in the Federal Register, are being offered for public comment before being put into final form. Consumer groups, industry representatives and interested individuals are urged to submit their comments during the allowable period of 60 days which ends July 31.

Public hearings are being planned at Dallas, Denver and Washington, D.C., during this period, the location and times to be announced later.

For copies of the proposed revisions and further information, contact:

Office of Interstate Land Sales Registration
Department of Housing and Urban Development
451 7th Street, Southwest
Washington, D.C. 20410

# # #

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

HUD-No. 78-190
Phone (202)755-5284
(Bacon/Watts)

FOR RELEASE:
Thursday
June 15, 1978

NEW HOUSING PROGRAM FOR CHRONICALLY MENTALLY ILL ANNOUNCED BY HUD

First Lady Rosalynn Carter and Housing and Urban Development Secretary Patricia Roberts Harris today announced an $18 million demonstration housing program to benefit people with chronic mental illness.

The highly original demonstration will mark the first time HUD and the Department of Health, Education and Welfare (HEW) will work together through the States to address the combined housing and support service needs that persons with chronic mental illness often experience when attempting to live in community-based housing.

Mrs. Carter, honorary chairperson of the President's Commission on Mental Health, has closely followed the HUD-initiated program which will bolster many existing State plans to release mentally ill persons from State and county institutions.

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"Through this program, we can break the stifling struggle that chronically mentally ill persons are confronted with when they are released from the imprisoning conditions of mental institutions," Mrs. Carter said.

To be called, "The Demonstration Program for Deinstitutionalization of the Chronically Mentally Ill," the program will mark the first time that Federal funds have been targeted to address the housing and support services needs of persons with chronic mental disabilities.

HUD will administer the program, using $15 million of funds drawn from its Section 202 direct loan program serving the handicapped and the elderly.

HUD Secretary Harris outlined several of the unique aspects of the program:

- It affords Federal, State and local governments an opportunity to form "partnerships entirely consistent with the terms of the President's Urban Policy" with private non-profit sponsors of housing for chronically mentally ill persons in many communities;
- It will provide a national focus for a competition among States that submit plans detailing the ways in which demonstration funds can augment their existing efforts to deinstitutionalize chronically mentally ill persons;

- It will lead to a clearer understanding of the range of workable and efficient ways in which permanent financing can be obtained for future housing and service packages;
- It can test the suitability of a variety of housing styles, from small group homes serving up to 12 residents to slightly larger apartment complexes of up to 10 units, depending on the functional capability of the occupants;
- It can afford local organizations an opportunity to help many persons now unable to find decent, affordable or service-connected housing in the community.

Under program regulations, private, non-profit groups at the community level will be the only eligible sponsors of housing under the demonstration. States will be asked to submit Letters of Intent by June 30 to HUD detailing their deinstitutionalization plans.

By August 15, States selected for the demonstration must forward applications from potential non-profit sponsors within their State for final HUD selection. Fund reservations will be announced by Sept. 15 to all sponsors who are selected.

It is estimated that between 400 and 600 units of housing will be developed through the demonstration depending upon the blend of new construction and substantially rehabilitated housing which is approved by HUD.

Local sponsors will be encouraged to obtain comprehensive funding for the service component of the demonstration. In the absence of such funding, the States, on behalf of the non-profit sponsor, will be allowed to apply to HEW for a waiver that will permit the flexible use of funds under Medicaid and other Social Security Act programs to support the necessary services for this demonstration.

In addition to the $15 million of HUD direct loan authority reserved for this program, approximately $3 million of rental assistance payments funds will be set aside to insure that occupants pay no more than 25 percent of their income for rent.

The program will be administered by Assistant Secretary for Housing and Federal Housing Administrator, Lawrence B. Simons, and staff from that office's Direct Loan Programs division.

# # #

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

REMARKS PREPARED FOR DELIVERY

BY

PATRICIA ROBERTS HARRIS

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

AT THE

PLENARY SESSION OF THE

UNITED STATES CONFERENCE OF MAYORS

ANNUAL MEETING

PEACHTREE PLAZA HOTEL

ATLANTA, GEORGIA

JUNE 20, 1978

MAYOR ALEXANDER, MAYOR BILANDIC, MAYOR DIMAURO, MAYOR MCCLELLAN, EXECUTIVE DIRECTOR GUNTHER AND FRIENDS.

SHARING THE DAIS WITH THE MAYOR OF A CITY IN WHICH I ONCE LIVED AND WORKED, CHICAGO, GIVES ME THE OPPORTUNITY TO TRY OUT SOME CROATIAN. THERE'S AN OLD SAYING WHICH, I'M SURE, EXPRESSES HOW MANY OF YOU FEEL ON OCCASION: "USE I USE SOVJE KLUSE." LOOSELY TRANSLATED, THAT MEANS: "NO USE LOOKING FOR ANY HELP, I'M GOING TO HAVE TO COUNT ON MYSELF."

HISTORICALLY, OF COURSE, MAYORS HAVE COUNTED IN MANY WAYS. I REMEMBER THIS ACCOUNT FROM ONE EASTERN MACHINE-RUN CITY, WHERE THE RULE WAS, COUNT EARLY AND OFTEN:

> WHEN YOU'VE VOTED 'EM WITH THEIR WHISKERS ON, YOU TAKE 'EM TO A BARBER AND SCRAPE OFF THE CHIN FRINGE. THEN YOU VOTE 'EM AGAIN WITH THE SIDE LILACS AND A MUSTACHE. THEN TO A BARBER AGAIN, OFF COMES THE SIDES AND YOU VOTE 'EM A THIRD TIME WITH THE MUSTACHE. IF THAT AIN'T ENOUGH AND THE BOX CAN STAND A FEW MORE BALLOTS, CLEAN OFF THE MUSTACHE AND VOTE 'EM PLAIN FACE. THAT MAKES EVERY ONE OF 'EM GOOD FOR FOUR VOTES.

TODAY, THE VICE PRESIDENT AND I ARE HERE TO UNDERSCORE THAT YOU DON'T NEED SUCH SPECIAL VOTES. YOU CAN COUNT ON SOMEONE BESIDES YOURSELF; YOU CAN COUNT ON THE CARTER ADMINISTRATION.

I ALSO WOULD LIKE TO REMIND THE MAYOR OF CHICAGO THAT THE EQUAL RIGHTS AMENDMENT IS BEING VOTED ON IN HIS STATE THIS VERY DAY. SOME OF MY COLLEAGUES IN CITY HALL ARE NOT AT THIS CONFERENCE BECAUSE THEY SUPPORT THE AMENDMENT. WHETHER ONE'S CONCERN IS WITH THE CITY OR OTHER PARTS OF THE COMMONWEALTH, THERE IS NO MORE CAUSE AS REPRESENTATIVE OF THIS NATION'S FOUNDING PRINCIPLES THAN THE EQUAL RIGHTS AMENDMENT. I ASK ALL OF YOU TO CARRY BACK THAT CAUSE TO YOUR OWN COMMUNITIES.

IT HAS BEEN A BUSY YEAR SINCE TUCSON. WE HAVE COME TO KNOW EACH OTHER IN THE PAST YEAR.

I BRING YOU WARM GREETINGS TODAY, AND I AM HOPEFUL. LET US REVIEW THE STATE OF URBAN AMERICA ONE YEAR AFTER TUCSON.

TWELVE MONTHS AGO, I TOLD YOU, "THE DAY OF THE NATIONAL URBAN POLICY BEING CONCEIVED IN WASHINGTON, DIRECTED FROM WASHINGTON, AND CONTROLLED BY WASHINGTON IS OVER ... WE ARE COMMITTED TO BUILDING A PARTNERSHIP WITH YOU."

AND THAT IS THE NAME CHOSEN BY THE PRESIDENT FOR THE NATION'S FIRST COHERENT POLICY OF CITIES -- THE URBAN PARTNERSHIP. IT IS SHARED AMONG FEDERAL, STATE AND LOCAL GOVERNMENT, THE PRIVATE SECTOR AND NEIGHBORHOOD AND VOLUNTARY GROUPS.

SPEAKING FOR THE CONFERENCE LAST MARCH, MAYOR ALEXANDER CALLED THE URBAN PARTNERSHIP "INSPIRING" AND SAID THAT "THE MAYORS ARE DELIGHTED WITH THE ROLE OF LOCAL GOVERNMENT IN THE URBAN POLICY."

MAYOR MCCONN OF HOUSTON ACKNOWLEDGED THAT THE POLICY DEALS WITH POCKETS OF DECAY AND THE SPREAD OF POVERTY EVEN IN SOUTHWESTERN AND OTHER CITIES WHICH, AS A WHOLE, ARE HEALTHY COMPARED TO SOME PLACES IN THE NORTHEAST AND MIDWEST.

THE POLICY IS BUILDING ON DRAMATIC CHANGES THAT ALREADY HAVE REVERSED DETERIORATION IN SOME LOCATIONS. WE CAN LOOK TO ATLANTA'S PEACHTREE CENTER, BALTIMORE'S FELLS POINT, PHILADELPHIA'S MARKET STREET EAST, BOSTON'S FANUEIL HALL DISTRICT, CHICAGO'S WATER TOWER PLACE, DETROIT'S RENAISSANCE CENTER, AND THE NICOLLET MALL OF MINNEAPOLIS. IN THESE AND MANY OTHER CENTERS ACROSS THIS COUNTRY, A NEW WORKING RELATIONSHIP IS BEING IMPLEMENTED AMONG GOVERNMENT, BUSINESS AND NEIGHBORHOOD LEADERS. IT IS BREATHING LIFE AND ECONOMIC OPPORTUNITY INTO AMERICA'S URBAN HEARTLAND.

THE CORNERSTONES OF THE NATIONAL URBAN POLICY ARE SUPPORTED BY THE MAYORS CONFERENCE. I SPEAK OF EMPLOYMENT FOR MINORITIES, INCENTIVES FOR PRIVATE ENTERPRISE TO RETURN TO OR REMAIN IN THE CITY, TARGETED REDEVELOPMENT, AND FACILITATION OF NEIGHBORHOOD WORK IN COOPERATION WITH CITY HALL.

THAT IS WHAT THE $4.4 BILLION OF BUDGET AUTHORITY, THE $1.7 BILLION IN NEW TAX INCENTIVES AND THE $2.2 BILLION IN GUARANTEED LOAN AUTHORITY FOR FISCAL 1979 ARE ALL ABOUT.

AS PART OF THE TOTAL PACKAGE, HUD'S URBAN DEVELOPMENT ACTION GRANT PROGRAM HAS BEEN ONE OF THE MOST POPULAR INITIATIVES AMONG MAYORS.

THREE MONTHS AGO, I ANNOUNCED AWARDS TO 45 CITIES TOTALLING $150 MILLION. THE 50 PROJECTS ARE BACKED UP WITH NEARLY $980 MILLION IN PRIVATE FINANCIAL COMMITMENTS. THEY WILL CREATE OR SAVE OVER 43,000 JOBS.

ANOTHER ROUND OF AWARDS WILL BE ANNOUNCED SHORTLY.

UDAG IS ONE OF THE MAJOR NEW DEVELOPMENT TOOLS TO COME FROM THIS ADMINISTRATION. IT MARKS A MAJOR STEP TOWARDS A MORE COMPREHENSIVE AND FLEXIBLE APPROACH TO THE NEEDS OF LOCAL DEVELOPMENT. IT ASSUMES THAT THE BEST WAY TO AID STAGNATING LOCAL ECONOMIES IS TO ENCOURAGE PRIVATE INVESTMENT. ULTIMATELY, SUCH INVESTMENT WILL PROVIDE THE FOUNDATION FOR MORE PERMANENT SOLUTIONS TO THE RECURRING DEVELOPMENT PROBLEMS OF LOCAL ECONOMIES.

THE UDAG PROGRAM IS LESS THAN ONE YEAR OLD. BUT ALREADY IT IS EMERGING AS A PRODIGY IN THE FEDERAL URBAN ASSISTANCE FAMILY:

- PRIVATE SECTOR FUNDS ARE BEING COMMITTED AT A RATE HIGHER THAN WITH ANY PREVIOUS URBAN PROGRAMS.

- JOBS ARE BEING CREATED AND RETAINED WHERE JOBS PREVIOUSLY HAD BEEN MOVING OUT.

- LOCAL TAX BASES ARE BEING STRENGTHENED AND LOCAL ECONOMIES RENEWED.

- OTHER FEDERAL FUNDS ARE BEING LINKED TO UDAG PROJECTS IN CREATIVE AND SUPPORTIVE WAYS.

- LOCAL LEADERSHIP IS RESPONDING TO LOCAL DEVELOPMENT OPPORTUNITIES.

IN SHORT, UDAG IS WORKING. DESPITE THIS FACT, THERE IS A SMALL CHORUS OF THOSE WHO HAVE PASSED FINAL JUDGMENT ON THE PROGRAM BEFORE IT HAS REACHED ITS FIRST BIRTHDAY.

HUD HAS BEEN ACCUSED OF FORGETTING THE CONCERNS OF PEOPLE, OVERLOOKING NEIGHBORHOODS FOR DOWNTOWN INTERESTS, AND JUDGING CITIES "BY THEIR SKYLINES."

ALTHOUGH I RESPECT DISSENT AND VALUE CONSTRUCTIVE CRITICISM, I DO NOT AGREE WITH EITHER THE CONTENT OR THE TONE OF THE UDAG CRITICISM. ON THE WHOLE, I THINK IT HAS BEEN PREMATURE, UNFAIR AND UNINFORMED.

WE DO NOT SEE ANY AUTOMATIC OR UNRESOLVABLE CONFLICT BETWEEN THE REQUIREMENTS OF DOWNTOWN AREAS AND THE NEEDS OF NEIGHBORHOOD ORGANIZATIONS. THE EXTENT TO WHICH THESE SOMETIMES COMPETING INTERESTS CAN BE RECONCILED IS DETERMINED BY THE DEGREE OF LOCAL COOPERATION ALREADY IN PLACE.

NEITHER HUD NOR THE FEDERAL GOVERNMENT CAN MANDATE LOCAL CONSENSUS. THAT HAS BEEN THE EXPERIENCE OF THE PAST.

WE IN WASHINGTON ARE NOT GOING TO DEVELOP MASTER PLANS FOR EVERY CITY IN THIS NATION. WE WILL ENFORCE THE LAW. WE WILL ENCOURAGE THE USE OF OUR ASSISTANCE TO BENEFIT LOW AND MODERATE INCOME PEOPLE. WE WILL FIGHT THE FIGHT FOR URBAN AMERICA.

THIS I PROMISE YOU!

BUT WE ARE NOT GOING TO PICK SIDES IN IDEOLOGICAL COMMUNITY CONFLICTS. WE ARE NOT GOING TO POLARIZE FACTIONS IN LOCALITIES BY CHOOSING ONE GROUP OVER ANOTHER.

LAST YEAR, I TALKED TO YOU ABOUT THE COMMON CONCERNS WHICH CAN BRIDGE RACIAL AND INCOME DIFFERENCES, AS WELL AS GOVERNMENT AND PRIVATE SECTOR DISAGREEMENTS. BLACK, BROWN, RED AND WHITE PEOPLE CAN WORK TOGETHER IN THE CITIES.

THIS IS THE GOAL OF THE UDAG PROGRAM AND OF THE NATIONAL URBAN POLICY GENERALLY. AND RATHER THAN MAKING ANY JUDGMENTS ON A PIECEMEAL BASIS, I URGE EVERY INTERESTED CITIZEN AND ORGANIZATION TO JUDGE US AND THE PROGRAM ON WHETHER WE SUCCESSFULLY MEET THAT GOAL. I ASK THAT YOU LET US RUN THE PROGRAM THROUGH AT LEAST ONE COMPLETE FISCAL CYCLE BEFORE PASSING JUDGMENT.

MUCH OF THE URBAN POLICY'S POTENTIAL LIES IN ADMINISTRATIVE CHANGES, RATHER THAN NEW LEGISLATION. ONE OF THE CONFERENCE'S CONTINUING CONCERNS HAS BEEN FOR BETTER SERVICED PUBLIC HOUSING. VERY SOON, I WILL ANNOUNCE A NEW PROGRAM THAT MEETS THIS CONCERN. IT STANDS AS ONE OF THE FIRST MAJOR ADMINISTRATIVE ACTIONS PROMISED BY THE PRESIDENT IN HIS URBAN POLICY MESSAGE.

THE PROGRAM IS CALLED URBAN INITIATIVES. IT WILL CLUSTER SPECIAL PURPOSE HUD RESOURCES, LEVERAGE OTHER FEDERAL FUNDS AND TARGET THEM TO THE MOST TROUBLED HOUSING AUTHORITIES AND PROJECTS. LIVING CONDITIONS WILL BE SIGNIFICANTLY IMPROVED IN A RELATIVELY SHORT PERIOD OF TIME, MANAGEMENT WILL BE UPGRADED, AND THE TIES BETWEEN MAYORS AND HOUSING AUTHORITIES WILL BE STRENGTHENED.

THERE WILL BE $180 MILLION IN REPROGRAMMED MONEY AVAILABLE FOR THIS EFFORT.

SPREAD OVER 30 MONTHS, THE INITIATIVES WILL INCLUDE:

- A MULTI-MILLION DOLLAR TARGETED REHABILITATION PROGRAM TO MEET URGENT NEEDS, PHYSICALLY REVITALIZE PUBLIC HOUSING PROJECTS, AND PROMOTE INNOVATIVE SOLUTIONS;

- A MANAGEMENT IMPROVEMENT PROGRAM TO PINPOINT ACCOUNTABILITY AND INSTITUTE MORE COST-EFFECTIVE BUDGETING;

- A CRIME PREVENTION PROGRAM THAT COMPREHENSIVELY ACKNOWLEDGES THE LEADING ROLE THAT CRIME PLAYS IN THE DETERIORATION OF TROUBLED PROJECTS;

- A COMPLEMENTARY CRIME INSURANCE PROGRAM THAT WILL ENCOURAGE THE PARTICIPATION OF LOW INCOME RESIDENTS; AND

- AN URBAN PARTNERSHIP PROGRAM, WITH GRANTS GOING TO CITY HALLS WHICH WORK WITH PUBLIC HOUSING AUTHORITIES IN REBUILDING NEIGHBORHOODS.

TAKEN AS A WHOLE, THESE PROGRAMS AMOUNT TO HUD'S OWN NATIONAL URBAN POLICY FOR PUBLIC HOUSING.

THEY ENCOMPASS THE FULL RANGE OF NEEDS -- FROM PHYSICAL REDESIGN AND FINANCIAL REFORM TO SOCIAL SERVICES, TENANT ORGANIZATION AND LINKS TO CITY HALL.

THEY RESPOND TO THE CONCERNS OF THIS CONFERENCE OVER THE NEGLECT OF PUBLIC HOUSING BY PAST ADMINISTRATIONS AND THE NEED FOR BETTER MANAGEMENT OF MULTI-FAMILY PROPERTIES.

BUT BETTER PUBLIC HOUSING IS JUST ONE OF THE CONFERENCE'S MANY RECOMMENDATIONS WHEN IT COMES TO DECENT SHELTER FOR ALL AMERICANS. LAST YEAR, YOU RESOLVED THAT OTHER FUNDS BE USED TO IMPLEMENT LOCALLY-APPROVED HOUSING ASSISTANCE PLANS. YOU ASKED THAT THE FEDERAL GOVERNMENT PROVIDE INCENTIVES TO CONSTRUCT AND REHABILITATE HOUSING IN ACCORDANCE WITH LOCAL PLANS. YOU URGED THAT NEW REVITALIZATION EFFORTS BE MADE TO ATTRACT MODERATE AND MIDDLE INCOME PEOPLE BACK TO THE CITY AND MAINTAIN THOSE ALREADY THERE.

HUD HAS RESPONDED WITH THE NEIGHBORHOOD STRATEGY AREAS PROGRAM.

THE OBJECTIVE OF THE PROGRAM IS TO HELP LOCAL GOVERNMENTS DESIGN AND CARRY OUT CAREFULLY COORDINATED HOUSING REHABILITATION AND NEIGHBORHOOD REVITALIZATION.

CITIES ARE COMPETING FOR $78 MILLION IN SPECIAL FUNDING TO ENCOURAGE REHABILITATION OF 20,000 HOUSING UNITS IN SELECTED NEIGHBORHOODS ACROSS THE COUNTRY. IT IS EXPECTED TO GENERATE AS MUCH AS $300 MILLION IN REHABILITATION WORK AND CREATE AN ESTIMATED 10,000 NEW JOBS.

THE INITIATIVE DRAWS PRINCIPALLY UPON RESOURCES FROM THE SECTION 3 SUBSTANTIAL REHABILITATION PROGRAM. THOSE RESOURCES HAVE BEEN USED IN THE PAST TO REHABILITATE PROJECTS THAT AVERAGED 75 UNITS PER STRUCTURE.

THE PROGRAM WILL CONTINUE TO ENCOURAGE THE PARTICIPATION OF OWNERS OF PROPERTIES CONTAINING A SUBSTANTIAL NUMBER OF UNITS. BUT THE NEW INITIATIVE ALSO WILL ATTRACT OWNERS WITH PROPERTIES CONTAINING SMALLER NUMBERS OF UNITS. SUCH PROPERTIES CONSTITUTE A LARGE PORTION OF THE RENTAL STOCK FOUND IN MANY NEIGHBORHOODS.

WE KNOW THAT REHABILITATION OF DWELLING UNITS WITHOUT SIMULTANEOUS REVITALIZATION OF SURROUNDING NEIGHBORHOODS DOES NOT STABILIZE EITHER THE HOUSING STOCK OR THE COMMUNITY. THIS IS WHY THE NEIGHBORHOOD STRATEGY AREAS PROGRAM REQUIRES LOCAL GOVERNMENTS TO DEVELOP A COORDINATED STRATEGY FOR BOTH HOUSING AND NEIGHBORHOODS.

THE PROMISES OF THE NATIONAL URBAN POLICY, UDAG, THE NEW INITIATIVES IN PUBLIC HOUSING AND THE NEIGHBORHOOD STRATEGY AREAS PROGRAM LEAD THE WAY. BUT THEY ONLY BEGIN TO RECORD OUR RESPONSES TO YOUR RESOLUTIONS IN 1977 AND TO THE RECOMMENDATIONS OF YOUR TASK FORCE ON HOUSING:

- THE CONFERENCE WAS VERY CONCERNED OVER POTENTIAL HOMEOWNERS BEING PRICED OUT OF AN INFLATED MARKET.

  HUD'S TASK FORCE ON HOUSING COSTS HAS JUST MADE OVER 150 RECOMMENDATIONS, AND I HAVE ASKED MY ASSISTANT SECRETARIES FOR PLANS ON HOW THEY CAN BE IMPLEMENTED.

- THE CONFERENCE WANTED HOUSING ASSISTANCE PLANS STRENGTHENED AS ALLOCATION TOOLS.

  THIS WAS ACHIEVED THROUGH DIRECTIVES TO HUD'S FIELD OFFICES LAST SUMMER.

- THE CONFERENCE ASKED FOR CONTINUITY OF BLOCK GRANT FUNDING UNTIL 1980.

  THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1977 EXTENDED THE GRANTS FOR THREE YEARS.

- THE CONFERENCE URGED EXPANSION OF THE URBAN HOMESTEADING PROGRAM.

  LAST FALL, I MADE URBAN HOMESTEADING A NATIONAL OPERATING PROGRAM, ADDED $5.8 MILLION IN HUD ACQUIRED PROPERTIES, AND EARMARKED $5 MILLION IN LOW INTEREST LOANS FOR SUPPORTIVE NEIGHBORHOOD REHABILITATION.

BECAUSE OUR OFFICE OF INTERGOVERNMENTAL RELATIONS HAS WORKED CLOSELY WITH YOU, MANY OF THIS MEETING'S DELIBERATIONS ARE BEING ANTICIPATED:

- YOU ARE DISCUSSING A RESOLUTION TO ENSURE THAT EXISTING LOW-INCOME RESIDENTS OF NEIGHBORHOODS UNDERGOING REVITALIZATION HAVE THE OPPORTUNITY TO REMAIN.

  WE ARE DEVELOPING OPTIONS ON A COMPREHENSIVE POLICY AGAINST DISPLACEMENT.

- YOU ARE CONSIDERING A RESOLUTION THAT PRIVATE LENDERS MEET THEIR RESPONSIBILITY BY PROVIDING A FULL RANGE OF CREDIT TO ALL CITIES AND THE NEIGHBORHOODS WITHIN THEM.

THE PRESIDENT HAS JUST ANNOUNCED A $10 BILLION FEDERAL HOME LOAN BANK BOARD FUND THAT WILL ALLOW SAVINGS AND LOANS TO INVEST IN OLDER NEIGHBORHOODS THAT HAVE BEEN REDLINED.

- YOU ARE CONTINUING YOUR RESOLUTIONS TO SUPPORT INTERGOVERNMENTAL COORDINATION OF ALL FEDERAL ECONOMIC DEVELOPMENT AGENCIES.

  HUD NOW IS WORKING WITH EDA TO CONSOLIDATE COMMUNITY AND ECONOMIC DEVELOPMENT PLANNING REQUIREMENTS.

THERE IS NO DOUBT, THEN, ABOUT THE CARTER ADMINISTRATION'S SENSE OF THE CITIES AND CONTINUITY WITH THEIR MAYORS.

"ALL CITIES ARE MAD, BUT MADNESS IS GALLANT; ALL CITIES ARE BEAUTIFUL BUT THE BEAUTY IS GRIM." THE WORDS ARE CHRISTOPHER MORLEY'S.

WE ALL DEAL, IN OUR LONG DAYS OF PUBLIC SERVICE, WITH THAT MADNESS, THAT GALLANTRY, THAT GRIMNESS, THAT BEAUTY.

WE HAVE DONE WELL WITH THE URBAN PLACE THIS YEAR, AND WE DESERVE TO CELEBRATE.

BUT THE FUTURE ALWAYS LOOKS BACK ON US. WE ALL KNOW THE MANY INEQUITIES THAT REMAIN, THE POLITICS OF URBAN POLICY THAT MUST BE TRAVERSED IN CONGRESS, AND THE DIFFICULT WORK THAT PROGRAM IMPLEMENTATION ENTAILS.

I ANTICIPATE MY STATEMENTS OF NEXT YEAR, AND THE YEAR AFTER. THEY WILL BE EQUALLY JOYFUL AND AMBITIOUS, AS WILL YOUR OWN CHRONICLES.

JOSE' ORTEGA Y GASSET EMBRACED THE RIGHT SPIRIT. "LIFE IS A SERIES OF COLLISIONS WITH THE FUTURE," HE SAID. "IT IS NOT A SUM OF WHAT WE HAVE BEEN, BUT WHAT WE YEARN TO BE.

WE KNOW WHAT WE HAVE BEEN AND WE KNOW WHAT WE YEARN TO BE. WORKING TOGETHER IN A PARTNERSHIP, WE WILL REACH THAT GOAL FOR WHICH WE ALL STRIVE.

FILE COPY

HUD NEWS

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

HUD-No. 78-196
Phone (202) 755-5277
(Tom Vinciguerra)

FOR RELEASE:
Thursday, June 22

FAMILY HOMESTEADING TESTED IN NEW YORK

Two distressed New York City neighborhoods--plagued with housing abandonment, population loss and high unemployment --will become the first testing grounds for tenant "sweat equity" ownership of homesteaded cooperative apartments, Secretary Patricia Roberts Harris of Housing and Urban Development announced today.

Up to now, HUD's Urban Homesteading Program, successful in 39 cities, has involved only single family dwellings.

Under this inaugural multi-family housing homesteading demonstration, the two non-profit sponsors--People's Development Corporation and Interfaith Adopt-A-Building, Inc.--will help tenants of the South Bronx and Lower East Side Manhattan become "sweat equity" owners of their cooperative apartments by fixing them up themselves.

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Besides HUD assistance, the demonstration has the financial backing of the Chemical Bank of New York City, which is negotiating a participation agreement with three other area banks, Citibank, Bowery and Morgan Guaranty Trust Company.

"We want to see this demonstration become a national program, with numerous community organizations working with the appropriate levels of government. This is the best way for the program to benefit the most people," said Juan Villanueva, Chemical Bank Vice President, and Director of the bank's Urban Housing Unit.

"This demonstration is a small but significant step forward in our continued search for new ways to use homesteading to help restore neighborhoods and solve the housing problems of urban areas," said Secretary Harris. "We are especially gratified that this effort represents the spirited cooperation of the private sector, community and neighborhood groups and the local, state and Federal governments."

Announcement of the multifamily homesteading demonstration follows the visit to the South Bronx by President Carter and Secretary Harris, and President Carter's Urban Policy announcement of March 28.

The City of New York will deed five abandoned buildings with 74 dwelling units to the Peoples Development Corporation in the South Bronx, and seven abandoned buildings with 79 units to Interfaith Adopt-A-Building on the Lower East Side.

At a press conference today in New York City Hall, the city turned over the first two property deeds. Ramon Rueda, Executive Director, PDC, accepted the deed to the property at 1178 Washington Ave., South Bronx, and Roberto Nazario, Executive Director of Interfaith Adopt-A-Building received the deed to the project at 523 E 5th Street in the Lower East Side Manhattan.

Under the "sweat equity" homesteading demonstration program, the city-owned multifamily tenaments will be restored by tenants who receive job training and pay from Comprehensive Employment Training Act (CETA) funds allocated to the City of New York.

New York City will allocate $1.5 million in CETA funds to train 77 homesteaders to repair the South Bronx project, and $1.7 million in CETA money to train 80 homesteaders to fix up the Lower East Side buildings. Experienced construction supervisors will train the homesteaders.

The non-profit organizations will receive interim financing for the reconstruction of the homesteaded buildings from the Chemical Bank.

New York Governor Hugh Carey said, "This demonstration represents an important commitment by the Federal government, banks and city to the concept of neighborhood revitalization. It is in keeping with the state concept to fund local community groups which the state nurtured with its grants through the Neighborhood Preservation Program of the State Division of Housing. This administration is pleased to be a part of this development."

The HUD involvement is a joint project of the Offices of Policy Development and Research, headed by Assistant Secretary Donna E. Shalala and Community Planning and Development, under Assistant Secretary Robert C. Embry, Jr.

Assistant Secretary Embry's Office is responsible for allocating $2,598,000 in rehabilitation loans for the two neighborhoods under the Section 312 program.

Dr. Shalala's office is responsible for technical assistance and program monitoring as well as development of the training manuals for teaching homesteaders how to repair their homes. To help in this effort, HUD has signed an agreement with the Urban Homesteading Assistance Board (U-HAB)--a non-profit citywide technical assistance organization in New York City, sponsored by the Cathedral Church of St. John the Divine.

Commenting on the demonstration project, Dr. Shalala said: "We look forward to success in this important demonstration to help trigger a turn-around in these critically troubled neighborhoods. We have the momentum of neighborhood help, private and public cooperation and the urgency to get the job done."

Plans and specifications for each homesteading project must be approved by the HUD field offices and the City of New York Department of Housing Preservation and Development (HPD). Both agencies also must give final approval for the permanent mortgage loan.

Adopt-A-Building, Inc.'s homesteading area is 14th Street, north, Houston Street, south Avenue A, west, and Avenue D, east. PDC, sponsor of the Morrisania homesteading area of the South Bronx, was formed in 1975 and its track record includes "sweat equity" rehabilitation of the 28-unit building at 1186 Washington Avenue, visited by President Carter during his tour of the South Bronx in October, 1977.

The non-profit PDC also engages in a wide range of neighborhood revitalization activities such as community management of city-owned buildings and development of open space and parks. PDC operates a cabinet making shop, a community-based credit union and a materials warehouse.

Interfaith Adopt-A-Building, Inc., the Lower East Side project sponsor, was formed in 1974 and has been involved in working with groups of tenants in landlord-abandoned buildings with critical problems, such as helping tenants get heat and hot water. The organization has grown into a multi-service community establishment managing over 150 units of deteriorated city-owned housing and providing on-the-job training for more than 150 community residents.

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

HUD-No. 78-206
Phone (202) 755-5277
(Jackie Conn)

FOR RELEASE:
Tuesday
June 27, 1978

HUD SENDS RECOMMENDATION ON FAIR PLAN TO CONGRESS

People living in urban areas will be assured property insurance at reasonable rates if Congress follows a Carter Administration recommendation made today.

Speaking for the Administration, Housing and Urban Development Secretary Patricia Roberts Harris today urged Congress to pass legislation to protect property owners from paying excessive premiums on property insured under State FAIR Plans.

FAIR Plans are statewide programs designed to assure property owners Fair access to insurance requirements. When insurance companies deny coverage, property owners can get insurance protection under a FAIR Plan, if one exists.

Last month, HUD sent a report to Congress showing that inner city property owners are having serious problems getting full insurance coverage. The report, Insurance Crisis in Urban America, is based on research by HUD's Federal Insurance Administration and testimony taken from witnesses at public hearings.

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Today's recommendation, a follow up to the report, is aimed at meeting one of the needs identified in the report--more reasonable rates for insurance under FAIR Plans.

This recommendation is made now, Secretary Harris said in a letter to the Congress because of its importance to the President's National Urban Policy. Property insurance must be made available to city residents and business owners at reasonable rates if we are to meet the Administrations's goal for revitalizing the Nation's urban areas.

Under existing legislation, HUD reinsures FAIR Plan member companies from excess losses in insurance claims resulting from riots and civil disorders.

Secretary Harris is recommending legislation to set new conditions under which FAIR Plan companies would be eligible to purchase Federal Riot Reinsurance. In the future, companies would be eligible only if FAIR Plan rates in the State approximate essential property insurance available to the public in the normal market.

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

HUD-No. 78-207
Phone (202) 755-5277
(George Norris)

FOR RELEASE AFTER:
3:00 P.M. Wednesday
June 28, 1978

FHA MORTGAGE RATES INCREASED

Secretary Patricia Roberts Harris of the U.S. Department of Housing and Urban Development today announced that the maximum allowable interest rates for HUD-FHA insured single-family and multifamily mortgage loans are being increased to 9-1/2 percent.

The new single-family rate was determined after consultation with Max Cleland, Administrator of the Veterans Administration, who simultaneously announced the same change in the maximum rate of VA home mortgage loans.

The changes are effective Thursday, June 29.

The previous rates for both single-family and multi-family loans were 9 percent.

Secretary Harris said that the increase is necessary to bring FHA rates in line with other competitive rates in both the mortgage and finanical markets. The change in the single family rate is expected to increase the availability of FHA financing for moderate income homebuyers and sellers, who are the major beneficiaries of that financing.

At the same time, Mrs. Harris said the increase in the multifamily rate is expected to help free needed private capital for financing of new apartments.

# # #

(To Accompany HUD-No. 78-207)

QUESTIONS AND ANSWERS ON INTEREST RATE INCREASE

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

A. On a $40,000 mortgage over 30 years, there would be an increase of $14.40 in the monthly payment.

Q. When was the last time the FHA interest rates were changed?

A. For single-family mortgage the rate was increased from 8-3/4 percent to 9 percent on May 23, 1978. The multifamily rate was last changed, to 9 percent, on Sept. 2, 1975.

(To Accompany HUD-No. 78-207)

HUD/FHA MAXIMUM ALLOWABLE INTEREST RATE

Rate	Period
* 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 - June 28, 1978
8-1/2% (Single Family)	March 30, 1976 - October 17, 1976
8% (Single Family)	October 18, 1976 - May 30, 1977
8-1/2% (Single Family)	May 31, 1977 - February 27, 1978
8-3/4% (Single Family)	February 28, 1978 - May 22, 1978
9% (Single Family)	May 23, 1978 - June 28, 1978
9-1/2% (Single Family)	June 29, 1978 -
9-1/2% (Multifamily)	June 29, 1978 -

* 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.

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

HUD No. 78-208
Phone: (202) 755-5277
(Dan Day)

FOR RELEASE:
Friday
June 30, 1978

HUD SPONSORS PUBLIC FORUM ON HOUSING REHABILITATION

How rehabilitation can be used to revitalize older neighborhoods is the focus of a consumer forum to be sponsored July 14 in Washington by the Department of Housing and Urban Development.

In announcing the public meeting in the L'Enfant Plaza Hotel, Geno Baroni, HUD Assistant Secretary for Neighborhoods, Voluntary Associations and Consumer Protection, said the forum will bring together city officials, lenders, local residents, and community and neighborhood-based firms and organizations.

The main purpose of the one-day session, he emphasized, is to share basic information and strategies on rehabilitation programs with the various individuals and groups involved in the rehabilitation process.

Opening remarks at the forum, set to begin at 9:00 a.m. in the L'Enfant Plaza's American Theatre, will be given by Assistant Secretary Baroni; Lawrence B. Simons, Assistant Secretary for Housing-Federal Housing Commissioner, and Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development.

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Following a keynote address by Donald Terner, California Housing Commissioner, teams of panelists from four cities--Cleveland, Dallas, Altoona (Pa.) and Savannah (Ga.)--will discuss methods used in their communities to make neighborhood revitalization a successful program. The teams will include city officials, community and neighborhood rehabilitation organizations and financial institution representatives.

Workshops scheduled for the afternoon will concentrate on the cities, perspectives on rehabilitation, the involvement of local residents and non-profit organizations in the rehabilitation process, and the most productive ways to work with lenders in maximizing utilization of available resources.

A summary session to review comments and recommendations flowing from the workshops will conclude the forum.

FOR FURTHER INFORMATION CONTACT:

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# # #

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?? UDAG
?? ACTION GRANTS

HUD NEWS

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

HUD No. 78-211
Phone (202) 755-5277
(Jack Flynn)

FOR RELEASE:
Tuesday
July 11, 1978

$111.9 MILLION AWARDED IN SECOND ROUND OF ACTION GRANTS

Patricia Roberts Harris, Secretary of Housing and Urban Development, today announced awards totaling $111.9 million for 35 cities in the second round of the Urban Development Action Grant program, a key strategy of President Carter's National Urban Policy.

The Action Grants will be used as part of 39 joint public-private development projects, and are backed up by more than $465.1 million in private financial commitment. The projects will create more than 13,000 permanent new jobs and save 11,600 others, while generating 12,300 construction jobs.

"For the second time this year the Action Grant program has shown the ability to inspire new and creative partnerships between government and the private sector," Secretary Harris said, "to help bring jobs and economic muscle to distressed cities."

"These awards mean that 35 cities will have greater resources to solve problems of physical and economic development and become better places to live, work and grow in."

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FILE COPY

Secretary Harris commented that mayors were successful in arranging and submitting many good neighborhood proposals in this second round without neglecting opportunities for quality commercial or industrial projects. Neighborhood awards received the largest share of Action Grants--$48.4 million or more than $12 million greater than the next largest category, commercial projects.

The awards made today were also strong in adaptive re-use, rehabilitation and historic preservation projects.

The Action Grants range from the largest, at $13.5 million, for a neighborhood revitalization project in the heart of Denver's Hispanic community, to the smallest, at $100,000, for a neighborhood improvement project in Pico Rivera, Calif. New York City received two awards, $3 million for an innovative energy co-generation project to help energy-intensive industries remain in the city, and another for $300,000 to help another industry expand its present facility.

Other cities selected today are as diverse as Waterloo, Iowa ($3.318 million), Auburn, Me. ($1 million), Wilkes-Barre, Pa. ($1.65 million), and Galveston, Tex. ($3 million).

The program is targeted to urban areas throughout the country which are experiencing physical and economic distress. Before an Action Grant can be made to a city, a strong private financial commitment must be shown for the project submitted. Projects may be commercial, industrial, neighborhood, or a combination, and must address the types of problems which affect the city's development.

-more-

Baltimore, Maryland, has received an Action Grant to complete Oldtown, a key part of its neighborhood redevelopment strategy in the heart of East Baltimore. The project will provide 288 units of new and rehabilitated housing for low and moderate income families. The Action Grant will provide the funding to "write down" the sales prices of all 288 units. At least 263 of these new homes will be sold at prices ranging from $15,680 to $19,000. The remaining 25 homes will be sold below cost at prices ranging from $29,000 to $32,480. As a joint venture, two local minority corporations will construct and market the homes. A second major goal of this project is to provide jobs and job training in the construction and rehabilitation industry for area residents. Former residents of Oldtown will be given first opportunity to purchase homes. The completion of Oldtown as a residential development and the continuing retail development surrounding Oldtown will create a neighborhood where services are within walking distance. Action Grant funds: $3,360,155. Private commitments: $6,720,740. Local funds: $830,054 in Community Development Block Grant funds. Jobs created: 165. Construction jobs: 234.

Boston, Massachusetts, has received an Action Grant to fund three Business Revitalization programs and provide related site improvements in the Blue Hill Avenue neighborhood. Action Grant funds: $1.8 million to provide rebates or grants to businesses which undertake renovation, expansion or new construction within the Grove Hall and Dudley Street areas under local development programs. Private financial commitment: $6.6 million in the form of loans for business improvements will be made available by five Boston Banks: Unity Bank, The First National Bank of Boston, New England Merchants National Bank, Shamut Bank, and State Street Bank. Jobs created: 334.

Cambridge, Massachusetts has received an Action Grant for public improvements in the East Cambridge-Lechmere Triangle neighborhood. Private investment of over $23 million in major commercial redevelopment will be leveraged. Action Grant Funds: $6.8 million for roadway improvements, canal dredging and open space development, a parking facility and partial restoration of the historic Bulfinch building. Private commitment: $23 million. New jobs created: 1120.

Camden, New Jersey has received an Action Grant to increase jobs and industrial development at its Delaware River port. Working through the Camden Municipal Port Authority, the City will acquire and prepare sites totalling 16 acres for the expansion of lumber and millwork industries. Action Grant funds will also be used to assist construction of a 60,000 square foot refrigerator warehouse holding frozen bulk cargo. With its own bonds, the Port Authority will purchase a $2,000,000 crane capable of moving container shipments and serving the refrigerator warehouse and lumber companies. Action Grant: $3,856,565. Private sector commitments: $6,477,000. New jobs created: 159. Existing jobs retained: 170. Construction jobs: 100.

Chicago, Illinois, has received two Action Grants:

- The first will assist in the restoration of historic properties in the South Laup Printing House Historic District to provide new, low cost housing stock. The Action Grant funds will be used for acquisition and clearance of a two block area for facade entrances and a mini-park to complement private rehabilitation of 457 units of housing. Action Grant funds: $1,000,000. Private funds: $15,500,000. New permanent jobs: 100. Jobs retained: 100. Construction jobs: 600.

- The second Action Grant will assist in the completion of Phase III of the Brickyard neighborhood regional shopping center. The Action Grant funds will be used to assemble the site and subsequent resale for the private development of 250,000 square feet new retail space with additional common area and parking. Action Grant funds: $3,000,000. Private funds: $16,400,000. New permanent jobs: 865. Construction jobs: 3,062.

Cincinnati, Ohio, has received an Action Grant for a neighborhood revitalization project that will include a major Kroger "super store," 198 units of elderly housing and 50 units of rehabilitated housing. Action grant funds: $2,684,646 to assist the city in site acquisition, relocation and site preparation. Private sector commitment: $10.2 million for construction of facilities. New permanent jobs created: 92. Construction jobs: 200.

"Like the President's National Urban Policy itself, this program is targeted to the basic problems that urban areas face," said Robert C. Embry, Jr., HUD Assistant Secretary for Community Planning and Development, "especially a declining tax base and inadequate physical development."

"The end result will be a stronger city with new businesses, new jobs and new housing developed primarily by the private market to meet an existing need."

The 35 cities selected today are among 322 metropolitan, or large cities eligible for the program because they meet certain minimum standards of distress from a list which includes slow population growth, high poverty and unemployment, low job and per capita income growth, and a high percentage of older housing.

The 39 projects were selected based on the quality of the joint public-private proposals submitted, and the relative distress of applicant cities.

The Action Grant program has $400 million authorized each fiscal year through 1980, and receives applications and awards funds on a quarterly basis. Smaller cities will receive $100 million in funds each year, with the first awards scheduled at the end of July. Metropolitan city applications for the fourth quarter will be received throughout July, with awards scheduled for the end of September.

# # #

(Attached is an alphabetical list of cities and a description of projects receiving Action Grant awards today.)

SECOND ROUND AWARDS
URBAN DEVELOPMENT ACTION GRANTS

Akron, Ohio has received an Action Grant to provide an environment conducive to the retention and expansion of industry in the Sweitzer Avenue area and to provide expanded employment opportunities. The Action Grant funds will be used to acquire remaining residential properties in the area and assemble the parcels for private acquisition, the construction of new facilities, expansion of existing plants, provision of parking, rehabilitation of existing structures and the purchase of new capital equipment. Action Grant funds: $5,000,000. Private funds: $14,202,000. State funds: $3,200,000. Local funds: $1,000,000. New permanent jobs: 813. Jobs retained: 225. Construction jobs: 50.

Atlanta, Georgia has received an Action Grant for development of a ten story merchandising/commercial building above the Ashby Street MARTA station. Action Grant funds: $3,726,000, to acquire air rights, develop a three-level parking garage and a pedestrian plaza. A non-profit developer, University West, will construct a Trade Mart on the upper floors with six floors of offices, a restaurant and commercial space. Private commitment: $8,750,000. This project will create the first minority merchandise mart in the nation. Jobs created: 520. Jobs retained: 60.

Auburn, Maine has received an Action Grant to revitalize its downtown business district. Through interest supplements, loan guarantees, and participation loans organized as a loan pool, Action Grants will help to stimulate private development of approximately 160,000 square feet of vacant or underutilized gross floor space in the downtown area. Nine local banks will establish a pool of rehabilitation loans, acquisition and working capital loans to area residential owners and business operators at slightly longer terms and reduced (CDBG/Action Grant subsidized) interest rates. Action Grant funds will be used to support a comprehensive public improvements program involving the reconstruction of streets, sidewalks, parking lots, utilities, landscaping, lighting, street furniture, and innovative redevelopment of the riverfront area. Action Grant funds: $1,000,000. Private Commitments: $3,230,000 from local banks. State funding: $534,000 for street improvements. Local funds: $701,000 in Community Development Block Grant funds. Jobs created: 150. Jobs retained 10. Construction jobs: 150.

Denver, Colorado, has received an Action Grant for a comprehensive neighborhood revitalization project in the city's oldest neighborhood and the cultural center of its Hispanic community. This project will include some 1900 units of housing, neighborhood commercial revitalization and public improvements. Housing construction will include a new 790 unit moderate income project, a new 150 unit elderly project and some 965 units of substantially rehabilitated housing, most of which will utilize a unique construction loan program involving the city, a local savings and loan bank and the State Housing Finance Agency. Commercial redevelopment will include a new shopping center developed by a joint partnership including a local neighborhood organization. Public improvements will include "street-scaping" and improved lighting with funds from other Federal and local sources. This will spur other activities, including a Colorado Historical Society grant for historic preservation in part of Denver's original barrio. Action Grant funds: $13.5 million will be used for site acquisition, relocation assistance and site preparation as well as a unique revolving fund for rehab construction loans. Private sector commitment: $42 million for new housing construction, rehabilitation and commercial development. Some $10.2 million in public funds have been "targeted" by the city to assist in this model neighborhood revitalization program. Construction jobs: 1,245.

Detroit, Michigan, has received an Action Grant for a neighborhood commercial project in which a minority-owned auto dealership will be enabled to acquire its own facilities and to expand to an adjacent foreign auto dealership. Action Grant funds: $155,000 to finance part of the site acquisition and equipment. Private sector commitment: $760,000 for acquisition of two sites, equipment, inventory and working capital. New permanent jobs created: 22. Existing jobs retained: 78. Construction jobs: 50.

East Chicago, Indiana, has received an Action Grant of $400,000 to be used as a first-mortgage to assist an SBA 502 Local Development Corporation in the development of a "mini-mall". The mall, which would be owned and operated by the LDC, will be located next to a pedestrian walkway currently being constructed with CDBG funds in a neighborhood commercial area within the Indian Harbor Urban Renewal Area. This is a minority area in which the city has undertaken a number of development activities. Action Grant: $400,000. Private commitment: $610,000. New permanent jobs: 97.

El Paso, Texas, has received a $2.3 million Action Grant for redevelopment activities in South El Paso--the "Segundo Barrio". The city will acquire 15 acres of land, of which about 12 are vacant, will do site clearance, provide relocation assistance to 154 families, and sell the assembled land to housing developers. Activities will be staged so that new housing construction is begun on vacant land before major displacement occurs. New housing construction will consist of 244 units of Section 8 and 64 units of Section 235 on scattered sites throughout the barrio; 100 units of Section 202 elderly will also be constructed as a relocation resource on city-owned land outside the project. Numerous local banks have committed to finance new housing construction in the area. The current grant represents Phase I of the city's total plan for the area. Action Grant: $2.3 million. Private commitment: $8 million. New jobs created: 18. Construction jobs: 367.

Erie, Pennsylvania, has received two Action Grants which will assist in the modernization and expansion of two industrial plants, allowing them to remain in the city:

- In the first proposal land will be acquired and cleared with Action Grant funds while a baking company finances the actual plant renovation. Action Grant funds: $2,070,000. Private sector commitment: $8,038,000. New permanent jobs created: 88 (83 of which are for low- and moderate-income). Jobs retained: 265. Construction jobs: 59.

- The second will provide funds to enclose a portion of an open creek that presently divides a manufacturing company's land into two parts, leaving half of it unusable and a safety hazard as well. The city will tunnel the creek with Action Grant funds while the company converts an old warehouse to a manufacturing facility, allowing it to expand and consolidate its operations. Action Grant funds: $900,000. Private funds committed: $3,119,670. New permanent jobs created: 90. Jobs retained: 93.

Galveston, Texas, has received an Action Grant to renovate a cruise ship terminal to accommodate passengers, build a 400 space parking garage to serve the historic downtown Strand District, and renovate the Grand Opera House listed on the National Register of Historic Places. As a result of the Action Grant, a number of private developers will construct a new hotel to service the cruise ship terminal, invest $10,000,000 in the renovation of the Santa Fe Depot Building and construction of a new railroad museum, and restore and renovate nineteenth century commercial buildings in the Strand Historic District. Action Grant: $3,000,000. Private sector commitment: $18,160,000. New permanent jobs: 672. Construction Jobs: 1,031

Hartford, Connecticut, has received an Action Grant to interconnect its downtown retail, commercial, entertainment, and residential centers by constructing a second-level, enclosed, climate-controlled pedestrian walkway with mercantile and entertainment spaces along its way. The Action Grant will construct the mercantile/entertainment areas. Pedestrain areas of the Skywalk will be financed, in part, with private contributions matched with local funds. Other private investment involves the renovation of the historic Brown-Thompson (The Richardson) building for residential and commercial uses. The Skywalk System will enhance the city's continuing downtown redevelopment program and will generate 1,282 new and secondary jobs through increased retail sales. Action Grant funds: $1,890,000. Private financial commitment: $8,150,000. Other Federal funds: $1,750,000 in Federal Highway Interstate Transfer funds. Local funds: $1,610,000. New permanent jobs: 37. Construction jobs: 59.

Lake Charles, Louisiana, has received an Action Grant for $3.8 million for site preparation and project improvements in a neighborhood redevelopment area close to the central business district. Private development will be: a $20 million bank/office building, a $5 million hotel/motel and 198 units of Elderly Housing (Sec. 8). The project will develop a currently-underutilized area on the edge of downtown along the lakefront. The city is also doing code-enforcement and rehab in the area, the renovation of a building for a transportation terminal and lakefront beautification. Action Grant funds: $3.8 million. Private commitment: $32 million. New jobs created: 475.

Los Angeles, California, has received an Action Grant to make possible the development of the City of Los Angeles Wholesale Production Market. The market, serving over 120 produce wholesalers, will consist of approximately 693,000 square feet of building and merchandising space to be developed in a 51 acre site. Action Grant: $8.233 million. Private investment: $26.5 million in construction and permanent financing and $12.4 million in tenant improvements. The project will retain 5,500 inner city jobs and will create 1,100 new permanent jobs. Construction jobs: 500.

Milwaukee, Wisconsin has received two Action Grants:

- The first will revitalize part of the downtown business district. The project includes the creation of a downtown retail center which will provide an enclosed retail mall between two existing major department stores. The mall will also house a new private office building for both Federal and private leases. A 492 room hotel and the conversion of a furniture store into approximately 100 apartments will also be constructed in the retail center area. Action Grant funds: $12,600,000. Private funds: $63,215,000. Local funds: $13,243,000. Permanent jobs: 1350. Jobs retained: 2400. Construction jobs: 2000.

- The second Action Grant will assist in the revitalization of the Fond du Lac and North Avenue neighborhood commercial district to complement the programs funded through the City's Community Development Block Grant program. This neighborhood commercial area is contiguous to several hundred acres of land which had originally been cleared for an inter-state expressway, which will not be built. The city is presently actively planning possible re-uses for this vacant land with the county neighborhood groups. The Action Grant funds will be used to provide equity funds for the Fond du Lac and North Avenue Local Development Corporation, incorporated as a Small Business Association Section 502 development corporation, to leverage over $1 million of private funds. The Fond du Lac and North Avenue project area contains approximately 25 percent of the City's total population, 66 percent of the City's black population and 56.6 percent of the City's poverty level households. Action Grant funds: $100,000. Private funds: $1,000,000. Permanent jobs: 27.

Mount Vernon, New York, has received an Action Grant to extend a sewer line to enable a private manufacturing firm to expand. The private firm will substantially increase its workforce. Action Grant funds: $257,000 to be used to extend a sewer line. Private funds: $687,000 to $1,187,000 for renovation of a building and new equipment. New permanent jobs created: 100. Jobs retained: 270.

Newark, New Jersey, has received an Action Grant of $296,000 as a low-interest second mortgage to a developer in the Industrial River Urban Renewal Project. The developer, Schroll Poultry, will acquire a parcel in the project, do additional site improvement and construct a 30,000 square feet facility. Private commitment: $1,184,000. The project will create 70 new permanent jobs and permit 67 to be retained. Construction jobs: 40.

New London, Connecticut, has received an Action Grant for $225,000 to provide public improvement to support the Starr Street restoration project. The historic residential street borders the Central Business District waterfront, the target of the city's community development block grant revitalization efforts. The private commitment is $1 million for restoration and marketing costs. Construction jobs: 43.

New York City, New York, has received two Action Grants:

- The first will aid a private firm which will relocate and expand its operations. The "art deco" building into which the firm will relocate presently houses an unused municipal incinerator, located in the College Point Industrial Park. The Action Grant will be used as part of a purchase money mortgage from the City to the firm. Action Grant: $300,000. Private funds: $1,000,000. New Permanent jobs: 25. Retained jobs: 42. Construction jobs: 25.

- The second Action Grant will assist electroplating, plastics and other industrial firms with high energy costs to buy "co-generation" energy plants. These plants convert electricity into steam which is then used for heat, effecting substantial savings in energy costs. This innovative program will allow firms with high energy costs to remain in New York City. Action Grant funds: $3,000,000 to be used for loans. Private funds: $3,600,000 in equity and bank loans. Jobs retained: 1,250.

Pico Rivera, California, has received an Action Grant for $100,000 to construct a through street that will facilitate the construction of 75 Section 8 units of elderly housing. This will be a three-story construction within one-half mile of shopping, transportation and medical care. Action Grant: $100,000. Private financial commitment: $1,700,000. Permanent jobs created: 10. Construction jobs: 303.

Portland, Oregon, has received an Action Grant to redevelop approximately 90 acres of riverfront land not far from its Central Business District (CBD) into an intown residential community, as part of the city's "back to the city" housing strategy. Project funds will be used to assemble land and provide infrastructure for proposed development of: 630 units of middle-income housing, a marina, walking paths and two restaurants, while an estimated $4.4 million will be returned to the City by the sale of tax increment bonds to be utilized in the city's rehabilitation activities. Action Grant funds: $9,000,000. Private sector commitment: $28,500,000. Other Federal funds: $3,810,000. State funds: $370,000. New jobs: 100. Construction jobs: 820.

Racine, Wisconsin, has received an Action Grant for a Central Business District revitalization project including 125 dwelling units of elderly housing, commercial shops and a 250 space city-owned parking facility. Action Grant funds: $1,133,000 to finance construction of parking facility. Private sector commitment: $4,800,000 for construction of housing and commercial facility. New permanent jobs created: 22. Construction jobs: 36.

Sacramento, California, has received an Action Grant for $1,500,000 to partially fund the construction of an underground parking garage in the Downtown Mall. Directly above the city owned garage the developer will construct 72,000 square feet of commercial space (including space for a third anchor store) and an additional 153,000 square feet of commercial space on an adjacent sector. The third anchor department store will make the Mall competitive with regional suburban shopping centers. Action Grant: $1,500,000. Private investment: $11,908,000. New jobs created: 266. Jobs retained: 199. Construction jobs: 370.

Schenectady, New York, has received an Action Grant to help finance the rehabilitation of the private portion of the Wallace Building to create 62,500 square feet of office and 29,500 square feet of commercial space. This will complement the EDA Public Works program which is underway and the city's recently funded 400 Block Redevelopment Action Grant project. The Action Grant: $750,000 for a loan to the developer. Private commitment: $3,000,000. New permanent jobs: 250. Retained jobs: 250. Construction jobs: 250.

Texarkana, Texas, has received an Action Grant to help revitalize the downtown business district. The Action Grant will help to improve streets, and traffic flow, make water and sanitary sewer improvements, share in the cost of placing utilities underground, and construct parking lots. These improvements will support the construction of two new office buildings, and the rehabilitation of a number of downtown businesses. Union Station, an historic but now unused railroad station, will be rehabilitated into commercial space. Action Grant funds: $2,300,000. Private sector commitment: $9,697,750. New permanent jobs created: 265. Jobs retained: 219.

Trenton, New Jersey, has received an Action Grant to help rehabilitate five historic structures, now representing a blighting influence in the State House Historic District, into office and residential space. Action Grant: $270,000 to acquire the structures and for relocation purposes. Private commitment: $305,000. New permanent jobs: 55.

Troy, New York, has received an Action Grant for the construction of a pedestrian mall which will enable a private developer to renovate an historic building and construct a new one. In addition, the developer will be responsible for the maintenance of the mall. Action Grant funds: $1,750,000. Private funds: $6,150,994. New permanent jobs: 197. Retained jobs: 104.

Waco, Texas, has received an Action Grant to provide a second mortgage to the Central Improvement Company, a non-profit corporation, in order to assist in financing a 200 room hotel in downtown Waco near the new convention center and Lake Brazos. A consortium of local banks will provide the first mortgage. Action Grant: $1,400,000. Private sector commitment: $5,250,000. Local government: land donation. New permanent jobs: 175. Construction jobs: 430.

Waterloo, Iowa, has received an Action Grant of $3,318,500 to help revitalize the downtown area. Of this amount, $2,154,000 will be used for acquisition, site and area improvements, and a second mortgage loan for the development of a 260 room hotel with restaurant, cafe and lounge to complement an already existing convention center. An additional $1,164,000 of Action Grant funds will be used for street and area improvements to generate private rehabilitation of a vacant warehouse building into a mini-shopping complex, an abandoned freight depot into a restaurant and three retail shops, construction of a four story office building with retail shops on the first floor, the expansion of a data center, and the expansion of a bank. Private funds: $15,229.000. Local funds: $3,318,500. New permanent jobs: 851.

Wilkes-Barre, Pennsylvania, has received an Action Grant to develop a hotel and retail complex and parking garage in its Central Business District. Action Grant funds will be used as a secondary loan to the developer and will be repaid annually over the life of the mortgage. Repayments will then be used to provide low-interst loans for residential rehabilitation. Action Grant funds: $1,650,000. Private sector commitment: $5,426,000. State funds: $297,000. Local government funds: $2,024,000. New permanent jobs created: 200. Construction jobs: 340.

Yonkers, New York, has received an Action Grant for construction of water facilities and roads which will enable a private firm to develop a major 1.1 million square feet industrial park in Yonkers. The park will be a significant factor in the revitalization of Yonker's economy. Action Grant funds: $3,550,000. Private funds: $30,000,000. Local government funds: $550,000. Permanent new jobs 1,870, jobs retained: 330.

(To Accompany HUD-No. 78-211)

ACTION GRANT AWARDS - SECOND ROUND - JULY 11, 1978
(Dollars in Millions)

COMMERCIAL	ACTION GRANT	PRIVATE
Wilkes-Barre	$ 1.65	$ 5.426
Troy	1.75	6.15
Hartford (Skywalk)	1.89	8.15
Schenectady	.75	3.0
Auburn	1.00	3.23
Galveston	3.00	18.16
Milwaukee	12.60	63.215
Waco	1.40	5.25
Waterloo	3.318	15.23
Lake Charles	3.80	32.68
Sacramento	1.50	11.9
Texarkana	2.30	9.7
Racine	1.133	4.8
TOTAL	$36.091	$186.891

INDUSTRIAL	ACTION GRANT	PRIVATE
Erie	$ .9	$ 3.119
Erie	2.07	8.038
Mt. Vernon	.257	.687
New York City	.3	1.0
New York City	3.0	3.6
Akron	5.0	14.2
Yonkers	3.55	30.0
Los Angeles	8.233	38.9
Newark	.296	1.184
Camden	3.856	6.477
TOTAL	$27.462	$107.205

NEIGHBORHOOD	ACTION GRANT	PRIVATE
Baltimore	$ 3.366	$ 6.72
Boston	1.80	6.6
Cincinnati	2.684	10.2
Cambridge	6.80	23.0
New London	.225	1.0
El Paso	2.30	8.0
Pico Rivera	.10	1.70
Denver	13.50	42.0
E. Chicago	.40	.610
Trenton	.27	.305
Chicago (Brickyard)	3.00	16.4
Chicago (Dearborn)	1.00	15.5
Detroit	.155	.760
Portland	9.00	28.5
Milwaukee	.10	1.0
Atlanta	3.726	8.75
TOTAL	$48.42	$171.045

GRAND TOTAL: $111.973 AWARDS

$465.141 PRIVATE FUNDS

Rehab.

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

HUD-No. 78-212
Phone (202) 755-5284
(Tom Bacon)

FOR RELEASE:
Sunday
July 2, 1978

CITIES FLOCK TO APPLY FOR SPECIAL HOUSING FUNDS

Applications have flowed in from 148 cities of all sizes for Federal funds to rehabilitate more than 50,000 units of housing in 198 neighborhoods under the Department of Housing and Urban Development's new Neighborhood Strategy Area (NSA) Program, HUD Secretary Patricia Roberts Harris announced today.

She called this response to the Department's major new initiative in neighborhood revitalization "tremendously encouraging and far beyond our initial expectations."

The NSA program was initially announced Jan. 31 and followed up in February with a HUD invitation to cities to compete for their share of special funding to spur rehabilitation of 20,000 housing units in declining neighborhoods of their choice.

The new strategy seeks to coordinate Federal and local housing and development efforts and to focus these resources into designated neighborhoods.

-more-

Areas selected as NSAs will be those in which housing assistance under HUD's Section 8 Substantial Rehabilitation program, in combination with other rehabilitation efforts and concentrated community development activities, can be expected to reverse deterioration and restore neighborhoods.

Secretary Harris said that the key to the NSA program, "and a major principle of the Administration's urban policy," is the concentration of public and private resources for city revitalization in accordance with a locally developed and implemented plan.

"It is therefore especially encouraging that 20 cities have combined their NSA applications with requests for Urban Development Action Grants and various other HUD programs," she said. "This practice of focusing resources will result in a strong, successful and coordinated impact on chosen neighborhoods."

HUD Assistant Secretary Lawrence B. Simons, whose Office of Housing will administer the NSA program, reported that the 148 applicant cities range in size from major centers like Boston, with five designated NSAs, to smaller cities such as Beloit, Wisc., and New London, Conn., with one each.

HUD field offices are now reviewing the requests for NSA funding, he said, and those deemed eligible will be forwarded to the central office in Washington, D.C. by mid-August. Secretary Harris will make the final decision on which neighborhoods will receive a share of the 20,000 units in Section 8 rehabilitated housing and a proportionate amount of the $85 million in funding this fiscal year to support it. Final selections are expected to be made by mid-September.

With demand for NSA funding more than double the currently available Section 8 resources, HUD will use the following criteria to determine which cities are selected:

- Evidence of public and private resource commitment to the NSA effort;
- The overall quality and feasibility of the local design;
- The extent to which the NSA program limits permanent displacement of people;
- The demonstrated capacity of the local government to manage housing and community development programs;
- Performance of the local government in promoting fair housing and equal opportunity for minority groups and female heads of households; and
- The potential for getting an early start on the NSA project.

HUD will work closely with chosen local governments to assure success of their NSA activities, and has planned a training course for October to familiarize them and supporting Federal personnel with procedures for helping local property owners file applications for Section 8 assistance and Federal mortgage insurance. Training sessions will be held at various locations around the country under the co-sponsorship of HUD, the U.S. Conference of Mayors, the Community Development Association and the National Rehabilitation Association.

Secretary Harris described neighborhood conservation as "one of the most important issues facing this country" and predicted it will be one of the most difficult to resolve.

"All of us," she said, "Federal, State and local government officials, citizens, contractors, developers and those in private finance, have much to learn about how neighborhoods work and how we must work together to rebuild them." She pledged HUD's full support and said: "This Administration accepts that challenge, offers its help and makes the promise we are in the struggle for the duration."

# # #

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

HUD-No. 78-213
Phone (202) 755-5284
(Tom Bacon)

EMBARGOED UNTIL:
Tuesday
July 4, 1978

HUD ANNOUNCES SALE OF CESAR CHAVEZ COLLEGE

Portland, Ore., July 4 - The Department of Housing and Urban Development and the trustees of Colegio Cesar Chavez have worked out an agreement of sale under which the HUD-owned Hispanic College located in Mt. Angel, Ore., will be purchased by the college's non-profit sponsoring corporation, HUD Secretary Patricia Roberts Harris announced in Portland today.

Secretary Harris said the property, which has been owned by HUD since 1976, will be sold to the Colegio for $250,000 with repayment scheduled over a 10-year period.

Terms of the sale call for a $50,000 downpayment this month, a second payment of $10,000 on July 1, 1979, and annual payments of $20,000 on July 1 of each succeeding year, with full payment due in 1988. Payments will be made from an escrow account funded by proceeds from the sale of other lands.

-more-

Other conditions of the sale agreement will require the Colegio to:

- Assure continued use of the property as an educational institution primarily for a Spanish/ English bilingual educational curriculum;
- Give its best efforts to maintaining its candidacy for accreditation status from the Northwest Association of Schools and Colleges; and
- Amend the Colegio's Articles of Incorporation to insure that upon any dissolution of the corporation no distribution of its assets shall be made unless consistent with the charitable-educational purposes of the corporation or those of the National Housing Act.

Secretary Harris said the sale of the Colegio is consistent with her own and HUD's continuing interest in preserving the housing-related educational opportunities of Hispanic students.

"We are hopeful," she said, "this agreement will further strengthen the Colegio's efforts to stabilize its operations and to gain the necessary assistance from other Federal Departments essential to its success."

The proposed sale will climax a series of developments and long negotiation between the college and HUD dating back to the late 1960's. HUD acquired the Colegio in September 1976 and has allowed the Colegio to operate and remain in possession of the property during negotiations since that time.

# # #

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

HUD-No. 78-219
Phone (202) 755-5284
(Tom Bacon)

FOR RELEASE:
Monday
July 10, 1978

SECRETARY HARRIS UNVEILS PROGRAM TO AID DISTRESSED PUBLIC HOUSING PROJECTS

Secretary Patricia Roberts Harris today committed the Department of Housing and Urban Development to a $209 million program to upgrade the living conditions and management of large urban public housing projects.

The program involves three Federal agencies in addition to HUD.

"Since its inception in 1937," said Mrs. Harris, "the low-income public housing program has provided housing for millions of families and individuals who could not afford housing in the private market."

Despite the fact that the majority of public housing projects provide decent homes for many Americans, Mrs. Harris acknowledged that there are some that have not lived up to expectations, particularly in large urban areas.

"Although troubled projects represent only a small percentage of the vast public housing inventory," said the Secretary, "the problems they generate loom very large for the tenants who have to live in them."

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The Secretary attributed the presence of troubled projects to a number of factors including: inadequate initial design, financial difficulties, management problems, crime and vandalism, and neighborhood conditions.

In unveiling the Public Housing Urban Initiatives program, Secretary Harris said: "This is another example of the Carter Administration's coordinated approach to solving urban problems. Since these problems are multi-faceted and cut across several Departmental jurisdictions, the single approach by one Department would, in the long run, solve nothing. A comprehensive approach, combining different elements, can provide the necessary tools to solve these complex problems."

The program outlined by Mrs. Harris is a combined effort by HUD and the Departments of Labor, Justice, and Interior.

The experimental program will contain several initiatives including:

- A $159 million targeted rehabilitation program designed to upgrade those projects which fall far below acceptable conditions. Among other things, the rehabilitation work could involve major structural changes, overall upgrading of the buildings and grounds and improvements to project security.

- A $15 million management assistance program designed to identify and correct the underlying management deficiencies which may have been responsible for the deterioration of the project in the first place. This could include installation of project-based management, and the upgrading of specific management and financial systems.

- An innovative $32 million interagency anti-crime program designed to improve the security and stability of public housing projects, without which the necessary management and physical improvements cannot be effectively accomplished. HUD, FIA, Labor, and LEAA will participate in this pilot program.

- A $2 1/2 million urban partnership program designed to encourage city governments to work more cooperatively with PHAs in such ventures as developing neighborhood and commercial revitalization programs in public housing areas. The funds can also be used to improve the level and quality of community and social services.

-more-

Secretary Harris said, "The Urban Initiatives Program will enable communities to deal with the serious problems of public housing. It will provide better living conditions, safer projects and jobs for residents. And it will demonstrate what works and what does not in this business. We view the entire enterprise as action-research because it will not only help us deal with real problems now, it will teach us how to deal with them in the future."

This new experimental program will be limited to the large public housing agencies--those with 1,250 or more units under management. There are 152 public housing authorities in this category. "However," Mrs. Harris noted, "they represent approximately 55 percent of the total public housing population."

The Secretary also pointed out that there are established HUD resources such as the modernization program and operating subsidies from which all PHAs will continue to benefit.

"Of great concern to us," said Mrs. Harris, "is the availability of decent, safe, sanitary and affordable homes for all Americans, especially the disadvantaged, the young and the elderly. Good public housing projects are one way of guaranteeing that such housing is available."

The present public housing inventory consists of approximately 1.2 million dwelling units, in more than 2,700 communities, which provide shelter for an estimated 3.4 million persons. About 60 percent of public housing units are occupied by families and about 40 percent by the elderly. The median income for families residing in public housing is $3,749; for elderly residents the figure is $2,833.

# # # #

(To Accompany HUD-No. 78-219)

Cities with 5,000 + Units *

Region I

State	City	PHA	No. of Units	Totals
Massachusetts	Boston	Boston HA	14,101	14,101
Region II				
New York	New York City	New York City HA	92,406	92,406
New Jersey	Newark	Newark HA	12,058	12,058
Region III				
Pennsylvania	Pittsburgh	PHA	9,620	
	Philadelphia	PHA	23,319	32,939
Washington, D.C.	Washington, D.C.	Nat. Capital HA	11,084	11,084
Maryland	Baltimore	Dept. of Hsg. Commn. Dev.	15,077	15,077
				59,100
Region IV				
Georgia	Atlanta	AHA	16,240	16,240
Alabama	Birmingham	Birm. Dist. Hsg. Auth.	8,048	8,048
Florida	Miami	Dade City Dept. of Hsg. & Ur. Dev.	8,927	8,927
Kentucky	Louisville	Louis. Munic. HA	5,703	5,703

State	City	PHA	No. of Units	Totals
Region IV (cont.)				
Tennessee	Nashville	NHA	5,788	
	Memphis	MHA	7,254	13,042
				51,960
Region V				
Illinois	Chicago	CHA	41,273	41,273
Ohio	Cincinnati	Cinci. Metro HA	6,559	
	Dayton	Dayton Metro HA	5,097	
	Cleveland	Cuyahoga Metro HA	11,271	
	Columbus	Colum. Metro HA	5,792	28,719
Minnesota	Minneapolis	Minn. Hsg. & Redev. Auth.	7,353	
	St. Paul	SPHA	4,996	12,349
Michigan	Detroit	D Hsg Comm	10,053	10,053
				92,394

(To Accompany HUD-No. 78-219)

Region VI

State	City	PHA	No. of Units	Totals
Texas	Dallas	DHA	5,794	
	El Paso	EPHA	5,508	
	San Antonio	SAHA	6,724	18,026
Louisiana	New Orleans	NOHA	13,664	13,664
				31,690

Region VII

Missouri	St. Louis	SLHA	5,816	5,816

Region VIII

None

Region IX

Guam	Agana	Guam Housing & Urban Renewal Auth.	5,360	5,360
California	Los Angeles	LA City Hous. Auth.	12,578	
	San Francisco	SF City & Co. HA	7,397	19,975
				25,335

Region X

Washington	Seattle	S. City HA	5,776	5,776

* Information from ADP Print-out #R42CDCA, 5/7/78
** Information from Kenneth Salk, Boston Area Office 6/22/78

(To Accompany HUD-No. 78-219)

Cities with 2,500 - 4,999 Units*

Region I

State	City	PHA	No. of Units	Totals
Connecticut	Bridgeport	Bridgeport HA	2,862	
	Hartford	Hartford HA	3,332	
	New Haven	New Haven HA	3,087	9,281
Rhode Island	Providence	Providence HA	2,525	2,525
				11,806

Region II

New York	Buffalo	B. Municipal HA	4,728	
Virgin Islands	St. Thomas	VIHA	4,046	
New Jersey	Jersey City	Jersey City HA	3,674	
				12,448

Region III

Virginia	Norfolk	Norfolk Redev. & HA	4,007	
	Richmond	Richmond Redev HA	4,024	
				8,031
Pennsylvania	Pittsburgh	Allegheny Co. HA	3,984	3,984
				12,015

(To Accompany HUD-No. 78-219)

Region IV

State	City	PHA	No. of Units	Totals
Georgia	Augusta	AHA	2,741	
	Savannah	SHA	2,735	5,476
Alabama	Mobile	MHA	3,641	
	Montgomery	MHA	2,994	6,635
North Carolina	Charlotte	CHA	3,659	
	Wilmington	WHA	2,512	
				6,171
Florida	Jacksonville	JHA	3,189	
	Tampa	THA	4,632	7,821
Tennessee	Chattanooga	CHA	3,165	
	Knoxville	KHA	4,054	7,219
				33,322

Region V

Ohio	Akron	AHA	4,928	
	Toledo	Lucas Metrop. HA	3,733	8,661
Indiana	Gary	GHA	2,537	
	Indianapolis	IHA	2,867	5,404

(To Accompany HUD-No. 78-219)

Region V (cont.)

State	City	PHA	No. of Units	Totals
Wisconsin	Milwaukee	MHA	4,238	4,238
Minn.	Duluth	D. Hsg's Redev. Auth	2,503	2,503
Illinois	East St. Louis	E. S.L. HA	3,008	3,008
				23,814
Region VI				
Texas	Houston	HHA	3,188	3,188
				3,188
Region VII				
Nebraska	Omaha	OHA	2,870	2,870
Region VIII				
Colorado	Denver	City & Cty. Hsg Auth	4,684	4,684
Region IX				
California	Los Angeles County	HA	2,810	
	San Francisco	Contra Costa Cty HA	2,584	
	Oakland	OHA	4,038	
	Sacramento	S. City HA	2,563	11,995
				16,679

Region X

State	City	PHA	No. of Units	Totals
Oregon	Portland	PHA	2,774	2,774
Washington	Seattle	King Cty. HA	3,556	3,556
				6,330

* Information from ADP Print-out #R42CDCA, 5/7/78

(To Accompany HUD-No. 78-219)

Cities with PHAs of 1,250 - 2,499 Units*

Region I

State	City	PHA		No. of Units
Massachusetts	Brockton	Brockton HA		1,540
	Cambridge	Cambridge HA		2,248
	Fall River	Fall River HA		2,219
	Holyoke	Holyoke HA		1,316
	Lawrence	Lawrence HA		1,353
	Lowell	Lowell HA		1,657
	New Bedford	New Bedford HA		2,104
	Springfield	Springfield HA		1,390
	Worcester	Worcester HA		2,099
				15,926
New Hampshire	Manchester	Manchester HA	1,357	1,357
Rhode Island	Pawtucket	Pawtucket HA	1,268	
	Woonsocket	Woonsocket HA	1,283	2,551
				19,834

Region II

State	City	PHA	No. of Units	Totals
New York	Syracuse	SHA	2,449	
	Albany	Albany HA	1,694	
	Rochester	Rochester HA	2,125	
	Yonkers	Yonkers Municipal HA	2,053	8,321
New Jersey	Atlantic City	Atlantic Cith HA & Redev.	1,646	
	Camden	Camden HA	2,239	
	Trenton	Trenton HA	2,128	
	Bayonne	Bayonne HA	1,382	
	Elizabeth	Elizabeth HA	1,815	
	Hoboken	Hoboken HA	1,353	
	Paterson	Paterson HA	2,381	
				12,944
Puerto Rico	Mayaguez	Mayaguez Dist. Urban & Housing Corp.	2,425	2,425
				23,690

Region II (cont)

State	City	PHA	No. of Units	Totals
Virginia	Newport News	NNHA	1,688	
	Portsmouth	Ports. Redev & HA	1,886	
	Roanoke	RR & HA	1,711	5,285
				29,787

Region III

State	City	PHA	No. of Units	Totals
West Virginia	Charleston	CHA	1,517	
	Wheeling	WHA	1,320	2,837
Pennsylvania	Allentown	AHA	1,256	
	Bethlehem	BHA	1,552	
	Chester	CHA	1,723	
	Harrisburg	HHA	1,572	
	Reading	RHA	1,615	
	Scranton	SHA	1,837	
	Pittsburgh	Beaver Co[illegible]y HA	1,846	

Region III (Cont)

	Pittsburgh	Erie Housing Auth.	1,809	
	Pittsburgh	Fayette City HA	1,467	
	Johnstown	Johnstown HA	1,675	
	McKeesport	McKeesport HA	1,590	
	Pittsburgh	Westmoreland Cty. HA	1,348	19,290
Delaware	Wilmington	Wilm. Slum Clear. & Redev.	2,375	2,375

Region IV

Georgia	Columbus	CHA	2,104	
	Macon	MHA	2,054	4,158
Alabama	Bessemer	BHA	1,367	
	Huntsville	HHA	1,755	
	Tuscaloosa	THA	1,283	4,405
South Carolina	Charleston	CHA	2,019	
	Columbia	CHA	1,898	3,917

Region IV (cont)

State	City	PHA	No. of Units	Totals
North Carolina	Winston Salem	WSHA	2,380	
	Asheville	AHA	1,926	
	Durham	DHA	1,959	
	Goldsboro	GHA	1,322	
	Greensboro	GHA	2,067	
	High Point	HPHA	1,261	
	Raleigh	RHA	1,996	12,911
Mississippi	Jackson	Miss. Reg. Hsg. Auth No VIII	1,414	1,414
Florida	Orlando	OHA	2,210	2,210
Kentucky	Lexington	Fayette Urban Co. Hsg.	1,516	1,516
				30,531

Region V

Illinois	Chicago	Cook Cty. HA	1,706	
	Peoria	PHA	1,985	
	Rockford	RHA	2,311	
	Springfield	SHA	1,542	7,544

Region V

State	City	PHA	No. of Units	Totals
Ohio	Lorain	Lor. Metro HA	1,905	
	Canton	Stark Metro HA	1,765	
	Youngstown	YHA	1,949	
	Warren	WHA	1,356	6,975
				14,519

Region VI

Texas	Ft. Worth	FWHA	1,977	
	Galveston	GHA	1,649	
	Austin	AHA	1,667	
	Corpus Christi	CCHA	2,258	7,551
Arkansas	Little Rock	LRHA	1,711	1,711
	Tulsa	T. City HA	2,494	
	Oklahoma City	OCHA	2,328	
Oklahoma		Cherokee Nation HA	1,571	
		Chickasaw Nation HA	1,579	7,972

Region VII

Kansas	Kansas City	KCHA	1,898	

Region VII (cont)

State	City	PHA	No. of Units	Totals
Missouri	Kansas City	KCHA	2,011	
Nebraska	Lincoln	LHA	2,049	5,958
Region VIII				
None				
Region IX				
California	Los Angeles	Kern Cty HA	1,361	
	Los Angeles	San Bernardino Cty HA	1,733	
	Fresno	F. City HA	1,807	
	Sacramento	S. Cty HA	1,378	
	San Francisco	San Joaquin Cty HA	2,331	
	San Jose	SJHA	1,401	10,011
Nevada	Las Vegas	LVHA	1,695	1,695
Arizona	Phoenix	PHA	1,769	1,769
				13,475
Region X				
Washington	Tacoma	T. City HA	2,063	2,063

* Information from ADP Print-out #R42CDCA, 5/7/78
** Information from Kenneth Salk, Boston Area Office, 5/22/78

BACKGROUND PAPER ON PUBLIC HOUSING

I. INTRODUCTION

The purpose of this paper is to discuss the issues involved in the operation of low-income public housing as background for the Public Housing Urban Initiatives Program. The paper presents an overview of the status of the program, identifies the scope of the problems, discusses past initiatives in the public housing area, and the innovations undertaken in the past eighteen months.

II. PROGRAM STATUS

Since its inception in 1937, the Low-Income Public Housing Program has provided housing to millions of poor and near poor families and elderly individuals who could not afford housing in the private market. The durability of the program in all sizes and types of communities--through the Depression, World War II, the post-war production boom, the 1973 Nixon "moratorium"--is, of itself, evidence of the program's vitality. As of March 1978, the government has committed $19.273 billion in total development costs to public housing.

TENANT CHARACTERISTICS

The present public housing inventory consists of approximately 1.2 million dwelling units, which provide shelter for an estimated 3.4 million persons. About 59 percent of public housing units are occupied by families and

and about 41 percent by the elderly. Approximately 21 percent of the total number of units are in projects designed for the elderly.

In family projects, some 65 percent of residents are under the age of 18 and single-parent households are more than 76 percent of total households. Almost 43 percent of all public housing households (including 52 percent of the families and 29 percent of the elderly) receive some type of other government assistance. The median income of families residing in public housing is $3,749; for elderly residents, the figure is $2,833.

The racial composition of public housing is 37 percent white, 63 percent minority(52 percent black, 11 percent other minority). There are significant differences between the racial composition of elderly and non-elderly families. Of elderly families, 59 percent are white and 41 percent are minority (34 percent are black); for non-elderly families, the figures are 20 percent white and 80 percent minority (66 percent black).

PUBLIC HOUSING AS LOW-INCOME HOUSING SUPPLY

Public housing serves only an estimated 9 percent of families eligible for the program. One result of the limited supply is that persons in urban areas wait as long as two to three years before getting into public-housing units. This is

in part because there is generally low turnover and vacancy rates, despite high vacancies in a relatively few projects. As of June 30, 1977, the vacancy rate for the total program was approximately 2.8 percent. While there is very strong market demand for public housing, the Department only has authorization of the production of 50,000 new conventional public housing units annually.

LOCATION OF PUBLIC HOUSING

Public housing is widely dispersed throughout the Nation and its territories. More than 2,700 local public housing agencies (PHAs) administer local public housing programs as indicated in the following breakdown:

Number of Units Operated	Number of PHAs
Fewer than 500 units	2,380
500 - 1,249 units	195
1,250 - 2,499 units	73
2,500 - 4,999 units	67
5,000 units or more	27
TOTAL	2,702

The size of the local program is generally an indication of the size of the community so that it can be readily seen that the public housing program is important in rural areas and small towns as well as larger urban areas. Although small and medium-sized local programs account

for the bulk of the number of PHAs, relatively few PHAs in major urban areas account for a large share of the total dwelling units. The 127 largest PHAs have 53 percent of the total inventory and 27 PHAs (those with 5,000 or more units) alone, have 34 percent of the total. The geographic distribution of the public housing stock largely correlates with the national population distribution. This means, of course, that the heaviest concentrations of public housing are in the older urban centers of the Northeast and Midwest.

III. SUCCESSES AND SHORTCOMINGS

The popular image of the "failure of public housing" is misleading. To be sure, the program has had it failures, some spectacular ones. But the famous photograph of crumbling walls of Pruitt-Igoe is not a valid symbol of the program.

The bulk of public housing does not consist of huge, dreary, high-rise structures. In family projects, a substantial number of units are in low-rise, non-elevator buildings, including detached, semi-detached, row houses and garden apartments. Some units are on scattered sites and are not readily distinguishable from adjacent privately-owned units. Projects in small communities provide decent housing in all respects--physically, financially and socially.

Contrary to popular opinion, the majority of public housing "family projects" provide standard well-maintained living environments, much better than those available to poor families on the local private market. Also, public housing projects designed for the elderly--about 21 percent of total program units--are generally well-designed, well-managed and well-maintained. Public housing for the elderly has proven popular even in communities which have resisted housing for the non-elderly poor.

One of the greatest benefits of the program is, of course, the deep subsidy mechanism which assures that public housing tenants pay no more than 25 percent of their incomes for rent (including utilities). In local private markets, low-income families commonly pay much higher percentages of their income for overcrowded and substandard dwellings. As the median income figures cited earlier demonstrate, the people served by the public housing program are largely the extremely poor, well below even the statutory definition of "very poor family," which is set at 50 percent of local median income.

Notwithstanding these positive aspects, the task of providing physically and socially acceptable housing environments for low-income people in all types of urban and rural communities is extremely difficult. Enormous operational

problems continue to confront the public housing program.

Physical problems have resulted from poor design and deterioration of the properties. In many (but not all) communities, high-rise elevator structures have proven unsuitable as designed for normal aging and everyday wear and tear under the intense use of large families. Neglect and vandalism have taken a heavy toll in many projects.

Inadequate maintenance, to which inadequate funding has been an important contributor, has added to the problem. Also, modernization efforts have fallen short of total program needs for repairs and improvements. In addition, substantial needs for additions and alterations have been imposed by Federal, State and local governments (e.g., with regard to energy conservation and environmental protection). Although many projects are in reasonably good condition, physical problems add up to a major program need.

Financial problems, the most notable of which results from substantial operating deficits in recent years, can be attributed to a combination of very low-income tenants, legislative limitations on rental charges and inflation in operating costs, especially increases in utility costs. The responses have been greater HUD operating subsidies each successive year and a trend toward deferral of

necessary repairs and maintenance. HUD operating subsidies have soared from $12.6 million in FY 1968 to $685 million in 1978. During this period, average rental income has risen from $43.93 PUM in 1966 to only $61.51 PUM in 1976, while average operating expenses have escalated from $37.79 PUM in 1966 to $96.13 PUM in 1976.

Social problems affecting behavior of tenants associated with poverty, discrimination and deprivation need to be addressed. A large percentage of public housing families are welfare clients or multiple-problem families with little or no prospects for employment or significant economic advancement. The ratio of children per adult is high, as is the incidence of one-parent households. Many projects are wholly or largely occupied by minorities, reflecting the special difficulties of poor minority families to exercise housing choices. Crime and vandalism are among the most urgent problems of many public housing projects in urban neighborhoods. Drug and alcohol is common. Social services are often inadequate or unavailable. In these situations, neighborly cooperation and civic responsibility tend to be low.

Neighborhood problems often contribute to the problems of public housing projects. Many problem projects are in isolated areas where the project constitutes a neighborhood

to itself, cut off from private and public facilities. Others are in densely-populated areas characterized by general physical, economic and social decay. As indicated in HUD and the Urban Institute studies of multifamily projects (both assisted and FHA insured), even with generous funding and the best of management, it is difficult for any one project to overcome the adverse influences of such surrounding neighborhoods. The failure of the local government to deliver basic municipal services (e.g., police and fire protection, trash removal, street maintenance) sometimes exacerbates the situation.

PHA management deficiencies directly impact on all aspects of local program operations and costs. The difficulty of managing housing for low-income families in troubled urban environments has, in some instances, overwhelmed PHAs, creating a situation of virtual despair. The problem is sometimes compounded by local constraints which are difficult or impossible for a PHA alone to overcome (e.g., a generally depressed local economy or staffing constraints imposed by local Civil Service rules, political pressures or union demands). The quality of PHA management is, of course, fundamental to an effective attack on the physical, financial, social and neighborhood problems of public housing. Poor management exacerbates those problems; when other

problems are severe, good management requires a Herculean effort. These problems are most pronounced in large PHAs, and particularly in large family projects located in problem neighborhoods of distressed cities. Some of the projects have experienced physical deterioration to the point where a high percentage of units are unmarketable and/or uninhabitable. Predictably, most of the projects are found in neighborhoods of concentrated poor and minority population in the large cities of the northeastern and midwestern states. A relatively few are found in similar neighborhoods in large cities in other parts of the country. This is not to say that smaller-scale public housing problems do not assume large importance in small communities. In the context of a small town, a problem-ridden project of 100 units may be as much of a local problem as a 500-unit project is for a major city.

IV. PAST HUD INITIATIVES

In recent years, the Department has taken various steps to attempt to improve public housing management and the overall quality of the living environments of public housing projects. Major management initiatives have been:

-- Increasing Levels of Operating Subsidy. As noted earlier, the Federal response to PHAs' escalating deficits have been to make available operating subsidies at a steeply

increasing rate from $12.6 million in FY 1968 to $685 million in FY 1978. With PHA drawdown of reserves to minimal levels, operating subsidies have been essential to the survival of the program in many localities, particularly the larger cities. In 1975, HUD instituted the Performance Funding System (PFS) as a method intended to provide each PHA with the subsidy needed for efficient management operations. The system uses a formula based on a statistical average of comparable PHAs perceived to be well-managed. The PFS has seemingly failed to give complete recognition to historical funding inadequacies and provide adequately for emergency needs and for other needs, such as security costs. Moreover, since the PFS is based on relative performance, there continues to be a need to determine what absolute standards of performance are and to fund accordingly.

--The Modernization Program, which was begun in 1968, has provided (through FY 1978) approximately $2.6 billion for capital improvements to existing public housing projects. This takes account of the fact that PHAs cannot generally fund reserves for capital improvements out of their operating budgets. Modernization efforts have ranged from discrete emergency items to comprehensive

improvement programs amounting to substantial rehabilitation of certain projects. Specification of work items eligible for modernization funding was recently liberalized to include "major repairs" (roughly equivalent to deferred non-routine maintenance).

--The Target Projects Program (TPP) was instituted in 1974 and is scheduled for completion before the end of 1978. The TPP, as its name indicates, involved a "targeted" approach toward a limited number of problem projects. The program sought to apply a comprehensive set of physical, social and management remedies to these problem projects. The TPP was funded with a combination of modernization funds (about $342.5 million) and operating subsidy (about $92.8 million). This was a one-time funding, designed to enable PHAs to catch up on all needs for capital improvements and deferred maintenance, to finance management improvement needs, to provide start-up costs for tenant programs and to serve as catalysts for funds from local governments and other agencies. The program had some successes, including Cabrini Green in Chicago and Riverview in Springfield. However, the funds were so widely distributed that most TPP participants did not receive sufficient funding to accomplish the program's objective of "turning around" some of the most troubled housing projects in the country.

--Tenant selection and admission policies were directed to two goals: (1) occupancy of public housing projects by families with a broad range of incomes, and (2) establishment of criteria which will preclude occupancy by families whose behavior is likely to be detrimental to the physical and social well-being of the project. Pursuit of these goals contributes significantly to the solution of two of the most serious problems facing public housing today: the escalating demand for operating subsidy and the anti-social behavior of a minority of tenants that severely damages the liveability and reputation of the projects. A 1975 HUD regulation, which implemented a provision of the Housing and Community Development Act of 1974, embodies these policies.

--A tenant employment policy required PHAs with over 500 units to assure that at least 25 percent of their employees will be drawn from the tenant population. To date, over 181 or 54 percent of the PHAs have achieved or surpassed the 25 percent goal and the percentage is expanding all the time. A recent Departmental directive was sent to these PHAs reemphasizing the importance of tenant employment as a vehicle for upward mobility.

The Housing Management Improvement Program (HMIP)

The HMIP, which was conducted from 1972-75, offered PHAs opportunities to institute major changes in their management systems on a demonstration basis. The purpose of the program was to design, implement, monitor and document management innovations that would provide increased tenant services on a cost-effective basis. Over the course of the program, 13 housing authorities developed over 160 products which were described at the conclusion of the funding period in a series of reports published by the National Technical Information Service. Products included improvements in management, maintenance, security and tenant services.

V. INNOVATIONS WITHIN THE PAST EIGHTEEN MONTHS

1. Modernization as a Separate Project

The Department has published innovative regulations which change the terms of financing public housing modernization. The current system of finance for public housing modernization calls for the amount of modernization funds borrowed by the PHA to be added to the development cost of the project. The total cost is then amortized during the balance of the original four-year period. This had the double effect of reducing the effective purchasing power of the program and steering PHAs away from doing work in older projects. The new system provides for the amortization of modernizations over a 20 year period beginning with the commitment of funds. A PHA will include the Modernization work for all individual projects in a

Modernization Project. All projects included in the Modernization Project will be subject to the Annual Contributions Contract (ACC) and to HUD requirements for public housing operation for the 20 year term. HUD may approve payment of operating subsidy for projects whose original ACCs have expired if they are included in a Modernization Project. This revision to public housing program guidelines will allow major improvements to basic systems (heat, electrical, hot water, and plumbing, etc.) and structures to maintain those public housing units as viable stock for residents.

2. National Tenant Management Demonstration

The National Tenant Management Demonstration is a three-year effort designed to test whether, and under what circumstances, management of public housing projects by the tenants can improve operating performance and resolve some of the problems associated with public housing. The demonstration is currently being conducted at seven sites (6 PHAs) and involves $21.4 million, primarily in Target Projects Program and Modernization Program funds. At each site, a Tenant Management Corporation is formed and a tenant board of directors and management staff are selected and trained. The Tenant Management Corporation assumes responsibility for managing the project after signing a management contract with the PHA. A final report evaluating the Demonstration is due in September 1979 and will focus on the results of tenant management and the processes by which any changes occurred.

3. The Housing Management Curriculum Development Program

In an attempt to promote the professionalization of housing managers, five universities were awarded grants to develop college level housing management courses and workshops. The final curriculum will consist of seven housing management courses and fifteen modularized workshops which will be available for transfer to other learning institutions when completed in 1979.

4. Evaluation of the Physical Condition of Public Housing Stock

The Department is currently conducting a joint evaluation of the physical condition of public housing to estimate the costs, time, effort and impact of retrofitting public housing for accessibility for the handicapped, energy conservation, and modernization. The evaluation will also provide the Department with alternative strategies for accomplishing this effort.

5. Access for the Handicapped

On April 17, 1978, the Department announced a demonstration program for the renovation of public housing to accommodate the physically handicapped. This is a main step toward program compliance with Section 504 of the Rehabilitation Act of 1973 which prohibits discrimination on the basis of handicap in any activity receiving Federal financial assistance. In order to prepare for the major task of planning for and physically modifying existing public housing projects, HUD has set aside $5,000,000 of FY 1978 Modernization Program funding. This will enable approximately

10 selected public housing agencies, on a pilot basis, to develop plans and implement structural changes, to eliminate architectural barriers and otherwise assure full accessibility. Public housing agency proposals currently are being received and funding awards will be made on August 1 to those agencies whose proposals present the best comprehensive strategy for dealing with the requirement in representative types of public housing projects.

6. Excess Utility Costs

A supplemental appropriation of $20 million was received in Fiscal Year 1977 to fund the impact of increased utility consumption in public housing projects due to the severe cold weather conditions of the winter of 1976-77. This was a one-time funding with subsequent adjustments to operating subsidy for future funding.

7. Tenant Participation

A twelve member Task Force consisting of four public housing tenants, four Public Housing Directors, and four HUD staff members was established by Secretary Harris in November 1977. This task force is presenting to the Secretary recommendations for proposed Departmental regulations for tenant participation in the management of low-income housing. The work of the task force stresses

the importance of the involvement of residents as an alternative management strategy for public housing.

8. Better Maintenance

Better Maintenance is a two year special program funded with a set-aside of $2 million of operating subsidy funds and $400,000 of modernization funds. The program concept consisted of three incentive models - worker, middle worker and senior management models. These models were adopted from British public housing experience with maintenance bonus program which resulted in 50% overall increase in staff productivity, substantial reductions in deferred maintenance backlogs, and improved management capability. Eight PHAs were selected to implement the program from PHAs with 1500 or more units under management. Results from this effort will help to institute and develop inducements for greater productivity in PHA operations, through the establishment of performance standards.

9. Small PHA Cooperation and Consolidation Demonstration

The Small PHA Demonstration Program is to demonstrate the feasibility and effectiveness of organizational aggregation, consolidation, and cooperative working arrangements among small public housing agencies. This program acknowledges that: (1) The problems of small authorities may differ from the problems of large

authorities and (2) capturing economies of scale can make a significant contribution toward improved operational effectiveness and efficiency. Projects ranging from establishing cooperative working arrangements to sharing services provided by larger PHAs and States are being carried out.

10. Housing Management Certification

Based onrecommendations from the House Management Industry Task Force, the Department is currently in the process of publishing regulations on the certification of housing managers. Upon completion of the HUD regulations, applications will be accepted from interested parties seeking approval as official certifying organizations for housing managers.

11. Regulation Overhaul

The Department has reviewed the entire gamut of public housing regulations. To meet the critical needs of all public housing commitments in dealing with current issues, the Department is in the process of issuing new regulations in three areas:

- o Occupancy. No occupancy handbook has been issued since 1969. Although the goal of serving the entire range of low-income families equitably has remained constant in the public housing program, the limited public housing supply, growing demand, and changing

statutes have combined to make the achievement of the goal increasingly complex. In order to assist public housing agencies to understand the statutes and methods for accomplishing their intent, the Department will be issuing a new, comprehensive Occupancy Handbook shortly.

- o Utility Regulations. In the past few years, utility rates have skyrocketed. To address the reality of high energy costs in a way that is fair to both the tenants and public housing agencies, the Department will be issuing new utility regulations.
- o Demolition/Disposition. Until now the Department has addressed the question of demolishing public housing units on an ad hoc basis. While this may have been acceptable in the past, it is clear that HUD's statutory obligations to provide decent, safe, and sanitary housing for low-income people and the need to use resources as efficiently as possible necessitate the articulation of a comprehensive policy and a set of regulations on demolition. In providing for a better living environment, the new regulations will result in saving and reusing buildings that can still serve the needs of families and, where appropriate, lower population densities.

The combined efforts of the above programs have provided critical support to maintaining the viability of the public housing program and have enabled PHAs and projects to stay ahead of financial and operational crisis. However, these efforts have fallen short of resolving the problems posed by multi-problem projects.

The Urban Initiatives Program recognizes the need to address this problem and is designed to fill the gap in the existing catalogue of programs.

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

STATEMENT

OF

PATRICIA ROBERTS HARRIS

SECRETARY OR HOUSING & URBAN DEVELOPMENT

PRESS BRIEFING

URBAN INITIATIVES

JULY 10, 1978

WHAT YOU HAVE JUST SEEN, LADIES AND GENTLEMEN, IS $36 MILLION OF THE TAXPAYERS' DOLLARS GOING UP IN A CLOUD OF DUST. WHAT IS EVEN MORE DISTURBING IS THAT FOR 12,000 PEOPLE, A POTENTIALLY DECENT PLACE TO LIVE AND RAISE A FAMILY ENDED UP IN A PILE OF DEBRIS.

THIS IS THE WAY THINGS USED TO BE DONE. IT WAS QUICK AND EASY, TO BE SURE. BUT IT DID NOT SOLVE THE PROBLEM, IT JUST CAUSED IT TO BE MOVED TO ANOTHER PART OF THE COMMUNITY.

DEMOLITION IS NOT THE ANSWER! IT IS AN EXTRAVAGANT WASTE. QUITE OFTEN, THESE PROJECTS CAN BE TURNED AROUND TO PROVIDE AN ATMOSPHERE IN WHICH THE DISADVANTAGED CAN LIVE WITH PRIDE AND DIGNITY.

THIS IS THE APPROACH WHICH THIS ADMINISTRATION IS TAKING, NOT THE APPROACH WHICH BELIEVES TROUBLES CAN SIMPLY BE BLASTED AWAY.

THE REASON SOME PROJECTS DETERIORATE TO SUCH AN UNBELIEVABLE CONDITION IS THAT IN THE PAST THE INDIVIDUAL PROBLEMS WHICH COMBINE TO DESTROY THE VITALITY OF A DEVELOPMENT WERE ATTACKED ON AN INDIVIDUAL BASIS. IN OTHER WORDS, EACH FEDERAL AGENCY WAS DOING ITS OWN THING.

NOW, DOING YOUR OWN THING MIGHT WORK FOR INDIVIDUALS TRYING TO FIND THEIR IDENTITY...BUT IT DOES NOT WORK WHEN YOU ARE TRYING TO SOLVE A COMPLEX PROBLEM.

YES, HUD COULD GO INTO A DISTRESSED PROJECT ALONE AND IMPROVE THE PHYSICAL STRUCTURES AND UPGRADE MANAGEMENT CAPABILITIES, BUT THAT WOULD SOLVE ONLY PART OF THE PROBLEM AND IT IS EXTREMELY UNLIKELY THAT IT WOULD STAY SOLVED FOR LONG. ONLY A COMPREHENSIVE APPROACH, COMBINING DIFFERENT ELEMENTS, CAN PROVIDE THE NECESSARY TOOLS TO SOLVE MULTI-FACETED PROBLEMS THAT CUT ACROSS SEVERAL DEPARTMENTAL JURISDICTIONS.

THE PURPOSE OF THIS AFTERNOON'S NEWS BRIEFING IS TO ANNOUNCE SUCH A COMPREHENSIVE PROGRAM, COMBINING THE COORDINATED EFFORTS OF HUD AND THE DEPARTMENTS OF LABOR, JUSTICE AND INTERIOR.

IT IS A $209 MILLION PROGRAM TO PHYSICALLY UPGRADE HOUSING PROJECTS WHILE, AT THE SAME TIME, PROVIDING TENANTS WITH BETTER SOCIAL SERVICES.

THE PUBLIC HOUSING URBAN INITIATIVES PROGRAM IS ANOTHER EXAMPLE OF THIS ADMINISTRATION'S COORDINATED APPROACH TO SOLVING COMPLICATED ILLS.

THE FIRST INITAITIVE IS CALLED TARGET REHABILITATION. AS THE TITLE IMPLIES, IT IS A REHABILITATION PROGRAM WHICH WILL ZERO IN ON THOSE PROJECTS WHICH FALL FAR BELOW ACCEPTABLE CONDITIONS.

TO INSURE THAT THE IMPROVEMENTS MADE IN A PROJECT ARE NOT LOST TO FUTURE DETERIORATION, THE SECOND INITIATIVE CALLS FOR MANAGEMENT ASSISTANCE.

THIS INITIATIVE IS DESIGNED TO IDENTIFY AND CORRECT THE UNDERLYING MANAGEMENT DEFICIENCIES WHICH MAY HAVE BEEN PARTIALLY RESPONSIBLE FOR THE DETERIORATION OF THE PROJECT IN THE FIRST PLACE.

THE THIRD INITIATIVE, WHICH I FEEL IS ONE OF THE MOST IMPORTANT ONES, IS CRIME PREVENTION. WITHOUT STABILITY AND SECURITY, THE NECESSARY MANAGEMENT AND PHYSICAL IMPROVEMENTS CANNOT BE EFFECTIVELY ACCOMPLISHED.

A RELATED INITIATIVE CALLS FOR THE PROMOTION OF CRIME INSURANCE. FUNDS AVAILABLE UNDER THIS INITIATIVE WILL BE USED TO EDUCATE TENANTS TO THE AVAILABILITY AND THE NEED FOR SUCH INSURANCE.

THE FIFTH INITIATIVE, CALLED URBAN PARTNERSHIP, IS DESIGNED TO ENCOURAGE COMMUNITIES TO WORK MORE COOPERATIVELY WITH PUBLIC HOUSING AUTHORITIES.

THE SIXTH INITIATIVE WILL CONSIST OF A COMPREHENSIVE STUDY OF DISTRESSED PUBLIC HOUSING PROJECTS IN AN EFFORT TO DETERMINE JUST WHY THEY ARE IN SUCH A STATE. THE STUDY, WE FEEL, WILL PROVIDE US WITH GOOD, BASIC INFORMATION FROM WHICH WE CAN DRAW WHEN MAKING DECISIONS ABOUT FUTURE PUBLIC HOUSING PROJECTS.

THE PROBLEMS WHICH CAN TURN A GOOD PUBLIC HOUSING DEVELOPMENT INTO A BAD ONE--RUNDOWN BUILDINGS, POOR MANAGEMENT, CRIME, VANDALISM, DRUGS, ALCOHOLISM, UNEMPLOYMENT AND THE LACK OF COMMUNITY COOPERATION--WILL, FOR THE FIRST TIME, BE ATTACKED SIMULTANEOUSLY WITH THE PROGRAMS FROM SEVERAL FEDERAL AGENCIES. WITHOUT SUCH A COORDINATED EFFORT, ALL WE SUCCEED IN DOING IS TO FORESTALL THE INEVITABLE.

THIS NEW PROGRAM HAS THE POTENTIAL OF FULFILLING THE DREAM SOCIAL REFORMERS ENVISIONED WHEN PUBLIC HOUSING WAS ORIGINALLY CONCEIVED--TO RID COMMUNITIES OF BLIGHTED AREAS WHILE AT THE SAME TIME PROVIDING OUR DISADVANTAGED CITIZENS WITH A DECENT PLACE TO LIVE.

WITH A DECENT PLACE TO LIVE, IT WILL FREE THEM TO CONCENTRATE ON OTHER ASPECTS OF THEIR LIVES. FOR MANY, IT WILL GIVE THEM A CHANCE TO BREAK THE VICIOUS CYCLE OF POVERTY THAT CONDEMNS TOO MANY OF OUR PEOPLE TO INFERIOR SCHOOLS, SEGREGATED NEIGHBORHOODS, INADEQUATE HEALTH CARE, AND A LIFE OF MANY OBSTACLES AND FEW OPPORTUNITIES.

NO LONGER WILL WE DESTROY PEOPLE'S HOPES AND DREAMS BY BLOWING UP TROUBLED PUBLIC HOUSING PROJECTS THAT ARE STRUCTURALLY SOUND. WE BELIEVE MOST OF THESE TROUBLED PROJECTS CAN AND WILL BE TURNED AROUND AND MADE INTO DECENT PLACES TO LIVE AND RAISE FAMILIES. TO US IT IS REALLY A QUESTION OF WILL AND DETERMINATION. THE FACT THAT THIS KIND OF COMPREHENSIVE APPROACH WILL WORK IS GRAPHICALLY ILLUSTRATED BY CBS IN THIS BRIEF VIDEO TAPE.

URBAN INITIATIVES FACT SHEET

1. BACKGROUND

Since its inception in 1937, the Low Income Public Housing Program has provided housing to millions of low income families and elderly individuals who could not afford housing in the private market. The durability of the program in all sizes and types of communities--through the Depression, World War II, the post-war production boom, the 1973 Nixon "moratorium",--is of itself, evidence of the program's vitality. As of March 1978, the government has committed $19.273 billion in total development costs to public housing.

The present public housing inventory consists of approximately 1.2 million dwelling units in 2700 communities which provide shelter for an estimated 3.4 million persons.

Public housing, especially where it is concentrated in large projects, is in every sense a "community." In almost all cases, it offers shelter far surpassing in quality what could otherwise be secured. However, concentration of low-income families can bring with it a concentration of the problems associated with poverty.

HUD is aware of the existence of multi-problem projects that represent some of the worst housing conditions in the country. Previous attempts to bring Federal resources to bear on these problems have had mixed results for a number of reasons:

- The inability to target HUD funds to projects in greatest need and at a level sufficient to bring about dramatic changes;
- The failure of some PHAs and city governments to work cooperatively to bring improvements to problem projects and adjacent neighborhoods;
- The failure to institute basic PHA-wide management improvements to guarantee that physical repairs will last;

- The inability to get residents and voluntary organizations fully involved in revitalizing the projects; and

- The difficulty local agencies have had in securing other Federal funds to support HUD's effort.

The Urban Initiatives Program is the Carter Administration's first response to the problems these projects present to local communities. It will focus $209 million in resources from HUD and other Federal agencies on the difficulties of multi-problem projects.

The Urban Initiatives Program will:

- Improve the living conditions and basic security in large public housing projects;

- Target currently available funds to deal with long standing urban problems;

- Develop new ways to coordinate inter-agency activity;

- Improve local management and tie the draw down of rehabilitation funds to management improvements.

- Provide jobs and job opportunities for unemployed residents of projects and for the unemployed minority youths;

- Build local partnerships through the Urban Initiatives Boards which will require the participation of Mayors, Tenant Organizations, Housing Authorities, the Community Representatives, and Federal Representatives to monitor the progress of each designated project;

- Encourage innovative solutions to public housing problems and increase the involvement of voluntary organizations in the administration of projects.

The program will begin in July 1978 and run for 15 months. First major awards will be made by September 22, 1978. The second set of awards will be made in November, 1978. At present, $209 million is committed to the program, and it involves five Federal agencies with the possibility of adding more. One hundred fifty-two cities, 29 states, and some county agencies are eligible for the program. Approximately 25-30 major grants and 30-50 smaller grants will be made this calendar year.

II. SUMMARY OF KEY INITIATIVES

1. Targeted Rehabilitation and Management Assistance Initiative

Purpose: This assistance is designed to correct serious project deficiencies and to encourage Public Housing Authorities to take a broader look at both their problems and opportunities, and help PHAs work more cooperatively with the tenants and the local governments to promote broader community revitalization objectives.

HUD's goal is to fund relatively few projects at a level sufficient to bring about dramatic improvements in a relatively short time frame. To insure that the physical improvements funded through this program are not lost over time, Management Assistance will be provided to the recipient PHAs to identify and correct the underlying management deficiencies which are partially responsible for the existence of the troubled projects and other management problems.

Eligibility: 66 PHAs with 2500+ Federally assisted units under management will be invited to participate.

Program Levels:

Rehab: $159 million
Management Assistance: $10 million

2. Management Assistance Program: $10 million in Management Assistance will be available for administrative diagnosis, work-out planning, and implementation of changes. Work items could include installation of project-based management and budgeting, the upgrading of specific management and financial systems, improving the indicators of management performance, or installing tenant management. No rehabilitation funds will be spent until the Management Assistance process is in place and approved by HUD.

Rehab Activities: Rehab proposals which meet three categorical objectives will be eligible for funding.

- URBAN REVITALIZATION - Projects which, if given assistance, will help to assure the success of local urban revitalization programs and promote broader HUD goals and objectives. For example, public housing projects in UDAG, NSA, NIP or local neighborhood improvement areas would be eligible for assistance. Priority will be given to those projects where a NSA or UDAG application is currently pending or where a grant has been given.

- INNOVATIVE - Proposals which are designed to promote innovative solutions to urgent public housing problems. For example, proposals that offer alternates to demolition and reutilize vacant buildings; that leverage other public and private resources; that develop alternative management systems or promote homeownership in public housing; that initiate or help to maintain vital social services; or that assist improving racial balance in public housing projects.

- URGENT NEEDS - Projects where immediate assistance is needed to correct outstanding violations of state and local health, building and sanitary codes, or where assistance will improve residential security and help to reduce crime and vandalism in the projects.

3. Management Accountability Initiative:

Purpose: Management Accountability will be provided to PHAs for the installation of project-based budgeting, which can lead to project-based management and accountability. This program will build upon the efforts of a few PHAs which already have a project-based budgeting system and will also demonstrate alternative systems congruent with PHA needs.

Currently, PHAs prepare and submit to HUD aggregate budgets which cover the projected income and expenses of all projects -- family and elderly, high rise and low rise, old and new -- under a consolidated Annual Contributions Contract. Preparing the budgets and security reports on a consolidated basis makes it difficult for top PHA management to: (1) show a clear plan of action for

each project; (2) assign accountability to line managers; (3) detect demographic trends in individual projects. Consolidated reports prevent HUD from: (1) knowing the true costs of managing different types of projects; (2) setting performance standards; (3) evaluating the cost-effectiveness of project-specific modernization work or management systems.

Eligibility: 152 PHAs with 1250+ units under management.

Program Levels: $5 million

3. Interagency Anti-Crime Initiative

One of the most serious problems for residents of distressed public housing projects and the neighborhoods in which many of them are located is crime and the fear of crime.

HUD has learned through various programs, including the Target Projects Program (TPP), that crime prevention is an important element in maintaining public housing. One of the TPP goals was to reduce crime and vandalism in "problem" public housing projects. As a result of the TPP effort, various anti-crime techniques were implemented by a number of PHAs across the country.

As part of the Urban Initiatives package, the Comprehensive Anti-Crime Demonstration Program will build on the TPP experience. Because of the magnitude of the crime problem, HUD will combine resources with the Department of Justice (LEAA), the Department of Labor, and the Federal Insurance Administration.

The goal is to encourage PHAs to think in long-range comprehensive ways about crime prevention and security problems.

This initiative will be the first step toward developing a comprehensive inter-agency crime prevention program in public housing.

Eligibility: 2700 communities

Program Levels: $12 million(HUD)
$11 million(LEAA)
$10 million(DOL)
$0.4 million(FIA)

Activities: This assistance is available for local projects which provide a mix of all of the following program elements:

- Physical design and hardware changes. (E.g., lobby access control; closed circuit TV monitors; landscaping; better apartment locks; better lighting; and expansion of private space in which each tenant has a stake.)

- Social services improvements. (E.g., youth recreation; child care; drug abuse counseling; family counseling; child, wife, and sexual abuse counseling; and other crime victim counseling.)

- Tenant employment, tenant service activities, and tenant organization improvements. (E.g., tenant councils; tenant screening; resident community service organizers; escorts for women; children and the elderly; block watch teams; volunteer foot patrols; resident security guards, installers of security hardware; paraprofessionals in management services; and landscaping; Note: Vista Volunteers may be used to provide technical assistance for tenant activities.)

- Improved PHA or project management and maintenance. (E.g., through training programs for management staff, better general upkeep and landscaping to improve the project's appearance and make it less institutional; property stencilling and registration to deter disposition of stolen property; and arson control program and a PHA-hired security director).

- Stronger links with the criminal justice and other local government. (E.g., through more police patrols; a tenant police relations program; neighborhood housing dispute courts; improved local trash collection services; and housing rehabilitation programs.)

Priority will be given to proposals that demonstrate comprehensive planning, strong community support, funding commitments from other public and private sources, or which in the opinion of the Assistant Secretary for Housing, meet urgent local needs.

Innovation - Merger of other Federal Funds: Programs will lay the foundation for HUD's first comprehensive PHA crime prevention program, and it will pioneer the merger of other Federal resources at the National level. LEAA will coordinate its allocation of $1 million in Community Anti-Crime Funds and $10 million in Juvenile Justice Program Funds with the Urban Initiatives. DOL is targeting $8 million in YCCIP funds for Youth Employment. These funds will be used to employ project youth for the rehab and neighborhood related work as an anti-crime, as well as employment, measure.

4. Crime Insurance:

Purpose: This program is intended to increase the capabilities of PHAs to promote crime insurance and crime prevention. Two PHAs will be selected to educate tenants regarding the availability of crime insurance and protective devices requirements. This pilot program will lead to increased participation of low-income persons in the crime insurance program and neighborhood stability and it will lead to the formulation of models that may be implemented in other PHAs.

Program Levels: FY'78 - $370,000, FY'79 - To be determined.

Activities: Funds will be used to provide comprehensive training for tenants, Community Development Credit Unions and Neighborhood Development Organizations. Training will facilitate the marketing of residential and commercial crime insurance and will help low-income and/or minority participants gain new, permanent career opportunities. Seed money will also be provided to participating local organizations.

Innovation: This initiative recognizes that Community Development Credit Unions and Neighborhood Development Organizations are located in the high crime areas Congress intended to be served by the Crime Insurance Program. It seeks to use their grassroots knowledge and credibility to market crime insurance. Local police departments and city officials will assist these organizations by publicizing the availability and necessity of crime insurance.

5. Urban Partnership Initiative

Purpose: This assistance is designed to encourage cities to work more directly and cooperatively with PHAs and to promote the development of long-term plans to improve municipal support for local public housing programs.

Eligibility: Cities with 2500+ Federally assisted public housing units.

Funding Levels: $2.5 million

Activities: Cities that enter joint agreements with PHAs will be eligible for community development discretionary grants up to $250,000 to:

- develop plans and programs to improve the level and quality of municipal support for local PHAs, (e.g., improved police, fire, water, sewer services and upgraded recreation and education facilities);

- develop project specific plans for reutilizing under used public housing facilities; and

- develop neighborhood and commercial revitalization strategies in areas where there are public housing projects which impede such efforts.

Local Eligibility

The question of local eligibility for major initiatives is summarized below:

	PHA's with 5000+ Units	PHA's With 2500+ Units	PHA's With 1250+ Units
Targeted Rehab/ Management Asst.	Yes	Yes	No
Management Asst.	Yes	Yes	Yes
Anti-Crime Program	Yes	Yes	Yes*
Urban Partnership	Yes	Yes	No

* All Public Housing Authorities will be eligible.

QUESTIONS AND ANSWERS

I. General

Q. How big is the Public Housing Program?

A. There are approximately 1.2 million dwelling units in 2700 communities which provide shelter for an estimated 3.4 million people. Fifty-nine percent of public housing units are occupied by families; 41 percent by elderly.

Q. What is the racial composition of public housing?

A. Approximately 37% of the population in public housing is white and 63% are minority (52% black and 11% Hispanic and other minorities). For non-elderly families, the figures are 20% white and 80% minorities (66% black; 14% other).

Q. Who is served by public housing?

A. Public Housing houses the poor. The median income of families residing in public housing is $3,749; for elderly residents the median income figure is $2,833.

Q. How would you describe the physical conditions of public housing?

A. Contrary to some prevailing impressions, most public housing is very good housing. It is worth noting that the national vacancy rate in public housing as of June 30, 1977

was 2.8% which is approximately half of the vacancy rate in conventional rental housing. Also, more than 3 million families are waiting to get into public housing. Simply put, the people who are in need want the assistance public housing offers.

Q. But what about the troubled projects? How many fall into that category?

A. HUD is now in the process of conducting our most extensive field survey in history to answer that question. If we go back to the TPP data, which we consider inadequate, less than 700 projects out of 14,000 are "troubled." Our own current estimates based upon evaluations by our field staff, suggest that the number of critically troubled projects is less than 200. In any event, we plan to help communities do something about problem projects now and use the results of the field survey and the Urban Initiatives Program to determine how we budget for this problem in the future.

Q. What is the average rent in public housing?

A. The current average monthly rent is $62 a month.

Q. How does Urban Initiatives differ from The Target Projects Program (TPP)?

A. The method of financing is different. Under TPP, all capital improvements were financed on the basis of the expiration time of the Annual Contributions Contract. A 30 year old project with a 40 year ACC would have a 10 year amortization period for the capital improvements. This had the effect of reducing local purchasing power and steering improvements away from older, distressed projects. Under Urban Initiatives, all capital improvements will be financed on a 20 year basis. I might add, that we have changed the regulations governing the basic Modernization Program and all future projects will be funded on a 20 year basis.

Q. What are the other differences between TPP and Urban Initiatives?

A. We are stressing a new approach to management. TPP focused management improvements narrowly on the modernization work items. We now intend to look at overall PHA management. And, there will be no drawing down of the funds by the grant recipients until management improvements have been made. We also intend to pioneer a concept called Project-Based Management and Budgeting. What this does is make the local project manager more accountable and responsible for what happens in the project.

Q. How are social services going to be paid for under Urban Initiatives?

A. TPP used $105 million of operating subsidy funds to pay for social services and other "software" categories. Urban Initiatives will use only $15 million of operating subsidy and all of that will be used for management improvements. Social services will be financed through funds made available now and in the future from other Federal agencies.

Q. How many projects to you expect to fund and how many communities are eligible?

A. Urban Initiatives is targeted to 152 cities and we intend to restrict the number of rehabilitation grants to about 30 and a like number of management grants. TPP funded over 300 projects and, as a result, diluted the amount of money available for troubled projects.

Q. How are the local governments going to be involved in the Urban Initiatives Program?

A. TPP did not require the involvement of the local tenant organization and the local government. Through the vehicle of the Urban Initiatives Board, we are making a major effort to get city government and other voluntary organizations involved. We also have a special incentive grant to get mayors and city governments involved.

Q. How does Urban Initiatives relate to the March Urban Policy Statement?

A. The program we have announced today is a follow through to that commitment, and it reflects the principles outlined by the President in March. Specifically, this program will try to make decent housing available to the poor by improving the housing they are now living in. It will help make distressed central city neighborhoods more attractive and safer places to live and work. It will involve the Federal government, the local government, and voluntary organizations in a closer working partnership to bring about these changes. It will provide employment opportunities for disadvantaged youths. And, the bottom line is we are using current funds more effectively.

Q. What kinds of projects could a local housing authority do under Urban Initiatives?

A. There are a wide range of options. An authority could go for a substantial rehabilitation program to upgrade living conditions. They could opt for innovative management or ownership such as tenant management, contract management or cooperatives. They could use an entire grant to fight crime in the project as the people in the Chicago project of Cabrini Green fought. They could utilize Modernization money to redesign their project. They could convert

underutilized space for new uses. In short, we are not telling people what to do, we are making it possible for them to be innovative and responsive to local needs.

Q. When do you expect the first grants to be made?

A. Before October 1st of this year.

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

STATEMENT

OF

PATRICIA ROBERTS HARRIS

SECRETARY OR HOUSING & URBAN DEVELOPMENT

PRESS BRIEFING

URBAN INITIATIVES

JULY 10, 1978

WHAT YOU HAVE JUST SEEN, LADIES AND GENTLEMEN, IS $36 MILLION OF THE TAXPAYERS' DOLLARS GOING UP IN A CLOUD OF DUST. WHAT IS EVEN MORE DISTURBING IS THAT FOR 12,000 PEOPLE, A POTENTIALLY DECENT PLACE TO LIVE AND RAISE A FAMILY ENDED UP IN A PILE OF DEBRIS.

THIS IS THE WAY THINGS USED TO BE DONE. IT WAS QUICK AND EASY, TO BE SURE. BUT IT DID NOT SOLVE THE PROBLEM, IT JUST CAUSED IT TO BE MOVED TO ANOTHER PART OF THE COMMUNITY.

DEMOLITION IS NOT THE ANSWER! IT IS AN EXTRAVAGANT WASTE. QUITE OFTEN, THESE PROJECTS CAN BE TURNED AROUND TO PROVIDE AN ATMOSPHERE IN WHICH THE DISADVANTAGED CAN LIVE WITH PRIDE AND DIGNITY.

THIS IS THE APPROACH WHICH THIS ADMINISTRATION IS TAKING, NOT THE APPROACH WHICH BELIEVES TROUBLES CAN SIMPLY BE BLASTED AWAY.

THE REASON SOME PROJECTS DETERIORATE TO SUCH AN UNBELIEVABLE CONDITION IS THAT IN THE PAST THE INDIVIDUAL PROBLEMS WHICH COMBINE TO DESTROY THE VITALITY OF A DEVELOPMENT WERE ATTACKED ON AN INDIVIDUAL BASIS. IN OTHER WORDS, EACH FEDERAL AGENCY WAS DOING ITS OWN THING.

NOW, DOING YOUR OWN THING MIGHT WORK FOR INDIVIDUALS TRYING TO FIND THEIR IDENTITY...BUT IT DOES NOT WORK WHEN YOU ARE TRYING TO SOLVE A COMPLEX PROBLEM.

YES, HUD COULD GO INTO A DISTRESSED PROJECT ALONE AND IMPROVE THE PHYSICAL STRUCTURES AND UPGRADE MANAGEMENT CAPABILITIES, BUT THAT WOULD SOLVE ONLY PART OF THE PROBLEM AND IT IS EXTREMELY UNLIKELY THAT IT WOULD STAY SOLVED FOR LONG. ONLY A COMPREHENSIVE APPROACH, COMBINING DIFFERENT ELEMENTS, CAN PROVIDE THE NECESSARY TOOLS TO SOLVE MULTI-FACETED PROBLEMS THAT CUT ACROSS SEVERAL DEPARTMENTAL JURISDICTIONS.

THE PURPOSE OF THIS AFTERNOON'S NEWS BRIEFING IS TO ANNOUNCE SUCH A COMPREHENSIVE PROGRAM, COMBINING THE COORDINATED EFFORTS OF HUD AND THE DEPARTMENTS OF LABOR, JUSTICE AND INTERIOR.

IT IS A $209 MILLION PROGRAM TO PHYSICALLY UPGRADE HOUSING PROJECTS WHILE, AT THE SAME TIME, PROVIDING TENANTS WITH BETTER SOCIAL SERVICES.

THE PUBLIC HOUSING URBAN INITIATIVES PROGRAM IS ANOTHER EXAMPLE OF THIS ADMINISTRATION'S COORDINATED APPROACH TO SOLVING COMPLICATED ILLS.

THE FIRST INITAITIVE IS CALLED TARGET REHABILITATION. AS THE TITLE IMPLIES, IT IS A REHABILITATION PROGRAM WHICH WILL ZERO IN ON THOSE PROJECTS WHICH FALL FAR BELOW ACCEPTABLE CONDITIONS.

TO INSURE THAT THE IMPROVEMENTS MADE IN A PROJECT ARE NOT LOST TO FUTURE DETERIORATION, THE SECOND INITIATIVE CALLS FOR MANAGEMENT ASSISTANCE.

THIS INITIATIVE IS DESIGNED TO IDENTIFY AND CORRECT THE UNDERLYING MANAGEMENT DEFICIENCIES WHICH MAY HAVE BEEN PARTIALLY RESPONSIBLE FOR THE DETERIORATION OF THE PROJECT IN THE FIRST PLACE.

THE THIRD INITIATIVE, WHICH I FEEL IS ONE OF THE MOST IMPORTANT ONES, IS CRIME PREVENTION. WITHOUT STABILITY AND SECURITY, THE NECESSARY MANAGEMENT AND PHYSICAL IMPROVEMENTS CANNOT BE EFFECTIVELY ACCOMPLISHED.

A RELATED INITIATIVE CALLS FOR THE PROMOTION OF CRIME INSURANCE. FUNDS AVAILABLE UNDER THIS INITIATIVE WILL BE USED TO EDUCATE TENANTS TO THE AVAILABILITY AND THE NEED FOR SUCH INSURANCE.

THE FIFTH INITIATIVE, CALLED URBAN PARTNERSHIP, IS DESIGNED TO ENCOURAGE COMMUNITIES TO WORK MORE COOPERATIVELY WITH PUBLIC HOUSING AUTHORITIES.

THE SIXTH INITIATIVE WILL CONSIST OF A COMPREHENSIVE STUDY OF DISTRESSED PUBLIC HOUSING PROJECTS IN AN EFFORT TO DETERMINE JUST WHY THEY ARE IN SUCH A STATE. THE STUDY, WE FEEL, WILL PROVIDE US WITH GOOD, BASIC INFORMATION FROM WHICH WE CAN DRAW WHEN MAKING DECISIONS ABOUT FUTURE PUBLIC HOUSING PROJECTS.

THE PROBLEMS WHICH CAN TURN A GOOD PUBLIC HOUSING DEVELOPMENT INTO A BAD ONE--RUNDOWN BUILDINGS, POOR MANAGEMENT, CRIME, VANDALISM, DRUGS, ALCOHOLISM, UNEMPLOYMENT AND THE LACK OF COMMUNITY COOPERATION--WILL, FOR THE FIRST TIME, BE ATTACKED SIMULTANEOUSLY WITH THE PROGRAMS FROM SEVERAL FEDERAL AGENCIES. WITHOUT SUCH A COORDINATED EFFORT, ALL WE SUCCEED IN DOING IS TO FORESTALL THE INEVITABLE.

THIS NEW PROGRAM HAS THE POTENTIAL OF FULFILLING THE DREAM SOCIAL REFORMERS ENVISIONED WHEN PUBLIC HOUSING WAS ORIGINALLY CONCEIVED--TO RID COMMUNITIES OF BLIGHTED AREAS WHILE AT THE SAME TIME PROVIDING OUR DISADVANTAGED CITIZENS WITH A DECENT PLACE TO LIVE.

WITH A DECENT PLACE TO LIVE, IT WILL FREE THEM TO CONCENTRATE ON OTHER ASPECTS OF THEIR LIVES. FOR MANY, IT WILL GIVE THEM A CHANCE TO BREAK THE VICIOUS CYCLE OF POVERTY THAT CONDEMNS TOO MANY OF OUR PEOPLE TO INFERIOR SCHOOLS, SEGREGATED NEIGHBORHOODS, INADEQUATE HEALTH CARE, AND A LIFE OF MANY OBSTACLES AND FEW OPPORTUNITIES.

NO LONGER WILL WE DESTROY PEOPLE'S HOPES AND DREAMS BY BLOWING UP TROUBLED PUBLIC HOUSING PROJECTS THAT ARE STRUCTURALLY SOUND. WE BELIEVE MOST OF THESE TROUBLED PROJECTS CAN AND WILL BE TURNED AROUND AND MADE INTO DECENT PLACES TO LIVE AND RAISE FAMILIES. TO US IT IS REALLY A QUESTION OF WILL AND DETERMINATION. THE FACT THAT THIS KIND OF COMPREHENSIVE APPROACH WILL WORK IS GRAPHICALLY ILLUSTRATED BY CBS IN THIS BRIEF VIDEO TAPE.

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

REMARKS PREPARED FOR DELIVERY

BY

PATRICIA ROBERTS HARRIS

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

AT THE

ANNUAL CONFERENCE OF THE

NATIONAL ASSOCIATION OF COUNTIES

THE WORLD CONGRESS CENTER

ATLANTA, GEORGIA

JULY 12, 1978

Our reason for being together this afternoon has a history longer than that of this country. Early American counties were replicas of English shires. The head of the shire was called the reeve in England. Today, equipped with a car and two-way radio set, but the same badge, the county Executive Shire Reeve is the lineal descendant of a line unbroken from Anglo-Saxon times, transplanted to the New World.

The Southern colonies most faithfully reproduced the English county. It is, therefore, fitting that your meeting should be in this Southern state that has produced not only historical analogy, but also so much of our present national leadership.

The county has a rich history in all parts of this nation. At the beginning of the century, Sherwood Anderson, writing of the people, described a well-known activity, long associated with the county, the county fair:

"The fair ground commonly is a deserted place.

"(Yet) the land rolls away (when) the fair is being held.

"It is held sometimes at the end of August but sometimes not until late October or early November. It makes a difference in the color of the hills....

"What a place for pictures.

"What a scene it is. There is the bright grandstand, yellow in the afternoon light. The hills in the distance are blue.

"Thousands of cars are parked in a great field at the rear of the grandstand. A cloud of dust arises....

"The shows are here ... There is the snake tamer, the fat woman, the hoochy-coochy girls, the woman buried alive, the man with the web feet and hands, a calf with two heads.

"The fair is something special."

The county fair remains all that it was to Sherwood Anderson. But the county has much more than the county fair.

The county is the fastest changing governmental unit in the United States.

America is still a nation that consists of rural, urban and suburban populations. The counties include and cut across all three. The central city resident, the suburbanite, and the farmer elect the county governing body. All three look to the county for the most basic functions of democracy -- the supervision of elections, the administration of justice, and the regulation of economic activity.

American counties are building on this base. Counties now are administering programs for comprehensive community planning, construction and maintenance of parks and recreation facilities, solid waste disposal, community economic development and educational, cultural and medical services.

The county is a critical intermediary between town and city government and the state and national government.

That role has facilitated more effective coordination across the country:

-- A dozen suburban counties have cooperated with the cities of Minneapolis and St. Paul in a regional approach to airports, sewers and parks;

-- In North Carolina, three counties have joined forces to build and operate a regional jail;

-- In Nebraska, five counties have developed a regional mental retardation program;

-- In Kentucky, eleven counties jointly maintain an emergency medical service; and

-- In Hillsborough County, Florida, an intergovernmental board of corrections has provided comprehensive criminal justice for a number of years.

As with government, so with commerce: counties have become big business, with over two million workers nationally and over $50 billion in expenditures.

I want to make it clear to you that this Administration and the HUD Secretary understand the role of counties. I hope that I can dispel any doubt that you may have about the Administration's commitment to your essential role in the implementation of the national urban policy. Certainly, you were part of the planning, and you will be part of the implementation.

I now realize that, even though we assumed your participation, we did not articulate it clearly. We were so intent on defining new roles for the states and new aid for the cities that we did not spell out adequately our intention that your pioneering activity would continue and expand.

The Carter Administration, the Carter Department of Housing and Urban Development, are your friends.

We will work together on our mutual goal of achieving an effective government that secures social justice for all our citizens.

We still are defining the role of the county in the urban policy, just as we still are defining the role of the states. We hope and expect that you will continue to participate.

The flight from the cities has brought urban problems into the suburbs, especially the older suburbs. Poverty, unemployment, inadequate housing, pollution and crime do not stop at municipal boundaries, even though many people wish they would.

The Congress has worked for years to unite cities and counties in developing solutions for urban problems. The President's Urban Partnership will strengthen that cooperative relationship.

Clearly, the National Urban Policy applies to urban counties. Over the last three years, eighty urban counties have been added to the list of recipients of HUD Community Development Block Grants.

HUD's evaluation of these urban counties shows a new group of recipients that faced initial difficulties -- but gained confidence as they developed expertise in intergovernmental cooperation. Although cooperating jurisdictions still need to improve coordination and achieve a better balance between housing construction for families and for the elderly, urban counties have provided almost one-half the assisted housing contemplated in their Housing Assistance Plans. This compares favorably with the performance of cities.

Fair housing and affirmative action are important functions of urban counties in the National Urban Policy. NACo is on record as supporting the Administration's affirmative action plans. HUD is on record as requiring that suburban communities accept their fair shares of low- and moderate income housing. In reviewing the urban policy, NACo has said that we must be concerned with people above all, and, therefore, minority citizens must be assured of their right to live in suburban counties.

You also have supported the Administration's employment initiatives. These will be targeted with business development incentives to older deteriorated suburbs, as well as central cities.

Historically, the county has had good relationships with state government. The incentives to states that are part of the urban policy provide many opportunities to deepen that relationship.

But NACo is equally concerned about rural counties and small cities. There is essentially no difference in the problems of rural counties and smaller communities wherever they are located -- in the "FROST BELT" or in the "SUN BELT," in the "METROPOLITAN AREAS" or in the "NON-METROPOLITAN AREAS." The solutions are equally applicable.

We share your concern and are very much aware of the Department's mandate to deal with rural areas, as well as distressed cities. Legislatively and administratively, HUD has taken a number of steps to revitalize community planning and development in rural counties and smaller communities.

The major legislative initiatives were increasing Community Development Block Grant funding for non-metropolitan areas from $254 million in 1977 to $440 million in 1979 and limiting use of Section 701 Comprehensive Planning Grant funds to communities with populations below 50,000. The initiatives are proof of the Administration's good faith in providing additional resources to county government.

HUD has taken complementary administrative steps to simplify the block grant program. These include:

-- Encouragement of counties and States to apply on behalf of smaller cities and lend their staff expertise to such cities for both application and administration;

-- Permission for joint small city-county applications when local needs cross jurisdictional boundaries;

-- Revision of the funding selection system to permit communities more flexibility in determining their own local priority needs;

-- Simplification of environmental review requirements;

-- Creation of "single purpose grants" for communities with limited experience; and

-- Encouragement of multi-year comprehensive grants for small communities.

Our rural housing program delivery system has been reexamined and will be improved, as has been the Community Development Block Grant delivery system. The need for improvement in rural areas is clear:

-- There are nearly three times as many rural housing units lacking complete plumbing as urban units;

-- Overcrowding and excessive costs are not significantly lower in rural areas when compared to urban places;

-- While Black households occupy only six percent of rural units, housing occupied by Black persons accounts for thirty-four percent of all units lacking complete plumbing.

-- The median income of rural Blacks is less than one-half that of the national median income.

Last January, I created a Task Force on Rural and Non-Metropolitan Areas to respond to these and many related problems.

Today, I want to announce some of the recommendations that have been adopted by the Department of Housing and Urban Development. They are designed to complement, not hinder the National Urban Policy.

The Task Force has concluded that rural housing needs are so vast and the available Federal resources so limited that the programs of HUD and the Farmers Home Administration must be better coordinated. We now are beginning such coordination.

Yesterday, I sent a letter to the Secretary of Agriculture enclosing a copy of the Task Force Report and arranging for top level staff from our Department to meet and discuss the specific recommendations of the Report.

Following Task Force recommendations, HUD will seek to develop uniform standards and procedures with Farmers Home and the Veterans Administration for use in rural areas.

Yet the fact remains that incentives for housing production are not as great in low density areas as they are in higher density areas. The small builders that do business in rural areas often have considerably fewer resources than larger developers. There are fewer scale economies. Capital resources are scarcer in rural areas than they are in urban areas.

Accordingly, HUD is considering special procedures for rural builders in Section 8 new construction. We may, for example, simplify forms, streamline Housing Assistance Plan contracts, and eliminate requirements that are burdensome to builders -- like detailed cost certifications.

We are planning as well to:

-- Reexamine FHA single family and multifamily programs so that projects can be developed more easily in rural areas and smaller communities on a scale feasible for local business enterprise and HUD processing;

-- Explore new ways of producing good, low cost rural housing -- for example, by encouraging the development of alternative housing designs and construction techniques through a "Rural Design Competition";

-- Evaluate subdivision review criteria and delete inappropriate requirements for rural housing; and

-- Reassess site selection criteria for multifamily development in rural areas.

The Task Force saw a need for more flexible Administration of HUD rental assistance programs. As a result, in rural areas we will consider targeting conventional low rent public housing where the demand for small projects is the greatest.

HUD also will encourage increased use of scattered site multifamily housing arrangements and utilize alternative delivery mechanisms where necessary in multifamily housing assistance. For example, where there are small or inactive PHA's, special outreach efforts might be made by the HUD Area Office to provide guidance and to help regionalize the housing authorities.

The Task Force stressed the importance of providing homeownership opportunities for persons in need of decent housing. It pointed out that about 45 percent of the substandard housing in non-metropolitan areas is owner occupied.

That percentage is higher than in the city. It suggests that an assisted housing strategy which relies solely upon rental assistance and the production of rental housing fails to address many of the needs of rural areas. HUD's policies must respond to the cultural traditions of rural areas that emphasize homeownership.

We therefore are planning to:

-- Reevaluate the use of mortgagee coorespondence relations networks to funnel mortgage insurance applications from small rural lenders which lack capacity to large "processing lenders";

-- Allow increased field flexibility in utilizing mortgage insurance requirements;

-- Utilize fee personnel to the maximum extent feasible for initial rural conditional commitments; and

-- Modify approved mortgagee requirements that result in keeping out many small rural lenders.

Underlying all of this is the need to strengthen administrative and institutional capacities in rural areas.

Small town and rural counties frequently operate with few, if any, technical staff. Small communities are at a disadvantage in competing for Federal programs which require intensive project review or which have extensive site selection criteria. Informational requirements are frequently unrealistic for communities without the means to design, implement and assess surveys.

Rural lending institutions, private developers and housing and community development agencies also often have limited capacities to administer complex programs.

Developers with expertise to undertake multi-family construction may be less likely to operate in rural than urban areas because the volume of activity is so small. Yet HUD program requirements serve as barriers to the use of our programs by inexperienced builders. In many areas, housing authorities are not available to promote construction or assist developers in packaging a project. Nor are comparable community development agencies always available to apply for housing assistance and community development programs.

To address these capacity and program barriers, HUD is initiating a new technical assistance effort that will find ways of making our programs more accessible to rural areas.

I am pleased to announce today a two-year demonstration program beginning in October 1978. It will be operated in states which contain a sizable rural population and have demonstrated a capacity to address the problem. We project an annual cost of $465,000.

The Demonstration will be the basis for a partnership between the HUD area offices and local public and private institutions. We will determine how Departmental resources can be most effectively tailored to meet the special needs of selected communities in each state.

HUD and the locality will jointly identify necessary program and application modifications -- as well as determine how the available technical assistance will be used. We will encourage suggestions from local communities on alternative service delivery mechanisms.

HUD already has begun to develop plans of action and the associated administrative components.

This will continue through meetings with local governmental officials, deverlopers, bankers, and other relevant groups.

In reviewing these initiatives, and the other proposals that I have laid out, NACo can look back with a sense of accomplishment and a trust in the Administration.

It also was an Atlanta meeting when President-elect Carter spoke to you, in December of 1976. He said:

> I know that county officials often feel ignored and perhaps that is because they do not publicly protest and criticize as do so many other groups.

Since then, you have made public your positions. We have responded to them. For the counties of this nation, the new partnership is real, and NACo is an active and valued member of that partership.

# # #

U.C.

HUD NEWS

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

HUD-No. 78-225
Phone (202) 755-5277
(Jackie Conn)

FOR RELEASE:
Friday
July 14, 1978

HUD: GET FLOOD INSURANCE NOW AGAINST ~~HURRICANES~~

The hurricane season is officially here, but there is still time to buy federally-subsidized flood insurance.

If residents in the danger areas act now, they can insure their homes and businesses against financial losses from hurricane-induced floods, according to the U.S. Department of Housing and Urban Development.

Gloria M. Jimenez, Administrator of HUD's Federal Insurance Administration (FIA), reminds people living in or near coastal areas, that hurricanes usually strike in the late summer and early fall - August, September and October.

"You can buy Federal flood insurance now, at prices you can afford, and be sure of being covered if a hurricane hits," she said.

"It is important to see your local insurance agent today. Flood insurance becomes effective in fifteen days. If you buy a policy today your home or business will be covered in two and a half weeks."

-more-

Under the National Flood Insurance program property owners in flood prone areas can insure homes, businesses and contents for as little as twenty-five cents per one hundred dollars coverage. Tenants can insure their personal belongings. The Federal Government makes this subsidized low cost flood insurance available in most communities.

Recent government reports show continuing population growth along the coastal areas of our country, particularly along the Atlantic Coast and the Gulf of Mexico.

"Our Eastern and Southern coastal areas have not had a major hurricane in the past twenty years,"Mrs. Jimenez said, "lulling residents into a false sense of security. But there is no guarantee one won't hit tomorrow. Hurricanes can strike without warning."

"The National Flood Insurance Program offers help to prevent disastrous losses. Every resident - those living in coastal areas as well as those living inland where torrential rains from hurricanes can cause damage - should seriously consider buying flood insurance. Non-resident property owners are also urged to buy this insurance. If you already have a policy, check with your agent to see that it is still in effect and that you have enough coverage."

# # #

Rural Housing?

HUD NEWS

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

HUD-No. 78-226
Phone (202) 755-5277
Tom Vinciguerra

FOR RELEASE:
Wednesday
July 12, 1978

RURAL TASK FORCE REPORT IS RELEASED

A statistical story of forgotten Americans living in underdeveloped or distressed communities with overcrowded housing, housing without plumbing and seemingly outside the reach of government help, is told in a rural task force report released today by Secretary Patricia Roberts Harris of Housing and Urban Development.

Called the "Report of the Task Force on Rural and Non-Metropolitan Areas," the study was ordered by Secretary Harris last January "to explore ways to respond more effectively to the housing and community development needs of rural areas and the country's smaller communities."

"This report documents the widespead needs and frustrations of thousands of Americans in small communities and rural areas. We must make available to these distressed places the HUD programs and financial assistance they have every right to as Americans," said Secretary Harris.

- more -

The Secretary announced that a new two-year technical assistance demonstration program, designed to find ways of making HUD programs more accessible to rural areas, will get underway in October.

To cost an estimated $465,000 a year, the demonstration will be conducted in states which have a sizable rural population. "This will be the basis for a new partnership between the HUD area offices and local public and private insitutions," the Secretary said.

The Task Force, made up of top HUD staff from Central Headquarters and the field, obtained information and recommendations from more than 70 organizations and representatives of rural areas and small communities in putting together the report to the Secretary.

The report found:

-- There are nearly three times as many rural housing units lacking complete plumbing as urban units.

-- While rural rental units account for only 26 per cent of the occupied units, they constitute 55 per cent of the deficient, overcrowded and "excessive cost" rural housing.

-- The projected demand for Federally assisted rural housing is 240,000 units a year through 1985, 40 per cent higher than the 1974-76 rates of total production of assisted housing.

- more -

-- First mortgages on single family homes have a .9 per cent higher interest rate, 3.1 years shorter-term maturity, $8,100 lower loan amount and a .5 per cent higher down payment.

Other findings: While Black households occupy only 6.5 per cent of rural housing units, their housing accounts for 33.6 per cent of all units lacking plumbing. The median income of rural Blacks is less than one half that of the national median income, according to the report.

The report concludes that rural America, while urgently needing housing and community development help, is not getting all the assistance from HUD that is should. Further, that the rural and small communities too often do not even know about government assistance programs, and, even if they did, they would not know how to take advantage of them.

In its findings, the Task Force urged that HUD alter its own administration and program delivery to target aid to the small communities and rural areas.

"HUD's history of help to these needy areas, as documented in the Task Force report, is not one we can be proud of," said Secretary Harris. "I want to assure all Americans living in these small communities and rural areas that my administration has already undertaken programs to give them the help they need."

She pledged a continuation of efforts to work toward putting HUD's housing and community development assistance within reach of all small communities that need it.

"Besides increasing our efforts to put housing assistance and community development within reach of the small communities, we are cutting the red tape that snarls them in frustration. We will find ways to make technical assistance available so that local officials and their staffs, as well as local builders and lenders and individual citizens, will know how and where to go for help and how to translate their needs into workable programs," Secretary Harris said.

Following is a list of the organizations that contributed to the Rural Task Force Report:

American Association of Small Cities
American Bankers Association
Congressional Rural Caucus and the Chairman of the Subcommittee For Small Cities, Wes Watkins
Federal Home Loan Bank Board
Housing Assistance Council
Independent Bankers Association
Institute of Cultural Affairs
National Association of Homebuilders
National Association of Housing and Redevelopment Officials
National Association of Regional Councils
National Association of Towns and Townships
National Conference of Black Mayors, Inc.
National Forest Products Associations
National Rural Center
Rural Housing Alliance/Rural America
Rural Housing Improvements, Inc. (Winchendon, Massachusetts)
United States League of Savings Associations

# # #

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

HUD-No. 78-227
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Tuesday
July 18, 1978

HUD LEADS AGENCIES IN MINORITY DEPOSITS

The Department of Housing and Urban Development in fiscal 1977 moved ahead of all Federal Government agencies in the Minority Bank Deposit program, with daily average deposits of $40.5 million.

Secretary Patricia Roberts Harris said this represents a substantial improvement over the average daily balance of $23 million for fiscal year 1976.

HUD's 1977 minority procurement figures totaled $219.7 million, according to its fourth annual report on Minority Business Enterprise in HUD programs. Secretary Harris said she expects to double this activity with minority firms by 1979. In this fiscal year, she said, HUD is committed to a minority procurement goal of $330 million.

Assistant Secretary Chester C. McGuire, whose office of Fair Housing and Equal Opportunity oversees the minority business enterprise program, said that HUD is "moving rapidly to institutionalize" the program.

-more-

To give momentum to the effort, he said, HUD has set up a task force under his leadership and that of William A. Medina, Assistant Secretary for Administration, to recommend ways for improving the collection of data, reporting procedure and credibility.

Assistant Secretary McGuire said HUD intends to change its regulations and procedures to collect more relevant minority enterprise data and integrate it into its automatic data processing and executive management report system.

Copies of the report (HUD-EO-136-3, May 1978) may be obtained free of charge from:

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

# # #

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

HUD-No. 78-236
Phone (202) 755-5277
(Dan Day)

FOR RELEASE:
Sunday
July 23, 1978

HUD WARNS MOBILE HOME INDUSTRY ON USE OF 'HUD APPROVED' LABEL

The Department of Housing and Urban Development today issued a reminder to the mobile homes industry that the use of advertising or promotional statements indicating "HUD Approval" of mobile home design and construction is prohibited by law.

"Any assertion that the Department directly, or indirectly, approves the construction or sale of any mobile home or that the Department inspects mobile homes is false," said Patricia M. Worthy, Deputy Assistant Secretary for Regulatory Functions.

The fact that a mobile home was constructed under the Federal standards program does not authorize advertising which suggests that the home has been approved by the Department.

She emphasized that while HUD establishes standards governing mobile home construction and requires that mobile home designs and production be reviewed and inspected by primary inspection agencies, "the Department in no way accepts or approves mobile homes as conforming to the standards."

-more-

Advertisements indicating HUD approval violate a Federal criminal statute (18 U.S.C. Section 709), which prohibits false representation that the Department has endorsed, authorized, inspected, appraised, or approved any product.

Business firms found guilty of this practice may be subject to a fine of not more than $1,000; officers or members of such firms face a fine not exceeding $1,000, or imprisonment for not more than one year, or both.

Ms. Worthy urged all mobile homes manufacturers, dealers and others involved in advertising mobile homes to immediately withdraw from circulation any advertising that may be misleading.

# # #

Housing Opt. Prog

HUD NEWS

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

HUD-No. 78-243
Phone (202) 755-3966
(Charles Cogan)

FOR RELEASE:
Tuesday
July 25, 1978

HUD AWARDS $42M TO SUPPORT AREAWIDE LOW INCOME HOUSING

Ten areawide planning organizations and the communities they serve, will receive funds totaling more than $42 million from the Department of Housing and Urban Development for offering expanded housing choices to lower income families within their jurisdictional borders.

The recipients, and the amounts that will go to each grouping of communities, were announced today by HUD Under Secretary Jay Janis.

He estimated that as many as 8,000 low income families may be assisted through this program. The actual number assisted will depend on the type of housing (new, rehabilitated, or existing) finally provided.

"We have created this program because we believe localities and organizations that address the total assisted housing needs of their areas and expand housing choices for lower income families through cooperative efforts, by working and planning together, deserve our support and encouragement," said Janis.

-more-

The ten plans selected were from:

Baltimore Regional Planning Commission (Baltimore, Md.)
Capitol Region Council of Governments (Hartford, Conn.)
Franklin County Planning Department (Greenfield, Mass.)
Lane Council of Governments (Eugene, Oregon)
Lower Pioneer Valley Regional Planning Commission (Springfield, Mass.)
Metropolitan Council (St. Paul, Minn.)
Metropolitan Washington Council of Governments (Washington, D.C.)
Miami Valley Regional Planning Commission (Dayton, Ohio)
Puget Sound Council of Governments (Seattle, Wash.)
Southern California Association of Governments (Los Angeles, Calif.)

The funds allocated total $42,621,000, and come from three separate programs. Just over $25 million in contract authority comes from Section 8 housing assistance payments. These funds represent annual payments for housing in the selected areas for periods up to 30 years.

Section 8 payments are a rent subsidy for lower income families which helps them afford decent housing in the private market. HUD makes up the difference between 15 percent or 25 percent of a lower income household's adjusted income and the fair market rent for an adequate housing unit.

Local jurisdictions associated with the planning organizations will also receive a share of about $16 million in supplemental Community Development Block Grant (CDBG) funds to support their Areawide Housing Opportunity Plans (AHOP). The ten Areawide Planning Organizations will share $800,000 in supplemental Section 701 comprehensive planning grants for planning and program development activities which implement their projects.

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HUD Under Secretary Jay Janis outlined these criteria which were either met or exceeded by the plans of the ten applicants selected:

- Increased choice of housing opportunities for lower income families outside areas of low income and minority concentration;
- Support by at least 50 percent of the local governmental units served by the planning organization representing at least 75 percent of the area's population;
- Areawide agreement on activities to implement the plan, such as special efforts to inform lower income families of available housing opportunities;
- Specific time tables and goals established to implement the plan.

In addition to the ten AHOPs selected for special allocations four regional agencies received approval of their plans to enhance housing choices for low income persons, giving them an advantage in future competition for Small Cities CDBG funds. They are:

1. Central New York Regional Planning and Development Board; Syracuse, N.Y.
2. Northeastern Ohio Four County Regional Planning and Development Organization; Akron, Ohio
3. Southeastern Virginia Planning and Development Commission; Norfolk, Va.
4. White River Planning and Development District; Batesville, Ark.

The special funding allocations for the ten recipients follows:

	Section 8	CDBG	701
Baltimore Regional Planning Commission; Baltimore, Md.	$3,626,000	$2,322,000	$114,000
Capitol Region Council of Governments; Hartford, Conn.	1,350,000	867,000	44,000
Franklin County Planning Department; Greenfield, Mass.	310,000	196,000	29,000

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	Section 8	CDBG	701
Lane Council of Governments; Eugene, Oregon	$ 301,000	$ 196,000	$ 28,000
Lower Pioneer Valley Regional Planning Commission; Springfield, Mass.	988,000	638,000	36,000
Metropolitan Council; St. Paul, Minn.	3,875,000	2,486,000	122,000
Metropolitan Washington Council of Governments; Washington, D.C.	5,123,000	3,287,000	150,000
Miami Valley Regional Planning Commission; Dayton, Ohio	1,105,000	703,000	39,000
Puget Sound Council of Governments; Seattle, Wash.	2,789,000	1,799,000	88,000
Southern California Association of Governments; Los Angeles, Calif.	6,000,000	3,860,000	150,000

# # #

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

HUD-No. 78-251
Phone (202) 755-5277
(Jack Flynn)

FOR-RELEASE:
Wednesday
July 26, 1978

NEWBURGH, N.Y. RECEIVES $100,000 INNOVATIVE AWARD FOR THEATRE PROJECT

A $100,000 Innovative Community Development Award has been made to Newburgh, N.Y., to aid in the restoration of a historic landmark and to help meet the cultural and social needs of the community, Secretary of Housing and Urban Development Particia Roberts Harris announced today.

The funds will be used to help in the exterior restoration of the Dutch Reformed Church, owned by the Hudson Valley Freedom Theatre, a not-for-profit organization which serves a five-county area in southwestern New York State.

"This project is a good example of the diverse yet complimentary activities that can be part of a broad-based community revival," Secretary Harris said.

"While paying attention to the bricks and mortar needed to rebuild the body, the project also emphasizes the creative and social needs of the community, which comprises its spirit and soul."

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More than $250,000 in state, county, local and private funds have already been commited to the restoration of the historic property. Work has begun under the supervision of a firm well known for theatre renovation, and the HUD award will allow completion of the work.

The Hudson Valley Freedom Theatre was founded in 1972 to provide professional caliber art training and exposure to residents of the Mid-Hudson Valley, particularly the Black and Hispanic communities. It serves as a cultural center for the community, offering theatrical presentations featuring professional guest artists, professional workshops in ballet, ethnic and jazz dance, mime, acting and radio drama; concerts, workshop productions and films.

The group acquired the Dutch Reformed Church property as its first home in 1975. The HUD Innovative Award will allow restoration of the exterior to be completed by late 1978.

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HUD NEWS

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

HUD-No. 78-254
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Monday
July 31, 1978

Under terms of a $125,000 grant from the Department of Housing and Urban Development, the National Urban Coalition on August 1 will begin counseling low and moderate income families in danger of losing their homes through private development in their neighborhoods.

The counseling will start in areas of both actual and potential displacement.

Secretary Patricia Roberts Harris said the grant, which covers a one-year period, will enable the National Urban Coalition, an urban action, advocacy and information organization, to expand the counseling capabilities of its affiliates.

The Housing Counseling program was initiated by the Housing and Urban Development Act of 1968 which established comprehensive counseling services for low and moderate income home buyers under the homeownership mortgage and interest subsidy program.

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FILE COPY

The National Urban Coalition works through a network of local affiliates and cooperative organizations in more than 30 cities across the country. Its program and advocacy concentration includes employment, national urban policy, economic and business development, urban education, and housing and neighborhood revitalization.

With the assistance of its affiliates, the Coalition recently completed a study on displacement. The HUD grant makes available funds that the organization can use in actual displacement situations in implementing findings resulting from the study.

Comprehensive counseling services to owners and tenants of HUD-assisted and insured housing range from helping a low-income family avoid foreclosure on their home to teaching a group of tenants in a housing project to weatherize their apartments to save energy costs.

# # #

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

HUD-No. 78-256
Phone (202) 755-5277
(Jack Flynn)

FOR RELEASE:
Wednesday
August 2, 1978

Sixty-one Cities Share $60 Million In First Small Cities Action Grant Awards

In the first awards designed to meet their specific needs, 61 small cities were offered a total of $60.6 million in Urban Development Action Grants for joint public-private development projects, Secretary of Housing and Urban Development Patricia Roberts Harris announced today.

The awards, which extend needed help to smaller distressed cities as a part of President Carter's National Urban Policy, go to 65 projects supported by more than $580.67 million in private financial commitment. More than 18,100 new permanent jobs will be opened up by the projects, while 2,200 existing jobs will be saved and 9,524 construction jobs will be created.

"This Administration recognizes that problems of economic decline and physical decay are not limited to major metropolitan areas of the nation," Secretary Harris said.

"Action Grant awards give real help to communities with real needs, and are the result of this Department planning its programs to attack severe problems wherever they occur.

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The Urban Development Action Grant program, signed into law by President Carter in October 1977, currently awards $100 million each year to small cities, most under 50,000 population, and $300 million to metropolitan cities and urban counties. To be eligible to apply for an Action Grant, an area must be considered distressed when compared to objective national criteria for per capita income, age of housing stock, percent of poverty, population gain or loss, and, for larger cities, employment growth and unemployment.

"Because we require strong private sector participation in each project," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development, "the benefits of these awards are much greater than just the transfer of $61 million in Federal funds to an area with a stagnant economy or decaying homes and businesses.

"In terms of the jobs created and the new opportunities for reviving neighborhoods and commercial areas, these awards will multiply again and again to help these small cities become stronger and more self-sufficient," he said.

"The Action Grant program is probably the most efficient in its use of tax dollars of any program today in government, and at least equals any other in its long-range impact."

Today's awards indicated the need -- and opportunities -- for industrial development in smaller distressed communities. A $5.7 million Action Grant received by Montezuma, Georgia, (backed up by $200 million in private funds) will construct access roads and allow the location of a massive pulp mill facility employing 1,170 additional people. Oconto, Wisconsin, received $77,700 to make site improvements and construct water and sewer facilities to allow a local manufacturer to expand. Almost $30 million of the awards will go for industrial development projects like these.

Neighborhood projects received almost $15 million for projects such as Burlington, Vermont, $2.9 million award for public improvements to a 10 acre tract, creating new housing and business along Lake Champlain, and the San Pablo, California, award of $500,000 to write down the cost of land for new housing construction.

Commercial projects received almost $17 million of the funds for public/private development activities, like the $500,000 award to Seminole, Oklahoma, for downtown improvements to stimulate private revitalization of its twelve-block central business district, and a $5 million award to Morristown, New Jersey, for construction of a public garage that will attract two office buildings, a hotel, and commercial development.

Since April, HUD has awarded more than $261 million to metropolitan cities for 89 public/private development projects. The Action Grant program, which receives applications and makes awards every three months, will make the fourth wuarter awards to metropolitan cities around October 1.

New applications from small cities are now being received, and the next awards will be made in early November.

# # # #

URBAN DEVELOPMENT ACTION GRANTS
SMALL CITIES' AWARDS

ARKANSAS

Van Buren, Arkansas, has received an Action Grant to assist in the redevelopment and revitilization of its downtown area. Grant funds will be used specifically for street resurfacing, renovation of a former opera house for use as a community facility, and restoration of a historic railway station which will be converted into office space. Action Grant: $300,000. Private commitment: $1,850,000. Local funds: $820,000. State funds: $100,000. Permanent jobs: 80. Jobs retained: 190. Construction jobs: 150.

CALIFORNIA

Bell, California, has been awarded an Action Grant for the construction of streets and utilities which will enable a private firm to develop over 2 million square feet of industrial office and warehousing facilities. The park will make a significant contribution to the revitalization of the City of Bell's economy and help unemployment in the surrounding communities. The tax increment realized from the development will be used in designated Community Development Block Grant areas, thus augmenting the revitalization efforts. Action Grant funds: $2,165,572. Private funds: $12,780,000. Permanent new jobs: 2,400. Construction jobs: 617.

Chico, California, will receive $695,000 in Action Grant funds for project improvements in the Chico Municipal Airport Industrial Park. Improvements will directly serve eight sites in the Park where eight new tenants will locate. Total private commitment is $4,499,321. New permanent jobs: 272. Construction jobs: 200.

Coachella, California has received an Action Grant to extend a water main to leverage $2,710,000 in private industrial expansion. Action Grant funds: $440,000. New jobs created: 54. Jobs retained: 96. Construction jobs: 114.

San Pablo, California, has received an Action Grant to assist in land purchase to stimulate new housing construction in two of the City's five redevelopment project areas. The Action Grant will provide funding to "write down" the land acquisition cost of 29 acres in the Bay View and Sheffield project areas for resale to two developers to build 173 homes for low and moderate income families. At least 40 single family and 50 attached homes will be sold at prices ranging from $40,000 to $45,000. The remaining 83 single family homes will be sold at prices ranging from $63,000 to $65,000. The City, through its Redevelopment Agency, will sell bonds as authorized by State legislation to provide low market interest rate loans for the permanent financing to buyers of the homes to be constructed. Action Grant funds: $500,000. Private commitment: $9,662,000. Local funds: $295,000 of which $100,000 are Community Development Block Grant funds. Construction jobs: 180.

COLORADO

Florence, Colorado, has received an Action Grant to assist the Florence Neighborhood Business Development Company, take secondary position in any commercial loan or project in the downtown business district, from 10% to 20% of any loan package at 5% interest over a 25 year period. This 5% may be lowered if the local rates exceed 10%. The Small Business Administration working with the First National Bank of Florence, will provide loan quarantees of up to 90% of the private bank financing. Action Grant Funds: $400,000. Private Investment: $1,600,000 to $2,000,000. New permanent jobs: 40. Jobs retained: 5. Construction jobs: 100.

La Junta, Colorado has received an Action Grant to provide an environment conducive for industrial expansion. The Action Grant funds will be used for acquisition, demolition and relocation of a presently substandard, health hazardous residential area for land assembly and subsequent sale to Western Food Products Company, Inc. for expansion. Action Grant funds: $1,100,000. Private funds: $4,657,000. New permanent jobs: 110. Jobs retained: 50. Construction jobs: 275.

Rocky Ford, Colorado, has received an Action Grant to allow the Rocky Ford Redevelopment Corporation, a LDC, to assist in the expansion of Frozen Foods, Inc. The Action Grant funds will be used as a low interest loan to the company. The private funds will be used for a large freezer tunnel and equipment, site improvements and a new warehouse. The Small Business Administration will also participate in the project. Action Grant funds: $128,750. Private commitment: $217,000. New permanent jobs: 50. Jobs retained: 120. Construction jobs: 10.

GEORGIA

Montezuma, Georgia has received an Action Grant to construct bypasses around the city which will provide access to the proposed Buckeye Cellulose Corporation Pulp Mill. Access to the proposed plant is severely constrained because of the Flint River and two major rail lines. The new roads are necessary for Buckeye Cellulose to proceed with the construction of the new plant. Action Grant: $5,772,000. Private Commitment: $200,000,000. Construction jobs: 870. New permanent jobs: 1,170.

ILLINOIS

Alton, Illinois has received an Action Grant to assist the city in the revitalization of its Central Business District. The Action Grant funds will be used for public improvement parking and the construction of the Lincoln-Douglas Civic Information Center. Private funds will be used for a pedestrian mall, commercial construction and rehabilitation, site and street improvements and parking facilities. Action Grant funds: $575,000. Private investment: $2,532,773. Local funds: $70,000. New permanent jobs: 88. Jobs retained: 173.

Quincy, Illinois has received an Action Grant to provide an environment conducive for the retention and expansion of Davis-Cleaner Foods, Inc. by cooperatively assisting in the construction of a pretreatment water and sewer facility. Action Grant funds: $300,000. Private investment: $1,241,600. New permanent jobs: 50. Jobs retained: 260. Construction jobs: 10.

INDIANA

Elwood, Indiana, has received an Action Grant which will enable the city to expand its sewage treatment facility in compliance with an EPA sewer moratorium that has suspended all recent development. Action Grant funds: $1,105,000 for sewer expansion will be combined with an EPA grant (Federal and State) and local funds. Private funds: $7,693,000 for expansion of four manufacturing firms and the development of 94 low, moderate and middle income housing units. New permanent jobs created: 242. Jobs retained: 120.

Loogootee, Indiana, has received an Action Grant which will enable the city to construct a city-owned industrial park on the site of a former clay-products firm. Action Grant funds: $400,000 for site improvements, including the construction of an industrial building, will supplement an EDA grant together with State funds. Private funds: $2,382,000 for construction and equipment for four firms. Permanent jobs created: 132.

Mitchell, Indiana, has received an Action Grant which will enable the city to develop an industrial park specializing in the production and distribution of timber products. Action Grant funds: $1,198,401 for land acquisition, site improvements and construction of city-owned industrial facility. Private funds: $5,429,764 for construction and equipment by three firms. Permanent jobs created: 220. Construction jobs: 36.

IOWA

Centerville, Iowa, has received an Action Grant which combined with private funds will be used by a local non-profit organization to build homes for sale to low and moderate income families. The income from the sale of the houses will be used to construct other similar houses. Construction jobs: 15. Action Grant funds: $400,000. Private funds: $400,000.

Fort Dodge, Iowa has received an Action Grant of $2,151,485. The city will issue tax investment bonds of $2,913,086 for acquisition of the property which the city will lease to the developer of an enclosed shopping mall. The Action Grant funds will be used for clearance and demolition of this property, rehabilitation loans and seed money to underwrite SBA guarantees to help small businesses locate in the facility. The city will also issue $3,200,000 of general obligation bonds to build a 43,000 square foot civic center adjacent to the shopping mall. New permanent jobs created: 600. Private sector commitment: $10,650,350. Construction jobs: 240.

Sibley, Iowa, has been awarded $578,440 in Action Grant funds to assist in the conversion of the Sibley water system to draw from a purer water sewer. The City will invest $215,000 of its sewer funds in the project. Industrial expansion directly related to purer water quality will result in a private investment of $2,515,000. 86 new jobs will be created.

MASSACHUSETTS

Chelsea, Massachusetts, has received an Action Grant to purchase and redevelop the Chelsea Naval Hospital site (an 80-acre former Naval Base) and surrounding area, assist the expansion of the Sweetheart Paper Factory, and provide for acquisition and relocation in the City's proposed NSA area (contingent on receipt of NSA funding). Action Grant funds: $6,749,000. Private funds: $77,342,000. Other public funding: $7,748,000. Permanent new jobs: 200. Jobs retained: 225. Construction jobs: 3,133.

Salem, Massachusetts, has received an Action Grant to undertake revitalization of "the Point" neighborhood and support expansion of Sertech Laboratories (formerly known as Semi Conductor Services) a local industry which will employ workers from the neighborhood area. Action Grant funds: $ 1,898,596. Private funds: $4,492,625. New permanent jobs: 120. Construction jobs: 290.

MICHIGAN

Dowagiac, Michigan, has received an Action Grant of $35,000 to aid in the re-building of a theater in the Central Business District destroyed by a recent fire. Action Grant Funds will be used to acquire the site and enter into a long-term lease with a private firm that will build a new theater. Private sector commitment: $150,000. New permanent jobs: 8. Construction jobs: 22.

MINNESOTA

Virginia, Minnesota has received an Action Grant to assist in the relocation of Montgomery Ward and National Tea Grocery Store into an area adjacent to the Central Business District. The Action Grant funds will be used to assemble the site for the private development of 32,000 square feet of new retail/ commercial space. Tax increment revenues generated from this project will be used for residential rehabilitation assistance in the downtown area. Action Grant funds: $627,500. Private investment: $2,100,000. Local funds: $150,000. New permanent jobs: 93. Jobs retained: 59. Construction jobs: 89.

Winona, Minnesota has received an Action Grant to assist the city to stabilize its Central Business District. The Action Grant funds will be used to assist in the construction of the Mississippi Liner Interpretive Center which will be the core to provide essential stimuli for further downtown commercial development and the restoration of existing structures. Private investments will be made in both commercial and residential development projects. Action Grant: $550,000. Private investment: $3,300,000. State funds: $50,000. Local funds: $1,260,000. New permanent jobs: 85.

MISSOURI

Mountain Grove, Missouri has received an Action Grant of $371,394 for street and site improvements and water and sewer facilities to create access to undeveloped areas and to lead to the construction of an 80 patient nursing home. Private commitment: $1,110,000. New permanent jobs created: 75. Construction jobs: 50.

NEW HAMPSHIRE

Portsmouth, New Hampshire, will use $650,000 in Action Grant funds to construct an industrial access road and to install public improvements which will facilitate the expansion of a computer manufacturing company. The private investment: $2,000,000. The public investment will also improve 31 acres of land being acquired by the City for future industrial development. New jobs created: 500, 90% for low and moderate income people. Construction jobs: 29.

NEW JERSEY

Morristown, New Jersey, has received an Action Grant to assist in the construction of a publicly owned garage. A private developer will lease the garage and the air rights and will construct two office buildings, a hotel and 200,000 square feet of commercial space. Action Grant: $5 million. New permanent jobs: 2,000. Construction jobs: 900. Existing jobs retained: 600. Private funds: $40,000,000.

North Bergen, New Jersey has received an Action Grant to construct a highway and resurface an existing road to make possible a substantial private investment to construct an office and distribution center which will be over 1.5 million square feet. Action Grant funds: $2,750,000. Private funds: $30,000,000. Construction jobs: 160. New permanent jobs created: 4,700.

Orange, New Jersey will receive an Action Grant of $425,000 for storm drainage construction to help alleviate flood hazards. This will allow a printing company to acquire an unused facility for expansion purposes. Their private investment will be $1,347,500. The flood improvement in conjunction with CDBG funds used for rehabilitation grants will give incentive for home-owners to rehabilitate their homes creating additional private investments of $140,000. New permanent jobs created: 115. Retained jobs: 80. Construction jobs: 30.

NEW YORK

Amsterdam, New York, has received an Action Grant for the construction of a parking facility which will be built or owned by the Amsterdam Industrial Development Agency. The mailing facility will enable a substantial shopping mall to be constructed. The parking facility and shopping mall will be leased to a private developer who will make payments to the AIDA. Action Grant funds: $2.5 million. Private Funds: $9,750,000. New permanent jobs: 300. Construction jobs: 225.

Dolgeville, New York, has received an Action Grant to enable the City to acquire, clean and lease land to a private firm which will build a parking lot and buy an adjoining parcel from the City for their store. Action Grant: $98,300. Private financial commitment: $269,000. New Permanent jobs: 28. Jobs retained: 7. Construction jobs: 10.

Highland Falls, New York, has received an Action Grant to subsidize interest rates of two local banks which have committed funds to a Highland Falls downtown revitalization program. Action Grant: $300,000. Private funds: $600,000. Permanent jobs: 30. Construction jobs: 20.

Hornell, New York has received an Action Grant for the acquisition and renovation of a vacant manufacturing facility which will then be leased by the city's industrial development agency to a private manufacturing firm. The Action Grant fund will be repaid to the city through the lease payments. CETA funds will be used to train employees for the firm. Action Grant: $250,000. Private funds: $1,100,000. New permanent jobs: 245. Construction jobs: 20.

Hudson, New York, has received two Action Grants:

- The first will be used for local acquisition and interest subsidy. Along with an SBA loan, the Action Grant will enable a private firm to expand in Hudson by constructing a factory and warehouse. Action Grant: $363,000. Private funds: $494,000. New permanent jobs: 40. Existing jobs retained: 50. Construction jobs: 13.

- The second Action Grant is to assist a residential and commercial rehabilitation loan program in the Rogers Park Neighborhood. The Action Grant funds will be used for interest subsidy payments, and acquisition and construction of a parking lot. A bank has committed funds to join with Action Grant funds in this program. Action Grant: $193,000. Private funds: $400,000. New permanent jobs: 32. Construction jobs: 10. Existing jobs retained: 45.

Jamestown, New York, has received four Action Grants:

- The first Action Grant will be used as a second mortgage for a firm to purchase one building, renovate a shopping skywalk connecting the building and the shopping mall. Action Grant: $800,000. Private funds: $2.4 million. New permanent jobs: 200. Construction jobs: 75.

- The second Action Grant will be used for interest subsidy to assist a private firm which will convert a W. T. Grant Building into a shopping mall. Part of the grant will also be used to construct a municipal parking lot to service the shopping mall. Action Grant: $160,000. Private financial commitment: $340,000. New permanent jobs: 91. Construction jobs: 40.

- The third Action Grant will be used as a second mortgage to assist a private firm to construct a zinc and brass foundry. This will be the first new foundry of its kind in the United States in over twenty years. Action Grant: $600,000. Private funds: $900,000. Permanent new jobs: 100. Construction jobs: 50. Jobs retained: 50. The State will commit $25,000 for on the job training for this project.

- The fourth Action Grant will be used as a second mortgage to enable a private developer to construct 84 units of rental housing. Action Grant: $400,000. Private commitment: $1.7 million. Permanent new jobs: 6. Construction jobs: 51.

Little Falls, New York has received $350,000 in Action Grant funds to provide the site improvement and parking necessary for the construction of a 56 unit quality motel on a downtown urban renewal site. The site is characterized by adverse geologic condition. A locally formed corporation will develop and operate the motel. Private commitment: $1,100,000. New jobs created: 36. Construction jobs: 50.

Olean, New York has received an Action Grant which will be used as a second mortgage to enable a private company to purchase and renovate a vacant building. The company will buy new equipment and expand their operations. Action Grant: $128,750. Private investment: $300,000. Construction jobs: 20. New permanent jobs: 27. Retained jobs: 28.

Salamanca, New York has received an Action Grant which will be used as a loan to a private firm which will acquire and renovate a vacant building and open a new manufacturing plant. Action Grant: $400,000. Private commitment: $800,000. New permanent jobs: 125. Construction jobs: 20.

Wellsville, New York will receive an Action Grant of $250,000 to be used to construct an access road, install storm and sanitary sewers, provide adequate electrical service and transformer, improve drainage and upgrade a parking lot in order to motivate an industry to build an additional facility. Private sector commitment: $600,000. New permanent jobs created: 80. Construction jobs: 45.

OHIO

Cambridge, Ohio, has received an Action Grant to enable a regional industrial supply firm to locate in the city, and to increase its work force. Action Grant funds: $866,825 to acquire site and put in public improvements. Private funds: $8,000,000 to acquire land, construct and equip building. New permanent jobs created: 70. Jobs retained: 90. Construction jobs: 40.

Martins Ferry, Ohio, has received an Action Grant to enable the construction of a 100-unit elderly/handicapped extended care facility. Action Grant funds: $180,000 to provide site improvements to city-owned parcel. Private funds: $1,500,000 to construct facility. New permanent jobs created: 105. Construction jobs: 80.

Middleport, Ohio, has received an Action Grant to enable the construction of a 100-bed nursing home facility and 40 units of low and moderate income housing. Action Grant funds: $128,000 to extend sewer lines to two vacant parcels of land supplemented by $197,860 State highway funds, funds from the Appalachian Regional Commission and the Farmers Home Administration. Private funds: $2,400,000 to construct the nursing home facility and housing. Permanent jobs created: 57. Jobs retained: 109. Construction jobs: 52.

New Boston, Ohio, has received an Action Grant which will enable the city to develop 25 new housing units for low, moderate and middle income persons as well as open space development. Action Grant funds: $250,000 for land acquisition and site improvements. Private funds: $1,000,000 for construction of housing. Construction jobs: 100.

OKLAHOMA

Henryetta, Oklahoma, will receive $436,000 in Action Grant funds to construct a railroad spur and access road to an industrial site. On the site a manfacturing firm will renovate an existing building to suit their needs. Private commitment: $1,425,000. New jobs created: 100.

Seminole, Oklahoma, will receive $500,000 in Action Grant funds to do sidewalk and other improvements in the City's twelve-block Central Business District. Over 50 businesses in the area have committed to improve their properties for a total investment of $1.2 million. New jobs created: 120. Construction jobs: 17.

PENNSYLVANIA

Arnold, Pennsylvania, has received an Action Grant to assemble land for a 24-unit moderate income housing development. Action Grant: $137,200. Private commitment: $986,000. Construction jobs: 10. Jobs retained: 4.

Bradford, Pennsylvania, will receive an Action Grant to assemble land sufficient to allow a large manufacturer to expand its facilities. Land will be acquired and cleared with Action Grant funds and then conveyed to the manufacturer which will expand its existing plant and provide additional testing space with its own funds. Action Grant: $427,000. Private commitment: $2,595,000. New jobs created: 40. Jobs retained: 20. Construction jobs: 20.

Farrell, Pennsylvania, has received an Action Grant to provide construction loans and prepare the sites for private firms wishing to locate in an industrial park. Action Grant: $1,225,000. Private commitments: $4,485,000. Local funds: $164,650. State funds: $1,102,300. Permanent jobs: 124. Jobs retained: 58. Construction jobs: 90

Lock Haven, Pennsylvania, has received an Action Grant to construct the last portion of a road that will connect the downtown with the nearby Appalachia Throughway. Action Grant: $2,200,000. Private funds: $4,500,000. State funds: $700,000. Other Federal funds: $5,100,000. Permanent jobs: 200. Construction jobs: 315. Jobs retained: 16.

SOUTH CAROLINA

Lake City, South Carolina, has received an Action Grant for site preparation and construction of a 60,000 square foot yarn spinning factory. Project funds will be used to purchase a 12 acre site, install water lines, and construct and equip the plant. Action Grant funds: $980,000 for site purchase and preparation, and interest subsidies on private loans. Private funds: $2,940,000 for plant construction and equipment. Local funds: $50,000. New jobs: 155.

TENNESSEE

Brownsville, Tennessee, has received an Action Grant to acquire a site for and extend utilities to a new industry. The industry will lease the site from the city and construct a new manufacturing plant in Brownsville. Action Grant: $145,000. Private Commitment $800,000. Construction jobs: 40. New permanent jobs: 118.

Henderson, Tennessee, has received an Action Grant to construct a manufacturing building which will be leased to a new industry. Revenue from the lease will be used to help pay for a new sewage treatment plant for the industrial park. Action Grant: $278,000. Private Commitment: $533,940. Construction jobs: 25. New permanent jobs: 50.

Jellico, Tennessee has received an Action Grant to acquire property and make site improvements in the Crouches Creek area. The acquired property will be sold to a private developer who will construct a minimum of fifty new single family homes for low and moderate income families. Money from the sale of the lots will go into a revolving fund to provide additional low income housing. The provision of these new homes was necessary to secure the construction of a new manufacturing plant in Jellico. Action Grant: $434,000. Private Commitments: $1,900,000. New construction jobs: 95. New permanent jobs: 100.

Mt. Pleasant, Tennessee, has received an Action Grant to partially fund the construction of a new building for expansion of a local industry. This will not only prevent the company from relocating to another city but will provide for a significant expansion of its facilities. The city will lease the land and building to the industry for twenty years and give the company an option to purchase at the end of the lease. Action Grant: $600,000. Private investment: $2,490,000. Construction jobs: 44. New permanent jobs: 130. Jobs retained: 170.

Union City, Tennessee has received $304,000 to give matching grants of up to $4,000 to low and moderate income property owners for residential rehabilitation in a neighborhood revitalization area. Four local banks have each committed to make available up to $500,000 in loans in the area, for a total commitment of $2,000,000. Construction jobs: 30.

VERMONT

Burlington, Vermont will use $2,957,000 in Action Grant funds to provide public improvements and shoreline stabilization in support of an $18 million private redevelopment of an industrial tract in the Lake Champlain Shore. The underutilized 10 acre site will be developed for residential and associated commercial uses. Revitalization of the lakeshore is considered a key component in the City's strategy to maintain the economic viability of the Burlington CBD. 224 new jobs will be created. Construction jobs: 94.

VIRGINIA

Suffolk, Virginia, has received an Action Grant for $1.5 million to construct an access road which will allow traffic to bypass the congested downtown section of the city en route to a nearby industrial park. Private investments leveraged by the grant will total over $23 million for construction and renovation of industrial plants. Permanent new jobs: 91. Jobs retained: 90. Construction jobs: 1,732.

WEST VIRGINIA

Grafton, West Virginia, has received an Action Grant to construct a water filtration plant in return for which a large glass manufacturing plant will expand its facilities. Action Grant: $1,200,000. Private commitment: $42,000,000. Local funds: $325,000. State funds: $100,000. Other Federal funds: $500,000. Permanent jobs: 1,150.

Kenova, West Virginia, has received an Action Grant to provide water and sewer service and roads for the Prichard Industrial Park. The park's first occupant will be a plumbing and appliance wholesale seeking to expand in the Kenova area. The company will purchase 12 of the park's 50 acres. Through a contract with Kenova, the Huntington Industrial Corporation, a non-profit arm of the Chamber of Commerce, will develop and manage the industrial park. Funds from the Farmer's Home Administration and a State of West Virginia Community Partnership grant will also be used to develop the site. Action Grant: $709,850. Private Investment: $2,644,000. New permanent jobs: 75. Existing jobs retained: 75. Construction jobs: 45.

WISCONSIN

Boscobel, Wisconsin, has received an Action Grant to help revitalize the downtown area. Action Grant funds will be used to provide low interest loans for new construction and rehabilitation of commercial businesses. Action Grant funds: $415,300. Private funds: $1,148,000. New permanent jobs: 34. Existing jobs retained: 32.

Ladysmith, Wisconsin, has received an Action Grant to provide adequate water and sewer facilities to allow the priva development of 34 low and moderate income housing units on the City's northside. The Action Grant funds will be used jointly with private funds in providing street and site improvements, and water and sewer facilities. These improvements will also open up the northside of the City for additional residential and industrial development. State funds to be matched by local funds, have also been applied for to develop a park to complement the housing project. Action Grant funds: $380,830. Private funds: $1,215,700. New permanent jobs: 1. Construction jobs: 15.

Oconto, Wisconsin, has received an Action Grant to help retain a local show manufacturing company through the expansion of its facilities. Action Grant funds will be used to provide street and site improvements and to construct water and sewer facilities. The company will construct a 16,800 square foot building. In addition, it will repay the City for the site improvements and the water and sewer laterals over ten years. Action Grant funds: $77,700. Private funds: $234,186. Permanent new jobs: 10. Job retention: 38. Construction jobs: 10.

Two Rivers, Wisconsin, has received an Action Grant to prepare a site for Omega Manufacturing Corporation to locate in the City. The Action Grant funds will be used to provide the street and site improvements and water and sewer faciliti necessary to support the private construction of a new office and plant facility. Action Grant funds: $339,800. Private investment: $805,155. Local funds: $10,000. New permanent jobs: 17. Jobs retained: 30. Construction jobs: 10.

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

Remarks by

PATRICIA ROBERTS HARRIS

Secretary

Department of Housing and Urban Development

at the

Press Conference

Announcing

FNMA Regulations

Monday, August 14, 1978

Over the past few years, the Federal National Mortgage Association -- better known as Fannie Mae -- has been slowly drifting away from its intended purpose of serving the public interest.

The Charter Act establishing FNMA as a Government sponsored private corporation and the subsequent legislative changes made it clear that Congress did not create FNMA in the image of the usual private, profit-making corporation. Furthermore, it is entirely clear that FNMA has a public responsibility which among other things includes the support of low and moderate income families and assistance in distributing mortgage funds from credit strong to credit weak areas.

FNMA has the distinction of being one of the largest corporations in the country and is the largest single buyer of conventional and government-insured home mortgages. Like any other corporation, FNMA raises the funds necessary to buy these mortgages in the money market. However, its Federal connections enable FNMA to obtain these funds at a very favorable interest rate -- a rate lower than that available to purely private corporations.

Unlike other private entities in America, FNMA also enjoys certain other benefits which clearly show its close relationship with the Federal Government:

- It has backstop borrowing authority from the Treasury which can go as high as two and one-quarter billion dollars;
- Its notes and bonds are lawful investments and security for all trusts and public funds of the United States;
- It can use Federal Reserve Banks as its agent;
- It is exempt from most state taxes; and
- It is exempt from the Security and Exchange Commission's reporting requirements.

These special benefits give FNMA an economic and operating advantage usually applicable only to government entities. This unique status of FNMA leaves no doubt that it is a government-sponsored private corporation.

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Although the Housing and Urban Development Act of 1968 transferred the ownership and board control of FNMA into private hands, Congress recognized that a safeguard was needed to ensure that the public purpose of FNMA would be carried out. The Charter Act, together with its legislative history, makes clear that Congress intended such a safeguard to be the authority of the Secretary of the Department of Housing and Urban Development to regulate FNMA.

Recently, it has become apparent that FNMA has not been carrying out the public purposes imposed on it by the Charter Act in exchange for the unique Federal benefits it has enjoyed. Therefore, today I am announcing regulations which will for the first time formalize the process by which the Secretary of Housing and Urban Development will exercise the authority to regulate FNMA as Congress intended. The failure of other Administrations of this decade will not be repeated. Congress has mandated that the Secretary assure that Fannie Mae carry out its public purposes, and I intend to fulfill that mandate through these regulations. The establishment of this regulatory framework will benefit both FNMA and HUD. For too long the HUD/FNMA relationship has been carried out on the basis of "ad hoc" decision-making. For the first time FNMA will now know what we expect of it and what it can expect of us.

Among other provisions of the regulations, the Secretary of HUD will be able to set goals for FNMA's purchases of conventional mortgages in central cities and for low and moderate income families. The regulations also provide for FNMA to submit regular reports on its activities to the Department. These reports will form an important data base which is essential to the reasonable and intelligent exercise of any regulatory authority.

Other major provisions of the regulations include:

- Assurance that FNMA complies with non-discrimination standards in its underwriting practices;

- Requirement that FNMA and its contractors and vendors abide by equal employment opportunity requirements; and

- Allow HUD to conduct annual and special audits of FNMA's activities.

I would like to point out that the regulations we are announcing today, while achieving the same objectives, are quite different in form from those originally proposed last February. Over one thousand comments were received on those proposals. As a result of those comments, plus meetings with representatives of FNMA and other interested parties, extensive revisions were made in many provisions of the proposed regulations to accommodate the needs of FNMA and the public interest. However, these revisions were not made at the expense of the Secretary's regulatory authority over FNMA. To do so would have clearly been in violation of the intent of Congress that such authority be vested in the Secretary for the purpose of protecting the public interest.

I firmly believe that the cities of our Nation can be revitalized and decent housing can be provided for low and moderate income families only by an effective partnership between the public and private sectors. This is the commitment the President made in announcing the Administration's Urban Policy -- "A New Partnership." The Federal Government must take the lead and FNMA in its unique position can act as the bridge between the Federal Government and private investors.

Now if there are any questions, General Counsel, Ruth Prokop and President of the Government National Mortgage Association, John Dalton, are on hand to answer them and to deal with any technical aspects of the regulations in which you may be interested.

I now turn this briefing over to the General Counsel, who, with her staff, has provided yeoman service in the long months of work required to bring these regulations into final effect.

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

HUD No. 78-258
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Wednesday
August 16, 1978

DON'T BUY LAND SIGHT UNSEEN

In spite of repeated warnings, consumers continue to buy land sight unseen and keep up payments on it -- to the tune of billions -- for years.

To make matters worse, according to the Department of Housing and Urban Development, they plunk down their hard-earned cash with full realization in many cases that improvements promised by the developer have not been made.

Patricia Worthy, HUD's Interstate Land Sales Administrator, blames part of the problem on "brilliant and imaginative" salesmanship and part on the gullibility of investors seeking their fortune in land-sale business.

Over the past two years, she said, her Office of Interstate Land Sales Registration (OILSR), acting on more than 4,000, complaints, has suspended 225 developers in an aggressive campaign to protect consumers. In a number of cases, failure on the part of some sellers of undeveloped land to comply with OILSR rules has led to prosecution and eventually to fines and jail terms.

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In protecting the consumer against fraudulent land sales operations, OILSR administers the Interstate Land Sales Act which Congress passed in 1968. The Act is a "full disclosure" law which requires the seller to register his development with the Federal Government and to disclose to prospective buyers all pertinent facts about the land offered for sale.

HUD has no authority to approve or pass on the merits or value of the development, but it tries to protect the consumer by assuring access to all the information a prudent buyer needs to make a land purchase.

Administrator Worthy urges would-be land purchasers to --

° Know their rights in buying land.

° Look into the background of the developer

° Know the facts about the development and the lot they are interested in buying.

° Know the special risks involved, such as the chance that the land may not appreciate in value and the possibility that resale of the land may be subject to certain restrictions.

° Know how to deal with high-pressure sales tactics.

In general, a company offering 40 or more unimproved lots for sale or lease through the mails or by means of interstate commerce under a common promotional plan must be registered with HUD. This means that the company must (1) file a Statement of Record with OILSR, and (2) provide prospective buyers with a Property Report containing detailed information about the land. A $5,000 fine and up to five years in jail, or both, are in store for developers who fail to abide by the law.

The Statement of Record contains such things as copies of the corporate charter, deeds, mortgages and financial statement. Also, information on the availability of utilities, the water and sewage disposal systems, and plans for development of roads, streets and recreational facilities.

Those who file the Statement of Record must certify that the information is correct and complete. The Statement of Record is kept by HUD and is available for inspection.

The Property Report contains a brief summary of the information in the Statement of Record. Under the law, the seller must give the report to a prospective buyer before or at the time a purchase agreement is signed.

"Ask for it and read it thoroughly before you sign anything," Ms. Worthy advises. "Read it and make certain that you understand what you have read."

If a copy of the Property Report is not available, it may be purchased from HUD for $2.50. Be sure to give the name of the developer and the name and location of the subdivision.

Those who buy lots should remember --

- They have the right to void the contract if the Property Report has not been registered with HUD.
- They have the right to revoke the contract or agreement, if the report has not been given to them at least 48 hours prior to the time of signing, by notifying the seller by midnight of the third business day.

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HUD does not inspect the lot, prepare the property reports, or verify the statements in it, but it does require the developer to register specific information about the development and to deliver the report to a prospective buyer.

FOR FURTHER INFORMATION, including the filing of complaints:

HUD/OILSR
451 Seventh Street, Southwest
Room 4108
Washington, D.C. 20410

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

HUD No. 78-268
Phone (202) 755-5284
(Virginia Chico)

FOR RELEASE:
Tuesday
August 15, 1978

HUD SURVEY PROVIDES DATA ON UNSOLD NEW SALES HOUSING

Detailed data on 1977 completions of sales housing built in developments in 256 SMSAs and the number unsold as of January 1, 1978 were released today by the U. S. Department of Housing and Urban Development.

The figures came from HUD's annual Survey of Unsold New Sales Housing. Conducted as of last January 1, the survey covers all Standard Metropolitan Statistical Areas (SMSA).

Donna E. Shalala, Assistant Secretary for Policy Development and Research, pointed out that the survey covered only subdivisions and multifamily projects with five or more completions during the year. Included in the survey were sales housing units in the following categories: single-family detached, fee simple; single-family detached, condominium; single-family attached, fee simple; single-family attached, condominium; multifamily, condominium; and multifamily, cooperative.

The accompanying tables provide detailed data on completions and unsold units in subdivisions for 235 SMSAs in which five or more units were completed in 1977 in at least five subdivisions. Thirteen SMSAs were reported as having no subdivisions with five or more completions, and fewer than five such subdivisions were reported in 21 SMSAs. The data for the SMSAs covered in the survey are presented by HUD administrative Region and, thereafter, are listed alphabetically within each respective HUD Area Office jurisdiction.

For each SMSA surveyed, data are provided pertaining to the number of qualifying subdivisions covered, the total number of sales units completed in 1977, and the number of completed units sold before the start of

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construction. Data also are reported on the number of units completed in 1977 which had been started without prior sale (speculative construction) and the number and percent of such units that were reported unsold as of the survey date.

In addition, information is included relating to the distribution of unsold completed units by the number of months unsold. This distribution also shows the number of completed units which had remained unsold for more than 12 months, i.e., completed before January 1, 1977 and still unsold in 1978. Of the 256 SMSAs for which data are tabulated, 93 had from 1 to 1,636 speculative units remaining unsold over 12 months; in 14 SMSAs, there were 100 or more of these unsold homes. Within the reporting subdivisions, the number of sales units under construction and the number of these which were unsold on January 1, 1978 also are recorded.

The unsold inventory ratio is an important analytical tool in measuring and evaluating the significance of the stock of unsold new units. For example, a ratio of 10 percent would indicate somewhat more than a one-month supply of new speculatively built units, based on past experience; a 25 percent ratio would indicate about a three-month supply. Among the 195 SMSAs with at least 100 speculative units completed in 1977, 69 recorded unsold ratios of 10 percent or less; there were 48 with a ratio of 25 percent or more. In comparison, in 1976 there were 31 SMSAs with completions of 100 or more speculative homes, each of which recorded unsold ratios of 10 percent or less at the beginning of 1977, and 87 areas which had an unsold ratio of 25 percent or more.

The ratios based on these surveys should be cautiously interpreted, taking into account knowledge of local market practice and experience, as well as climatic conditions. Because of many regional and local differences, a one-month supply of completed speculative sales housing might be considered normal in a specific area, and a two-month supply may be normal in other areas.

HUD Field Offices separately release the survey results for each of the SMSAs in their respective jurisdictions. The data for each area will be similar in substance and detail to the summary information shown in the accompanying tables. In addition, offices are authorized to release a tabular summary of the sale price distribution of homes completed in 1977.

Because of the omission of numerous SMSAs, summation of the individual results to derive totals either for Regions or for the entire nation would not provide valid measurement of the unsold inventory on either basis.

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EXPLANATION OF SYMBOLS AND TERMS USED IN SUMMARY TABLES

Total - When only Total is listed, all units are SFD,F unless indicated otherwise by appropriate note.

SFD,F - Single-family Detached, Fee Simple

SFD,C - Single-family Detached, Condominium

SFA,F - Single-family Attached, Fee Simple

SFA,C - Single-family Attached, Condominium

MF,C - Multifamily, Condominium

MF,CP - Multifamily, Cooperative

Single-family detached: A one-family house detached from any other house.

Single-family attached: A one-family house attached to a nonresidential structure or to one or more houses including "Row House", "Town Hc se" and side-by-side duplexes. Each unit has a separate entrar to a public street.

Multifamily: A building with two or more family units, including two-family, up-and-down structures. The family units exit into a common hall, rather than directly upon a street.

Fee simple: Ownership with unrestricted right of disposition of the land and structures on it. Hence, the housing unit must be on the land, as in single-family detached and attached structures.

Condominium: Ownership of a "space" which may be on the ground or may be an "air space" in a multifamily structure, together with an interest in commonly-held space, such as corridors, walks, lawns, etc. May be associated with any type of structure.

Cooperative: Stock-ownership in a cooperative corporation. Ownership conveys the right to occupy a living unit. The Corporation owns the common spaces. Right of disposition of the stock, and hence the right to occupy the living space, may be controlled by the cooperative corporation. May be associated with any type of structure.

# # #

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 01-BOSTON,MASSACHUSETTS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: BOSTON, MA													
TOTAL	35	426	216	210	2	0	2	0	0	0	0	61	43
OTHER INCLUDES SFD,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	35	426	216	210	2	0	2	0	0	0	0	61	43
SMSA: BROCKTON, MA													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: FALL RIVER, MA-RI													
TOTAL	7	55	13	42	0	0	0	0	0	0	0	4	2
SFD,F	7	55	13	42	0	0	0	0	0	0	0	4	2
SMSA: FITCHBURG-LEOMINSTER, MA													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: LAWRENCE-HAVERHILL, MA-NH													
TOTAL	14	239	99	140	18	12	0	13	0	5	0	5	2
SFD,F	14	239	99	140	18	12	0	13	0	5	0	5	2
SMSA: LOWELL, MA NH													
TOTAL	14	209	99	110	4	3	4	0	0	0	0	49	28
OTHER INCLUDES SFD,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	14	209	99	110	4	3	4	0	0	0	0	49	28
SMSA: MANCHESTER, NH													
TOTAL	37	506	320	186	7	3	1	5	1	0	0	85	82
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	37	506	320	186	7	3	1	5	1	0	0	85	82
SMSA: NASHUA, NH													
TOTAL	22	433	227	206	8	3	1	7	0	0	0	70	67
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	22	433	227	206	8	3	1	7	0	0	0	70	67
SMSA: NEW BEDFORD, MA													
FEWER THAN FIVE SUBDIVISIONS REPORTED													

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 01-BOSTON,MASSACHUSETTS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: NEW LONDON-NORWICH, CT-RI													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: PITTSFIELD, MA													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: PROVIDENCE-WARWICK-PAWTUCKET, RI-MA													
TOTAL	90	860	164	696	13	1	0	13	0	0	0	54	45
OTHER INCLUDES SFD,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	90	860	164	696	13	1	0	13	0	0	0	54	45
SMSA: SPRINGFIELD-CHICOPEE-HOLYOKE, MA-CT													
TOTAL	20	263	183	80	11	13	0	0	3	8	1	17	16
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	20	263	183	80	11	13	0	0	3	8	1	17	16
SMSA: WORCESTER, MA													
TOTAL	7	121	84	37	5	13	0	3	2	0	0	16	6
SFD,F	7	121	84	37	5	13	0	3	2	0	0	16	6

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 02-BUFFALO,NEW YORK AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ALBANY-SCHENECTADY-TROY, NY													
TOTAL	46	720	467	253	32	12	20	8	4	0	0	84	49
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	46	720	467	253	32	12	20	8	4	0	0	84	49
SMSA: BINGHAMTON, NY-PA													
TOTAL	12	124	79	45	0	0	0	0	0	0	0	61	28
SFD,F	12	124	79	45	0	0	0	0	0	0	0	61	28
SMSA: BUFFALO, NY													
TOTAL	70	1244	943	301	135	44	70	37	18	10	11	148	6
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	73	1244	943	301	135	44	70	37	18	10	11	148	6
SMSA: ELMIRA, NY													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: ROCHESTER, NY													
TOTAL	75	1429	1114	315	67	21	22	12	25	8	12	366	92
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	76	1429	1114	315	67	21	22	12	25	8	12	366	92
SMSA: SYRACUSE, NY													
TOTAL	43	1146	882	264	27	10	5	14	6	2	8	209	66
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	43	1146	882	264	27	10	5	14	6	2	8	209	66
SMSA: UTICA-ROME, NY													
TOTAL	10	75	52	23	7	30	5	0	2	0	0	6	1
SFD,F	10	75	52	23	7	30	5	0	2	0	0	6	1

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 02-NEWARK,NEW JERSEY AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ATLANTIC CITY, NJ													
TOTAL	25	301	178	123	1	0	0	0	1	0	0	179	37
SFD,F	25	301	178	123	1	0	0	0	1	0	0	179	37
SMSA: LONG BRANCH-ASBURY PARK, NJ													
TOTAL	6	44	5	39	14	35	0	1	8	5	0	9	1
SFD,F	6	44	5	39	14	35	0	1	8	5	0	9	1
SMSA: NEW BRUNSWICK-PERTH AMBOY-SAYREVILLE, NJ													
TOTAL	10	218	168	50	18	36	0	7	10	1	0	125	5
SFD,F	10	218	168	50	18	36	0	7	10	1	0	125	5
SMSA: NEWARK, NJ													
TOTAL	8	124	93	31	5	16	2	C	3	0	8	41	11
SFD,F	8	124	93	31	5	16	2	0	3	0	8	41	11
SMSA: PHILADELPHIA, PA-NJ													
TOTAL	74	2499	1556	943	60	6	0	32	28	0	3	841	264
SFD,F	63	1700	1080	620	32	5	0	32	0	0	0	656	164
OTHER INCLUDES SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	13	799	476	323	28	8	0	0	28	0	3	185	100
SMSA: TRENTON, NJ													
TOTAL	32	476	372	104	13	12	6	7	0	0	10	46	14
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	32	476	372	104	13	12	6	7	0	0	10	46	14
SMSA: VINELAND-MILLVILLE-BRIDGETON, NJ													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: WILMINGTON, DE-NJ-MD													
FEWER THAN FIVE SUBDIVISIONS REPORTED													

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 02-NEW YORK,NEW YORK AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: NASSAU-SUFFOLK, NY													
TOTAL	111	2461	1990	471	195	41	41	15	8	131	189	710	161
SFD,F	92	1799	1586	213	73	34	1	1	8	63	17	382	68
OTHER INCLUDES SFD,C SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	19	662	404	258	122	47	40	14	0	68	172	328	93
SMSA: NEW YORK CITY, NY-NJ													
TOTAL	151	3504	597	2907	493	16	117	167	84	125	40	1815	581
SFD,F	45	556	211	345	40	11	17	6	4	13	1	187	42
SFA,F	76	1624	49	1575	169	10	48	59	40	22	18	790	254
OTHER INCLUDES SFD,C SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	30	1324	337	987	284	28	52	102	40	90	21	838	285
SMSA: POUGHKEEPSIE, NY													
TOTAL	16	137	121	16	0	0	0	0	0	0	2	3	2
SFD,F	16	137	121	16	0	0	0	0	0	0	2	3	2

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 02-SAN JUAN, P. R. AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: CAGUAS													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: MAYAGUEZ													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: PONCE													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: SAN JUAN													
TOTAL	25	1953	347	1606	140	8	1	0	16	123	114	1090	528
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	25	1953	347	1606	140	8	1	0	16	123	114	1090	528

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 03-BALTIMORE,MARYLAND AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: BALTIMORE, MD													
TOTAL	70	3463	2066	1397	395	28	116	234	33	12	2	983	328
SFD,F	39	1232	834	398	195	48	5	156	22	12	1	372	32
SFA,F	31	1727	957	770	197	25	111	78	8	0	1	565	286
SFA,C	5	504	275	229	3	1	0	0	3	0	0	46	10
SMSA: WASHINGTON, DC MD-VA													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: WILMINGTON, DE-NJ-MD													
TOTAL	9	151	104	47	9	19	3	6	0	0	0	92	57
SFD,F	9	151	104	47	9	19	3	6	0	0	0	92	57

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 03-PHILADELPHIA,PENNSYLVANIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: LANCASTER, PA													
TOTAL	10	213	3	210	56	26	0	8	17	31	12	48	17
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	11	213	3	210	56	26	0	8	17	31	12	48	17
SMSA: PHILADELPHIA, PA-NJ													
TOTAL	27	972	329	643	146	22	54	52	5	35	34	97	67
SFD,F	14	453	230	223	6	2	2	4	0	0	5	63	33
SFA,F	13	519	99	420	140	33	52	48	5	35	29	34	34
SMSA: READING, PA													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: WILMINGTON, DE-NJ-MD													
TOTAL	32	945	506	439	29	6	8	5	10	6	14	371	99
SFD,F	23	539	315	224	10	4	2	5	1	2	6	215	35
SFA,F	11	406	191	215	19	8	6	0	9	4	8	156	64

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 03-PITTSBURGH,PENNSYLVANIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: CHARLESTON, WV													
TOTAL	17	296	204	92	3	3	0	2	1	0	3	95	44
SFD,F	11	175	135	40	0	0	0	0	0	0	0	42	22
OTHER INCLUDES SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	6	121	69	52	3	5	0	2	1	0	3	53	22
SMSA: ERIE, PA													
TOTAL	11	111	51	60	13	21	6	5	2	0	0	15	8
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	11	111	51	60	13	21	6	5	2	0	0	15	8
SMSA: HUNTINGTON-ASHLAND, WV-KY-OH													
TOTAL	6	48	7	41	0	0	0	0	0	0	0	6	6
SFD,F	6	48	7	41	0	0	0	0	0	0	0	6	6
SMSA: JOHNSTOWN, PA													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: PARKERSBURG-MARIETTA, WV-OH													
TOTAL	9	139	59	80	0	0	0	0	0	0	0	42	18
SFD,F	9	139	59	80	0	0	0	0	0	0	0	42	18
SMSA: PITTSBURGH, PA													
TOTAL	88	2199	1676	523	53	10	9	15	15	14	68	648	173
SFD,F	73	1586	1328	258	36	13	1	11	15	9	29	452	60
SFA,F	13	420	243	177	10	5	4	1	0	5	4	131	63
OTHER INCLUDES SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	6	193	105	88	7	7	4	3	0	0	35	65	50
SMSA: STEUBENVILLE-WEIRTON, OH-WV													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: WHEELING, WV-OH													
FEWER THAN FIVE SUBDIVISIONS REPORTED													

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 03-RICHMOND,VIRGINIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: LYNCHBURG, VA													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: NEWPORT NEWS-HAMPTON, VA													
TOTAL	20	493	133	360	72	20	28	44	0	0	0	120	120
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	20	493	133	360	72	20	28	44	0	0	0	120	120
SMSA: NORFOLK-VIRGINIA BEACH-PORTSMOUTH, VA-NC													
TOTAL	22	660	270	390	125	32	11	83	31	0	0	245	245
SFD,F	14	322	130	192	72	37	11	61	0	0	0	75	75
OTHER INCLUDES SFD,C SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	8	338	140	198	53	26	0	22	31	0	0	170	170
SMSA: PETERSBURG-COLONIAL HEIGHTS-HOPEWELL, VA													
TOTAL	23	367	134	233	42	18	0	42	0	0	0	23	23
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	23	367	134	233	42	18	0	42	0	0	0	23	23
SMSA: RICHMOND, VA													
TOTAL	32	508	130	378	36	9	11	10	8	7	18	226	139
SFD,F	23	379	81	298	23	7	6	7	7	3	0	142	123
SFA,F	9	129	49	80	13	16	5	3	1	4	18	84	16
SMSA: ROANOKE, VA													
TOTAL	29	463	60	403	86	21	20	31	27	8	11	102	85
SFD,F	29	463	60	403	86	21	20	31	27	8	11	102	85

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 03-WASHINGTON,D.C. AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: WASHINGTON, DC-MD-VA													
TOTAL	279	9319	3311	6008	916	15	135	163	225	393	615	4331	1849
SFD,F	173	4516	2393	2123	232	10	54	65	90	23	52	1618	586
SFA,F	77	2705	652	2053	253	12	63	60	88	42	55	1314	592
SFA,C	21	1059	254	805	54	6	18	17	9	10	62	510	240
MF,C	13	1039	12	1027	377	36	0	21	38	318	446	889	431

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-ATLANTA,GEORGIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ALBANY, GA													
TOTAL	17	201	6	195	56	28	43	13	0	0	0	29	29
SFD,F	17	201	6	195	56	28	43	13	0	0	0	29	29
SMSA: ATLANTA, GA													
TOTAL	345	4956	557	4399	1163	26	271	466	384	42	8	1161	897
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	341	4956	557	4399	1163	26	271	466	384	42	8	1161	897
SMSA: AUGUSTA, GA-SC													
TOTAL	39	827	283	544	295	54	144	113	36	2	79	165	99
OTHER INCLUDES SFD,F SFD,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	39	827	283	544	295	54	144	113	36	2	79	165	99
SMSA: COLUMBUS, GA-AL													
TOTAL	15	360	81	279	65	23	38	17	7	3	68	66	58
SFD,F	15	360	81	279	65	23	38	17	7	3	68	66	58
SMSA: MACON, GA													
TOTAL	23	328	100	228	30	13	27	3	0	0	0	34	32
SFD,F	23	328	100	228	30	13	27	3	0	0	0	34	32
SMSA: SAVANNAH, GA													
TOTAL	23	416	8	408	126	30	60	55	11	0	0	111	111
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	23	416	8	408	126	30	60	55	11	0	0	111	

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-BIRMINGHAM,ALABAMA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ANNISTON, AL													
TOTAL	5	102	11	91	10	10	0	5	4	1	0	0	0
SFD,F	5	102	11	91	10	10	0	5	4	1	0	0	0
SMSA: BIRMINGHAM, AL													
TOTAL	117	2129	509	1620	469	28	215	169	81	4	6	709	582
SFD,F	117	2129	509	1620	469	28	215	169	81	4	6	709	582
SMSA: FLORENCE, AL													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: GADSDEN, AL													
TOTAL	14	97	6	91	76	83	31	32	13	0	2	15	15
SFD,F	14	97	6	91	76	83	31	32	13	0	2	15	15
SMSA: HUNTSVILLE, AL													
TOTAL	14	215	125	90	9	10	0	5	3	1	1	43	29
SFD,F	14	215	125	90	9	10	0	5	3	1	1	43	29
SMSA: MOBILE, AL													
TOTAL	43	541	65	476	89	18	0	0	0	89	8	1	1
SFD,F	43	541	65	476	89	18	0	0	0	89	8	1	1
SMSA: MONTGOMERY, AL													
TOTAL	33	508	46	462	88	19	70	16	2	0	0	11	9
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	33	508	46	462	88	19	70	16	2	0	0	11	9
SMSA: TUSCALOOSA, AL													
TOTAL	16	168	40	128	46	35	3	5	15	23	0	79	42
SFD,F	16	168	40	128	46	35	3	5	15	23	0	79	42

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-COLUMBIA,SOUTH CAROLINA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: AUGUSTA, GA-SC													
TOTAL	23	279	87	192	3	1	2	1	0	0	0	69	51
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	23	279	87	192	3	1	2	1	0	0	0	69	51
SMSA: CHARLESTON, SC													
TOTAL	58	1885	214	1671	313	18	77	148	59	29	20	752	545
SFD,F	53	1626	172	1454	293	20	77	139	51	26	0	557	488
OTHER INCLUDES SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	6	259	42	217	20	9	0	9	8	3	20	195	57
SMSA: COLUMBIA, SC													
TOTAL	74	1872	184	1688	430	25	143	170	61	56	0	544	409
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	74	1872	184	1688	430	25	143	170	61	56	0	544	409
SMSA: GREENVILLE-SPARTANBURG, SC													
TOTAL	85	1126	89	1037	238	22	23	186	27	2	2	333	282
SFD,F	85	1126	89	1037	238	22	23	186	27	2	2	333	282

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-GREENSBORO,NORTH CAROLINA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ASHEVILLE, NC													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: BURLINGTON, NC													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: CHARLOTTE-GASTONIA, NC													
TOTAL	31	443	95	348	68	19	14	36	14	4	26	250	199
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	32	443	95	348	68	19	14	36	14	4	26	250	199
SMSA: FAYETTEVILLE, NC													
TOTAL	12	197	36	161	36	22	2	26	8	0	3	77	57
SFD,F	12	197	36	161	36	22	2	26	8	0	3	77	57
SMSA: GREENSBORO--WINSTON-SALEM--HIGH POINT, NC													
TOTAL	29	392	92	300	48	16	6	22	9	11	5	258	142
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	29	392	92	300	48	16	6	22	9	11	5	258	142
SMSA: RALEIGH-DURHAM, NC													
TOTAL	49	693	204	489	63	12	20	17	22	4	6	329	209
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	49	693	204	489	63	12	20	17	22	4	6	329	209
SMSA: WILMINGTON, NC													
TOTAL	7	57	13	44	33	75	20	6	6	1	2	24	15
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	7	57	13	44	33	75	20	6	6	1	2	24	15

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977.
THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS
WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY
NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-JACKSON,MISSISSIPPI AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: BILOXI-GULFPORT, MS													
TOTAL	19	353	61	292	40	13	12	19	9	0	1	60	5
SFD,F	19	353	61	292	40	13	12	19	9	0	1	60	5
SMSA: JACKSON, MS													
TOTAL	41	865	211	654	82	12	22	36	18	6	4	328	198
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	43	865	211	654	82	12	22	36	18	6	4	328	198
SMSA: MEMPHIS, TN-AR-MS													
TOTAL	10	210	93	117	19	16	4	5	8	2	3	65	32
SFD,F	10	210	93	117	19	16	4	5	8	2	3	65	32
SMSA: PASCAGOULA-MOSS POINT, MS													
TOTAL	17	276	73	203	32	15	2	12	11	7	4	44	10
OTHER INCLUDES SFD,F SFD,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	18	276	73	203	32	15	2	12	11	7	4	44	10

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977.
THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS
WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY
NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-JACKSONVILLE,FLORIDA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: DAYTONA BEACH, FL													
TOTAL	36	1284	646	638	104	16	10	35	59	0	194	318	196
SFD,F	24	1050	590	460	33	7	5	20	8	0	0	136	47
OTHER INCLUDES SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	12	234	56	178	71	39	5	15	51	0	194	182	149
SMSA: FORT LAUDERDALE-HOLLYWOOD, FL													
TOTAL	241	25983	7940	18043	8751	48	8664	87	0	0	0	4341	4323
SFD,F	105	6866	2105	4761	2245	47	2245	0	0	0	0	2331	2313
SFA,F	45	3944	1092	2852	1484	52	1482	2	0	0	0	955	955
MF,C	91	15173	4743	10430	5022	48	4937	85	0	0	0	1055	1055
SMSA: FORT MYERS, FL													
TOTAL	35	700	658	42	0	0	0	0	0	0	5	366	28
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	35	700	658	42	0	0	0	0	0	0	5	366	28
SMSA: GAINESVILLE, FL													
TOTAL	18	279	167	112	26	23	3	11	11	1	104	52	31
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	18	279	167	112	26	23	3	11	11	1	104	52	31
SMSA: JACKSONVILLE, FL													
TOTAL	74	1767	847	920	206	22	51	81	50	24	298	401	142
SFD,F	64	1748	847	901	206	22	51	81	50	24	15	353	142
OTHER INCLUDES SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	10	19	0	19	0	0	0	0	0	0	283	48	0
SMSA: LAKELAND-WINTER HAVEN, FL													
TOTAL	82	1190	448	742	51	6	20	17	6	8	96	308	148
SFD,F	76	1062	367	695	43	6	20	17	1	5	2	237	132
MF,C	6	70	45	25	0	0	0	0	0	0	49	56	16
OTHER INCLUDES SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	6	58	36	22	8	36	0	0	5	3	45	15	0

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-JACKSONVILLE,FLORIDA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: MELBOURN-TITUSVILLE-COCOA, FL													
TOTAL	45	849	456	393	23	5	15	4	4	0	50	592	296
SFD,F	34	713	344	369	20	5	15	1	4	0	0	364	182
OTHER INCLUDES SFA,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	13	136	112	24	3	12	0	3	0	0	50	228	114
SMSA: MIAMI, FL													
TOTAL	118	6189	3654	2535	266	10	16	70	51	129	533	3123	876
SFD,F	58	2743	2038	705	53	7	11	26	15	1	1	1348	274
SFA,F	33	1244	877	367	42	11	5	31	6	0	5	783	217
SFA,C	13	1054	615	439	6	1	0	6	0	0	0	595	132
MF,C	18	1148	124	1024	165	16	0	7	30	128	527	397	253
SMSA: ORLANDO, FL													
TOTAL	78	2084	1124	960	163	16	37	80	22	24	701	684	353
SFD,F	65	2009	1082	927	161	17	37	80	20	24	24	615	326
SFA,C	8	0	0	0	0	0	0	0	0	0	431	0	0
OTHER INCLUDES SFA,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	6	75	42	33	2	6	0	0	2	0	246	69	27
SMSA: PANAMA CITY, FL													
TOTAL	6	120	24	96	15	15	7	8	0	0	1	33	13
SFD,F	6	120	24	96	15	15	7	8	0	0	1	33	13
SMSA: PENSACOLA, FL													
TOTAL	22	291	184	107	19	17	5	13	1	0	0	57	32
SFD,F	22	291	184	107	19	17	5	13	1	0	0	57	32
SMSA: SARASOTA, FL													
TOTAL	66	1546	931	615	114	18	16	81	2	15	530	663	228
SFD,F	41	1087	823	264	52	19	11	30	2	9	0	367	58
MF,C	19	243	1	242	51	21	0	51	0	0	470	175	66
OTHER INCLUDES SFD,C SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	11	216	107	109	11	10	5	0	0	6	60	121	104

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-JACKSONVILLE, FLORIDA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: TALLAHASSEE, FL													
TOTAL	16	449	202	247	45	18	9	25	10	1	0	85	20
SFD,F	16	449	202	247	45	18	9	25	10	1	0	85	20
SMSA: TAMPA-ST PETERSBURG, FL													
TOTAL	260	8354	4136	4218	619	14	120	292	152	55	1599	5072	2688
SFD,F	158	6413	3987	2426	190	7	14	109	50	17	79	2576	913
SFA,C	31	659	50	609	87	14	21	14	52	0	99	606	472
MF,C	75	999	38	961	285	29	76	123	48	38	1393	1748	1207
OTHER INCLUDES SFD,C SFA,F MF,CP (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	9	283	61	222	57	25	9	46	2	0	28	142	96
SMSA: WEST PALM BEACH-BOCA RATON, FL													
TOTAL	69	3857	3166	691	33	4	12	16	5	0	4	2259	567
SFD,F	41	1313	1179	134	10	7	2	3	5	0	0	587	109
SFA,F	9	266	212	54	3	5	0	3	0	0	4	108	11
SFA,C	9	1060	915	145	0	0	0	0	0	0	0	788	206
OTHER INCLUDES SFD,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	10	1218	860	358	20	5	10	10	0	0	0	776	241

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-KNOXVILLE, TENNESSEE AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: CHATTANOOGA, TN-GA													
TOTAL	50	547	5	542	112	20	102	8	2	0	0	198	186
SFD,F	50	547	5	542	112	20	102	8	2	0	0	198	186
SMSA: CLARKSVILLE-HOPKINSVILLE, TN-KY													
TOTAL	32	422	10	412	35	8	0	35	0	0	0	81	79
SFD,F	32	422	10	412	35	8	0	35	0	0	0	81	79
SMSA: JOHNSON CITY-KINGSPORT-BRISTOL, TN-VA													
TOTAL	97	943	93	850	157	18	124	26	6	1	9	220	193
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	97	943	93	850	157	18	124	26	6	1	9	220	193
SMSA: KNOXVILLE, TN													
TOTAL	132	2020	170	1850	519	28	406	106	7	0	0	543	409
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	132	2020	170	1850	519	28	406	106	7	0	0	543	409
SMSA: MEMPHIS, TN-AR-MS													
TOTAL	131	3323	544	2779	363	13	52	111	96	104	132	2111	2111
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	131	3323	544	2779	363	13	52	111	96	104	132	2111	2111
SMSA: NASHVILLE-DAVIDSON, TN													
TOTAL	147	2416	446	1970	470	23	148	253	51	18	0	519	467
SFD,F	142	2317	423	1894	464	24	145	250	51	18	0	519	467
OTHER INCLUDES SFD,C SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	6	99	23	76	6	7	3	3	0	0	0	0	0

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 04-LOUISVILLE,KENTUCKY AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: CINCINNATI, OH-KY-IN													
TOTAL	33	683	609	74	11	14	3	7	1	0	0	149	28
SFD,F	33	683	609	74	11	14	3	7	1	0	0	149	28
SMSA: CLARKSVILLE-HOPKINSVILLE, TN-KY													
TOTAL	6	58	0	58	5	8	2	2	0	1	0	13	13
SFD,F	6	58	0	58	5	8	2	2	0	1	0	13	13
SMSA: EVANSVILLE, IN-KY													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: HUNTINGTON-ASHLAND, WV-KY-OH													
TOTAL	10	105	56	49	5	10	2	3	0	0	0	0	0
SFD,F	10	105	56	49	5	10	2	3	0	0	0	0	0
SMSA: LEXINGTON-FAYETTE , KY													
TOTAL	43	1190	235	955	205	21	152	50	3	0	0	387	355
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	43	1190	235	955	205	21	152	50	3	0	0	387	355
SMSA: LOUISVILLE, KY-IN													
TOTAL	58	1139	635	504	32	6	11	10	10	1	3	263	145
SFD,F	58	1139	635	504	32	6	11	10	10	1	3	263	145
SMSA: OWENSBORO, KY													
TOTAL	15	245	170	75	8	10	4	4	0	0	0	93	34
SFD,F	15	245	170	75	8	10	4	4	0	0	0	93	34

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-CHICAGO,ILLINOIS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: BLOOMINGTON-NORMAL, IL													
TOTAL	19	532	314	218	9	4	2	3	4	0	0	50	32
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	19	532	314	218	9	4	2	3	4	0	0	50	32
SMSA: CHAMPAIGN-URBANA-RANTOUL, IL													
TOTAL	29	442	186	256	4	1	2	2	0	0	0	361	232
OTHER INCLUDES SFD,F SFA,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	32	442	186	256	4	1	2	2	0	0	0	361	232
SMSA: CHICAGO, IL													
TOTAL	218	10616	7785	2831	418	14	134	138	67	79	12	3877	1034
SFD,F	180	8590	6729	1861	139	7	41	50	24	24	7	3164	743
SFA,F	26	874	434	440	76	17	42	26	8	0	5	354	112
SFA,C	11	705	334	371	102	27	35	46	19	2	0	155	51
MF,C	7	447	288	159	101	63	16	16	16	53	0	204	128
SMSA: DAVENPORT-ROCK ISLAND-MOLINE, IA-IL													
TOTAL	18	191	117	74	16	21	2	10	4	0	0	31	14
SFD,F	18	191	117	74	16	21	2	10	4	0	0	31	14
SMSA: DECATUR, IL													
TOTAL	24	492	366	126	0	0	0	0	0	0	0	11	11
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	25	492	366	126	0	0	0	0	0	0	0	11	11
SMSA: KANKAKEE, ILLINOIS													
TOTAL	8	109	43	66	2	3	0	1	1	0	0	20	17
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	8	109	43	66	2	3	0	1	1	0	0	20	17
SMSA: PEORIA, IL													
TOTAL	53	949	473	476	146	30	41	79	26	0	0	278	188
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	55	949	473	476	146	30	41	79	26	0	0	278	188

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-CHICAGO,ILLINOIS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ROCKFORD, IL													
TOTAL	36	548	403	145	10	6	2	1	6	1	0	105	38
SFD,F	36	548	403	145	10	6	2	1	6	1	0	105	38
SMSA: ST LOUIS, MO-IL													
TOTAL	99	1111	671	440	4	0	2	0	0	2	0	239	175
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	100	1111	671	440	4	0	2	0	0	2	0	239	175
SMSA: SPRINGFIELD, IL													
TOTAL	29	813	552	261	0	0	0	0	0	0	0	66	63
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	30	813	552	261	0	0	0	0	0	0	0	66	63

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-COLUMBUS,OHIO AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: AKRON, OH													
TOTAL	41	1065	361	704	22	3	10	0	12	0	0	331	199
SFD,F	35	745	323	422	22	5	10	0	12	0	0	133	31
OTHER INCLUDES SFA,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	8	320	38	282	0	0	0	0	0	0	0	198	168
SMSA: CANTON, OH													
TOTAL	51	867	430	437	30	6	8	15	0	7	0	245	131
SFD,F	51	867	430	437	30	6	8	15	0	7	0	245	131
SMSA: CINCINNATI, OH-KY-IN													
TOTAL	63	1504	1258	246	58	23	23	15	6	14	0	353	121
SFD,F	56	1237	1101	136	26	19	3	8	6	9	0	269	47
OTHER INCLUDES SFA,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	8	267	157	110	32	29	20	7	0	5	0	84	74
SMSA: CLEVELAND, OH													
TOTAL	194	4433	2372	2061	211	10	42	89	49	31	16	1787	647
SFD,F	166	3384	2168	1216	136	11	28	76	26	6	6	1209	444
SFA,C	27	801	192	609	40	6	14	2	9	15	0	432	150
OTHER INCLUDES SFD,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	7	248	12	236	35	14	0	11	14	10	10	146	53
SMSA: COLUMBUS, OH													
TOTAL	63	2036	1121	915	164	17	25	4	42	93	39	493	122
SFD,F	55	1799	1038	761	139	18	21	4	30	84	32	426	99
OTHER INCLUDES SFA,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	9	237	83	154	25	16	4	0	12	9	7	67	23
SMSA: DAYTON, OH													
TOTAL	42	1048	821	227	17	7	3	6	7	1	4	284	61
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	42	1048	821	227	17	7	3	6	7	1	4	284	61
SMSA: HAMILTON-MIDDLETOWN, OH													
TOTAL	13	404	283	121	11	9	0	9	2	0	0	87	33

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-COLUMBUS,OHIO AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SFD,F	13	404	283	121	11	9	0	9	2	0	0	87	33
SMSA: LIMA, OH													
TOTAL	15	210	115	95	32	33	8	9	15	0	4	26	20
SFD,F	15	210	115	95	32	33	8	9	15	0	4	26	20
SMSA: LORAIN-ELYRIA, OH													
TOTAL	33	1089	552	537	120	22	23	35	30	32	3	372	188
SFD,F	31	1007	552	455	89	19	19	31	25	14	3	328	178
OTHER INCLUDES SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	5	82	0	82	31	37	4	4	5	18	0	44	10
SMSA: MANSFIELD, OH													
TOTAL	12	90	37	53	3	5	1	0	2	0	0	46	23
SFD,F	12	90	37	53	3	5	1	0	2	0	0	46	23
SMSA: PARKERSBURG-MARIETTA, WV-OH													
TOTAL	5	81	16	65	0	0	0	0	0	0	0	28	23
SFD,F	5	81	16	65	0	0	0	0	0	0	0	28	23
SMSA: SPRINGFIELD, OH													
TOTAL	12	147	73	74	5	6	0	4	1	0	0	30	21
SFD,F	12	147	73	74	5	6	0	4	1	0	0	30	21
SMSA: STEUBENVILLE-WEIRTON, OH-WV													
TOTAL	8	117	17	100	38	38	0	0	0	38	0	25	18
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	9	117	17	100	38	38	0	0	0	38	0	25	18
SMSA: TOLEDO, OH-MI													
TOTAL	39	775	450	325	20	6	4	5	7	4	0	241	116
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	39	775	450	325	20	6	4	5	7	4	0	241	116

SMSA: WHEELING, WV-OH
FEWER THAN FIVE SUBDIVISIONS REPORTED

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-COLUMBUS,OHIO AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: YOUNGSTOWN-WARREN, OH													
TOTAL	16	266	188	78	1	1	0	0	0	1	3	56	23
SFD,F	16	266	188	78	1	1	0	0	0	1	3	56	23

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-DETROIT,MICHIGAN AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ANN ARBOR, MI													
TOTAL	9	281	127	154	6	3	0	5	1	0	1	74	5
OTHER INCLUDES SFD,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	9	281	127	154	6	3	0	5	1	0	1	74	5
SMSA: BATTLE CREEK, MI													
TOTAL	7	44	24	20	4	20	0	4	0	0	1	11	11
SFD,F	7	44	24	20	4	20	0	4	0	0	1	11	11
SMSA: BAY CITY, MI													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: DETROIT, MI													
TOTAL	87	1953	1139	814	106	13	16	17	52	21	467	1540	949
MF,C	46	981	391	590	65	11	12	8	25	20	413	1106	876
OTHER INCLUDES SFD,F SFD,C SFA,F MF,CP (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	42	972	748	224	41	18	4	9	27	1	54	434	73
SMSA: FLINT, MI													
TOTAL	65	822	595	227	43	18	21	18	4	0	0	140	23
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	65	822	595	227	43	18	21	18	4	0	0	140	23
SMSA: GRAND RAPIDS, MI													
TOTAL	87	1003	422	581	153	26	82	64	7	0	0	360	224
SFD,F	75	761	382	379	91	24	59	28	4	0	0	258	134
SFA,F	8	50	3	47	14	29	6	8	0	0	0	45	40
OTHER INCLUDES SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	9	192	37	155	48	30	17	28	3	0	0	57	50
SMSA: JACKSON, MI													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: KALAMAZOO-PORTAGE , MI													
TOTAL	15	130	74	56	10	17	4	5	1	0	0	25	17

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-DETROIT,MICHIGAN AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	15	130	74	56	10	17	4	5	1	0	0	25	17
SMSA: LANSING-EAST LANSING , MI													
TOTAL	29	409	164	245	24	9	6	12	4	2	0	194	141
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	29	409	164	245	24	9	6	12	4	2	0	194	141
SMSA: MUSKEGON-NORTON SHORES-MUSKEGON HEIGHTS, MI													
TOTAL	7	52	30	22	3	13	2	1	0	0	0	17	7
SFD,F	7	52	30	22	3	13	2	1	0	0	0	17	7
SMSA: SAGINAW, MI													
TOTAL	19	240	61	179	78	43	2	28	43	5	0	55	53
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	21	240	61	179	78	43	2	28	43	5	0	55	53

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-INDIANAPOLIS, INDIANA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ANDERSON, IN													
TOTAL	13	196	67	129	16	12	8	7	0	1	0	34	16
SFD,F	13	196	67	129	16	12	8	7	0	1	0	34	16
SMSA: EVANSVILLE, IN-KY													
TOTAL	6	98	81	17	1	5	1	0	0	0	0	37	0
SFD,F	6	98	81	17	1	5	1	0	0	0	0	37	0
SMSA: FORT WAYNE, IN													
TOTAL	30	867	393	474	42	8	2	22	17	1	0	364	256
SFD,F	30	867	393	474	42	8	2	22	17	1	0	364	256
SMSA: GARY-HAMMOND-EAST CHICAGO, IN													
TOTAL	16	354	354	0	0	0	0	0	0	0	0	42	0
SFD,F	16	354	354	0	0	0	0	0	0	0	0	42	0
SMSA: INDIANAPOLIS, IN													
TOTAL	107	2485	1831	654	206	31	114	73	15	4	18	538	119
OTHER INCLUDES SFD,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	107	2485	1831	654	206	31	114	73	15	4	18	538	119
SMSA: LAFAYETTE-WEST LAFAYETTE, IN													
TOTAL	11	147	87	60	23	38	11	10	2	0	3	5	5
SFD,F	11	147	87	60	23	38	11	10	2	0	3	5	5
SMSA: LOUISVILLE, KY-IN													
TOTAL	5	81	81	0	0	0	0	0	0	0	5	3	3
SFD,F	5	81	81	0	0	0	0	0	0	0	5	3	3
SMSA: MUNCIE, IN													
TOTAL	8	144	50	94	33	35	0	19	14	0	0	7	7
SFD,F	8	144	50	94	33	35	0	19	14	0	0	7	7
SMSA: SOUTH BEND, IN													
TOTAL	27	435	292	143	67	46	18	27	20	2	0	108	35

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-INDIANAPOLIS, INDIANA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SFD,F	27	435	292	143	67	46	18	27	20	2	0	108	35
SMSA: TERRE HAUTE, IN													
TOTAL	5	52	40	12	0	0	0	0	0	0	0	14	0
SFD,F	5	52	40	12	0	0	0	0	0	0	0	14	0

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-MILWAUKEE,WISCONSIN AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: APPLETON-OSHKOSH, WI													
TOTAL	38	587	396	191	22	11	4	15	3	0	0	76	14
SFD,F	38	587	396	191	22	11	4	15	3	0	0	76	14
SMSA: EAU CLAIRE, WI													
TOTAL	20	281	140	141	28	19	22	6	0	0	0	111	63
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	20	281	140	141	28	19	22	6	0	0	0	111	63
SMSA: GREEN BAY, WI													
TOTAL	42	674	457	217	88	40	40	28	20	0	0	225	140
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	42	674	457	217	88	40	40	28	20	0	0	225	140
SMSA: KENOSHA, WI													
TOTAL	22	294	256	38	2	5	2	0	0	0	0	24	0
SFD,F	22	294	256	38	2	5	2	0	0	0	0	24	0
SMSA: LA CROSSE, WI													
TOTAL	10	145	87	58	12	20	9	2	1	0	0	11	0
SFD,F	10	145	87	58	12	20	9	2	1	0	0	11	0
SMSA: MADISON, WI													
TOTAL	40	423	329	94	0	0	0	0	0	0	0	53	3
SFD,F	40	423	329	94	0	0	0	0	0	0	0	53	3
SMSA: MILWAUKEE, WI													
TOTAL	152	3108	2066	1042	362	34	249	98	15	0	0	1082	760
SFD,F	146	2905	2026	879	277	31	198	70	9	0	0	1032	726
OTHER INCLUDES SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	7	203	40	163	85	52	51	28	6	0	0	50	34
SMSA: MINNEAPOLIS-ST PAUL, MN-WI													
TOTAL	10	78	50	28	0	0	0	0	0	0	0	3	0

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-MILWAUKEE,WISCONSIN AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SFD,F	10	78	50	28	0	0	0	0	0	0	0	3	0
SMSA: RACINE, WI													
TOTAL	35	333	289	44	6	13	6	0	0	0	0	68	14
SFD,F	35	333	289	44	6	13	6	0	0	0	0	68	14

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 05-MINNEAPOLIS-ST.PAUL,MINNESOTA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: FARGO-MOORHEAD, ND-MN													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: MINNEAPOLIS-ST PAUL, MN-WI													
TOTAL	52	2244	1543	701	147	20	3	32	97	15	91	638	141
SFD,F	39	1518	1369	149	11	7	3	4	2	2	4	494	62
SFA,F	9	328	108	220	2	0	0	2	0	0	0	144	79
MF,C	5	398	66	332	134	40	0	26	95	13	87	0	0
SMSA: ROCHESTER, MN													
TOTAL	5	89	63	26	3	11	1	2	0	0	3	7	6
SFD,F	5	89	63	26	3	11	1	2	0	0	3	7	6
SMSA: ST. CLOUD, MN													
FEWER THAN FIVE SUBDIVISIONS REPORTED													

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 06-DALLAS,TEXAS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ABILENE, TX													
TOTAL	16	325	124	201	52	25	49	0	0	3	0	113	80
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	16	325	124	201	52	25	49	0	0	3	0	113	80
SMSA: ALBUQUERQUE, NM													
TOTAL	54	2161	1188	973	122	12	51	47	20	4	1	795	262
SFD,F	49	2044	1140	904	90	9	47	35	4	4	1	762	258
SFA,C	5	117	48	69	32	46	4	12	16	0	0	33	4
SMSA: AMARILLO, TX													
TOTAL	42	1267	104	1163	502	43	483	12	5	2	0	286	256
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	43	1267	104	1163	502	43	483	12	5	2	0	286	256
SMSA: BEAUMONT-PORT ARTHUR-ORANGE, TX													
TOTAL	13	157	11	146	5	3	0	1	0	4	0	67	41
SFD,F	13	157	11	146	5	3	0	1	0	4	0	67	41
SMSA: BRYAN-COLLEGE STATION, TX													
TOTAL	7	170	15	155	28	18	5	23	0	0	0	68	60
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	7	170	15	155	28	18	5	23	0	0	0	68	60
SMSA: DALLAS-FORT WORTH , TX													
TOTAL	500	16393	7691	8702	2035	23	667	828	358	182	29	5905	2880
SFD,F	473	15809	7494	8315	1937	23	650	815	344	128	28	5570	2680
SFA,F	27	461	165	296	83	28	16	7	14	45	0	287	162
OTHER INCLUDES SFD,C SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	7	123	32	91	15	16	1	6	0	8	1	48	38
SMSA: EL PASO, TX													
TOTAL	50	3157	205	2952	748	25	682	66	0	0	0	622	586
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	52	3157	205	2952	748	25	682	66	0	0	0	622	586

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 06-DALLAS,TEXAS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: GALVESTON-TEXAS CITY, TX													
TOTAL	23	994	328	666	294	44	65	207	0	22	0	269	168
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	23	994	328	666	294	44	65	207	0	22	0	269	168
SMSA: HOUSTON, TX													
TOTAL	190	21746	10181	11565	1893	16	576	649	508	160	59	8483	4637
SFD,F	170	20679	9907	10772	1777	16	559	575	495	148	54	7811	4171
SFA,F	26	1067	274	793	116	14	17	74	13	12	5	672	466
SMSA: KILLEEN-TEMPLE, TX													
TOTAL	47	1305	395	910	156	17	103	52	1	0	0	304	210
SFD,F	47	1305	395	910	156	17	103	52	1	0	0	304	210
SMSA: LONGVIEW, TX													
TOTAL	15	124	22	102	43	42	31	8	4	0	0	29	20
SFD,F	15	124	22	102	43	42	31	8	4	0	0	29	20
SMSA: LUBBOCK, TX													
TOTAL	36	1264	144	1120	336	30	335	1	0	0	0	429	386
SFD,F	36	1264	144	1120	336	30	335	1	0	0	0	429	386
SMSA: MIDLAND, TX													
TOTAL	29	530	108	422	119	28	119	0	0	0	0	193	155
SFD,F	25	473	107	366	111	30	111	0	0	0	0	151	113
SFA,F	5	57	1	56	8	14	8	0	0	0	0	42	42
SMSA: ODESSA, TX													
TOTAL	15	520	75	445	77	17	77	0	0	0	0	234	194
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	15	520	75	445	77	17	77	0	0	0	0	234	194
SMSA: SAN ANGELO, TX													
TOTAL	14	216	95	121	34	28	26	8	0	0	0	100	78

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 06-DALLAS,TEXAS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	14	216	95	121	34	28	26	8	0	0	0	100	78
SMSA: SHERMAN-DENISON, TX													
TOTAL	18	116	0	116	11	9	1	9	1	0	0	42	37
SFD,F	18	116	0	116	11	9	1	9	1	0	0	42	37
SMSA: TYLER, TX													
TOTAL	10	142	50	92	43	46	36	7	0	0	0	31	25
SFD,F	10	142	50	92	43	46	36	7	0	0	0	31	25
SMSA: WACO, TX													
TOTAL	34	730	278	452	69	15	41	26	2	0	0	172	93
SFD,F	34	730	278	452	69	15	41	26	2	0	0	172	93
SMSA: WICHITA FALLS, TX													
TOTAL	16	314	88	226	76	33	42	25	3	6	0	127	105
SFD,F	16	314	88	226	76	33	42	25	3	6	0	127	105

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 06-LITTLE ROCK,ARKANSAS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: FAYETTEVILLE-SPRINGDALE, AR													
TOTAL	11	247	59	188	77	40	42	25	9	1	0	9	3
SFD,F	11	247	59	188	77	40	42	25	9	1	0	9	3
SMSA: FORT SMITH, AR-OK													
TOTAL	9	139	43	96	68	70	24	22	17	5	0	0	0
SFD,F	9	139	43	96	68	70	24	22	17	5	0	0	0
SMSA: LITTLE ROCK-NORTH LITTLE ROCK, AR													
TOTAL	97	1918	258	1660	331	19	96	170	60	5	14	435	313
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	97	1918	258	1660	331	19	96	170	60	5	14	435	313
SMSA: MEMPHIS, TN-AR-MS													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: PINE BLUFF, AR													
TOTAL	6	100	54	46	34	73	6	24	4	0	1	51	31
SFD,F	6	100	54	46	34	73	6	24	4	0	1	51	31
SMSA: TEXARKANA, TX-AR													
TOTAL	29	202	57	145	41	28	40	1	0	0	0	69	52
SFD,F	29	202	57	145	41	28	40	1	0	0	0	69	52

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 08-NEW ORLEANS,LOUISIANA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ALEXANDRIA, LA													
TOTAL	16	214	86	128	4	3	2	1	1	0	0	57	27
SFD,F	16	214	86	128	4	3	2	1	1	0	0	57	27
SMSA: BATON ROUGE, LA													
TOTAL	42	1915	554	1361	355	26	231	108	16	0	31	1037	719
SFD,F	42	1915	554	1361	355	26	231	108	16	0	31	1037	719
SMSA: LAFAYETTE, LA													
TOTAL	18	436	160	276	61	22	47	14	0	0	0	335	164
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	18	436	160	276	61	22	47	14	0	0	0	335	164
SMSA: LAKE CHARLES, LA													
TOTAL	10	174	31	143	38	26	20	16	2	0	0	50	48
SFD,F	10	174	31	143	38	26	20	16	2	0	0	50	48
SMSA: MONROE, LA													
TOTAL	21	322	98	224	13	5	8	5	0	0	0	138	105
SFD,F	21	322	98	224	13	5	8	5	0	0	0	138	105
SMSA: NEW ORLEANS, LA													
TOTAL	111	2881	487	2394	83	3	27	38	16	2	1	1312	929
SFD,F	111	2881	487	2394	83	3	27	38	16	2	1	1312	929
SMSA: SHREVEPORT, LA													
TOTAL	22	977	200	777	596	76	68	76	231	221	2	423	247
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	22	977	200	777	596	76	68	76	231	221	2	423	247

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 06-OKLAHOMA CITY,OKLAHOMA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: LAWTON, OK													
TOTAL	17	626	119	507	4	0	2	2	0	0	0	146	88
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	17	626	119	507	4	0	2	2	0	0	0	146	88
SMSA: OKLAHOMA CITY, OK													
TOTAL	134	4162	1190	2972	162	5	79	62	9	12	0	2137	1324
SFD,F	129	3916	1077	2839	129	4	75	40	2	12	0	1959	1263
SFA,F	8	93	7	86	29	33	C	22	7	0	0	15	14
OTHER INCLUDES SFD,C SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	7	153	106	47	4	8	4	0	0	0	0	163	47
SMSA: TULSA, OK													
TOTAL	83	2420	1314	1106	301	27	251	50	0	0	0	957	340
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	84	2420	1314	1106	301	27	251	50	0	0	0	957	340

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 06-SAN ANTONIO,TEXAS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: AUSTIN, TX													
TOTAL	41	1593	164	1429	153	10	104	32	12	5	1	353	217
SFD,F	41	1593	164	1429	153	10	104	32	12	5	1	353	217
SMSA: BROWNSVILLE-HARLINGEN-SAN BENITO, TX													
TOTAL	17	395	109	286	14	4	0	7	7	0	0	144	95
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	18	395	109	286	14	4	0	7	7	0	0	144	95
SMSA: CORPUS CHRISTI, TX													
TOTAL	16	290	96	194	34	17	26	6	2	0	0	69	45
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	17	290	96	194	34	17	26	6	2	0	0	69	45
SMSA: LAREDO, TX													
FEWER THAN FIVE SUBDIVISIONS REPORTED													
SMSA: MC ALLEN-PHARR-EDINBURG, TX													
TOTAL	19	350	21	329	15	4	8	7	0	0	0	145	112
SFD,F	19	350	21	329	15	4	8	7	0	0	0	145	112
SMSA: SAN ANTONIO, TX													
TOTAL	64	3711	534	3177	467	14	215	134	98	20	22	1199	840
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	68	3711	534	3177	467	14	215	134	98	20	22	1199	840

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 07-KANSAS CITY,KANSAS AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: KANSAS CITY, MO-KS													
TOTAL	153	3678	1953	1725	64	3	0	15	42	7	3	1203	605
SFD,F	139	3418	1870	1548	29	1	0	7	15	7	3	1108	561
OTHER INCLUDES SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	17	260	83	177	35	19	0	3	27	0	0	95	44
SMSA: LAWRENCE, KS													
TOTAL	15	380	159	221	17	7	16	1	0	0	0	0	0
SFD,F	15	380	159	221	17	7	16	1	0	0	0	0	0
SMSA: ST JOSEPH, MO													
TOTAL	18	261	67	194	2	1	0	0	0	2	0	73	31
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	20	261	67	194	2	1	0	0	0	2	0	73	31
SMSA: SPRINGFIELD, MO													
TOTAL	66	1305	326	979	256	26	192	64	0	0	3	276	196
SFD,F	66	1305	326	979	256	26	192	64	0	0	3	276	196
SMSA: TOPEKA, KS													
TOTAL	22	380	212	168	28	16	24	3	1	0	0	110	43
SFD,F	22	380	212	168	28	16	24	3	1	0	0	110	43
SMSA: WICHITA, KS													
TOTAL	74	1384	169	1215	399	32	397	2	0	0	0	147	127
SFD,F	74	1384	169	1215	399	32	397	2	0	0	0	147	127

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 07-OMAHA,NEBRASKA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: CEDAR RAPIDS, IA													
TOTAL	21	325	133	192	0	0	0	0	0	0	0	69	34
SFD,F	21	325	133	192	0	0	0	0	0	0	0	69	34
SMSA: DAVENPORT-ROCK ISLAND-MOLINE, IA-IL													
TOTAL	30	595	192	403	5	1	4	1	0	0	0	90	64
SFD,F	30	595	192	403	5	1	4	1	0	0	0	90	64
SMSA: DES MOINES, IA													
TOTAL	54	718	168	550	41	7	17	15	7	2	0	294	174
OTHER INCLUDES SFD,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	56	718	168	550	41	7	17	15	7	2	0	294	174
SMSA: DUBUQUE, IA													
TOTAL	8	188	100	88	2	2	2	0	0	0	0	39	15
SFD,F	8	188	100	88	2	2	2	0	0	0	0	39	15
SMSA: LINCOLN, NE													
TOTAL	51	688	306	382	69	18	9	10	23	27	13	273	140
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	54	688	306	382	69	18	9	10	23	27	13	273	140
SMSA: OMAHA, NE-IA													
TOTAL	127	1891	632	1259	109	8	9	32	49	19	16	700	462
SFD,F	125	1846	606	1240	106	8	9	32	46	19	16	682	448
SFA,F	6	45	26	19	3	15	0	0	3	0	0	18	14
SMSA: SIOUX CITY, IA-NE													
TOTAL	17	255	143	112	7	6	0	7	0	0	0	67	38
SFD,F	17	255	143	112	7	6	0	7	0	0	0	67	38
SMSA: WATERLOO-CEDAR FALLS, IA													
TOTAL	19	167	77	90	4	4	2	2	0	0	0	47	20
SFD,F	19	167	77	90	4	4	2	2	0	0	0	47	20

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 07-ST.LOUIS,MISSOURI AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: COLUMBIA, MO													
TOTAL	28	314	118	196	43	21	28	15	0	0	0	84	43
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	28	314	118	196	43	21	28	15	0	0	0	84	43
SMSA: ST LOUIS, MO-IL													
TOTAL	218	6500	5163	1337	453	33	239	142	34	38	0	2173	484
SFD,F	200	6087	4914	1173	402	34	214	124	29	35	0	1997	400
OTHER INCLUDES SFA,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	21	413	249	164	51	31	25	18	5	3	0	176	84

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 08-DENVER,COLORADO INSURING OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: BILLINGS, MT													
TOTAL	42	899	473	426	64	15	64	0	0	0	8	236	92
SFD,F	42	899	473	426	64	15	64	0	0	0	8	236	92
SMSA: COLORADO SPRINGS, CO													
TOTAL	19	1022	251	771	18	2	6	12	0	0	0	477	210
SFD,F	19	1022	251	771	18	2	6	12	0	0	0	477	210
SMSA: DENVER-BOULDER , CO													
TOTAL	154	11314	7087	4227	41	0	26	12	1	2	0	6034	1267
SFD,F	131	10200	6563	3637	40	1	26	11	1	2	0	5450	1148
SFA,F	16	675	382	293	1	0	0	1	0	0	0	319	51
OTHER INCLUDES SFD,C SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	11	439	142	297	0	0	0	0	0	0	0	265	68
SMSA: FARGO-MOORHEAD, ND-MN													
TOTAL	12	235	144	91	36	39	0	3	19	14	0	110	110
SFD,F	11	217	142	75	23	30	0	3	11	9	0	51	51
OTHER INCLUDES SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	7	18	2	16	13	81	0	0	8	5	0	59	59
SMSA: FORT COLLINS, CO													
TOTAL	16	640	519	121	22	18	8	12	0	2	0	165	64
SFD,F	16	640	519	121	22	18	8	12	0	2	0	165	64
SMSA: GREAT FALLS, MT													
TOTAL	5	161	31	130	8	6	5	3	0	0	0	62	52
SFD,F	5	161	31	130	8	6	5	3	0	0	0	62	52
SMSA: GREELEY, CO													
TOTAL	21	515	428	87	7	8	6	1	0	0	0	126	52
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	21	515	428	87	7	8	6	1	0	0	0	126	52
SMSA: PROVO-OREM, UT													
TOTAL	105	1699	738	961	264	27	148	97	18	1	5	448	311

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 08-DENVER,COLORADO INSURING OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
OTHER INCLUDES SFD,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	105	1699	738	961	264	27	148	97	18	1	5	448	311
SMSA: PUEBLO, CO													
TOTAL	9	275	137	138	3	2	3	0	0	0	0	169	58
SFD,F	9	275	137	138	3	2	3	0	0	0	0	169	58
SMSA: SALT LAKE CITY-OGDEN, UT													
TOTAL	274	7564	3776	3788	735	19	440	257	34	4	2	2546	1244
SFD,F	255	6961	3601	3360	670	19	400	232	34	4	2	2311	1124
SFA,C	14	281	134	147	24	16	16	8	0	0	0	208	93
OTHER INCLUDES SFA,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	8	322	41	281	41	14	24	17	0	0	0	27	27
SMSA: SIOUX FALLS, SD													
TOTAL	13	349	131	218	57	26	38	14	5	0	0	182	130
SFD,F	13	349	131	218	57	26	38	14	5	0	0	182	130

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 09-LOS ANGELES,CALIFORNIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ANAHEIM-SANTA ANA-GARDEN GROVE, CA													
TOTAL	471	15831	0	15831	276	1	228	30	12	6	0	9274	3551
SFD,F	327	9712	0	9712	205	2	182	13	4	6	0	6195	2426
SFA,F	68	3026	0	3026	8	0	2	1	5	0	0	1130	577
SFA,C	70	2587	0	2587	62	2	44	15	3	0	0	1649	437
OTHER INCLUDES SFD,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	6	506	0	506	1	0	0	1	0	0	0	300	111
SMSA: LOS ANGELES-LONG BEACH, CA													
TOTAL	404	8176	2445	5731	315	5	133	27	127	28	0	9286	4156
SFD,F	278	5802	1797	4005	195	4	98	26	68	3	0	6245	2784
SFA,F	13	204	77	127	5	3	5	0	0	0	0	412	230
SFA,C	101	1871	535	1336	75	5	30	1	19	25	0	2487	1014
OTHER INCLUDES SFD,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	12	299	36	263	40	15	0	0	40	0	0	142	128
SMSA: OXNARD-SIMI VALLEY-VENTURA, CA													
TOTAL	138	4462	2450	2012	0	0	0	0	0	0	0	2191	972
SFD,F	107	3124	1801	1323	0	0	0	0	0	0	0	1474	671
SFA,F	17	765	366	399	0	0	0	0	0	0	0	571	247
OTHER INCLUDES SFD,C SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	14	573	283	290	0	0	0	0	0	0	0	146	54
SMSA: PHOENIX, AZ													
TOTAL	295	14219	10426	3793	635	16	187	210	193	45	16	5687	775
SFD,F	261	12359	9015	3344	507	15	165	164	144	34	13	4962	612
SFA,F	19	795	612	183	48	26	9	22	12	5	3	247	28
SFA,C	10	237	191	46	5	10	0	0	0	5	0	60	16
OTHER INCLUDES SFD,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	10	828	808	220	75	34	13	24	37	1	0	418	119
SMSA: RIVERSIDE-SAN BERNARDINO-ONTARIO, CA													
TOTAL	494	11972	277	11695	91	0	64	9	8	10	130	10352	5005
SFD,F	428	9803	277	9526	91	0	64	9	8	10	0	8597	4365

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 09-LOS ANGELES,CALIFORNIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SFA.F	39	1136	0	1136	0	0	0	0	0	0	91	807	392
OTHER INCLUDES SFD.C SFA.C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	27	1033	0	1033	0	0	0	0	0	0	39	948	248
SMSA: SAN DIEGO, CA													
TOTAL	236	7341	577	6764	106	1	42	23	35	6	0	4412	1693
SFD.F	169	4634	371	4263	88	2	38	15	35	0	0	3209	1171
SFD.C	9	178	0	178	0	0	0	0	0	0	0	240	95
SFA.F	12	707	0	707	0	0	0	0	0	0	0	68	16
SFA.C	41	1645	144	1501	18	1	4	8	0	6	0	847	376
MF.C	5	177	62	115	0	0	0	0	0	0	0	48	35
SMSA: SANTA BARBARA-SANTA MARIA-LOMPOC, CA													
TOTAL	48	1124	652	472	5	1	0	0	5	0	0	476	136
SFD.F	37	817	552	265	5	1	0	0	5	0	0	431	136
OTHER INCLUDES SFA.F SFA.C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	11	307	100	207	0	0	0	0	0	0	0	45	0
SMSA: TUCSON, AZ													
TOTAL	56	2335	1467	868	185	21	55	86	41	3	2	503	162
SFD.F	40	1901	1238	663	135	20	54	56	23	2	2	453	154
OTHER INCLUDES SFA.F SFA.C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	16	434	229	205	50	24	1	30	18	1	0	50	8

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 09-HONOLULU,HAWAII AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: HONOLULU, HI													
TOTAL	111	2915	612	2303	617	26	198	46	118	255	1636	1596	773
SFD.F	46	960	456	504	55	10	2	27	19	7	7	185	37
MF.C	47	1537	54	1483	490	33	196	0	46	248	1346	1007	479
OTHER INCLUDES SFA.F SFA.C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	18	418	102	316	72	22	0	19	53	0	283	404	257

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 09-SAN FRANCISCO,CALIFORNIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: BAKERSFIELD, CA													
TOTAL	33	1134	400	734	42	5	7	35	0	0	0	249	126
SFD,F	29	982	350	632	13	2	7	6	0	0	0	234	115
OTHER INCLUDES SFD,C SFA,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	5	152	50	102	29	28	0	29	0	0	0	15	11
SMSA: FRESNO, CA													
TOTAL	27	1469	1237	232	30	12	0	4	0	26	0	258	38
SFD,F	27	1469	1237	232	30	12	0	4	0	26	0	258	38
SMSA: LAS VEGAS, NV													
TOTAL	115	5257	2102	3155	154	4	22	27	47	58	16	1145	475
SFD,F	101	4553	1826	2727	126	4	21	27	47	31	16	858	359
OTHER INCLUDES SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	14	704	276	428	28	6	1	0	0	27	0	287	116
SMSA: MODESTO, CA													
TOTAL	69	2195	822	1373	120	8	46	55	12	7	0	552	287
SFD,F	61	1961	790	1171	120	10	46	55	12	7	0	504	249
SFA,F	8	234	32	202	0	0	0	0	0	0	0	48	38
SMSA: RENO, NV													
TOTAL	33	1387	710	677	11	1	7	3	1	0	0	701	219
SFD,F	28	1268	631	637	9	1	7	1	1	0	0	584	204
SFA,F	5	119	79	40	2	5	0	2	0	0	0	117	15
SMSA: SACRAMENTO, CA													
TOTAL	247	6888	3640	3248	190	5	89	60	33	8	34	3322	1536
SFD,F	229	6095	3301	2794	165	5	85	60	14	6	3	2915	1282
SFA,F	13	512	214	298	4	1	0	0	4	0	0	229	110
SFA,C	6	281	125	156	21	13	4	0	15	2	31	178	144
SMSA: SALINAS-SEASIDE-MONTEREY, CA													
TOTAL	9	370	64	306	30	9	30	0	0	0	0	30	10

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 09-SAN FRANCISCO,CALIFORNIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
OTHER INCLUDES SFD,F SFD,C SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	9	370	64	306	30	9	30	0	0	0	0	30	10
SMSA: SAN FRANCISCO-OAKLAND, CA													
TOTAL	165	8019	1471	6548	815	12	121	319	112	263	1	1653	998
SFD,F	120	5948	1377	4571	405	8	42	258	96	9	1	1347	833
SFA,F	25	944	94	850	55	6	2	49	4	0	0	306	165
SFA,C	9	536	0	536	109	20	72	12	0	25	0	0	0
MF,C	11	591	0	591	246	41	5	0	12	229	0	0	0
SMSA: SAN JOSE, CA													
TOTAL	132	6594	2767	3827	384	10	94	255	27	8	44	861	415
SFD,F	101	4840	2229	2611	271	10	70	184	9	8	42	760	318
SFA,F	20	1339	433	906	11	1	0	10	1	0	2	57	57
SFA,C	6	272	105	167	77	46	10	61	6	0	0	29	25
OTHER INCLUDES SFD,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	5	143	0	143	25	17	14	0	11	0	0	15	15
SMSA: SANTA CRUZ, CA													
TOTAL	10	296	0	296	41	13	41	0	0	0	0	45	10
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	10	296	0	296	41	13	41	0	0	0	0	45	10
SMSA: SANTA ROSA, CA													
TOTAL	38	1538	252	1286	34	2	5	24	5	0	0	262	194
OTHER INCLUDES SFD,F SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	38	1538	252	1286	34	2	5	24	5	0	0	262	194
SMSA: STOCKTON, CA													
TOTAL	63	2324	1755	569	19	3	5	10	0	4	0	792	323
OTHER INCLUDES SFD,F SFA,F (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	64	2324	1755	569	19	3	5	10	0	4	0	792	323
SMSA: VALLEJO-FAIRFIELD-NAPA, CA													
TOTAL	60	2750	442	2308	38	1	9	14	15	0	0	1227	554

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 09-SAN FRANCISCO,CALIFORNIA AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	61	2750	442	2308	38	1	9	14	15	0	0	1227	554

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 10-ANCHORAGE,ALASKA INSURING OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: ANCHORAGE, AK													
TOTAL	49	861	162	699	87	12	46	29	1	11	0	260	178
SFD,F	30	423	103	320	17	5	3	13	1	0	0	128	78
SFA,F	13	168	40	128	16	12	0	16	0	0	0	32	32
SFA,C	14	270	19	251	54	21	43	0	0	11	0	100	68

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 10-PORTLAND,OREGON AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	SPECULATIVE COMPLETIONS: NO. UNSOLD	SPECULATIVE COMPLETIONS: % UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: BOISE CITY, ID													
TOTAL	62	1413	397	1016	184	18	87	63	31	3	5	342	235
SFD,F	61	1383	386	997	178	17	84	61	30	3	5	333	232
OTHER INCLUDES SFA,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	9	30	11	19	6	31	3	2	1	0	0	9	3
SMSA: EUGENE-SPRINGFIELD, OR													
TOTAL	43	758	615	143	39	27	33	6	0	0	0	153	126
SFD,F	43	758	615	143	39	27	33	6	0	0	0	153	126
SMSA: PORTLAND, OR-WA													
TOTAL	216	4319	1575	2744	897	32	519	252	81	45	0	921	331
SFD,F	216	4319	1575	2744	897	32	519	252	81	45	0	921	331
SMSA: SALEM, OR													
TOTAL	27	489	200	289	0	0	0	0	0	0	0	150	18
SFD,F	27	489	200	289	0	0	0	0	0	0	0	150	18

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

SUMMARY OF RESULTS OF HUD SURVEY OF UNSOLD NEW SALES HOUSING UNITS
AS OF JANUARY 1, 1978

REGION: 10-SEATTLE,WASHINGTON AREA OFFICE

SALES HOUSING CATEGORY	SUB-DIVISIONS COVERED	UNITS COMPLETED DURING 1977: TOTAL UNITS COMPLETED	NO. SOLD BEFORE CONST. START	SPECULATIVE COMPLETIONS: TOTAL UNITS	NO. UNSOLD	% UNSOLD	UNSOLD UNITS BY MONTHS UNSOLD: 1 MO. OR LESS	1.1-3.0 MOS.	3.1-6.0 MOS.	6.1-12.0 MOS.	OVER 12 MOS.	UNITS UNDER CONSTRUCTION JANUARY 1, 1978: TOTAL	UNSOLD
SMSA: RICHLAND-KENNEWICK, WA													
TOTAL	98	1684	186	1498	90	6	33	30	26	1	0	566	397
OTHER INCLUDES SFD,F SFA,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	99	1684	186	1498	90	6	33	30	26	1	0	566	397
SMSA: SEATTLE-EVERETT, WA													
TOTAL	383	7516	1577	5939	421	7	260	90	57	14	8	3271	2329
SFD,F	360	7017	1491	5526	295	5	218	64	9	4	8	3170	2248
MF,C	23	499	86	413	126	30	42	26	48	10	0	101	81
SMSA: SPOKANE, WA													
TOTAL	157	2327	382	1945	74	3	37	28	6	3	0	810	581
OTHER INCLUDES SFD,F SFA,C MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	159	2327	382	1945	74	3	37	28	6	3	0	810	581
SMSA: TACOMA, WA													
TOTAL	120	2796	516	2280	726	31	249	336	133	8	30	617	556
SFD,F	110	2332	506	1826	425	23	245	147	31	2	24	612	556
OTHER INCLUDES SFA,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	10	464	10	454	301	66	4	189	102	6	6	5	0
SMSA: YAKIMA, WA													
TOTAL	56	614	18	596	148	24	37	107	4	0	0	197	179
SFD,F	45	457	18	439	113	25	31	81	1	0	0	126	123
OTHER INCLUDES SFA,F MF,C (COMBINED TO PREVENT DISCLOSURE OF INDIVIDUAL SUBDIVISION ACTIVITY)													
OTHER	11	157	0	157	35	22	6	26	3	0	0	71	56

NOTE: SURVEY INCLUDES ONLY SUBDIVISIONS WITH 5 OR MORE COMPLETIONS DURING CALENDAR YEAR 1977. THE UNSOLD UNITS REPORTED IN THE "OVER 12 MONTHS" CATEGORY INCLUDE ONLY THOSE IN SUBDIVISIONS WHICH WERE ACTIVE DURING THE CALENDAR YEAR. THE NUMBER OF SUBDIVISIONS BY HOUSING TYPE MAY NOT ADD TO TOTAL BECAUSE SOME SUBDIVISIONS CONTAIN MORE THAN ONE HOUSING TYPE.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: EMAD (CO) MARCH 31, 1978

FILE COPY

HUD NEWS

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

HUD No. 78-269
(202) 755-6980
(Bill Wise)

FOR RELEASE:
Monday
August 14, 1978

FEDERAL NATIONAL MORTGAGE ASSOCIATION REGULATIONS ISSUED

Secretary Patricia Roberts Harris announced today the long-neglected establishment of the regulatory framework for the operations of the Federal National Mortgage Association -- commonly known as "Fannie Mae".

"The failures of other Administrations of this decade will not be repeated. Congress has mandated that the Secretary assure that Fannie Mae carry out its public purposes and we intend to fulfill that mandate through these regulations," Mrs. Harris said.

She went on to say that this regulatory framework would be expected to benefit both HUD and FNMA. "For too long, the HUD-FNMA relationship has been carried out on the basis of 'ad hoc' decision-making. For the first time, FNMA will now know what we expect of it and what it can expect of us."

- more -

FILE COPY

The Secretary indicated that one of the most significant aspects of this regulatory framework is its provisions requiring FNMA to submit data to HUD needed to help evaluate and formulate national housing policy. She stressed that FNMA's reporting of this data will provide her with information "essential to the reasonable and intelligent exercise of my regulatory authority."

Additionally, she pointed out that two key sections of the regulations provide for the establishment of annual goals for the purchase by FNMA of conventional mortgages secured by properties located in central cities and by low and moderate income housing. She noted that FNMA had indicated its readiness to dedicate voluntarily considerable amounts of funding to activities in central cities. She also said that these regulations will allow her for the first time to obtain accurate data on FNMA's activities in the central cities. Instead of imposing strict percentage requirements on such purchases, Secretary Harris agreed to rely initially on FNMA's efforts to meet these goals voluntarily. This approach comports with the President's policy of avoiding regulation until it is absolutely necessary.

The Secretary concluded by indicating that the final regulations were reflective of the efforts of numerous interested parties. She said that over 1000 comments had been received on the proposed regulations. Many of them were extremely constructive and helpful and were incorporated into the final regulations. She remarked, however, that although every effort

was made to accommodate all reasonable comments the final regulations make clear the regulatory authority of the Secretary over FNMA. To do otherwise, she said, "would clearly be in violation of the original intent of Congress that such authority be vested in the Secretary for the purpose of protecting the public interest."

FNMA, one of the largest corporations in the United States having assets exceeding 38 billion dollars, was once a constituent agency of HUD. In 1968, under the FNMA Charter Act, Congress authorized private ownership of the corporation, but retained regulatory control in the Secretary of Housing and Urban Development. Congress also established a number of public purposes to be carried out by FNMA including:

-- the provision of liquidity for mortgage lenders;
-- the introduction of new sources of mortgage funds into mortgage investments;
-- the distribution of mortgage funds from capital surplus areas to capital shortage areas; and
-- the support of sound market-rate mortgages for low and moderate income housing.

In order to facilitate FNMA's accomplishments of these purposes, Congress provided it with a number of special benefits unavailable to other corporations including:

-- all the assets and liabilities of its 30-year old profitable predecessor;

-- a $2.25 billion Treasury backstop authority;

-- exemption from most state taxation;

-- exemption from SEC reporting requirements;

-- authorization to use the Federal Reserve Banks as a fiscal agent; and

-- approval of FNMA obligations as lawful investment for all fiduciary, trust and public funds.

The conferment of these benefits has had several important effects.

First, and most significantly it has permitted FNMA to borrow money at the "agency rate" -- only slightly higher than that of the U. S. Treasury and substantially lower than the prevailing market rate. This has provided the corporation with an untouchable competitive edge in the secondary mortgage market.

Second, it has reinforced the impression that FNMA securities are somehow backed by the Federal government.

Third, it enhanced the attractiveness of FNMA's securities thereby increasing their marketability.

The decision to establish a regulatory framework for FNMA was based on the Secretary's determination that contrary to Congressional intent, the corporation was not using its privileges in a manner which effectuated its public purposes.

# # #

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

Remarks by

PATRICIA ROBERTS HARRIS

Secretary

Department of Housing and Urban Development

at the

Press Conference

Announcing

FNMA Regulations

Monday, August 14, 1978

Over the past few years, the Federal National Mortgage Association -- better known as Fannie Mae -- has been slowly drifting away from its intended purpose of serving the public interest.

The Charter Act establishing FNMA as a Government sponsored private corporation and the subsequent legislative changes made it clear that Congress did not create FNMA in the image of the usual private, profit-making corporation. Furthermore, it is entirely clear that FNMA has a public responsibility which among other things includes the support of low and moderate income families and assistance in distributing mortgage funds from credit strong to credit weak areas.

FNMA has the distinction of being one of the largest corporations in the country and is the largest single buyer of conventional and government-insured home mortgages. Like any other corporation, FNMA raises the funds necessary to buy these mortgages in the money market. However, its Federal connections enable FNMA to obtain these funds at a very favorable interest rate -- a rate lower than that available to purely private corporations.

Unlike other private entities in America, FNMA also enjoys certain other benefits which clearly show its close relationship with the Federal Government:

- It has backstop borrowing authority from the Treasury which can go as high as two and one-quarter billion dollars;
- Its notes and bonds are lawful investments and security for all trusts and public funds of the United States;
- It can use Federal Reserve Banks as its agent;
- It is exempt from most state taxes; and
- It is exempt from the Security and Exchange Commission's reporting requirements.

These special benefits give FNMA an economic and operating advantage usually applicable only to government entities. This unique status of FNMA leaves no doubt that it is a government-sponsored private corporation.

- more -

Although the Housing and Urban Development Act of 1968 transferred the ownership and board control of FNMA into private hands, Congress recognized that a safeguard was needed to ensure that the public purpose of FNMA would be carried out. The Charter Act, together with its legislative history, makes clear that Congress intended such a safeguard to be the authority of the Secretary of the Department of Housing and Urban Development to regulate FNMA.

Recently, it has become apparent that FNMA has not been carrying out the public purposes imposed on it by the Charter Act in exchange for the unique Federal benefits it has enjoyed. Therefore, today I am announcing regulations which will for the first time formalize the process by which the Secretary of Housing and Urban Development will exercise the authority to regulate FNMA as Congress intended. The failure of other Administrations of this decade will not be repeated. Congress has mandated that the Secretary assure that Fannie Mae carry out its public purposes, and I intend to fulfill that mandate through these regulations. The establishment of this regulatory framework will benefit both FNMA and HUD. For too long the HUD/FNMA relationship has been carried out on the basis of "ad hoc" decision-making. For the first time FNMA will now know what we expect of it and what it can expect of us.

Among other provisions of the regulations, the Secretary of HUD will be able to set goals for FNMA's purchases of conventional mortgages in central cities and for low and moderate income families. The regulations also provide for FNMA to submit regular reports on its activities to the Department. These reports will form an important data base which is essential to the reasonable and intelligent exercise of any regulatory authority.

Other major provisions of the regulations include:

- Assurance that FNMA complies with non-discrimination standards in its underwriting practices;

- Requirement that FNMA and its contractors and vendors abide by equal employment opportunity requirements; and

- Allow HUD to conduct annual and special audits of FNMA's activities.

I would like to point out that the regulations we are announcing today, while achieving the same objectives, are quite different in form from those originally proposed last February. Over one thousand comments were received on those proposals. As a result of those comments, plus meetings with representatives of FNMA and other interested parties, extensive revisions were made in many provisions of the proposed regulations to accommodate the needs of FNMA and the public interest. However, these revisions were not made at the expense of the Secretary's regulatory authority over FNMA. To do so would have clearly been in violation of the intent of Congress that such authority be vested in the Secretary for the purpose of protecting the public interest.

I firmly believe that the cities of our Nation can be revitalized and decent housing can be provided for low and moderate income families only by an effective partnership between the public and private sectors. This is the commitment the President made in announcing the Administration's Urban Policy -- "A New Partnership." The Federal Government must take the lead and FNMA in its unique position can act as the bridge between the Federal Government and private investors.

Now if there are any questions, General Counsel, Ruth Prokop and President of the Government National Mortgage Association, John Dalton, are on hand to answer them and to deal with any technical aspects of the regulations in which you may be interested.

I now turn this briefing over to the General Counsel, who, with her staff, has provided yeoman service in the long months of work required to bring these regulations into final effect.

# # #

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

HUD No. 78-271
Phone (202) 755-5277
(Jack Flynn)

FOR RELEASE:
Wednesday
August 16, 1978

HUD GRANT TO SAVE D.C. APARTMENTS FOR LOW INCOME COOP OWNERSHIP

An Innovative Award totaling $1,807,810 has been made to the District of Columbia to preserve and rehabilitate two multi-family buildings in the Adams-Morgan neighborhood, Secretary Patricia Roberts Harris of Housing and Urban Development, announced today.

The buildings will be converted to cooperative ownership by the low and moderate income tenants. The repairs will be undertaken by Jubilee Housing, Inc., a non-profit neighborhood group, which will set up a revolving loan fund to acquire, renovate and convert similar buildings in the area.

"This is a good proposal which will save basically sound properties without substantial rent increases or tenant displacement," Secretary Harris said. "It will also promote greater tenant responsibility and control of their housing environment.

-more-

"Further, this project could encourage investors and other non-profit organizations to rehabilitate multi-family housing without displacing or penalizing low and moderate income tenants, and it could be carried out by other communities with funds from HUD's Block Grant program."

Adams-Morgan, a racially and economically diverse neighborhood, has lost low cost housing through speculation and condominium conversion. The HUD Innovative Award will be used by Jubilee Housing, Inc. rehabilitate both the Ritz and Mozart apartment buildings, near Columbia Road and 16th Street, while helping current tenants to become owners.

Jubilee Housing, Inc., which has owned the buildings since 1973, will involve the existing tenants in all phases of the preservation, rehabilitation and conversion. The buildings are presently managed by tenants' organizations, a step initiated by Jubilee Housing, Inc. in 1977.

The neighborhood group's strategy will continue by using part of the HUD Innovative Award as a revolving fund to acquire similar multi-family properties as they become available. This will help stabilize lower income housing opportunities in this changing neighborhood.

The project will be administered by the District of Columbia's Department of Housing and Community Development Neighborhood Improvement Administration, which will also provide technical assistance for the housing rehabilitation aspects of the project.

# # #

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

HUD-No. 78-273
Phone (202) 755-5277
(Jackie Conn)

FOR RELEASE:
Wednesday
August 23, 1978

ADDITIONAL FEDERAL INSURANCE NOW AVAILABLE IN PUERTO RICO

For the first time, Puerto Rico residents can buy low cost burglary and robbery insurance under the Federal Crime Insurance Program, Gloria M. Jimenez, Federal Insurance Administrator, Department of Housing and Urban Development, announced today.

In addition, Puerto Rico has moved into the second phase of the National Flood Insurance Program, making six times more flood insurance available to homeowners and twice as much available to business owners. This program is also administered by the Federal Insurance Administration (FIA).

The announcement was made jointly in San Juan by FIA Administrator Gloria M. Jimenez and Governor Carlos Romero Barcelo in launching "Federal Insurance Week" in Puerto Rico.

"These programs are designed to help people - homeowners renters, merchants - protect themselves, their families, and their businesses from the heavy financial losses often resulting from crime and flooding," Mrs. Jimenez said.

- more -

On Thursday, August 24, the Office of the Governor will hold a briefing on the two programs for insurance agents and brokers, the Chamber of Commerce, and representatives of trade associations and State agencies. Administrator Jimenez and Rolando Cruz, Commissioner of Insurance for Puerto Rico will conduct the program.

Federal crime insurance is available as a result of a review by Governor Barcelo and Mrs. Jimenez which showed that some property owners had problems getting crime coverage at prices they could afford.

Federal rates, based on statistics for the entire metropolitan area, make the cost of coverage in the inner city the same as in the suburbs. People buying coverage on a home in San Juan would pay $40 annually for $1,000 coverage; $60 for $5,000; and $80 for $10,000.

Commercial rates vary, depending on gross receipts and the type of business, but rates are equally affordable. Grocers in San Juan with annual gross receipts under $100,000 can buy robbery insurance at $72 a year for $1,000 coverage and burglary insurance at $60 for $1,000. They can buy a combination package of robbery and burglary insurance for $120 for $1,000 coverage, or $480 a year for $5,000.

Puerto Rico residents have been able to buy flood insurance under FIA's emergency program since 1971, when the Commonwealth first joined the National Flood Insurance Program.

Under that phase, homeowners could buy up to $35,000 coverage for 25 cents per $100 of coverage. Now in the second phase or regular program, the total coverage has increased to $185,000, with the cost based on the construction date and risk involved. For example, coastal property is more expensive to insure than inland property.

In the regular program, the limits for business property coverage has increased from $100,000 to $250,000 for small businesses and from $100,000 to $200,000 for all other businesses.

Policies for both crime and flood insurance can be purchased from local property insurance agents or brokers.

# # #

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

HUD No. 78-275
Phone (202) 755-5277
(George Norris)

FOR RELEASE:
Monday
August 21, 1978

HUD'S NEW HOME FINANCING PROGRAM ATTRACTS HOST OF HOME BUYERS

Home buyers have been showing sharply increased interest in the new graduated payment mortgages insured by the Federal Housing Administration, the U. S. Department of Housing and Urban Development reported today.

This program enables families---particularly young ones buying their first home---to make lower monthly payments in the early years of a loan than would be required under a conventional mortgage. Payments would increase for a specific number of years, depending on the repayment plan selected, and then level off. Five plans are available, varying in duration and rate of increase.

During the first six months of 1978, HUD said, 22,000 families applied for HUD-FHA loan insurance under the Graduated Payment Mortgage (GPM) program.

During all of 1977 when the program went into operation, 500 applications were received.

Lawrence B. Simons, HUD Assistant Secretary for Housing and Federal Housing Commissioner, cited this year's activity as a growing recognition of the value of the program and the need it meets.

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"This program," Mr. Simons said, "demonstrates that young people just starting out, and others, can purchase homes of their own sooner than would be possible under the regular level mortgage payment program.

"Home ownership is now possible on a much broader scale than before, and there is now solid evidence pointing to the success of the program in the long term."

An example illustrates how this new financing vehicle can carry home buyers to their new homes sooner than under traditional financing.

A standard FHA home mortgage of $50,000 at 9-1/2 percent interest over 30 years would call for payments of $420 monthly. The GPM allows for payments starting at $318 the first year, under the most popular repayment plan. Payments will increase in each of five years under this plan to $457 monthly and continue at this level until the loan is repaid in 30 years.

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 to insure that the outstanding balance does not exceed the maximum permissible mortgage limit.

The Graduated Payment Mortgage program was launched experimentally under 1976 legislation, and took hold slowly. Last year's legislation:

-- Established the program on a permanent basis.

-- Reduced mortgage downpayments by more than one half for all FHA single family housing programs.

-- Lifted maximum insurable mortgage limits from $45,000 to $60,000.

At the same time, the housing industry -- builders, lenders and real estate brokers -- became familiar with the program and acquainted potential home buyers they served with this home financing opportunity.

Detailed information about the program may be obtained from FHA-approved lenders and HUD field offices.

# # #

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

HUD-No. 78-276
Phone (202) 755-5284
(Charles Cogan)

FOR RELEASE
Tuesday
August 22, 1978

INDIANS WITH DISABILITIES GET HELP FROM HUD-HEW

A study and demonstration project jointly financed by HUD and HEW will explore ways to house and care for Indians with limited disabilities in their home surroundings, Secretary Patricia Roberts Harris of Housing and Urban Development reported today.

Noting that Indian persons with limited disabilities frequently are sent to institutions which often are far removed from their cultural and family base, Secretary Harris said the study and demonstration are an effort to halt that practice.

She called it "offensive to tribal traditions and values" to break up the family life of those Indian persons. The practice applies to those who are disabled or retarded, elderly persons with infirmities, and abandoned or neglected children needing special care.

Preliminary to the demonstration project, HUD and HEW are funding up to $63,945 of a study conducted by five southwestern tribes...the White Mountain Apache, the Hopi, Navajo, San Carlos, and Zuni...in collaboration with the Native American Research Institute, Inc., a non-profit firm in Lawrence, Kansas. The study will focus

- more -

on these key needs:

- de-institutionalization of Indian people, including children, with limited disabilities
- examination of the policies which constrain construction for groups with such disabilities
- the need to maintain and reinforce the natural family and extended family concept.

Through the study, the tribes will assess their needs themselves and will determine where to put their limited resources. This study is preparatory to the planning and construction of 50 specially designed housing units to be allocated among the five tribes in a demonstration project.

The facilities developed by the demonstration will be owned and operated by tribal governmental or non-profit organizations. Federal assistance for developing and constructing these facilities will be shared by HUD and the Indian Health Service of HEW. The federal assistance for operating and maintaining the facilities, and for the provision of special care, also will be shared by HUD and HEW, with potential participation by other appropriate agencies.

The concept for the demonstration project was developed by Dr. Karl A. Menninger of the Menninger Foundation, who will continue to serve the project in an advisory capacity.

This is part of the ongoing effort by the Secretaries of HUD and HEW to promote nationally the objective of de-institutionalization of persons, including children, into alternate facilities with appropriate care.

HEW's Intra-Departmental Council on Indian Affairs is cooperating with HUD in oversight and administration of the project.

# # #

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

HUD No. 78-277
Phone (202) 755-5277
Dan Day

FOR RELEASE:
Monday
August 21, 1978

NORTH CAROLINA COUNTY SIGNS FAIR HOUSING AGREEMENT

Bladen County in North Carolina has become the first county in the United States to pledge its cooperation in a locally directed effort aimed at assuring equal access to and free choice in housing.

In a Memorandum of Understanding signed today by officials in Elizabethtown, the county agreed to participate in the New Horizons Fair Housing Assistance Project sponsored by the Department of Housing and Urban Development.

The New Horizons project is a national effort to assist local governments and regional planning agencies to develop and carry out comprehensive area-wide fair housing plans.

Participating in the signing ceremony were Lt. Gov. James C. Green; Ben Ruffin, Special Assistant to Gov. James B. Hunt, Jr.; Robert G. Roberts, and Robert G. Hester, Chairman and Vice Chairman, respectively, of the County Commission; Doug Evans, County Administrator, and William Davis, County Planner.

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HUD was represented at the ceremony by Lloyd Davis, Director of the Office of Voluntary Compliance in Washington; Betsy H. Stafford, Area Office Manager; James T. Lassiter, Area Office Director for Fair Housing; and Dick Jarrett, Area Fair Housing and Equal Opportunity Specialist.

Bladen County consists of the following communities: Elizabethtown, the county seat; Bladenboro, Whitelake, Dublin, Taraheel, Clarkton, Abbottsburg, East Arcadia, Kelly and Carvers.

Situated between the cities of Fayetteville and Wilmington, the county is also a participant in the State-run Rural Initiative Demonstration Program. This new two-year pilot program, funded by a $250,000 grant from HUD, has as its objective the promotion of rural housing efforts through the coordination of various agencies.

# # #

Structural Defects (518 b)

HUD NEWS

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

HUD-No. 78-281
Phone (202) 755-5277
(George Norris)

FOR RELEASE:
Thursday
August 24, 1978

HUD AND AIA SIGN CONTRACT FOR REVIEW OF HOME DEFECTS

Owners of certain homes with FHA-insured mortgages who say they have structural defects will now be able to have their claims reviewed under a contract just signed by the U.S. Department of Housing and Urban Development and the American Institute of Architects.

HUD Secretary Patricia Roberts Harris said "Although this program ended in August, 1976, we are pleased to be able now to provide this opportunity for reconsideration of homeowners who previously had their claims rejected."

Under the $120,000 contract, the first 15-week phase of the AIA review of the rejected claims began August 15. A second phase involving the actual reviews will start after the first and run for six months.

Claims which will be considered cover certain already existing homes located in declining urban areas, purchased between August 1968 and August 1976, which have major structural defects andwhere the program for repair or reimbursement is provided in Section 518(b) and Section 518(d) of the National Housing Act.

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Some 104,000 claims were filed under the Act before the final cut off date in August 1977. A total of 44,000 claims were rejected because they did not meet basic eligibility criteria.

A total of 22,000 claims were determined to be valid and reimbursement of $19.3 million was made to these claimants.

It is expected that approximately 65,000 rejected claim items will be eligible for independent review of the AIA.

Under HUD's contract with the AIA, those with eligible claims will be invited to ask for review of their cases.

Consumer advocates argued that the previous Administration's implementation of the claims program was inadequate. HUD initiated review of procedures, which followed up a system of on-site inspections and reviews of denied claims that had been carried on previously.

HUD agreed that a fair and equitable procedure would be to provide an independent third party review of rejected claims, even though the program had ended and HUD had no obligation to provide another review.

# # #

FILE

HUD NEWS

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

HUD-No. 78-291
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Monday
September 4, 1978

HUD TO UNDERTAKE -BUILDING ENERGY STANDARDS-

What can be done to cut the cost -- and the consumption -- of the energy needed to heat and cool all new buildings in the next decade?

Under the Energy Conservation Standards for New Buildings Act passed by Congress in 1976, the Department of Energy plans to issue building energy performance standards for use in designing all new buildings.

The program will be administered by the Department of Housing and Urban Development. Geno Baroni, HUD Assistant Secretary for Neighborhoods, Voluntary Association and Consumer Protection, said use of these standards by state and local government should result in significant energy savings to consumers and the nation.

In an effort to assist the Department in developing and implementing workable regulations, HUD today announced contracts to two organizations to explore the problems in designing the administrative program.

In announcing the one-year contracts, Baroni said the projects "support the Administration's overall energy program and are part of HUD's effort to assure a public voice in the development of regulatory programs."

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One of the contracts, for $135,000, went to the National League of Cities and the U. S. Conference of Mayors for a variety of services including:

-- The preparation of a report identifying the problems which can be anticipated within State and local governments by the adoption and implementation of the Building Energy Performance Standards.

-- The issuance and dissemination of research reports, guidance materials for local officials and fact shetts for the use of energy officials.

The second contract, for $86,662, was awarded the National Association of Counties Research Foundation (NACORF) for the development of an information program and guidance materials for counties.

These groups were chosen, Baroni said because they represent the best sources of information about the potential problems created by the impending federally imposed standards. He noted that Federal agencies are required to involve State and local officials in the development of policies which have significant impact on their jurisdictions.

Beginning in September, the National League of Cities and the U.S. Conference of Mayors will set up an advisory group of 10-15 elected and appointed local officials to identify issues of concern in implementing the standards, while the NACORF will convene a task force of the same number to identify and rank the issues. NACORF is the only national organization representing the country's 3,101 counties.

FOR FURTHER INFORMATION: Dr. Charles G. Field, HUD, Room 4108; Washington, D.C. 20410; phone (202) 755-5860.

# # #

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

HUD-No. 78-296
Phone (202) 755-5284
(Dan Day)

FOR RELEASE:
Thursday
September 7, 1978

HUD AND CSC TO FOSTER NEIGHBORHOOD-CITY HALL TIES

The Department of Housing and Urban Development has joined with the U.S. Civil Service Commission in a project aimed at improving communication between neighborhood organizations and Federal, State and local Government agencies involved in urban revitalization.

Under an inter-agency agreement, and with a grant of $189,000, the University of Southern California will study methods for assisting local government officials to work in partnership with non-profit organizations in planning community improvements.

Geno Baroni, HUD Assistant Secretary for Neighborhoods, Voluntary Associations and Consumer Protection, said the project, which has the fullest support of Secretary Patricia Roberts Harris, also is designed to demonstrate that Federal agencies can take a lead role in team-building to solve local problems.

He noted that the agreement offers HUD and the Commission an opportunity to work closely together in the coordination and management of the project.

"The results flowing from this effort," he said, "should be of considerable help in the formulation of future personnel policy and the setting of governmental attitudes toward neighborhood-based organizations."

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

HUD. No. 78-298
Phone (202) 755-5277
Charles Cogan

FOR RELEASE
Friday
September 8, 1978

SANTIAGO APPOINTED
HUD INDIAN AIDE

Irvin Santiago, a member of the Laguna Pueblo Tribe in New Mexico, was sworn in yesterday by Secretary Patricia Roberts Harris of Housing and Urban Development as her Special Assistant for Indian and Alaska Native Programs.

As Special Assistant, Mr. Santiago is responsible for coordinating all programs of the Department relating to Indian and Alaska Native housing and community development.

He brings to his new position more than 12 years experience as a housing officer with the Bureau of Indian Affairs, specializing in Indian Housing programs funded by HUD and the Department of Interior in the states of Nevada and Arizona.

In accepting the appointment, Santiago said, "Secretary Harris expresses confidence in me with this appointment, an honor I appreciate and will strive to deserve. I welcome this opportunity to assist in the provision of housing and housing services to the Indian community. The challenge is great, but

- more -

greater still is the need to meet our goal of decent, safe and sanitary housing for the Indian people. To achieve that goal, I will work with the Indian community, Secretary Harris, and all who can help."

Secretary Harris called the Santiago swearing-in ceremony a "proud moment for HUD and the Indian community. Mr. Santiago and I both seek improved Indian housing and community development, and we commit our efforts to achieving those goals in a manner that respects Indian culture and traditions."

During the last two years, Irv Santiago served as a multi-family housing representative for the Office of Indian Programs in HUD's San Francisco Regional Office, with a duty station in Phoenix, Arizona. In that capacity, he informed Indian Housing Authorities and Indian communities about current HUD programs and policies.

Santiago has been active in tribal politics on the Laguna Indian Reservation in New Mexico, and served six years on the Tribal Council, during which time he held the offices of Tribal Secretary, Tribal Treasurer, and Tribal Governor.

While a member of the Council, he served on the New Mexico State Advisory Committee to the Commission on Civil Rights. He was also appointed by President Johnson to the Community Services Committee.

Mr. Santiago was a regional vice president of the National Congress of American Indians, the largest Indian organization

in the country, and has served on virtually every local tribal committee of the Lagunas. He also represented the Commissioner of Indian Affairs at the 5th International Indian Conference held in Quito, Ecuador, in 1964.

Mr. Santiago, 52, and his wife Agnes, have five children and are foster parents of two daughters.

* * *

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

HUD-No. 78-306
Phone (202) 755-5277
(Tom Bacon)
Phone (202) 755-6980
(Warren Dunn)

FOR RELEASE:
Wednesday
September 20, 1978

HUD EARMARKS NEARLY $630 MILLION TO HOUSE ELDERLY-HANDICAPPED

Secretary Patricia Roberts Harris today announced the Department of Housing and Urban Development is reserving $629.7 million this fiscal year to finance construction or substantial rehabilitation of some 19,200 housing units for the elderly and handicapped in 46 States, the District of Columbia and Puerto Rico.

Nationally, the units include about 16,900 for the elderly and 2,300 units for the handicapped. Funds reserved for these categories are, respectively, $562.3 million and $67.4 million.

This funding, in the form of direct loans, will go to 288 private, non-profit sponsoring organizations, selected from almost 900 applicants. They had requested a total $2.2 billion for more than 74,000 units.

The reservations are authorized under Section 202 of the Housing Act of 1959 as amended. Section 202 offers direct, long-term Federal loans to eligible private, non-profit groups to finance rental housing and related facilities for the elderly or the handicapped.

Special structural features could include ramps, bathroom grab bars, raised electric outlets, level doorway thresholds and shallow, broader steps, for example.

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Although the program is designed primarily for people with low and moderate incomes, the occupants of Section 202 housing are expected to have a wide range of incomes, including some who need no financial assistance. Subsidies will be available, however, under HUD's Section 8 Rental Assistance Program for those who do need help in paying their rent.

Under Section 8, HUD pays a rent subsidy in behalf of lower-income families, enabling them to live in decent, safe and sanitary housing they otherwise couldn't afford. Eligible families are those whose incomes do not exceed 80 percent of the median incomes in their areas.

Interest-free "seed money" loans to pay for certain preliminary costs prior to construction may also be available to qualified sponsors whose projects were selected, Secretary Harris said.

More than 90 of the nonprofit sponsors plan to develop group homes or independent living residences for the disabled. Generally the group homes are limited to a maximum 12 people per home and the independent living residences are limited to 24 apartments per site. HUD further is requiring sponsors to scatter their facilities through their communities, rather than in single neighborhoods, in an effort to normalize living environments for disabled people.

Processing of applications for specific projects proposed by the winning applicants will be handled by HUD's field offices, where final approval of detailed proposals will be made.

Eligible applicants for Section 202 assistance may borrow direct from HUD up to 100 percent of total development costs for their projects. Loans may be repaid over a 40-year period at an interest rate based on the average rate paid by the Treasury in its borrowing activities.

Names of winning sponsors, by State, and basic details on their planned projects are attached.

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER REGION I	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Connecticut					
Augustana Home, Inc.	Greenwich	E	M	44	$ 1,753,312
Greater Bridgeport Jewish Housing Corp.	Bridgeport	E	M	85	2,855,800
New St. Luke's Housing Corp.	Middletown	E/H	NM	25	850,000
Ogden Hsg. Corp.	Wilton	E	M	85	3,360,888
United Cerebral Palsy	Wethersfield	H	M	12	370,000
	5 sponsors			251	$ 9,190,000
Maine					
Christian Center, Inc.	Bangor	E	NM	61	$ 2,327,429
	1 sponsor				
Massachusetts					
Bay Cove	Boston	H	M	26	$ 1,116,765
B'nai B'rith	Brookline	E/H	M	125	5,369,063
Brighton-Allston Elderly	Boston	E/H	M	71	2,977,868
Greater Marlborough Prog.	Marlborough	H	NM	22	728,893
Interfaith Housing of Longmeadow	Longmeadow	E	M	68	2,193,280
On Luck	Boston	E/H	M	26	973,245
Project Triangle	Malden	H	M	9	313,145

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Massachusetts (cont'd)					
The Protectory	Lawrence	E/H	M	70	3,006,675
St. Francis of Assisi	Braintree	E/H	M	49	2,104,673
Wollaston Lutheran Church Apts., Inc.	Quincy	E	M	150	6,839,798
	10 sponsors			616	$25,623,405
New Hampshire					
Antoinette L. Hill Apts.	Manchester	H	M	23	$ 584,000
Crotched Mnt. Fnd.	Goffstown	H	M	24	730,000
Crotched Mnt. Fnd.	Greenfield	H	NM	21	672,000
DBH Shelter, Inc.	Manchester	H	M	8	230,000
DBH Shelter, Inc.	Peterborough	H	NM	8	256,963
Great Bay School	Newington	H	NM	12	384,000
	4 sponsors			96	$ 2,857,667
Rhode Island					
Independent Living Auth.	Providence	H/E	M	80	$ 2,955,300
	1 sponsor				
Vermont					
Synag[illegible]e Corp.	Burlington	E/H	NM	37	$ 1,171,800
	1 sponsor				

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION II					
New Jersey					
Hunterdon Co. Retarded Cit.	Flemington	H	NM	16	$ 604,440
Monmouth Assn. for Retarded	Long Branch	H	M	11	453,579
Redeemer Luth. Apts.	Vineland	E	M	100	3,065,930
Senior Cit. Hsg. Corp.	Spotswood	E	M	126	5,231,304
Union Co. Retarded Cit.	Union Co.	H	M	7	256,151
Westwood Senior Hsg. Corp.	Westwood	E	M	183	7,870,485
	6 sponsors			443	$17,481,889
New York					
Univ. Heights Deve. Corp	Bronx	E/H	M	105	$ 4,096,013
Federation of Puerto Rican Org. of Brownsville	NYC-Scattered	H	M	108	4,005,450
Manhattan Beach Hsg.	Brooklyn	E/H	M	150	6,111,675
Progress of People	Brooklyn	H	M	15	561,488
Progress of People	Brooklyn	E/H	M	92	3,890,048
Progress of People	Brooklyn	H	M	15	598,575,
Vol. Resid. Fac.	Manhattan	H	M	24	1,051,215

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
New York (cont'd)					
Brooklyn Home for Aged	Brooklyn	E/H	M	113	$ 4,417,553
Inst. of Applied Human Dynamics	Bronx	H	M	36	1,166,250
N.E.R.V.E.	NYC	E/H	M	106	4,216,245
Rockland Co. Jewish Home	Suffern	E/H	M	113	3,945,109
Kiryas Joel	Village of Kiryas Joel	E	NM	40	1,301,930
Hab. Hostels Holding Corp.	Pleasantville	H	M	7	265,650
South Bronx Comm. Corp.	Bronx	H	M	24	1,073,813
National Church Residences	Wheatfield	E	M	101	3,436,200
Gates Hsg. & Allied Fac.	Gates	E	M	100	3,420,736
Luth. Social Services	Jamestown	E	NM	38	1,290,048
Metro. Plaza Apts.	Binghamton	E	M	150	4,978,140
Keeseville Country Gardens	Ausable	E	NM	50	1,418,502
Chautauqua County Assn. for Retarded	Jamestown	H	NM	38	1,146,251
	18 sponsors			1,425	$52,390,891
Puerto Rico					
Colegio de Abogados de P.R.	San Juan	E	M	100	$2,970,200

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Puerto Rico (cont'd)					
Sociodad Espanola de Auxilio Mutuo de P.R.	San Juan	E	M	100	$ 2,863,500
Colegio de Profesionales de la Enferme de P.R.	San Juan	E	M	65	1,729,326
Comunidad Feliz, Inc.	Caguas	E	M	57	1,631,195
The Good Samaritan Fnd.	Dorado	E	NM	100	2,865,000
SIU of Puerto Rico #1	Fajardo	E	NM	60	1,483,500
Foundacion de Hogares para Trabajadores	Culebra	E	NM	57	1,437,000
Iglesias Bautistas de P.R. Inc.	Rio Grande	E	NM	60	1,214,676
	8 sponsors			599	$16,194,397

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION III					
Maryland					
Catholic Charities	Baltimore City	E	M	104	$ 3,573,600
Harford Sen. Hsg.	Harford Co.	E	M	100	3,436,200
Calvert Assoc. for Retarded	Calvert Co.	H	NM	8	351,900
National Council of Sen. Cit.	Prince Georges Co.	E	M	161	6,500,375
Center for More Abundant Life	Baltimore	E	M	99	3,442,500
	5 sponsors			472	$17,304,575
Pennsylvania					
Adams Co. Interfaith Hsg.	Gettysburg	E	M	36	$ 1,237,032
York Hsg. Rehab. Corp.	West York Borough	E	M	70	2,345,207
No. Penn. Comprehensive Health Services	Dushore	E	NM	78	2,577,893
Opp. for Aging Hsg. Corp.	Philadelphia	E	M	151	5,326,725
Comm. Org. for Mental Health and Retardation	Philadelphia	H	M	27	976,005
Hatfield Mennonite Homes	Towamencin Twp.	E	M	101	3,565,672
Allied Serv. for Handic.	Scranton, Carbondale Lackawanna, Hazleton Luzerne	H	M	104	3,959,653

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Pennsylvania (cont'd)					
Epis. Apts. of Slate Belt	Wind Gap	E	M	94	$ 2,788,980
St. Francis Plaza	Pittsburgh	E	M	100	3,334,329
St. Justin's Plaza	Pittsburgh	E	M	98	3,267,642
Brethren Care, Inc.	Vinco	E	M	100	3,160,029
St. Francis Hsg. Corp.	New Castle	E	NM	100	3,203,000
	12 sponsors			1,059	$35,742,167
Virginia					
The Russell House	Virginia Beach	E/H	M	119	4,069,098
Lafayette House	Petersburg	E/H	M	100	3,387,728
	2 sponsors			219	$ 7,456,826
Washington, D. C.					
Nat'l Children's Center	D. C.	H	M	24	$ 969,000
Terrific, Inc.	D. C.	H	M	12	484,500
Independent Living for the Handicapped	D. C.	H	M	13	524,875
	3 sponsors			49	$ 1,978,375

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
West Virginia					
No. Panhandle Mental Health	Wheeling	H	M	49	$ 1,372,019
	Moundsville		NM	16	438,886
	New Martinsville				
Rivermont Pres. Homes	Montgomery	E	NM	50	2,018,426
Shawnee Hills Community Mental Health/Mental Retardation Center Inc.	Charleston	H	M	24	694,278
	3 sponsors			139	$ 4,523,609

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION IV					
Alabama					
Calhoun Pres. Apts.	Anniston	E	M	102	$ 3,563,339
Epis. Kyle Home	Gadsden	H	M	9	222,525
Center for Rural and Urban Development-Miles College	Fairfield	E/H	M	100	3,636,645
	3 sponsors			211	$ 7,422,509
Florida					
St. Joseph Tower, Inc.	Lauderdale Lakes	E	M	108	$ 3,292,646
Winter Haven Baptist Manor, Inc.	Winter Haven	E	M	125	3,563,928
Petersborough Apts., Inc.	St. Petersburg	E	M	150	4,362,493
Casa Calderon, Inc.	Tallahassee	E	M	112	3,175,040
Cathedral Court, Inc.	Jacksonville	H	M	16	395,208
Hacienda Villas, Inc.	Tampa	E	M	95	2,709.907
Dowling Park Apts. Inc.	Dowling Park	E	NM	94	2,653,539
Residential Services for for Retarded	(Scattered) Citrus Co.	H	NM	48	1,186,800
Contemporary Housing for the Aged	Hialeah	E	M	128	3,902,395
	9 sponsors			876	$25,241,956

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Georgia					
Spring Valley Nursing Home	Alberton	E	NM	75	$ 2,183,045
Providence Corp.	Thomasville	E	NM	50	1,244,300
Clairmont Oaks, Inc.	Decatur	E	M	125	3,579,375
Decatur Church of Christ Senior Hsg. Inc.	Gwinnett Co.	E	M	125	3,579,375
Douglas Co. Retardation Assn.	Douglasville	H	M	10	247,250
	5 sponsors			385	$10,833,345
Kentucky					
Kentucky Christian Senior Hsg.	Lexington	E	M	92	$ 2,766,141
Florence Christian Services, Inc.	Florence	E	M	84	2,514,305
Baptist Housing, Inc.	Corbin	E	NM	64	1,924,272
Silent Workers Circle of Internat'l Order of the King's Daughters and Sons	Frankfort	E	NM	62	1,797,847
Campton Methodist Housing, Inc.	Campton	E	NM	40	1,038,450
Owsley County Hsg. Assn.	Booneville	E	NM	44	1,142,295
	6 sponsor			386	$11,[illegible]3,310

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Mississippi					
Wm. H. Bell Hsg. Assn.	Gulfport	E	M	100	$ 2,944,920
North Mississippi Methodist Home for the Aging, Inc.	Tupelo	E	NM	31	782,575
Mississippi Action for Community Education, Inc.	Greenville	E	NM	72	2,137,965
Mississippi State Federation of Colored Women's Clubs	Grenada	E	NM	50	1,431,750
Mississippi Cheshire Home of Harrison County, Inc.	Harrison Co.	H	M	12	296,700
	5 sponsors			265	$ 7,593,910
North Carolina					
Bell House	Greensboro	H	M	22	$ 629,970
Triangle Hsg. Dev. Corp.	Cary	E	M	24	593,400
Orange Co. Group Homes	Chapel Hill	H	M	12	262,200
No. Carolina Assn. for Retarded Citizens	Scattered	H	M	30	741,750
Buncombe Co. Group Homes	Asheville	H	M	8	197,800

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
North Carolina (cont'd)					
Covenant Homes, Inc.	Nash County	E	NM	100	$ 2,492,625
NC Assn. for Retarded Cit.	Scattered	H	NM	180	4,455,960
	5 sponsors			376	$ 9,373,705
South Carolina					
First Goodwill Homes	Greenville	H	M	24	$ 593,000
Richland, North, Inc.	Richland Co.	H	M	27	667,575
Lexington South, Inc.	Lexington Co.	H	M	36	890,100
Richland East, Inc.	Richland Co.	H	M	45	1,112,625
Lexington West, Inc.	Lexington Co.	H	M	25	618,125
So. Atlantic Conf/Seventh Day Adventist Hsg. Corp.	Orangeburg Co.	E	NM	75	1,870,475
Brown-Lawson Hsg. Dev. Corp.	Sumpter	E	NM	72	1,721,424
Dignity Hsg. Assn.	Sumpter	E	NM	28	700,350
	8 sponsors			332	$ 8,173,674

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Tennessee					
Knoxville Christian Senior Housing	Knoxville	E/H	M	215	$ 6,299,010
Tulipwood Corporation	Centerville	E/H	NM	75	2,147,625
Wesley Homes, Inc.	Dyersburg	E/H	NM	68	1,651,400
Baptist Housing Ministries, Inc.	Memphis	E/H	M	85	2,440,760
John Madison Exum Towers, Inc.	Memphis	E	M	90	2,611,075
	5 sponsors			533	$15,149,870

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION V					
Illinois					
YMCA of Metropolitan Chicago Foundation	Chicago	E	M	101	$ 4,338,203
Little Sisters of the Poor North Side Chicago, Inc.	Chicago	E	M	50	2,147,625
The Over the Rainbow Assn.	Chicago	H	M	8	251,206
Tabernacle Senior Citizens	Chicago	E	M	117	5,035,620
Near North Development Corp.	Chicago	E	M	100	4,356,315
Minority Economic Dev. Systems, Inc.	Chicago	E	M	111	4,305,428
Oak Park Residence Corp.	Oak Park	E	M	85	3,501,923
Rimland School for Autistic Children	Evanston	H	M	8	251,206
Woodford Homes, Inc.	Decatur	H	M	16	543,444
Community Workshop and Training Center	Peoria	H	M	31	879,112
ITOO Society, Inc.	Peoria	E	M	100	3,060,978
Lutheran Welfare Services of Illinois	DeKalb	H	NM	16	479,136

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Illinois (cont'd)					
Community Workshop and Training Center	Canton	H	NM	12	$ 364,941
Odd Fellows-Rebekah Hsg. Inc.	Mattoon	E	NM	150	5,669,730
	13 sponsors			905	$35,184,867
Indiana					
Sisters of Providence	St. Mary's of the Woods	E	M	120	$ 3,775,024
Allen County Assn. for Retarded	Fort Wayne	H	M	24	555,864
Menno Benevolent Assn. Inc.	Kokomo	E/H	M	100	2,563,258
Haven Hubbard, Inc.	New Carlisle	E/H	M	70	1,834,560
Lincoln Hills Dev. Co.	Tell City	E	NM	24	688,152
Community Interfaith Homes, Inc.	Indianapolis	H	M	30	827,368
Lakeview Manor, Inc.	Speedway	E	M	90	2,654,460
	7 sponsors			458	$12,898,686
Michigan					
Slidell Senior Citizens Res., Inc.	Burton	E	M	128	$3,957,117
Cooperative Services, Inc.	Royal Oak	E	M	200	6,600,000

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Michigan (cont'd)					
Saginaw Westchester Village, Inc.	Saginaw Twp.	E	M	100	$ 2,571,400
Detroit Internat'l Stake Adult Hsg.	Detroit	E/H	M	148	4,966,375
Saint David's Non-Profit Hsg. Corp.	Plymouth Twp.	E	M	42	1,407,124
Cooper's Lake Manor, Inc.	Pontiac	H	M	24	975,660
Interfaith Hsg. Fnd.	Menominee	E	NM	40	1,374,480
United Cerebral Palsy Assn.	Grand Rapids	H	M	42	1,106,000
Allegan County Assn for Retarded Children	Allegan Co.	H	NM	8	235,514
	9 sponsors			732	$23,193,670
Minnesota					
Life Enrichment for the Elderly	Hibbing	E	M	92	$ 3,451,090
Board of Social Ministry	Chicago City	E	M	60	2,229,234
Good Shepard Homes, Inc.	Sauk Rapids	E	M	58	2,017,814
Dakota's Adults Inc.	Dakota County	H	M	12	388,677
HAND, [illegible]	Minneapolis	H	M	30	1,125,355

(To accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Minnesota (cont'd)					
Outreach Apt. Training, Inc.	Hennepin County	H	M	6	$ 194,338
Stewartville Nursing Home, Inc.	Stewartville	E	M	32	1,163,726
Albert Lea Trades and Labor	Albert Lea	E	NM	82	2,864,645
North Star Homes, Inc.	Bemidji	H	NM	8	237,360
Lake Homes and Program Development, Inc.	Detroit Lakes	H	NM	18	618,516
Community Housing and Service Program	St. Louis Park	E	M	150	5,697,884
	11 sponsors			548	$19,988,639
Ohio					
Lima Ecumenical Hsg. Corp.	Lima	E/H	M	50	$ 1,889,910
Nat'l Church Residences	Toledo	E/H	M	91	3,257,231
The Council of Aging of Warren County, Inc.	Mason	E/H	M	50	1,595,625
Marysville Housing, Inc.	Marysville	E/H	NM	60	1,695,581
Independence Industries	Mt. Vernon	E/H	NM	50	1,412,984
North Columbus Jaycees Hsg. Inc.	Columbus	E/H	M	101	3,844,487
Alpha Phi Alpha	Akron	E	M	100	3,410,000

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Ohio (cont'd)					
Deaconess-Krafft Center	Cleveland	E	M	100	$ 3,410,000
Cleveland Building and Construction Trades Council	Rocky River	E	M	100	3,410,000
Oblates of St. Francis DeSales	Toledo	E/H	M	100	3,410,000
Seton Square Dover, Inc.	Dover	E/H	NM	50	1,739,355
The Gran Signora Dev. Corp.	Ashtabula	E	NM	50	1,739,355
Claymont Jaycee Hsg. Inc.	Uhrichsville	E/H	NM	50	1,739,355
Toledo Jewish Home for the Aged	Toledo	E	M	100	3,410,000
	14 sponsors			1,052	$35,963,883
Wisconsin					
LaCrosse Lutheran Hospital, Inc.	LaCrosse	H	M	28	$ 878,106
Telos, Inc.	Milwaukee-Kenosha	H	M	56	1,779,566
Ozaukee County Assn. for Retarded Citizens, Inc.	Port Washington	H	M	4	121,219
Stoughton's Own Inc.	Stoughton	H	M	5	151,524
Access to Independence, Inc.	Dane County	H	M	20	757,620
Council for Spanish Speaking Inc.	Milwaukee	H	M	33	$ 1,190,726

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Wisconsin (cont'd)					
Mt. Zion Land Dev. Corp.	Milwaukee	E	M	79	$ 2,801,090
United Pioneer Homes, Inc.	Luck	E	NM	20	606,096
Fond du Lac ARC, Inc.	Fond du Lac	H	NM	12	381,335
Juneau Co. Assn. for Retarded Citizens, Inc.	Mauston	H	NM	4	121,219
Central Valley Assn. for Retarded Citizens, Inc.	Baraboo	H	NM	4	121,219
Barron Co. Assn. for Retarded Citizens, Inc.	Barron	H	NM	6	193,614
	12 sponsors			271	$ 9,103,334

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SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
New Mexico (cont'd)					
Albuquerque Association for Retarded Citizens, Inc.	Albuquerque	H	M	24	$ 238,700
	3 sponsors			129	$ 3,174,157
Oklahoma					
Congregate Housing for Elderly and Handicapped of Central Oklahoma, Inc.	Midwest City	E	M	125	$ 3,579,375
Downtown Altus, Inc.	Altus	E	NM	44	1,189,445
Oklahoma Christian Apartment Inc.	Edmond	E	M	125	3,620,085
Woodward Chapter of Oklahoma Assn. for Retarded Citizens, Inc.	Woodward	H	NM	38	939,550
	4 sponsors			332	$ 9,328,455
Texas					
Eden Heights, Inc.	New Braunfels	E/H	M	94	$ 2,581,635
Bexar County Labor Community Agency, Inc.	San Antonio	H	M	96	2,373,600
Mexican American Unity Council	San Antonio	E/H	M	107	2,649,600
Pilgrim Allena Hsg. Dev. Corp.	San Antonio	E/H	M	107	3,104,655

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION VI					
Arkansas					
Southlawn Apartments	Russellville	E	NM	54	$ 1,347,225
Garland County Council on Aging	Hot Springs	E	NM	70	1,793,916
Levi Towers, Inc.	Hot Springs	E	NM	70	2,018,020
Independent Living Group Home, Inc.	Fort Smith	H	M	6	148,350
ECOA of Pulaski Co. Economic Dev. Committee, Inc.	Little Rock	E	M	66	1,889,910
	5 sponsors			266	$ 7,197,421
Louisiana					
Dubourg Home, Inc.	Laplace	E/H	NM	116	$3,661,290
	1 sponsor				
New Mexico					
Evangelical Lutheran Good Samaritan Society	Hobbs	E	NM	63	$ 1,754,193
Encino House East, Inc.	Albuquerque	E	M	42	1,181,264

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Texas (cont'd)					
Moody House, Inc.	Bryan	E	M	100	$ 2,500,000
Heritage Center of Orange	Orange	E	M	60	1,500,000
Pasadena Interfaith Housing Foundation, Inc.	Pasadena	E	M	120	3,000,000
Chestnut Park Apts., Inc.	Lufkin	E	NM	50	1,141,000
Salvation Army Residences	Tyler	E	M	120	2,967,000
Midtown Manor, Inc.	Wichita Falls	E	M	150	4,147,705
Lipshy Foundation	Dallas	H	M	48	1,186,800
Fowler Christian Apts.	Dallas	E	M	144	4,123,440
Odd Fellows & Rebekah's Friendship Tower	Corsicana	E	NM	100	2,776,053
Inman Housing for the Elderly	San Antonio	E	M	107	3,123,285
	14 sponsors			1,403	$37,174,773

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION VII					
Iowa					
First Baptist Elderly Bldg. Hsg. Foundation	Des Moines	E	M	151	$ 4,662,289
Easter Seal Society of Polk Co.	Des Moines	H	M	24	603,500
Clinton Ecumenical Housing Inc.	Clinton, Iowa	E	NM	71	2,052,328
Sunset Retirement Home, Inc.	Spencer, Iowa	E	NM	50	1,426,220
Good Shepherd Geriatric Center, Inc.	Mason City, Iowa	E	NM	48	1,330,112
	5 sponsors			344	$10,074,449
Kansas					
Topeka Lutheran Home Assn., Inc.	Topeka	E/H	M	72	$ 2,247,162
Broadway Tower Corporation	Pittsburg	E/H	NM	90	2,657,718
The Cowley County Assn. for Retarded Citizens, Inc.	Arkansas City Scattered	H	NM	30	1,493,100
Developmental Services of Northwest Kansas, Inc.	Hill City and Atwood	H	NM	24	448,000
	4 sponsors			216	$ 6,845,980

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Missouri					
St. Anthony's Apartment Community Inc.	St. Louis County	E	M	147	$ 4,660,134
Life Skills Foundation for the Retarded, Inc.	Scattered	H	M	88	2,455,365
Mennonite Home Association	Hannibal	E	NM	103	2,742,090
Penn Place	Kansas City	H	M	9	227,976
Gillham Court	Kansas City	H	M	9	227,976
East Ridge Manor	St. Joseph	E	M	60	1,924,272
Mid City Towers II	Kansas City	E	M	80	2,580,894
	7 sponsors			496	$14,818,707
Nebraska					
Paralyzed Veterans of America	Omaha	H	M	72	$ 1,828,120
Papillion Chamber of Commerce	Papillion	E	M	30	741,922
Nebraska Association for Developmental Housing	Scattered	H	NM	36	899,001
Evangelical Lutheran Good Samaritan Society	Alliance	E	NM	30	884,821
	4 sponsors			168	$ 4,353,864

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SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION VIII					
Colorado					
Sunset Towers, Inc. (VOA)	Denver	E	M	100	$ 3,865,725
Corporation for Cooperation in Retirement	Pueblo	E	M	50	1,932,863
Residential Services, Inc.	Adams, Arapahoe & Denver Co.	E	M	48	1,602,180
	3 sponsors			198	$ 7,400,768
Montana					
Crossroads Housing Assn.	Shelby	E	NM	24	$ 776,581
Samaritan Manor of Montana	Whitefish	E	NM	30	838,178
New Hope, Inc.	Butte	H	NM	9	287,190
	3 sponsors			63	$ 1,901,949
North Dakota					
Bethel Lutheran Home for the Aged	Williston	E	NM	16	$ 503,352
Minot Vocational Adjustment Workshop	Minot	H	NM	48	1,167,468
St. Annes' Building Corp.	Grand Forks	E	M	30	878,922
	3 sponsors			94	$ 2,549,742

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
South Dakota					
Lutheran Social Services of S.D.	Sioux Falls, S.D.	H	M	20	$ 593,929
Mitchell Area Adjustment Training Center	Mitchell, S.D.	H	NM	12	353,073
Jenkins Methodist Home, Inc.	Watertown, S.D.	E	NM	60	2,044,539
	3 sponsors			92	$ 2,991,541

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SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION IX					
Arizona					
Scottsdale Foundation for the Handicapped, Inc.	Scottsdale	H	M	9	$ 207,800
Foundation for Senior Adult Living, Inc.	Phoenix	H	M	24	593,400
Casa Sierra Vista, Inc.	Yuma	E	NM	30	879,405
Chicanos Por LaCausa, Inc.	Phoenix	E	M	160	4,881,600
	4 sponsors			223	$ 6,562,205
California					
Watts Labor Community Action Committee	Los Angeles Co.	E	M	17	$ 601,065
Watts Labor Community Action Committee	Los Angeles Co.	E	M	8	282,856
Sycamore Terrace	Duarte	E	M	75	3,071,104
Chinese American Golden Age Assoc.	Monterey Park	E	M	120	4,811,424
Rainbow Plaza, Inc.	Lompoc	E	M	31	1,095,237
Pilgrim Terrace Coop. Home, Inc.	Santa Barbara	E	M	84	2,974,900

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
California (cont'd)					
Giant Step, Inc.	Los Angeles	E	M	115	$ 4,577,466
Goodwill Industries of South California	Los Angeles	E	M	56	2,542,299
San Fernando Valley Assn. for the Retarded	Los Angeles	H	M	6	212,141
San Fernando Valley Assn. for the Retarded	Los Angeles	H	M	6	212,141
San Fernando Valley Assn. for the Retarded	Los Angeles	H	M	6	212,141
Casa Santa Maria	Buena Park, Orange County	E	M	100	4,094,805
Irvine Housing Opportunities Inc.	Irvine	E	M	100	4,094,805
Valley Parent Group for Trainable Mentally Retarded	Los Angeles County	H	M	16	565,708
Giant Step, Inc.	Pacific Grove	E	M	149	5,703,100
Satellite Senior Homes, Inc.	Oakland	E	M	150	5,755,700
Cambrian Center, Inc.	San Jose	E	M	150	5,669,400
	13 sponsors			1,189	$46,476,292
Hawaii					
Big Island Housing Fund	Hilo	E	NM	62	$ 2,555,000

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
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BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Hawaii (cont'd)					
Hilo Assoc. to Help Retarded Citizens	Hilo	H	NM	5	$ 200,000
Hawaii Assoc. for Retarded Children	Honolulu	H	M	16	550,000
Kaneohe Hsg. Fnd., Inc.	Kaneohe	E	M	48	2,102,176
	4 sponsors			131	$ 5,402,176
Nevada					
Las Vegas NAACP Hsg. Dev. Corp.	Las Vegas, Nev.	E	M	115	$4,335,600
Nevada Catholic Welfare Bureau	Las Vegas	E	M	115	4,191,595
	2 sponsors			230	$8,527,195

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SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
REGION X					
Idaho					
Dawn Enterprises Inc.	Blackfoot	H	NM	13	$ 321,425
Housing Southwest, Inc.	Payette	H	NM	12	255,300
Eastern Idaho Special Services Agency, Inc.	Idaho Falls	E	NM	36	890,100
Bingham County Black Senior Citizens Center, Inc.	Blackfoot	E	NM	48	1,374,480
Coeur d'Alene Home, Inc.	Coeur d'Alene	E	NM	48	1,374,480
	5 sponsors			157	$ 4,215,785
Oregon					
Quadriplegics United Against Dependency, Inc.	Portland	H	M	19	$ 544,000
LJP, Inc.	Gresham	E	M	100	2,953,323
Housing for the Handicapped, Inc.	Corvallis	H	NM	8	231,426
	3 sponsors			127	$ 3,728,749
Washington					
Loyal Heights Manor	Seattle	E	M	54	$ 2,158,774

(To Accompany HUD-No. 78-306)

SECTION 202 FIELD OFFICE SELECTIONS
FISCAL YEAR 1978

BORROWER	LOCATION	TENANT TYPE	METRO/NON-METRO	UNITS	LOAN AMOUNT
Washington (cont'd)					
Wisteria View Hsg. Corp.	Seattle	E	M	85	$ 3,383,225
United Friends Ground Homes Inc.	Seattle	H	M	8	316,130
Central Terrace	Spokane	E/H	M	70	2,525,658
Whatcom County on Aging	Bellingham	E/H	NM	38	1,436,332
Stillaguamish Center	Arlington	E/H	M	40	1,667,555
Retail Clerks Local 1001 Housing Development Corp.	Seattle	E	M	85	3,383,225
	7 sponsors			380	$14,870,899

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

HUD-No. 78-308
Phone (202) 755-5284
(Tom Bacon)

FOR RELEASE:
Wednesday
September 13, 1978

CHICAGO PROJECT IS FIRST UNDER A NEW HUD ASSISTANCE PROGRAM

Secretary Patricia Roberts Harris of the Department of Housing and Urban Development today announced that a rehabilitation effort involving over 1,400 units of housing in the North Lawndale Section of Chicago is the first to benefit under a new HUD initiative.

The initiative, the result of an amendment to the Section 8 Existing Housing Assistance Program, allows the sale of HUD-owned housing units with Section 8 rental assistance. Under Section 8, the apartment owner receives a subsidy to make up the difference between what low-income tenants can afford to pay (not to exceed 25 percent of annual income) and the fair market rent.

In making the announcement, the Secretary said, "This new approach will complement the Department's present efforts to restore housing, which it owns and intends to sell, to decent, safe and sanitary conditions.

"The new approach," Mrs. Harris added, "also will assist the Department in attaining several objectives, namely: to increase and maintain the amount of decent, safe and sanitary housing affordable by lower-income families, to minimize displacement of tenants, to preserve and revitalize residential neighborhoods, and to reduce the number of HUD-owned properties in a manner consistent with meeting the Department's disposition objectives."

-more-

Implementation of this approach in the North Lawndale section is subject to approval of the court administering the Gautreaux case, Secretary Harris said, because that case restricts the use of subsidies in minority-impacted areas of Chicago.

The North Lawndale project, which consists of 1,463 multi-family units in 135 buildings, is being sold to Illinois Limited Partnership which was established by Pyramidwest Realty Management, Inc., a local community based management firm which now manages 1,048 of the project's units.

The sales agreement calls for a price of approximately $2,000 per unit with provision for Section 8 housing assistance and an insured mortgage of $21,930,000 to cover the cost of acquisition and rehabilitation.

Secretary Harris made the announcement at a joint news conference with Congresswoman Cardiss Collins, in whose district the project is located.

Noting that North Lawndale is an area consisting primarily of deteriorating small multifamily properties occupied by low-income tenants, Mrs. Harris described this as another example of the Department's efforts to revitalize distressed neighborhoods without forcing out current tenants.

"Although the President's Urban Policy places strong emphasis on neighborhood revitalization" she said, "we are well aware that neighborhoods are not just buildings--they are people, too. We cannot save our cities, our neighborhoods, by displacing their residents."

The community residents and the city, she reported, are keenly interested in the project and are committed both to its success and to the overall revitalization of the entire area.

"This," the Secretary noted, "is another fine example of how the Federal and local Governments can work together with the private sector and local residents to help make the dream envisioned by the President's Urban Policy become a reality."

# # #

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

HUD-No. 78-315
Phone (202) 755-7366
(Bacon/Watts)

FOR RELEASE:
Wednesday, NOON
September 20, 1978

HUD FUNDS NEW HOUSING PROGRAM FOR CHRONICALLY MENTALLY ILL

Housing and Urban Development Secretary Patricia Roberts Harris announced today the reservation of more than $17 million in HUD direct loan and rent subsidy funds to produce 488 units of residential housing in 14 states for persons with chronic mental illness.

The new demonstration program was announced in a joint press conference at the White House on June 15 by Secretary Harris and First Lady Rosalyn Carter, who has been deeply involved with Federal programs to serve the mentally ill.

"This program will demonstrate that there is a way Federal and State governments can form a partnership with private, non-profit sponsors to provide suitable housing for persons with mental illnesses while at the same time insuring that there are support service programs which are cost effective, easily controlled, and efficiently delivered.

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"I would also like to thank HEW Secretary Califano and the Governor of each demonstration State for the sincere cooperation they have given this program that will ensure that this unique housing partnership is successful," Secretary Harris said announcing the fund reservations.

The "Demonstration Program for Deinstitutionalization of the Chronically Mentally Ill" will mark the first time that Federal funds have been targeted to address the housing and support services needs of persons with chronic mental disabilities.

As a demonstration, the program will allow 58 private, non-profit sponsoring organizations to either construct new or substantially rehabilitate existing residential housing that will be used as small group homes or independent living apartment complexes for mentally ill persons.

HUD's Section 202 Direct Loan program will provide $15 million in loans for the cost of the housing, and the Section 8 Rental Assistance program $2.1 million to ensure that occupants pay no more than 25 percent of their incomes for rent. HEW has authorized a waiver to the eligible states to pay for support services for the occupants.

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The 14 states participating in the national demonstration were selected from a total of 45 states which provided detailed Letters of Intent to participate in the program. States were selected on the basis of the level of state financial commitment to provide community-based housing and service programs for the chronically mentally ill.

The housing to be provided through the demonstration will meet the needs of mentally ill persons who often need human services together with a housing style that is accessible, community-based and affordable. The chronically mentally ill person will reside in either small group homes serving no more than 12 persons or slightly larger apartment complexes of up to 10 units depending on their functional capability.

Assistant Secretary Lawrence B. Simons, whose division has responsibility for administering the program, outlined several of the unique aspects of the demonstration program:

°It affords the Federal, State and local governments an opportunity to form partnerships, consistent with President Carter's Urban Policy, to use existing Federal funds to address the housing and service needs of persons with chronic mental illness;

- It provides states with Federal funds to augment the resources in their existing efforts to reduce the populations of large state institutions;

- The demonstration will lead to clearer understanding of the full range of efficient and workable ways in which permanent financing can be obtained for future housing and service delivery packages for the chronically mentally ill;

- It will immediately provide a residential alternative to hospitalization for hundreds of mentally ill persons capable of living independently, but now unable to find decent, accessible and affordable housing in the private market.

States in which the demonstration program will be conducted are: Colorado, Florida, Georgia, Kentucky, Maryland, Massachusetts, Michigan, Minnesota, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, and Vermont.

# # #

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: FLORIDA

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Escambia County CMHC 1201 West Hernandez Street Pensacola, FL 32501	7	$210,000
Fellowship House 5711 South Dixie Highway South Miami, FL 33143	14	420,000
Hillsborough 5707 North 22nd Street Tampa, FL 33610	11	330,000
Volusia, Apartment & Group Home 1220 Willis Avenue Daytona Beach, FL 32014	7	210,000
Palm Beach CMHC 1041 45th Street W. Palm Beach, FL 33406	6	185,000
TOTALS	45	$1,355,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: PENNSYLVANIA

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Child Guidance & MH Clinics of Delaware County 600 North Olive Street Media, PA 19063	12	$ 360,000
West Philadelphia Community MH Consortium, INC. P.O. Box 8076 Philadelphia, PA 19101	7	210,000
Stairways, Inc. 209 West 21st Street Erie, PA 16502	7	210,000
TOTALS	26	$ 780,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: GEORGIA

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Community Friendship, Inc. 85 Merritts Avenue, N.E. Altanta, GA 30308	11	$330,000
Georgia Infirmary, Inc. 1900 Abercorn Street Savannah, GA 31401	11	330,000
Splash Pine Community Action Agency, Inc. 201 State Street Waycross, GA 31501	7	210,000
Georgia Infirmary, Inc. 1900 Abercorn Street Savannah, GA 31401	13	390,000
TOTALS	42	$1,260,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: MARYLAND

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Project Plase, Inc. 2022 St. Paul Street Baltimore, Maryland 21218	9	$270,000
TOTALS	9	$270,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: NEW YORK

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Fountain House, Inc. 425 West 47th Street New York, NY 10036	20	$800,000
Gateway Community Industries, Inc. 27 Hoffman Street Kingston, NY 12401	6	240,000
Search for Change, Inc. 1004 Park Street Peekskill, NY 10566	9	360,000
TOTALS	35	$1,400,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: COLORADO

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Arapahoe MH Consortium 6801 South Yosemite St. Englewood, CO 80112	5	$150,000
Bethesda MHC Consortium 4400 East Iliff Avenue Denver, CO 80222	11	330,000
Community Corp. Consortium 7675 North Washington Denver, CO 80229	11	330,000
MHC of Boulder County 1333 Iris Avenue Boulder, CO 80302	5	150,000
R.E.D.I. Corp. Consortium 950 Logan Denver, CO 80203	11	330,000
Spanish Peaks MH Consortium 2003 East 4th Street Pueblo, CO 81001	11	330,000
Northeast Colorado Mental Health Clinic 916 South 7th Avenue Sterling, CO 80751	6	180,000
TOTALS	60	$1,800,000

*Adequate Section 8 Contract Authority is also being set aside.

To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: OREGON

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Center for Community Mental Health 6329 North East Union Ave. Portland, OR 97211	10	$300,000
Independent Living, Inc. P. O. Box 1004 Pendleton, OR 97801	7	210,000
Halfway House Services, Inc. 910 Jefferson Street Eugene, OR 97402	9	270,000
Mental Health Association of Benton County, Inc. P. O. Box 1054 Corvallis, OR 97330	7	210,000
Tualatin Valley Workshop 18950 S. W. Shaw Alohe, OR 97005	10	300,000
TOTALS	43	$1,290,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: NEW JERSEY

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Service Centers of New Jersey, Inc. 223 Route 18 East East Brunswick, NJ 08816	11	$330,000
Academy House, Project New Direction 297 Academy Street Jersey City, NJ 07306	7	210,000
Easter Seal Society for Crippled Children & Adults of New Jersey 166 Main Street Lakewood, NJ 08701	7	210,000
Youth Consultation Service 284 Broadway Newark, NJ 07104	11	330,000
The Community Center for Mental Health, Inc. 2 Park Avenue Dumont, NJ 07628	7	210,000
TOTALS	43	$1,290,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: KENTUCKY

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Green River Regional MH/MR Board, Inc. 233 W. Ninth Street Owensboro, KY 42301	7	$210,000
TOTALS	7	$210,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: MINNESOTA

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Northwestern MH Center Crookston, MN 56716	9	$270,000
Archdiocese Community Development Corporation of the Archdiocese of St. Paul 527 Park Place St. Paul, MN	11	330,000
Central Minnesota MH Center 1321 13th St., North St. Cloud, MN 56301	4	120,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: MICHIGAN

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Detroit Southwest CMHC Book Building, 10th Floor Detroit, MI 48226	11	$330,000
Oasis Fellowship, Inc. 1813 Sunnyside Lansing, MI 48910	11	330,000
TOTALS	22	$660,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: VERMONT

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Rutland Mental Health Services, Inc. P. O. Box 222 Rutland, VT 05701	6	$180,000
Northeast Kingdom MH Services, Inc. P. O. Box 724 Newport, VT 05855	6	180,000
United Counseling Service of Bennington Cty, Inc. 120 Hospital Drive Bennington, VT 05201	6	180,000
Franklin/Northern Grand Isle MH Services, Inc. 8 Ferris Street St. ALbans, VT 05478	5	150,000
Counseling Service of Addison County, Inc. Municipal Building Middleberg, VT 05753	6	180,000
Howard Mental Health Services, Inc. 300 FLynn Avenue Burlington, VT 05401	6	180,000
TOTALS	35	$1,050,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: MASSACHUSETTS

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Mental Health Association of Greater Springfield 53A Van Vuren Avenue Springfield, MA 01104	10	$300,000
Gardner-Athol Area Mental Health Association, Inc. 194 Central Street Gardner, MA 01440	9	270,000
New England Fellowship for Rehabilitation Alternatives, Inc. Worcester, MA 01605	5	150,000
MH & Retardation Center of Cambridge and Somerville, Inc. 12 Maple Avenue Cambridge, MA 02139	7	210,000
South Shore Mental Health Association 77 Parkingway Quincy, MA 02169	5	150,000
Cape Code Mental Health Association, Inc. 78 Pleasant Street Hyannis, MA 02607	9	270,000
Brockton Area Human Resources Group, Inc. 165 Quincy Street Brockton, MA 02402	10	300,000
Mental Health Programs, Inc. 74 Fenwood Road Boston, MA 02115	5	150,000
Alternatives, Inc. 459 Auburn Street Newton, MA 02166	6	185,000
TOTALS	66	$1,985,000

*Adequate Section 8 Contract Authority is also being set aside.

(To Accompany HUD-No. 78-315)

Section 202 Demonstration Program for
The Deinstitutionalization of the Chronically
Mentally Ill

STATE: RHODE ISLAND

SPONSOR	UNITS	SECTION 202 LOAN AUTHORITY*
Newport County CMHC 19 Friendship Street Newport, RI 02840	7	$210,000
Pawtucket Central Falls CMHC 50 Summit Street Pawtucket, RI 02860	5	150,000
Providence MH Center 100 Fountain Street Providence, RI 02903	12	360,000
New England Fellowship for Rehabilitation Alternatives, Inc. 161 Adelaide Avenue Providence, RI 02907	7	210,000
TOTALS	31	$930,000

*Adequate Section 8 Contract Authroity is also being set aside.

FILE COPY

HUD NEWS

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

HUD-No. 78-323
Tom Bacon (202) 755-5284
Jack Flynn (202) 755-5277

FOR RELEASE:
Thursday
September 21, 1978

SUCCESSFUL NSA APPLICANTS ANNOUNCED

Secretary Patricia Roberts Harris announced today that 118 cities, towns and counties throughout the country will receive funds from the Department of Housing and Development to rejuvenate selected neighborhoods without uprooting the poor in the name of revitalization.

The funds were approved under HUD's new Neighborhood Strategy Areas program and will be used to reverse deterioration in 155 neighborhoods. A total of 37,688 housing units will be rehabilitated over the next five years with Section 8 funds set aside for this purpose.

In making the announcement, Secretary Harris said, "This program fulfills a promise I made before the Conference of Mayors in June 1977 to more fully involve Mayors and other local officials in the revitalization effort...to make use of their leadership and private enterprise with Federal support to revitalize our cities."

The Neighborhood Strategy Areas program encourages neighborhood revitalization by improving coordination between a locality's housing and community development activities and by encouraging the greatest possible participation of local governments in housing rehabilitation.

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Areas selected for participation in the program are those in which Section 8 rehabilitation units in combination with other rehabilitation programs are expected to reverse neighborhood deterioration.

"In addition to our revitalization efforts," Secretary Harris pointed out, "The Neighborhood Strategy Areas program is a significant part of our efforts to avoid displacing the poor in the name of revitalization."

Under the Section 8 program, an owner enters into an agreement with HUD to substantially rehabilitate a property and rent it to low and moderate income families. Since HUD will pay the difference between what the families can afford to pay (not to exceed 25 percent of income) and the contract rental for the rehabilitated units, many of the current occupants will be able to remain in the neighborhood even though market rents for the units may increase substantially. Also, if temporary or permanent relocation is required, the NSA program requires that payments and services equivalent to those provided under the Uniform Relocation Assistance and Real Property Acquisition Policies Act be provided to tenants displaced by Section 8 Substantial Rehabilitation activities within the NSA.

Of the 155 neighborhoods selected for the program, 117 have been given full approval while 38 have received conditional approval. Those receiving conditional approval basically meet

the program guidelines and are critical to ongoing revitalization endeavors taking place in their cities, but require modifications before HUD can accept proposals for Section 8 commitments.

Noting that there were only 18 requests that were rejected, Mrs. Harris said, "It is obvious from the very few rejections that this is proving to be one of HUD's most successful programs."

Also commenting on the high percentage of approvals, Assistant Secretary for Housing Lawrence Simons said, "This is due to our close working relationship with the Conference of Mayors and the Community Development Association, the training sessions we held in Chicago, San Francisco and Washington to give local officials guidance in preparing their NSA requests, and the work our Field Office staff did in helping cities on an individual basis."

The Secretary said she was particularly pleased that "in addition to almost every large city in the country -- such as New York, Boston, Chicago, San Francisco, and Philadelphia -- several smaller cities such as Hudson, New York; Athens, Ohio; Eureka, California; and Revere, Massachusetts have received NSA designation."

Under the NSA program, funds for approximately 21,635 Section 8 rehabilitation units from HUD's 1979 budget authority will be set aside for use by selected cities in neighborhood strategy areas and 16,053 units for subsequent years will be funded

through HUD Area Offices on a priority basis from the Area Offices' "fair share" assignments. This totals 37,688 units. Both the 1979 and subsequen year funds are contingent on appropriate Congressional action and the availability of funds.

Besides Section 8, several other Department programs, including Community Development funds, Action Grants, public housing modernization, and special mortgage insurance procedures will be focused in the designated NSA's.

As part of its ongoing responsibility for implementation of the program, HUD will work closely with local governments selected to assure the success of the program. The first series of contacts planned is a training course scheduled for October at which time local and Federal personnel responsible for implementing the NSA program will review procedures for working with local property owners to prepare proposals for Section 8 assistance and proposal applications for HUD mortgage insurance. This training program will be co-sponsored by HUD, the Conference of Mayors, the Community Development Association and the National Rehabilitation Association.

The Secretary concluded her remarks by saying, "Neighborhood Conservation is one of the most important issues facing this country and it will also be one of the most difficult to resolve. All of us, Federal, state and local government officials, citizens, contractors, developers, and those in private finance

have much to learn about how neighborhoods work and how we must work together to rebuild and conserve them. This Administration welcomes that challenge, offers its help and makes the pledge that we will be a cooperating, effective partner in the venture to conserve and rebuild our neighborhoods."

Following is a list of approved NSA's, including the committed Section 8 units designated for the neighborhoods:

CALIFORNIA

Eureka has received a commitment for 110 units, including 90 rehabilitation and 20 new construction. The area to benefit is a 25 block, 50 acre downtown section of the City, and is about 60 percent residential and 40 percent commercial, located close to the City's seaport area and next to the City's downtown shopping area. The housing stock is a mix of structures containing both residential and commercial uses, with the majority of dwelling units old, small residential hotels. HUD block grant funds have provided about $2 million in public improvements, the Economic Development Administration is providing $800,000 to restore a small craft harbor and the Clark Memorial Maritime Museum, and more than $10 million in private development have restored the neighborhoods vitality. The entire area has been designated by the city as subject to a high quality architectural design review. Owner and developer interest in rehabilitating the housing stock is high.

Los Angeles has received a commitment of 640 rehabilitation and 160 new construction units for an area of Hollywood that is bounded by the Hollywood Freeway, Seward Street, Melrose Avenue and Sunset Boulevard. It is primarily a residential area with almost 85 percent of the units being renter-occupied. The area has been designated for block grant and general city-funded programs for commercial modernization, social services, public improvements and housing rehabilitation. The strategy is to curb deterioration of structures and improve the quality of housing stock in an area which is basically viable and sound and in which other revitalization is occuring.

San Francisco has received a commitment of 225 rehabilitation units and 20 new construction for the Hayes Valley area located between the successfully completed Deboce Triangle FACE and the nearly completed Urban Renewal Western Addition A-2 projects. It is an inner-city area that is primarily residential. Rehabilitation work is just beginning in the area which is in the process of being designated as a Rehabilitation Assistance Program area. Housing stock in the NSA is between 70 and 90 years old with some newer stock scattered throughout the area. The strategy is to prevent further deterioration of the area and its housing stock.

San Francisco has received a commitment of 200 rehabilitation units for the Upper Ashbury section, a moderately dilapidated inner city neighborhood surrounded by residential areas in good condition. It is bounded by Panhandle Park to the north and the University of California to the west. Shopping areas are close by and accessible to residents. This area has been designated a Rehabilitation Assistance Program area (RAP). RAP authorizes the issuance of bonds to finance rehabilitation loans and spells out how the code enforcement, financial assistance, and citizen participation elements of the program are to be administered. The NSA strategy is to prevent further deterioration of the area's infrastructure and housing stock and to correct deficiencies that currently exist.

CONNECTICUT

New Britain has received a commitment for 198 rehabilitation units in the Freemont-Willow-Talcott Street section which borders the central business district. A number of neighborhood improvements have already been made in the predominantly-residential area, among them construction of a new school and rehabilitation of 300 privately-owned housing units with other Federal and private funds. Major highway construction is also underway northeast of the NSA. City revitalization through housing rehab has the active support of area residents, several local banks and the city itself.

New Haven has received a commitment for 422 rehabilitation units, most of them in the city's Kensington Street area. The planned rehab effort will be part of the city's $1.8 million commitment to revitalization in the predominantly-residential Kensington Street sector. The city also hopes to upgrade an idle manufacturing building in the Berger Brothers section of the NSA for use as housing for the elderly. New Haven's strategy will complement this planned and ongoing activity through a concentrated housing rehabilitation and code enforcement effort.

New London has received a commitment for 165 rehabilitation units in the Captain's Walk-Starr Street-Bank Street area where major commercial redevelopment has already been undertaken. The NSA is a mix of brick and frame houses, commercial establishments, historic buildings and government facilities. The NSA strategy is to stimulate residential revitalization while preserving the historic character of the area. The city plans to combine commercial and residential revitalization effort in some buildings with commercial use on ground floors and residential use on the upper levels. The NSA effort has a solid commitment from the city, and good developer interest.

Stamford has received a commitment for 360 rehabilitation units for the West Side section, an area where substantial neighborhood revitalization is already underway. The 44-acre NSA, though predominantly residential, includes some commercial-industrial usage as well. The West Side strategy seeks to upgrade the older, existing housing stock through a combination of Federal and local rehabilitation programs. Housing rehabilitation already taking place in the area has been stimulated by the active involvement of New Neighborhoods, Inc. and the Connecticut Housing Investment Fund, both of which have indicated their interest in the NSA.

Waterbury has received a commitment for 400 rehabilitation units for the New Willow Plaza section of the Crownbrook area. This fully developed urban neighborhood is about 70 years old and is adjacent to the central business district. It is mostly multi-family residential with varied commercial establishments. Past revitalization activity has been done under the CDBG Rehab Loan and Grant Program. The key element of the NSA is to provide units for small families and elderly persons, through apartment rehabilitation and conversions of schools and industrial lofts, thus freeing up larger units for large families. Local citizen groups are strongly pushing for revitalization of the NSA and all banks have signed agreements to participate in the CDBG Rehab Loan Program.

COLORADO

Denver has received a commitment for 200 rehabilitation units for its Lincoln Park section, an inner-city, turn-of-the century neighborhood with a declining population. Is is adjacent to the central business district and bounded by institutional, industrial facilities and major traffic arterials. The housing stock is a mix of small, older single-family homes, duplexes and row houses. Denver's NSA proposal complements and reinforces significant revitalization activities already underway and planned for the Lincoln Park section. The strategy involves the elimination of blighting industrial influences with HUD Action Grant funds, and development of a 13-acre site for almost 800 units of middle-income housing. The rehabilitation funding under Section 8 would complement these activities. Developers and property owners have already expressed an interest in the rehabilitation proposal.

FLORIDA

Dade County has received a commitment for 173 rehabilitation units for the Liberty area which has a high concentration of very low income families. The majority of housing is single-family, but there are two, large, deteriorated private rental developments and one public housing project. The schedule of public improvements include repairing streets, improving sewers, improving lighting, rehabilitation of homes and stores, and improving social programs. The area is part of a long-term Community Development program. The 173 units awarded will be part of a plan to upgrade 735 others, and demolish 18 which are dilapidated.

Miami has received a commitment for 500 rehabilitation units in the city's Little Havana section. The NSA covers a 215-acre site consisting of two neighborhoods, Lummus Park and Little Havana, both residential in character, with commercial facilities along major traffic routes. The city's strategy calls for rehabilitation of housing stock for Hispanic residents, plus code enforcement and revitalization with Federal block grant funds, to attract middle-income residents to the area without displacing its present lower-income families. Private rehabilitation is already underway in an effort to reverse the current deterioration trend.

DISTRICT OF COLUMBIA

Washington, D.C. has received a commitment for 521 rehabilitation units for the 14th Street Community Development Area. The 100 acre site is about two miles north of the Federal Triangle and a mile north of the Central Business District. The District's NSA is bounded on the south and west by the Shaw School CD area and the Adams-Morgan/Mount Pleasant areas. To the north is Petworth, a stable, mixed-income residential area. Seventy-five percent of the residentail structures in the area are one- and two-family dwellings and the remaining percent is multi-family buildings of 10 or more units. This NSA has been the focus of concentrated public investment since 1969 under urban renewal and Federal Block Grant programs. The city has already made a substantial number of improvements in the area, including a community health center, two parks and $1 million in site improvements, and plans considerable more for the NSA. A number of developers and property owners have expressed their interest in the NSA proposal. The city's primary goal is to upgrade the housing stock, preventing the displacement of current neighborhood residents as the area is revitalized.

GEORGIA

Atlanta has received a commitment for 300 units of rehabilitated housing for the Oakland City-West End area. The two neighborhoods developed at the turn of the century as small incorporated towns, but began their decline in the 1950's with the construction of Interstate 20 seen as a major factor. Private investment and Federal programs, including HUD rehab loans and Block Grants, have begun to help turn the neighborhood around, and Atlanta has begun to address the need for public improvements. One half of the Section 8 units will be used to rehabilitate a vacant, HUD-owned multi-family building. Revitalization is expected to continue, and all major banks have opened branches within the last five years.

Savannah has received a commitment for 500 rehabilitation units in the historic Victorian section, an area of 19th Century row houses occupied principally by low-income Blacks. The Victorian NSA is listed in the National Register of Historic Places, and adjoins the Historic District of Savannah. It includes a mixture of commercial, institutional and residential uses, and has deficiencies, other than housing, in job training and job opportunities, rodent control, sidewalk and alleyway conditions. The city proposes to use its Section 8 funding commitment to rehabilitate many of those structures in the worst conditions, while allowing low-income families to remain in the neighborhood. The city has already been active in restoration of the area, principally through its Homeowners' Rehabilitation Assistance Program, and plans a substantial commitment of Federal block grant funds, principally for housing rehabilitation. The expressed interest of major landlords and lending institutions is favorable.

ILLINOIS

Chicago has received a commitment for 382 rehabilitation units for the North Lawndale section. This small 5 by 10 block inner city neighborhood is mainly residential with commercial and public uses throughout. The area has received public facilities and streets and park improvements but still faces problems of inadequate commercial facilities, housing abandonment, social problems and severe poverty. The units will be used to rehabilitate much of the housing and provide rental subsidy in order to correct physical deterioration of the buildings, improve the neighborhood and maintain the properties for low and moderate income families. The city hopes to attract private investment in the neighborhood and achieve a mixed income population. Pyramidwest, a corporation owned by residents of the area, is developing a shopping center in the NSA.

Lake County has received a commitment for 40 rehabilitation units for the Village of Round Lake Park. The NSA is a moderate income, stable suburban neighborhood which covers approximately one-half of the community. The County hopes to encourage private investment in the area by using public funds to make necessary improvements and to support housing rehabilitation. Ten local banks have agreed to loan up to $10 million over a period of four years to property owners in selected communities in the County, including Round Lake Park. Approximately 100 owner-occupied units will be rehabilitated using CDBG or private funds. The Section 8 units will be directed at rental units.

KENTUCKY

Covington has received a commitment for 130 rehabilitation units for its Main Street area, a mixed residential/commercial area just across the river from Cincinnati. The City, in cooperation with the Chamber of Commerce, a consortium of lending institutions -- known as Covington Urban Redevelopment Effort (CURE) -- and the Northern Kentucky Convention and Visitors Bureau have developed a master redevelopment plan for the Main Street area. The development theme is to make the area a tourist service center and includes large scale public improvements. Rehabilitation work already is underway in the NSA.

Louisville has received a commitment for 350 rehabilitation units for the Old Louisville section. The NSA includes the entire designated CDBG Neighborhood Conservation Area and the Urban Renewal Area. It is a predominantly residential area with some commercial use, primarily of the professional, financial, insurance and real estate nature. There is a great deal of commitment to the revitalization effort from both the city and residents. There are a number of neighborhood organizations working within the NSA. The NSA program is seen as a solution to absentee landlord properties and unrepaired multi-family units.

MAINE

Lewiston has received a commitment for 300 rehabilitation units for an area which developed in the 19th Century around textile and shoe mills. The neighborhood is one in which Model Cities, Urban Renewal and CDBG activities have been ongoing and a part of the NSA is in an area recently approved for a $3.2 million UDAG. The City has made a systematic effort to solicit owner interest and has secured expressions of interest from at least 30 owners of 299 units to rehabilitate these units under the Section 8 program. There is also an expression of interest in the program from a non-profit neighborhood group.

Portland has received a commitment for 375 rehabilitation units for its Longfellow Square/Congress Square section which is located in the western end of Portland's peninsula. The area contains a major concentration of the city's vacant buildings and two old hotels which are primarily occupied by elderly or transients or are vacant. The NSA is an area in which considerable past investment has occured, including concentrated code enforcement, various neighborhood development activities and several rehabilitation programs. The strategy is to improve the neighborhood by removing the blighting influence of the hotels and other vacant structures and rehabilitating the housing stock for present low and moderate income residents. There has been much public commitment in the neighborhood and additional improvements are planned.

MARYLAND

Baltimore has received a commitment for 280 rehabilitation units for the Mount Claire/Poppleton area which is confined within the borders of three large streets and an inactive railroad yard. The NSA is surrounded by neighborhoods that are undergoing rejuvenation as Urban Renewal or Community Development areas. The NSA itself has been a target of urban renewal and housing rehabilitation activities over a number of years. The Section 8 allocation would be part of an overall revitalization plan which promotes housing rehabilitation and commercial revitalization. A property-owners association and several private developers have expressed considerable interest in the NSA as have banks and lending institutions.

Baltimore has received a commitment for 280 rehabilitation units for its Barclay Greenmount area, a portion of which was developed 85 years ago. It is a predominantly residential area with a scattering of commercial and industrial uses. Rehabilitation activities have been underway in the area for several years with CDBG funds. Prior to this, redevelopment activity was performed under the Model Urban Neighborhood Demonstration program. The NSA plan seeks to rehabilitate existing structures, promote homeownership through rehabilitation and resale of vacant and tax delinquent structures and overall neighborhood revitalization.

Greenbelt has received a commitment for 325 rehabilitation units in its Greenbelt Homes section. One of the nation's early "new towns," Greenbelt Homes is primarily owner-occupied by a mix of low-moderate income residents. The City of Greenbelt and Prince Georges County, Md. have ongoing commitments to the strategy area. Rehabilitation of the 325 housing units will compliment a comprehensive plan for neighborhood improvement funded by other Federal, State and local resources. Several financial institutions and a private lender have indicated their interest in joining the planned neighborhood revitalization efforts.

MASSACHUSETTS

Boston has received a commitment for 150 rehabilitation units for its downtown Chinatown district, a mixed residential/commercial area. Most of the residential buildings are tenements with commercial space on the ground floor. The units are in bad condition and are overcrowded. The 8-block area contains active and vacant warehouse and commercial space and the beginning of an artist's colony. The city's strategy is to work with the Chinese and artist communities to rehabilitate the deteriorated residential structures and convert some of the commercial space. The Massachusetts Housing Financing Agency has agreed to finance the Section 8 units requested.

Boston has received a commitment for 88 rehabilitation units for the Dorchester area, a 20-block, inner-city, primarily residential neighborhood which has pockets of commercial and institutional land areas scattered about. The housing stock is primarily solid, three-decker construction with about one-quarter requiring moderate or substantial rehabilitation. Private rehabilitation is currently underway in the NSA and a significant amount of rehabilitation is being accomplished through the City's Housing Improvement Program. The City has a comprehensive plan to rehabilitate more units using Section 8, CDBG and private funds. Local private lenders have displayed active interest in making rehabilitation loans within the NSA. Besides the housing rehabilitation, the city also plans a great deal of public improvements.

Boston has received a commitment for 170 rehabilitation units for the SavMor area where active rehabilitation is already underway. The NSA, a working-class, minority neighborhood, is in the first stage of a comprehensive development program for the larger Blue Hills area. Other projects in and around the NSA have been submitted for funding from HUD and the Urban Mass Transit Administration. The city's strategy is to continue its rehabilitation activities on occupied structures, install public improvements, and use the NSA funds on vacant structures. Boston's prior experience shows owners readily willing to upgrade their properties.

Chelsea has received a commitment for 265 rehabilitation units for an area already undergoing major housing improvements. The NSA is adjacent to the central business district and includes Chelsea Square. The area is primarily residential, with cores of commercial, institutional and public offices. Another neighborhood near the NSA is undergoing major improvements under a $3.2 million grant from EDA. The city plans to eliminate blighting influences in the NSA by rehabilitating housing units and commercial facilities, using both public and private funds to assure the continued historic and economic significance of the neighborhood to the city. Support from property owners, home owners, developers and historical groups has been active.

Chicopee has received a commitment for 150 rehabilitation units for Chicopee Center, the 275 acre residential and commercial portion of the larger Chicopee Center Community Development Target area which also contains some industrial use. It includes residential neighborhood and the central business district. The area contains a large elderly population. A majority of the housing stock was built before 1940 and requires extensive rehabilitation. The city has allocated CDBG funds for home improvement grants and over 100 units have already been completed. A total revitalization effort of more than $21 million is planned using Federal, state, local and private financing sources.

Fall River has received a commitment for 100 units for a primarily commercial area next to the central business district. The NSA, together with the business district, is an Urban Renewal Project. As a result of the renewal activities, practically all of the housing was demolished due to substandard and blighted condition. The strategy calls for construction of a new mall, new commercial parking facilities (using UDAG funds), a new bus terminal, various public improvements, 360 units for elderly housing, 150 units of middle income housing and the rehabilitation of a 32 unit apartment building.

Framingham has received a commitment for 200 rehabilitation units for a predominantly residential, inner city area adjacent to the central business district. Although the population has been declining, the remaining residents have a lower income and a higher unemployment rate than the city as a whole. Housing conditions in the NSA have improved substantially in the past 2 years as a result of community development rehabilitation. Proposed revitalization activities represent a significant effort to turn the neighborhood around. The City's strategy is to halt nonresidential encroachment and improve investor-owner properties by rehabilitating rental units under the Section 8 program.

Lowell has received a commitment for 270 rehabilitation units for an area which encompasses the central business district. The NSA will be the location of an Urban National Historic Park, the result of Congressional legislation involving a $40 million commitment to the City. Recent trends indicate the area is experiencing a revival in terms of an influx of residents, primarily due to downtown redevelopment activities funded through CDBG. The city intends to restore to the NSA the ambience of 19th Century Lowell. The Section 8 allocation will be used to provide elderly housing in what are now vacant factory buildings.

Lowell has received a commitment for 100 units, 20 of them for new construction, for the Lower Belvidere neighborhood, a 105 acre area which is predominantly residential with only minimal commercial and industrial land use. More than 25 percent of the housing stock is in extremely poor condition. Deterioration of properties owned by absentee landlords is a problem. Some rehabilitation work is already underway in the area with Federal and private funding. The city plans to commit CDBG funds to improve streets, sidewalks and plant trees. Also, funds have been set aside for an arson prevention program and for the construction of a new recreation facility. The City already has upgraded storm draigage facilities. The Section 8 units will be used primarily to address the rehabilitation of absentee-owned multi-family units.

Lynn has received a commitment for 250 rehabilitation units for an area which contains the central business district and is a mixture of residential, commercial and light industry. Population and employment opportunities have been on the decline in the entire City and an effort is being made to stablize the area. Commercial revitalization is planned for the business district and waterfront under a UDAG. Significant public improvements already have been made or are planned for the NSA. Most of the housing stock in the NSA were constructed prior to 1900 and about 80 percent of them require some level of repair. The City will use the Section 8 units and a concentrated code enforcement program to improve the housing stock.

New Bedford has received a commitment for 150 rehabilitation units for the North End-Deane section, a 37-block area already undergoing revitalization. The NSA contains a mix of residential units with commercial and industrial uses, and is located near established civic centers, parking, shopping and transportation facilities. Substantial revitalization is already underway to correct street, sidewalk, lighting and drainage deficiencies. The City plans to use the Section 8 funding allocation to rehabilitate a vacant factory, part elevator and part walk-up, for residential use. Two local lending organizations have indicated they will undertake private financing in the area.

New Bedford has received a commitment for 56 rehabilitation units for its Pope Street-Peniman Street section, a 95-block area adjoining the downtown business district. The NSA is predominantly multi-family residential, with commercial space at its eastern edge. Substantial neighborhood revitalization is already underway to correct parking, drainage and traffic problems and the lack of recreation space in the area. The city's Properties Conservation Department has been particularly active in housing rehabilitation over the past three years. The basic housing revitalization plan for the NSA is to bring residential units up to local code requirements. Two local lenders have already indicated their willingness to provide financing under the program.

New Bedford has received a commitment for 50 rehabilitation units for its South Central section, a 41 block area of mixed land uses but predominantly residential. The NSA is well located with respect to all municipal services, shopping and transportation. It borders the downtown business district. Revitalization and rehabilitation of housing currently is underway. The northern portion of the NSA which is on the National Register, has undergone historic restoration in the form of residential facade improvements. Street, curb and sidewalk reconstruction is now underway. The basic housing revitalization plan is to bring residential units up to code standards. The Section 8 units will be used to convert school buildings to residential use. Block Grant funds will be used to rehabilitate other units.

Pittsfield has received a commitment for 150 rehabilitation units for a 174 acre inner city neighborhood, surrounding the northern section of the central business district. A small bottling company constitutes the only industrial usage of the land in the NSA. The city has presented a comprehensive plan for the area including: improvement of the housing stock (Section 8, 312, CDBG and private funds), removal of unsafe and deteriorated buildings, creation of open facilities, assisting current businesses and attracting new businesses to the area and improving delivery of public services. Approximately 115 units of the committed units will be used to convert a theater, a hotel and a school. The remaining units will be used for scattered site rehabilitation. The city believes that this level of public commitment will encourage private investors to become more active in the NSA. There is significant amount of public and private rehab underway in and around the NSA.

Revere has received a commitment for 50 rehabilitation units for a 229 acre area in the southeastern corner of the city, known as Beachmont. It contains virtually no buildable land. The NSA is totally within the area for which the city has requested a Small Cities discretionary grant. It plans to convert two elementary schools into apartments for families under the Section 8 program. Other units will be rehabilitated using Section 312 and a Home Improvement Rebate program which will be funded from the small Cities grant. Funds from the grant also will be used to finance a street improvement project as well as improvements to an existing park and playground.

Somerville has received a commitment for 325 units--225 rehabilitation and 100 new construction--for East Somerville, a densely populated bedroom community within the Boston SMSA. The housing stock is primarily wood-frame structures built before 1939 and a large number are substandard and in deteriorating condition. There is evidence of property owner interest in rehabilitation through utilization of both the Section 312 and CDBG-funded Home Improvement Program. Industrial redevelopment is proposed for an area close to the NSA which should provide employment opportunities and property tax relief to NSA residents. The basic plan is to take comprehensive action to arrest and correct deterioration of the housing inventory.

Springfield has received a commitment for 395 rehabilitation units for the Maple High-Six Corners section, a 32 acre area near downtown. The housing stock in the NSA is some of the oldest in the city. The NSA contains three historic districts and other areas, although not formally designated, are monitored by the State Historic Commission. The city is already working in the area and has demonstrated a commitment by alloting $3 million for infrastructure improvements, parks and open space and commercial development. The city's strategy is to commit sufficient housing and community development resources into the area to prevent decline.

Taunton has received a commitment for 129 rehabilitation units for a 7-square mile area which includes the entire central business district. Also within the NSA are the County Courthouse, City Hall, the main bus terminal and ample shopping. The city's strategy is to stimulate residential and commercial revitalization in the downtown area by making significant public investments for improvements of infrastructure, housing and commercial buildings. Most of the activity is based on funding from the Small Cities Discretionary Grant program. The Section 8 units will be used in conjunction with commercial rehabilitation funds to rehabilitate buildings for commercial use on the first floor and residential use on the upper floors.

Waltham has received a commitment for 108 rehabilitation units for an area which is comprised of a complex of buildings known as the Millyard. The nearby central business district is being revitalized with community development and other funds. The public improvements listed for the immediate area and general area are extensive. The city's strategy is to convert several of the Millyard buildings to residential use. Two of the 10 buildings in the complex are now being rehabilitated for the elderly. A third is proposed for conversion to elderly housing. Of the seven remaining buildings, three will be concerted to non-subsidized artist studios and commercial/gallery space. Three others will be retained as commercial.

Worchester has received a commitment for 375 units--300 rehabilitation and 75 new structures--for the Piedmont section which is located southwest of the central business district. Although predominantly residential, the area also contains commercial and industrial uses. There is a lack of sufficient dwelling space due, to a great deal, to vacant deteriorated buildings. The city already has made a significant commitment to the NSA. In the early 1970's, the area was a Model Cities neighborhood. Currently, CDBG funds are being committed for site improvement. The Section 8 units will be part of an overall plan for housing revitalization in which Worchester's Housing Improvement Program, Heritage Preservation, and Housing Recycling program will also be used to upgrade the housing stock.

MICHIGAN

Jackson has a commitment for 120 rehabilitation units for a 163-acre area bordering the central business district. Occupied principally by low-income people, many of them elderly, the Jackson NSA is predominantly residential with a mix of commercial, light industrial and public uses. Major redevelopment activities are planned for the adjacent central business district. This combined strategy is designed to reverse the recent declining trend in the neighborhood and return it to a viable condition. The city's extensive commitment of public improvements to the NSA, plus the interest of homeowners, developers and lending institutions, is highly favorable.

Kalamazoo has a commitment for 120 rehabilitation units for the Stuart section, most of them in large single-family residences converted to rental use for students at nearby Kalamazoo College and Western Michigan University. The 12-block NSA is surrounded by the central business district, Kalamazoo College and an upper-middle income neighborhood. The city also plans a number of major non-housing improvements for the area, including replacing gutters, curbs and paving, storm sewers, street lights, crime control and improved public services. Kalamazoo will use the Section 8 funding allocation to retain present neighborhood character and enable current residents to stay in their improved housing at rents they can afford. The NSA already has the support of an active neighborhood organization, and the city itself is cooperating with local banks to set up a high-risk loan pool to aid rehabilitation.

Lansing has a commitment for 250 rehabilitation units in the Westside section, where deteriorating multi-family properties are adversely affecting the area. The NSA is located in the west-central part of the city, adjacent to the State Capitol complex, automobile industrial facilities and Lansing Community College, and near the central business district. The NSA is 57 percent renter occupied and contains half of the city's black population. Lansing's strategy is to use the Section 8 rehabilitation funding to improve investor-owned multi-family properties now blighting the neighborhood, and through planned public improvements in the NSA, to turn the neighborhood around. Public commitment to the NSA is strong, with a substantial amount of local, Federal and State money targeted into the area. Private investment in the form of new luxury apartments is also moving ahead.

MINNESOTA

Mankato has received a commitment for 110 rehabilitation units for a 321 acre area which surround the city's downtown urban renewal project. The commercial core is being revitalized with the construction of an enclosed mall and other improvements. Part of the NSA includes a historically important commercial district known as Old Town. The NSA strategy is to expand revitalization activities already underway by rehabilitating three vacant buildings with Section 8 funds. State financing also will be used to aid subsidized homeownership. The city already has commitments from developers and owners for rehabilitation of the three vacant buildings.

Minneapolis has received a commitment for 400 rehabilitation units for its Elliott Park section, a 195-acre residential tract adjacent to the central business district. Some private rehabilitation is taking place and citizen interest in revitalizing the neighborhood has increased. The city is committing $2.8 million in CDBG funds for public improvements and $7.1 million in UDAG funds (if approved) for land acquisition and public improvements. About 1,100 dwelling units will be rehabilitated through Section 8 funds, CDBG funds, endowment grants and private lenders.

St. Paul has received a commitment for 225 rehabilitation units for the Lowerton section which is a 16 block area, bounded by an old railyard and the Mississippi River. It is in transition from a warehouse district to a mixed-use area and residential community. There are currently no full time residents in the area except for a few who are living there illegally. Housing stock is now being created through new construction and conversion. The City is proposing an extensive redevelopment and conversion effort, using public and private funds. The overall public improvements include construction of parks, plant-scaped streets and alleys, skyways and open spaces. There is a great deal of commitment to the revitalization efforts by the City, business and residents.

MISSOURI

Kansas City has received a commitment of 450 units, including 50 new construction and 400 rehabilitation. The area is near Hyde Park, now undergoing major upgrading, and in the central corridor of the city near a full range of institutional opportunities. It contains a full range of residential structures, from single family to small multi-family and a few large multi-family. The city has already made a substantial commitment to public improvements, commercial revitalization and social and housing improvements in the neighborhood and surrounding areas. There is a strong owner interest in this are for rehabilitation.

St. Louis has received a commitment for 170 rehabilitation units for the Soulard-Benton Park area which consists of two inner city neighborhoods with large elderly populations. Both neighborhoods currently are the target of both public and private revitalization activities. The Section 8 units will be used for several larger projects, most notably the conversion of a hat factory, and also scattered site rehabilitation. Interested developers already have been identified.

St. Louis has received a commitment for 110 rehabilitation units for the Tiffany area which is the northwest section of the Midtown Medical Center neighborhood and is adjacent to the Center. The housing stock in the 12-square block NSA is generally fair, with few units in the deteriorated category. The City's strategy centers on the redevelopment plans of the Midtown Medical Center Redevelopment Corporation which has developed a comprehensive, detailed plan for the area. In addition to rehabilitation, the Corporation is also planning a 150-unit Section 8 elderly project and a 100-unit market rate project. The County Public Housing Authority will share the Section 8 processing responsibilities with the Corporation.

St. Louis has received a commitment for 40 rehabilitation and 40 new construction units for the Ames area of the Murphy-Blair neighborhood and is near the newly constructed 14th Street Mall. The City is committing $3.1 million in public improvements for the area and will use its $10 million city-wide rehabilitation program to rehabilitate 140 units in the area. Because the NSA is somewhat sparcely developed, 40 of the committed units are for new construction. The Murphy-Blair Resident Housing Corporation will play a major role in the rehabilitation effort.

NEBRASKA

Omaha has received a commitment for 10 rehabilitation units for the Erkine Park section, a predominantly residential area, located close to the Central Business District. The area is well served by public transportation and accessible to commercial facilities. It consists of single-family dwellings of wood frame construction built in the late 1940s, many in substandard condition. The strategy is to rehabilitate these homes through a combination of Urban Homesteading, CDBG, Section 312, Section 8 and private financing.

NEW JERSEY

Jersey City has received a commitment for 255 rehabilitation and 40 new construction units for the Hamilton Park section. The NSA encompasses 19 square blocks and is primarily residential in character and is dominated by one to four unit owner-occupied structures. Multi-family structures are also found in the area. There has been a considerable amount of revitalization activity, including a neighborhood preservation program, an active Urban Renewal program, and a newly funded CDBG neighborhood improvement program. The City's strategy is to continue ongoing activities and programs and the City proposes to provide site improvements and amenities to enhance specific NSA Section 8 projects. Section 8 rehabilitation will concentrate on larger multi-family buildings and conversions. There is evidence of owner and developer interest in the revitalization effort.

Jersey City has received a commitment for 125 rehabilitation units for the Van Vorst area, a 15 square block section which is primarily residential. Commercial facilities serving the NSA are located along three of its major streets. Housing rehabilitation is already occuring under the City's Neighborhood Preservation program and the Demonstration program. The NSA includes an area of the City where a $7 million UDAG is being used for residential development. The Section 8 units will be used to rehabilitate multi-family structures.

Newark has received a commitment for 611 rehabilitation units for the Lincoln Park and Clinton Heights sections. These two target areas which cover 198 acres within the inner-city area immediately west of the Central Business District. While these areas are not contiguous, they are joined by a narrow corridor. Lincoln Park is a mixed use area, containing commercial, institutional, industrial, and residential structures. Clinton Heights is a residential and commercial use area. Revitalization efforts in the area are part of a city-wide plan.

New Brunswick has received a commitment for 287 rehabilitation units for an area bordered by the central business district and the Amtrak railroad. Substantial housing rehabilitation has already been undertaken to stabilize the declining neighborhood and more is planned by the city through its Neighborhood Preservation program and an active code enforcement effort.

Paterson has received a commitment for 100 rehabilitation units for the Essex Mill area which consists of 6-1/2 blocks that extend from the Passaic River south to Market Street and lies between Jersey and Prospect Streets. The neighborhood is a blend of residential, commercial and industrial use. The neighborhood is part of the Great Falls Historic District and will receive a substantial portion of the $11.5 million in EDA grants being used to restore the district. The NSA strategy includes conversion of Essex Mill, an old fabric mill, to Section 8 units. Private rehabilitation in the NSA is beginning to take place as a result of general restoration underway in the Great Falls Historic District.

NEW YORK

Amsterdam has received a commitment for rehabilitation of 44 units in a predominantly residential, working class neighborhood covering about 40 city blocks. Housing is predominantly two and three stories, with duplexes characteristic. The city proposes to use HUD Block Grant funds as well as Economic Development Administration (EDA) funds to make public improvements, and will seek HUD rehabilitation funds for other residential improvements. The Amsterdam Rehab Corp., a non-profit group, is under contract with the city to provide technical assistance, and has already rehabilitated 80 units.

Beacon has received a commitment for 50 rehabilitation units for Bank Square which previously was part of a commercial center of the Village of Fishkill Landing. The area contains a mixture of deteriorating residential and combination commercial/residential structures. Typically, the commercial use in these properties is located at street level with residential units located on the upper floors. Some rehabilitation activity currently is underway. The basic housing revitalization plan is to convert vacant units into habitable living units. Four local lenders and two developers have indicated a strong interest in the project.

Beacon has received a commitment for 75 rehabilitation units in its Matteawan section, an area of deteriorating residential and commercial properties. The NSA is located close to civic centers, shopping and transportation facilities, and bounded by quality residential properties on two sides, with the Fishkill River and the commercial district on the other two. The city has had successful experience with other HUD programs of assisted housing and revitalization. The city's Neighborhood Strategy plans call for conversion of vacant residential units into habitable living quarters, increasing the quality of the housing stock. The city already has indications of interest from two developers and four lending institutions.

Cohoes has received a commitment for 300 rehabilitation units for its central development district, a 13 square mile area which includes the central business district and has been the focus of extensive revitalization efforts under Model Cities, Urban Renewal and CDBG. The housing stock is dominated by older structures containing 2-5 units. The city's commitment to the area is strong and there is some private rehabilitation going on in the area. One developer is ready to convert three abandoned mills. The Section 8 allotment will be used to rehabilitate scattered housing throughout the area.

Erie County has received a commitment for 125 rehabilitation units for the Cedargrove Heights neighborhood of Cheektowaga. The area is a residential section developed in 1939 as a federal housing project for workers in the wartime industries. There are substantial public commitments to the area, and the County indicates that private reinvestment is also ongoing. Additional housing units will be rehabilitated with other HUD programs, leaving only 135 units needing private rehabilitation.

Hudson has received a commitment for 35 rehabilitation units for the Mid Warren Street area. The area is bounded by other target areas being developed with Block Grant and other HUD funds, and is in the core area of Hudson's Central Business District. More than 70 percent of the area is now residential, comprised mainly of two and three story brick row houses. The area is part of Hudson's total revitalization effort, which has brought the city several preservation awards. It has committed or expended $6.5 million in official funds, and leveraged $8 million in private funds. The city recently received a HUD Action Grant as well as an Innovative Award. In addition to the NSA award for the Mid Warren area, the city has received letters of interest from local banks and owners concerning rehabilitation.

Mt. Vernon has received a commitment for 361 rehabilitation units for the Fulton View/Vernon Heights area. The inner city neighborhood has a large percentage of minority ownership, and is bordered on the north by commercial uses and elsewhere by residential units. About 1,100 of the neighborhood's 1,730 housing units need some rehabilitation and the city's Community Development Block Grant rehab program has gotten underway. Investor-owned units will particularly be targeted for Section 8 substantial rehabilitation. Owner/tenant interest in non-Section 8 rehab is strong, and a developer, two non-profit organizations and one owner have already submitted expressions of interest. There are currently demonstration programs for tenant organization now underway in several buildings, and these will be extended to other multi-family buildings in the area.

New Rochelle has received a commitment for 279 rehabilitation units for a 70 square block area that is bounded on the south by the Conrail tracks and the New England Thruway, on the east by commercial and mixed use properties, and on the north and west by residential through streets. The housing stock is a mixture of 1 to 4 units, wood frame houses, 5 to 50 unit multi-family structures, and neighborhood commercial buildings. The residential units are structurally sound but in need of modernization. Rehabilitation efforts are already underway in the area--$561,000 in private rehabilitation and $3.8 million in Section 8 and public housing rebahilitation. The city's strategy is to substantially rehabilitate 13 buildings scattered throughout the NSA to eliminate blighted pockets in an otherwise sound residential area.

New York City has received a commitment for 500 rehabilitation units for the Bedford-Stuyesant section of Manhattan. The 76-block area is predominantly residential. The improvements which are completed or underway include: a new high school, CD funded building facade improvements, and street realignment and improvement. Planned programs include a new park, hospital expansion and continued facade renovation using CETA and CD funds. The city plans to use the Section 8 rehabilitation funding and private resources to up-grade selected milti-family buildings, and will use its own programs, plus private financing, for further rehabilitation. The Bedford Stuyvesant Restoration Corporation, a successful Community Development Corporation, will have major responsibility for carrying out the strategy.

New York City has received a commitment for 500 rehabilitation units in the Sunset Park section. The area is an old, mixed use neighborhood located along the waterfront in southwest Brooklyn. Section 8 activities already underway or in the pipeline include 196 units of rehabilitation and 130 new units on 6 different sites. Completion of the new Lutheran Medical Center Hospital in the shell of an abandoned building has assisted in mobilizing community development efforts in the area. The city has initiated procedures for designating the NSA as a Neighborhood Preservation Area which would make it eligible for REMIC mortgage insurance for multiple dwellings. Community support is strong. There is widespread formation of block associations and civic groups and a number of institutions have developed employment, health, and housing programs to deal with neighborhood problems.

New York City has received a commitment for 275 rehabilitation units for the Flatbush section of Brooklyn. The area is well served by public transportation and convenient shopping is scattered throughout the area. Rehabilitation activities, both public and private, are well underway in the neighborhood where there is strong resident and owner interest in rehabiltation. The city plans to modernize the major thoroughfares, reinforce the neighborhood's basically sound commercial areas and make housing rehabilitation funds available through established community groups.

Niagara Falls has received a commitment for 120 units of rehabilitation for the Center City area. The area, a commercial shopping district surrounded by housing is the city's largest concentration of larger multi-family structures and has an elderly population of about 40 percent. The city is committing a large proportion of its HUD Block Grant funds to make public inprovements, rehab loans and grants in the commercial area. In addition, $175,000 of Block Grant funds have been committed for rehab grants and loans in the residential section. A Neighborhood Development Corporation will administer the NSA program, and interest in revitalization has been shown by two major banks and property owners.

Rochester has received a commitment for rehabilitation of 100 units for the Edgerton area. The neighborhood, a mix of residential and commercial uses, has a large number of young families and is predominantly Italian-American. City-run rehabilitation programs are active in the area, using homesteading, HUD funds, and private investment. A home loan program has made $325,935 in loans in the last two years and leveraged an additional $55,146 in private investment. The NSA award will be used to rehab the 100 units identified as needing substantial rehabilitation. Planned future activities to replace a bridge, upgrade deteriorated commercial and housing structures and increase parking totals over $14 million.

Schenectady has received a commitment for the rehabilitation of 200 housing units for the Hamilton Hill area. Located less than one mile from the Central Business District and General Electric, a major employer, the area will benefit from the city's recent receipt of three Action Grants. In the past two years, the city has rehabilitated 64 homes and five multi-family buildings there. There is significant interest in housing rehabilitation on the part of four financial institutions, homeowners and property owners, and a non-profit developer, Better Neighborhood, Inc.

Syracuse has received a commitment for 412 rehabilitation units in the West Salt Springs neighborhood, about one mile east of the central business district. It is primarily a residential area with some small neighborhood businesses along with commercial and light industrial uses. The neighborhood is dominated by two subsidized housing projects which are in need of rehabilitation. There has been considerable past activity with respect to both housing and neighborhood revitalization. The city's strategy is to concentrate the Section 8 assistance on the two housing projects and to use CDBG, Section 312, Homesteading and Code enforcement for the rehabilitation of the surrounding units.

Troy has received a commitment for 40 rehabilitation units in the 9th Street area. It is an older urban neighborhood bounded on the north by a stable area and the south by the Central Business District, but suffered decline from a now-cancelled highway expansion. It is comprised of mixed residential, industrial, commercial and institutional uses, with few elderly but a large population of younger people. Problems stemming from disinvestment will be addressed with $451,500 in HUD Community Development Block Grant funds, and an additional $350,000 for rehabilitation financing. Of the 90 units needing substantial rehabilitation, 40 will be improved with the NSA award, and the remainder through other HUD programs. Five local banks have committed to provide rehabilitation loans of up to $1 million.

Yonkers has received a commitment for 60 units of rehabilitation in the Glenwood area. Located in the northwest section of the city, the neighborhood is predominately residential and surrounded by recently upgraded multi-family buildings, and a short distance from the downtown area and the city's industrial district. The city's strategy is to upgrade and rehabilitate deteriorated residential pockets in an otherwise sound neighborhood. Some of the units awarded would be used to rehabilitate a vacant, six story apartment. Anticipated private lender investment under the Nieghborhood Preservation program is expected to total $2.5 million over five years.

Yonkers, has received a commitment for rehabilitation of 144 units in the Ludlow-Morris section. The area, which is 40 percent minority, is bounded by a medical complex, residential development and major thoroughfares. The ciy's strategy calls for treatment of deteriorated pockets of blight in an otherwise sound neighborhood. The plan also calls for widening South Broadway and upgrading the South Broadway commercial strip. The city has extensive experience in rehabilitation, and the ratio of units needing rehab is low--about 16 percent. To date, about 525 units have already received rehabilitation funding under the Block Grant program.

White Plains has received a commitment for 250 units for the central western section of the community. The area is predominantly residential with three major shopping areas. The city has made over $5 million in public improvements during the last five years and approximately $20.8 million is budgeted or proposed during the next five years. Private rehabilitation has been increasing during the last two years and there is active and evident interest on the part of owners and developers.

NORTH CAROLINA

Raleigh has received a commitment for 50 rehabilitation units for the Hunter School and Thompson School neighborhood which is a central city area just east of the Central Business District. The area is well served by a variety of social, educational and recreational services. There already is rehabilitation activity in the area. A total of over $246,000 in CDBG funds is currently being used to fund water and sewer projects and to provide street repair. The strategy is to undertake a vigorous program of property inspection to identify units requiring rehabilitation and then to provide assistance to owners through low interest loans and grants.

Winston-Salem has received a commitment for 90 rehabilitation units for the Holly Avenue section, a residential area located west of the Central Business District. The area has been undergoing rehabilitation for some time, in part through a rehabilitation loan pool established by the City. The City plans to use Section 8 to prevent displacement of low income families, thus promoting a viable economic mix for the rehabilitated area.

OHIO

Athens has received a commitment for 225 rehabilitation and 56 new construction units for the West Hills section which is near the Ohio University campus and includes part of the central business district. Because of the proximity of the University, housing is in great demand. Landlords find it lucrative to rent to groups of students who share expenses; therefore rents in the area are high. Because of the heavy demand for housing, there has been little incentive for owners to rehabilitate. Rehabilitation already is underway in the area with the use of CDBG and Section 312 funds. The City has applied for a UDAG which will provide funds for site acquisition for the development of 122 new family units (conventionally financed) in an area adjacent to the NSA. UDAG funds would also be used for commercial revitalization activities in the adjacent area. The availability of Section 8 assistance will enable low income families to afford rents in the NSA.

Akron has received a commitment for 500 rehabilitation units for the Highland Square section of the city. The NSA is located just north of the central business district and flanked by two major traffic arteries, providing easy access to employment and downtown shopping. The NSA is predominantly single-family residential, but includes a number of 2-4 unit structures and larger apartments. The city intends to revitalize the NSA by concentrating housing rehabilitation, public improvements and complementary public and social services in the area. Code enforcement will be used to upgrade residences, and some vacant properties will be razed to relieve overcrowding. Akron has an active rehabilitation program going on in its central business district, with rehabilitation grants available for owner-occupants and low-interest loans for others. There is strong property-owner interest in the NSA, plus commitment of financial support from seven local lending institutions.

Cleveland has received a commitment for 214 rehabilitation units for the Glenville section, located four miles northeast of the central business district and is almost entirely residential. The city will utilize the Section 8 assistance to upgrade small multi-family buildings and will undertake a systematic code enforcement program, combined with a rehab loan and grant program, in cooperation with local lending institutions. Some demolition of deteriorated residential and residential is also proposed. Cleveland anticipates minimal permanent displacement as result of its neighborhood strategy and has a commitment of 55 other Section 8 units within the NSA to aid relocation needs.

Cleveland has received a commitment for 125 rehabilitation units for its Near West Side, one of the city's oldest neighborhoods. This NSA is occupied by a variety of ethnic groups, and is located about two miles from the central business district. Homeownership is over 50 percent, and the housing consists primarily of one- and two-family wood frame structures. A substantial amount of housing rehabilitation is already underway. Cleveland's goal for its NSA is to demonstrate that an average neighborhood in the city can be improved through residents' resources without the current population being replaced by a more affluent group. The principal focus will be on continued occupancy by present residents.

East Cleveland has received a commitment for 141 rehabilitation units for its Page-Elderwood section, a downtown high-density area of aging, vacant housing. The NSA consists primarily of walk-up apartments, with some one- and two-family structures. A substantial amount of housing rehabilitation is already underway in East Cleveland under the city's Rehabilitation Loan and Grant Program. The city will acquire and demolish some substandard buildings in the area, and will provide some site improvements to make recreational parks and off-street parking available in the Neighborhood Strategy Area. Concentrated code enforcement will also be used to upgrade existing residential units. The city has already received positive indications of interest in the NSA from local developers and financial institutions.

Columbus has received a commitment for 325 rehabilitation units for its Near North Side, an area of diverse age, ethnic and income groups. Although primarily residential, this NSA has extensive commercial development along a major artery, and related shopping facilities are strategically scattered throughout. Major public and private housing rehabilitation activity is currently in progress in and around the NSA. Columbus has made substantial commitments to this area and plans more. Local citizen groups have been effective in supporting housing revitalization in the NSA. The city intends to combine housing rehabilitation with a program of physical improvements to upgrade and stabilize the area.

Montgomery County has received a commitment for 25 rehabilitation units for the downtown area of West Carrolton. The 267-acre area is located about 2.5 miles from Dayton and contains a mix of residential, commercial and industrial uses. A comprehensive local strategy known as the Downtown Neighborhood Development Plan has been developed to coordinate housing, public services and block-grant funded physical improvements. This NSA has been undergoing considerable housing rehabilitation over the past year. The County is offering to defer repayment by elderly owners until their estate is settled or their homes sold. Substantial economic and housing development is also planned, primarily through the use of current vacant land in the low-density NSA.

Toledo has received a commitment for 860 rehabilitation units for the North Toledo area which consists of a relatively large residential area located immediately to the northeast of the central business district, near the Maumee River. Industry pocks the NSA along the riverfront while commercial areas are generally limited to several neighborhood strips. Public improvements already underway or proposed include: $5.5 million in CDBG funds for demolition of blighted structure, reuse of older buildings for economic expansion, vacant lot improvements, housing code enforcement, and environmental health services. Some of the Section 8 commitment will be used in conversions.

OREGON

Portland has received a commitment for 500 units, including 400 of rehabilitation and 100 of new construction. The target neighborhood is in Portland's Central Business District, and is bounded by an urban renewal project on the south, commercial and industrial uses on the north, and by major traffic areas and parks. The housing stock largely consists of 3 to 5 story brick elevator buildings, with a large number of hotel and transient units. The permanent units are mostly efficiencies and one bedrooms, with some two bedrooms. In addition to the 400 units of Section 8 rehabilitation, the city plans to rehab an additional 339 units from other sources. There are now strong market pressures working to improve the housing stock, and strong owner and developer interest.

PENNSYLVANIA

Allentown has received a commitment for 125 rehabilitation units for its Central City section which has been part of a large scale revitalization effort during the last five years. It is part of the Central City Rehabilitation Project which contains the central business district. The NSA is adjacent to another urban renewal project for which a luxury high rise is proposed. Major public improvements, code enforcement and private investment are well underway in the NSA. The NSA consists primarily of apartment buildings, many of which will be rehabilitated with the Section 8 allotment.

Bucks County has received a commitment for 100 rehabilitation units for the Warminster Heights community, a 141 acre area which was built in 1942 to support a naval air base. The community consists of 1,040 housing units--frame and masonry row structures--three churches, a school, a general store and other community facilities. The Redevelopment Authority acquired the development in a deteriorated condition in 1975. Since then, about one-third of the units have been rehabilitated under a State-local renewal program. The Section 8 units would continue this rehabilitation effort.

Butler has received a commitment for 75 rehabilitation units for its Island Neighborhood section, an area separated from the city by a creek bed and is located two blocks from the central business district. There is some light industrial activity on its fringe, but there are no major commercial facilities in the NSA. It is predominantly a residential neighborhood. The creek bed has become an unregulated parking lot and dumping area, creating a blighting effect on the entire NSA. This NSA is located two blocks from the central business district. The NSA includes primarily single-family homes and scattered multi-family structures The city has already committed a substantial amount in Federal block grant funds to neighborhood revitalization and, through its redevelopment agency, a considerable amount for rehabilitation of owner-occupied properties in the NSA. Butler will ultimately purchase all of the creek bed for parking and parks, anticipating that this action, combined with rehabilitation, will make major improvements in the NSA. Citizen participation in, and support of, the NSA proposal has been favorable.

Easton has received a commitment for 100 rehabilitation units for its West Ward area, which consists of 30 blocks of high density, predominantly residential use and virtually surrounds the County Courthouse/City Hall complex. The city already has targeted considerable public funds to the NSA including funds from the state government and CDBG. Other than housing improvement, the needs of the neighborhood include storm and sanitary sewer separation, resurfacing and reconstruction of streets and sidewalks, curb upgrading, off-street parking and commercial structure upgrading. State and Federal funds have already been spent on some of these activities.

Harrisburg has received a commitment for 300 rehabilitation units for its Maclay Street area, which is near the central business district and surrounded by three renewal projects. It is predominantly a residential area located between two commercial corridors. Most of the housing was built before 1939. The city is planning to commit $4 million in CDBG and local funds to infrastructure improvement and housing rehabilitation and new construction. A concerted code enforcement program will be part of the effort.

Montgomery County has received a commitment for 30 rehabilitation units for its Penn/North Hills area, located in the eastern portion of the county. Although the area is predominantly residential, land use is mixed. More than half of the housing stock requires rehabilitation. Some rehabilitaion activity already is underway with county funds. State funds are being used to upgrade the drainage system, curbing and streets and street lighting system. The area has been designated as a Neighborhood Preservation Area.

York has received a commitment for 200 rehabilitation units for a 17 block area between the central business district and a high quality residential area. The NSA is predominantly residential with some institutional and commercial uses. Rehabilitation and redevelopment in the area already have been substantial, funded in part through the active support of local banks and other Federal redevelopment resources. The area is predominantly residential, with institutional and commercial uses scattered throughout. Public and private commitment to revitalization of the NSA is strong.

RHODE ISLAND

Providence has received a commitment for 60 rehabilitation and 40 new construction units for the Federal Hill section, a 12 square block area in an inner-city residential section. Over 90 percent of the housing was constructed prior to 1939. Except for one pocket of blight the housing stock is structurally sound. The strategy is to correct the one pocket of blight and prevent further deterioration of the housing stock by using Section 8, private market loans and HIP (Home Improvement for Providence). The area is close to Atwells Avenue, a major commercial street, where a $4 million revitalization project is underway. Neighborhood groups have formed a coalition -- Providence Neighborhood Coalition for Housing -- and have agreed to share resources and technical expertise in this NSA and the following two.

Providence has received a commitment for rehabilitation of 113 units in the Lower South area. The area is about 20 blocks in size, and is located two miles north of the Central Business District. Housing stock includes 1 to 3 family wood buildings, and all but two of the 187 structures in the community were built before 1939. More than 120 Section 8 units have already been built or are being completed in the area, 45 have been rehabilitated with HUD or private funds, and rehabilitation work goes on with strong citizen support. The Peoples Redevelopment Corporation will act as developer/coordinator for the city on this project. After the additional 113 Section 8 units are rehabilitated, the city projects that the remaining 214 needing work will be upgraded using private funds of HUD block grant funds. Four neighborhood groups have formed a coalition -- Providence Neighborhood Coalition for Housing -- and have agreed to share staff resources and technical expertise to strengthen the city's overall capacity to help owners.

Providence has received a commitment for 130 rehabilitation units in the Elmwood section of the city. This is a 300-acre inner-city residential area, part of which touches the downtown business district. The NSA itself has three sections: Upper, Middle and Lower Elmwood, with the middle section having the most deteriorated housing. A substantial amoung of rehabilitation work is already underway in the upper part of the neighborhood, much of it attributable to support from a consortium of ten Rhode Island banks, and a non-profit group known as SWAP (Stop Wasting Abandoned Properties). The Providence NSA strategy is to build on work already done. Efforts will be concentrated first in middle Elmwood. The NSA has strong commitments and support from the city and the involvement of private lenders.

SOUTH CAROLINA

Charleston has received a commitment for 150 rehabilitation units for a 5 neighborhood section on the upper west side of the peninsula portion of the city. It is a densely developed residential area with some commercial and institutional use. One of the neighborhoods is within Charleston's Historic District. The strategy is to revitalize the commercial area and prevent its encroachment into residential areas, improve the condition of the housing stock and improve transportation services and recreational facilities. The city will spend $260,000 to repair the Waster Water System and $400,000 is being spent for 140 CETA workers employed in the NSA to repair streets, repair and supervise parks and clean vacant lots. A $120,000 parking lot will be constructed in the NSA with CDBG funds.

SOUTH DAKOTA

Sioux Falls has received a commitment for rehabilitation of 20 units, and construction of 4 others in the Whittier area. The neighborhood is a 34 square-block inner-city area with a total of 670 sound but older housing units. It is bounded by a rail line and industrial-commercial area to the northwest, a commercial area to the south, and a residential area to the east. Currently, the city is spending a total of $465,000 to acquire incompatible industrial and commercial structures, and will complete the activity by 1979. Another $800,000 is being spent in the area for public improvements, and the city has made a strong commitment of Block Grant funds for rehab loans and grants not financed by private investment. In addition, there is some private rehabilitation now underway.

TENNESSEE

Memphis has received a commitment for 250 rehabilitation units for the Parkway-Lauderdale section, 3 miles from the Central Business District. The city is already active in the area and has brought a high proportion of the units up to code through code enforcement, CDBG and Section 312 funds. The strategy is to finish upgrading of all units in the NSA, particularly the multi-family buildings. Using Section 8 will permit the present families to stay in their units.

TEXAS

Beaumont has received a commitment for 45 rehabilitation units for its Fletcher Section, a 12-block older, residential area consisting of wood-frame, single-family and duplex units. There are a few stores which serve the neighborhood. The city has committed CDBG funds to the revitalization effort and will employ code enforcement as part of the rehabiliation program. There is neighborhood support for the program. Also, a local bank has provided a letter of support and a church-related group has indicated its interest in the project.

Houston has received a commitment for 350 rehabilitation units for a one square mile target area in the larger Navigation Community Development area and is located about 1.5 miles from the Central Business District. It is primarily a residential area with most of the residential structures being renter-occupied. The city has committed $3.8 million in CDBG funds and $3 million in city funds to the NSA. Also, a local consortium of lending institutions (The Houstong Clearinghouse Association) is establishing a $1 million revolving housing rehabilitation loan fund. The city's strategy is to prevent the encroachment of industrial land uses and to encourage private reinvestment in the area through an infusion of public funds for housing rehabilitation and public improvements.

Waco has received a commitment for 152 rehabilitation units in an area where most of the housing is low density detached, semi-detached, and walk-up structures. A major blighting influence is a 152-unit former HUD owned project. The committed Section 8 units would be used to rehabilitate this structure. The city's strategy builds on an ongoing revitalization effort which includes public improvements with $1.7 million in CDBG funds, demolishing 50 housing units, conducting a code enforcement program and carrying out a rehabilitation program which focuses on some of the larger structures in the neighborhood.

VERMONT

Burlington has received a commitment for 350 rehabilitation units for the city's historic King Street Section. The predominantly residential neighborhood borders on the Central Business District, the University of Vermont campus and a waterfront redevelopment area. The city's NSA strategy is to rehabilitate tenements in the area and convert some commercial structures to housing use with Section 8 assistance. There is strong developer interest and has the full support of the Vermont HFA and PHA.

Winooski has received a commitment for 120 rehabilitation units for the oldest and most deteriorated sections of town along the Winooski River. The area contains several abandoned mills and two major industrial concerns with a new carpet plant to be constructed this year. A substantial amount of housing rehabilitation is already underway, funded by CDBG funds. Most of the committed units are targeted for mill conversions. Owner interest in rehabilitation has been demonstrated by past activity. Public developers are interested in the mill conversions and the HFDA has expressed its willingness to finance a number of units.

VIRGINIA

Portsmouth has received a commitment for 141 rehabilitation units for its General Neighborhood Renewal Area consisting of 5 separate neighborhoods, most of which were former Urban Renewal projects. They are: Olde Towne, Fort Nelson, Park View, Crawford and Crawford Harbor. The 410 acre area is a blend of residential and commercial, including the Central Business District. Past Federal and local commitments totalling over $30 million have remedied the majority of neighborhood deficiencies. The city plans to commit $350,000 in city funds and a $2.9 million UDAG recently approved for Crawford Harbor, for local housing rehabilitation, public improvements and commercial revitalization. Much private reinvestment has taken place, local banks are participating and citizens are supportive of the project.

Richmond has received a commitment for 70 rehabilitation units for its Central Wards section, a seriously-deteriorated area of substantial historical significance. The 11-block NSA is part of the larger Central Wards neighborhood containing offices, commercial facilities and single-family residences built between 1860 and 1910. The area was designated a Conservation Area and some improvements have taken place. The city is committing substantial CDBG funds to the neighborhood.

Norfolk has received a commitment for 175 rehabilitation units for its Park Place section, a 160 acre area of mixed land use, but predominantly residential. Through a FACE program begun in the neighborhood in 1969, many major street improvements were accomplished and much rehab was done. The city has committed a significant amount of its CDBG funds for capital improvement funds for housing and neighborhood improvement activities in the NSA. Also private investment has been good. There is strong city, owner and local loaning institution commitment.

WASHINGTON

King County has received a commitment for 100 rehabilitation units for Auburn, a 125 block area which includes the Central Business District and older residential areas on all sides. The neighborhood is flanked by non-residential uses on three sides and by a major artery on the fourth. Deteriorated areas are located southeast of the business district, west of the downtown area and south of Highway 18. The city has just started a major rehabilitation effort which includes a housing repair program and a fire prevention program, initiated with community development funds. A new Section 8 project (Cedar River Terrace) will also be completed this year. The committed Section 8 units would be used primarily for multi-family rehabilitation, and single-family homes will be upgraded with other programs.

King County has received a commitment for 75 rehabilitation units for Renten, which includes the Central Business District and the surrounding residential areas. Most of the homes in the NSA are single-family, pre-war, frame buildings. Rehabilitation activity in the area is just getting underway. In addition, approximately $6.6 million have been spent in the NSA--primarily in the commercial area--for various public improvements under the community development program. A proposed Neighborhood Revitalization Program provides for tree planting, new or improved parks, various street improvements and social services. The city's strategy calls for substantial rehabilitation of single-family and multi-family units, with other single-family units undergoing minor to moderate rehabilitation.

Seattle has received a commitment for 200 units, including 40 new construction and 160 rehabilitation units, for the Stevens section. This 504 acre area is anchored by Capital Hill, and has seen increasing private residential and commercial investment and rising property values. The city is committing $1.5 million in Block Grant funds for necessary public and housing improvements to complement the private investment now occurring. The Section 8 units will be used to maintain low cost housing in an area that has begun to "come back" with only moderate public support.

WISCONSIN

Eau Claire has received a commitment for 75 rehabilitation units for its central area which is bisected by the Chippewa River. On one side of the river is the Central Business District and a residential area, while the other side is predominantly residential. The city's strategy is to continue its ongoing rehabilitation and improvement programs with the Section 8 units supplementing that effort on buildings where the cost of rehabilitation would otherwise cause displacement.

Eau Claire has received a commitment for 50 rehabilitation units. The area is composed of more than 1,200 residential structures, and also is located in central Eau Claire. In addition, it contains a mix of commercial structures and three of the city's major industries. The city's strategy involves rezoning the area to protect the residential uses, and make about $1.5 million in concentrated public improvements over the next five years. Rehabilitation activities are ongoing and will continue.

Beloit has received a commitment for 20 rehabilitation units for the Merrill School area. It is a predominantly residential neighborhood about one mile from the Central Business District and is beginning to show signs of decline. The city's strategy involves making infrastructure improvements, constructing parks and recreation areas, improving garbage collection and job training. To support the rehabilitation effort, the city is committing $1.4 million in CDBG funds. Also, the city is administering a $2 million "free paint" program which is being financed by CDBG and Small Cities Discretionary funds.

Following is a list of conditionally approved NSA's.

Neighborhoods in this category are complex and were processed in those Area Offices with the largest volume of NSA and other housing proposals. Often this meant that the HUD staff did not have the time to work with the cities as they developed their requests. The end of the fiscal year will permit more staff time to be spent with these cities on their requests so that the required modifications can be made.

CALIFORNIA (Conditional)

Los Angeles County: 250 units have been set-aside for rehabilitation in Willowbrook, an unincorporated community in the south-central part of the county, about 8 miles south of downtown Los Angeles. The area is predominantly single-family detached homes with full transportation and shopping facilities, public utilities and services. Public improvement commitments include $145,000 from the Economic Development Administration for upgrading of a water line, as well as $1.2 million in HUD funds for property acquisition, demolition and clearance, and $150,000 for neighborhood beautification. HUD has conditioned the award on items including a plan for financing non-Section 8 rehabilitation and addressing other neighborhood deficiencies.

Los Angeles County: 250 units -- 170 for rehabilitation and 80 new construction -- have been set aside for the Maravilla area in East Los Angeles. The area is comprised primarily of single-family detatched homes, most built before 1940. A comprehensive health center is now under construction in the area, and public improvement commitments for neighborhood beautification support and park expansion total more than $1 million. HUD has conditioned the award on items which include a plan for financing non-Section 8 rehabilitation and addressing the need for street construction and other public improvement.

San Francisco: 550 units, including 500 of rehabilitation and 50 new construction have been set-aside for the North of Market area in downtown. This is a high density area with a high proportion of transients, young people and elderly, and includes a concentration of small commercial establishments, residential hotels, restaurants and neighborhood grocery stores. The City is now designating the area as a Rehabilitation Assistance Program Area, which would make it subject to systematic code inspection and enforcement, and low interest reduction loans. Under RAPA, residents of the area themselves identify non-housing deficiencies and work with the city to address the most pressing problems. HUD conditions on the award include designation as a RAPA project, funding sources and a schedule for public improvements and funding sources for other rehabilitation.

CONNECTICUT (Conditional)

Hartford: 199 units have been set-aside for rehabilitation in the Vlay Hill section, an older, lower-income residential neighborhood located just north of the central business district. While predominantly residential in character, the area includes industrial, wholesale and commercial buildings which serve as a source of employment for some of the area's residents. However, since the 1960's the number of commercial and residential structures has diminished considerably, leaving more than one-quarter of the area with vacant land. The strategy calls for a number of neighborhood site improvements, a vacant lot improvement and maintenance program, commercial strip revitalization, industrial mini-park promotion and playfield construction. The Section 8 units would be used to rehabilitate housing in vacant and occupied structures. HUD conditions include a specific commitment of block grant or other funds to the NSA and receipt of Housing Site Development Grant from the State.

DELAWARE (Conditional)

Wilmington: 350 units -- 280 rehabilitation and 70 new construction -- have been set aside for the West Center City section. This centrally located neighborhood has good accessibility to shopping and transportation facilities. The city intends to increase owner-occupancy in the NSA as the focus of its neighborhood strategy. The major non-housing revitalization effort is aimed at street, water and sewer improvements. HUD conditions include a program which demonstrates rehabilitation can occur without massive displacement.

FLORIDA (Conditional)

Dade County: 84 units of rehabilitated housing for the South Miami area. The area is split, east and west, between single-family detatched housing and low/medium density multi-family housing. Rehabilitation has begun under public programs, and sewer system, street, park and commercial improvements have been programmed for the area. The County has met with owners of all suitable properties in the area to encourage their participation. HUD's award has been conditioned on the County's addressing the needs of tenants to pay rent increases caused through private rehabilitation and relocation strategies, if necessitated.

GEORGIA (Conditional)

Atlanta: 300 units of substantial rehabilitation units have been set-aside for the Edgewood area, a predominantly residential area in the northeast section of the city. There is a specialized commercial section in the area, but most of the residents are elderly, poor or unemployed, and only 5 percent of the homes are owner-occupied. Currently, a MARTA station is under construction, and a HUD Action Grant was recently awarded for the expansion of the Edward Pie Company. In the past five years, 100 homes have been rehabilitated with private financing, and in the past 18 months, 20 homes have been rehabilitated with HUD low interest loans and 15 others with Block Grant funds. HUD's conditions include a reduction in size of the Neighborhood Strategy Area, a housing revitalization plan from the city and a neighborhood revitalization plan for non-residential and commercial establishments.

INDIANA (Conditional)

Gary: 750 units have been set-aside for rehabilitation of the Fifth Avenue-Buffington Park areas which contain a variety of land uses, but are predominantly commercial. The NSA is adjacent to the central business district and to an area where a $60 million Medical Center is proposed. Revitalization of the business district is planned but depends on a UDAG. Also, the City proposes some public improvements with CDBG funds and local bank revolving loan fund. The City hopes to turn around the neighborhood by improving infrastructure and rehabilitating the housing. HUD conditions include reduction in size of the NSA, a more specific relocation plan and a specific commitment of CDBG and/or other funds to revitalization activities.

Indianapolis: 250 rehabilitation units have been set aside for the Crown Hill-Western Mapleton-Fall Creek section. This 100 block area is primarily residential with some commercial structures and public and institutional facilities. While some money has gone into public improvements in the area, there is only a vague commitment to future programs with no specific dollar amounts provided. However, there is some rehab activity ongoing and there is demonstrated citizen, owner and developer interest. HUD conditions include reducing the boundaries of the NSA, the City must provide a schedule plus specific dollar amounts and sources of funding for the programs of public improvement, and the City must develop an acceptable citizen participation mechanism for implementation of the NSA.

IOWA (Conditional)

Burlington: 138 units of rehabilitation for the Flint Hills Manor area, a 146 unit apartment complex covering about four city blocks in the central part of the city, near the Central Business District. The area is comprised of walk-up garden apartments in buildings of two, four, and six units each. The City is seeking to take advantage of several competitive HUD programs to continue the rehabilitation of apartments in the area. HUD conditions include expansion of the NSA boundaries to include all buildings in the Flint Hills Manor complex (total apartment units: 750), evidence of other public or private rehabilitation activity, and a management plan.

KENTUCKY (Conditional)

Louisville: 150 units of rehabilitation have been set-aside for the Shawnee area, part of the Shawnee neighborhood in the extreme western portion of the city and near the Ohio River. The area is primarily residential with some neighborhood commercial facilities, and most of the housing was constructed in the 1920's. The City has already spent $400,000 on housing rehabilitation and $57,000 for public improvements in the first three years of their Community Development Block Grant program, and proposes to commit $1,663,608 more, in addition to City funds, to improve the infrastructure, re-use vacant buildings and provide social services. All units needing rehabilitation are planned for improvement within five years. The current Louisville CDBG application includes a grant to a non-profit group for acquisition and rehabilitation of vacant buildings. HUD's conditions include assessing and addressing through a comprehensive plan the need for neighborhood revitalization, including non-residential structures, more details in their rehabilitation plan, and involvement of local banks.

MASSACHUSETTS (Conditional)

Boston: 97 units of rehabilitation have been set-aside for the Franklin Field area. The area includes one section where rehabilitation has been on-going for the last three years, and is near a State Medical Facility, State Public Housing Project, and the McClellan Bradshaw neighborhood. The area proposed for the funds faces Blue Hill Avenue. HUD's condition for the units is a specific, funded plan for the vacant land and severely deteriorated buildings behind the NSA.

MICHIGAN (Conditional)

Detroit: 610 rehabilitation units have been set-aside for this NSA which is one-third of the city's Central Business District and is not a "neighborhood" in the usual sense. The area is presently largely commercial and institutional with a large number of high rise buildings. The city proposes to make part of the NSA predominantly residential through Section 8 and private conversions of office buildings. The city outlines a series of activities and projects to make the area more desirable for residential living, including projected cultural and recreational opportunities associated with the new sports complex, additional parking and planned shopping facilities. HUD conditions include a more limited geographic area for the Section 8 assistance, the city must secure a lease from a competent food store retailer for the area, and an assessment of the non-housing related deficiencies of the neighborhood.

Grand Rapids: 300 rehabilitation units have been set-aside for an NSA which consists of three neighborhoods: part of Heritage Hill, Heartside, and Southeast Community Association. Heartside is primarily commercial, industrial and public, while the other two neighborhoods are primarily residential with commercial use. There is some rehabilitation underway in the area with CDBG and Section 312 funds. Aside from the housing related deficiencies in the area, the basic services seem to be in place. A major portion of the Section 8 units are targeted for the Heartside neighborhood to provide housing for low and moderate income residents and the elderly. HUD conditions include development of a strategy dealing with non-housing problems, development of a housing revitalization plan for non-Section 8 units needing rehabilitation, and submittal of an approvable Fair Housing Plan.

MISSOURI (Conditional)

Kansas City: 310 units, including 250 of rehabilitation and 60 of new construction have been set-aside for the Santa Fe neighborhood. The area is about 30 blocks of predominantly residential units in the central city, and has a significant elderly population. Housing in the northern section of the area is mostly large, two to three story older homes, while the southern section contains smaller homes in poorer condition. There is strong owner interest in rehabilitation, and a Block Grant loan program as well as SBA activity in the neighborhood. HUD's conditions include a city commitment to expend HUD low interest rehab loan funds and Block Grant funds there, submission of an administrative plan, and a demonstration of a market for non-Section 8 rehabilitation.

St. Louis:: 140 units of rehabilitation have been set-aside for the Union-Sarah neighborhood in St. Louis' West End, just north of the Washington University Medical Center. Housing abandonment is high, and many of the commercial structures are severely deteriorated. The city's on-going strategy includes improving public infrastructure, including streets, curbs and lighting, public works, and park and recreational improvements. There is local community and business support for improvements through the Union-Sarah "umbrella" developer. HUD's conditions are a plan for non-housing revitalization and sources of funds for non-Section 8 rehab.

NEW JERSEY (Conditional)

Atlantic City: 471 units of rehabilitation have been set-aside for a predominantly residential inner city area. Housing stock includes a combination of single-family detached and attached dwellings, and larger multi-family unit buildings. The proposal would rehabilitate all but 49 units in the NSA, and this would substantially remedy deteriorating conditions. HUD's conditions include a more extensive description of the neighborhood (including population trends, land uses in the surrounding area, and nature of housing stock), proposed use of Section 8 certificates to assist in relocation, major neighborhood non-housing deficiencies, funding source for units needing demolition, extent of current or past rehabilitation, and proposed involvement of residents in implementing the NSA.

Hoboken: 500 units of rehabilitation have been set-aside for a densely populated urban residential area which forms the central portion of the city. It is bounded by two major arteries along which are located a variety of community and neighborhood commercial facilities. Five years ago the neighborhood was in decline but concerted efforts by the city through its rehabilitation program have reversed the trend. Improvements have included major park restoration, street beautification, commercial revitalization and the repair or rehabilitation of 1,300 units. The city's strategy is to continue the successful application of its block grant rehabilitation programs and the 312 program to the owner-occupied structures and to employ the Section 8 units to rehabilitate the multi-family properties. A HUD condition requires the city to provide evidence that the citizens of the NSA have been involved in the development of the strategy and are in substantial agreement with it.

NEW JERSEY (Conditional)

Jersey City: 100 units of rehabilitation have been set-aside for the Greenville neighborhood. The area is primarily residential, encompassing 20 square blocks, and has commercial facilities along a major traffic artery extending through the designated NSA. The neighborhood is the site of one of HUD's first Homesteading demonstrations, and is also a State neighborhood preservation area. The city has been operating a rehabilition program in the area, and about 150 dwelling units have been rehabilitated. Public investments have been proposed, totaling $300,000 in Block Grant and State funds, and past housing activity indicates strong owner interest. The units will be used to rehabilitate abandoned, deteriorating buildings in an area just rezoned from commercial to residential. HUD's conditions include an assessment of the non-housing problems, and potential problems of owners having difficulty meeting operational costs.

Trenton: 335 units of rehabilitation to convert industrial buildings to residential have been set-aside for South Trenton. The area is about 16 blocks and is bounded on the southeast by the Delaware River, on the east by a declining industrial area, and on the north by a railroad right-of-way (which will have Rt. 129 built alongside in the near future). The area is one of mixed residential, commercial, institutional and industrial uses, with most homes single-family detatched and semi-detatched brick and frame. The city plans to use the units to convert seven vacant industrial buildings to residential use. HUD's conditions include the approval of a State Housing Site Development Grant and specific commitment of Block Grant or other funds to correct neighborhood problems.

NEW YORK (Conditional)

New York City: 750 units of rehabilitation have been set-aside for the Crown Heights neighborhood in central Brooklyn, a very large urban neighborhood of over 139,000 population. Of the 44,800 housing units in the area, some 30,000 are multiple dwellings of seven or more units. Several buildings already have been upgraded through a city rehabilitation program, and private investment is taking place in the northwest portion of the neighborhood. HUD's conditions include a better description of the non-housing problems, a strategy to manage buildings after rehab, and a plan to involve residents in the jobs to be created.

New York City: 300 units of rehabilitation have been set-aside for Far Rockaway in Southern Queens. The area is bounded by the Atlantic Ocean, and 30th Street, and is predominantly 1 and 2 family buildings, although the majority of dwelling units are in multi-family structures. The area is served by public transportation, and has uncrowded schools and health and other community facilities. The city plans to modernize a public housing project in the area, improve commercial facilities, organize community groups and enforce anti-block busing laws. HUD's condition for the award is a full commitment of rehabilitation staff and programs, especially HUD's locally administered 312 low interest rehab loan program.

New York City: 300 units of rehabilitation have been set-aside for the Kingsbridge/Bedford Park section of the Bronx, a community with an aging population living in primarily multiple dwelling housing. The area is considered the dividing line between the devastation characterizing the South Bronx and the more stable north. Needed upgrading of certain important streets, parks and schools is either planned or underway. The inmigration of larger families with lower incomes plus landlord and bank disinvestment has put a strain on the quality of housing stock in the NSA. HUD conditions include a financing plan for some 8,400 units which require rehabilitation but are not addressed in the NSA request and an analysis of the non-housing problems.

NEW YORK (Conditional)

New York City: 750 units of rehabilitation have been set-aside for the Gateway to Harlem section in Manhattan, an inner city, predominantly residential area which is bounded by Central Park on the south and by predominantly residential areas on the other three sides. Of the 12 block NSA, seven fall within two urban renewal areas and the remaining two are part of adjacent redevelopment areas. The most common residential building type in the area is the old walk-up which was constructed in the late 1800s. The strategy calls for demolition and new construction as the predominate treatment in the NSA. Non-housing improvements include school upgrading, hospital renovation, library upgrading, road resurfacing and restoration and modernization of the Park Avenue Market. HUD conditions include documentation of how NSA residents will be able to afford potential rent increases from non-Section 8 rehabilitation and providing a complete listing of public improvements proposed or completed in the NSA.

NEW YORK (Conditional)

New York City: 625 units of rehabilitation have been set-aside for the Hamilton Heights area, an inner city, predominantly residential area located on the upper west side. The area is divided by Amsterdam Avenue, and extends to lower Washington Heights on the West. The area housing stock includes some of the best built and perserved and maintained Brownstones in the city, and some old dilapidated tenements. A moderate income development has just been completed at 133rd Street and Broadway, and scattered rehabilitation has taken place along Amsterdam Avenue. HUD's conditions include designating the neighborhood a Preservation Area to qualify for REMIC mortgage insurance, demonstrate that improvements in the area are sufficient to treat major neighborhood problems, and a commitment of the city's housing programs to revitalize the existing stock.

NEW YORK (Conditional)

New York City: 500 units of rehabilitation have been set-aside for the Manhattan Valley section. This 40 square block neighborhood of low-income residents is located on the upper west side of Manhattan. It is adjacent to Central Park and surrounded by communities of relative affluence. HUD feels an effort to make the NSA work is worthwhile because of its strategic location and because of the level of new local, private, state and Federal investment which has been made or is planned in the area. The city proposes to use the NSA units on a scattered basis throughout the neighborhood in support of sound or revitalization areas. It is proposed to use city, block grant programs and 312 funds for the balance of housing stock which requires rehabilitation. HUD conditions include displacement provisions and a plan to provide residents with some of the construction jobs created.

New York City: 500 units of rehabilitation have been set-aside for the Washington Heights section. This large residential area, located on the northern tip of Manhattan, has sound housing stock, though there are areas of deterioration. Several public improvement projects are either in construction, at the design stage or in planning. These include seawall construction, sewer and park rehabilitation and street improvements. The city will focus use of the Section 8 units on the deteriorated areas. Housing rehabilitation is already underway and the NSA is in the city's Neighborhood Preservation Program. HUD conditions includes as assurance that the city is willing to commit the staff required to do the job.

Utica: 250 units of rehabilitation have been set-aside for the Corn Hill neighborhood. Both the Upper and Lower Corn Hill sections of the neighborhood are older working class areas suffering from decline, and many of the dwellings are walk-ups and duplexes. A section of Lower Corn Hill contains several historical structures. The city has programmed activities which include $500,000 of Community Development Block Grant funds for rehab loans and grants, $100,000 for Block Target Assistance, and $60,000 for homesteading. In addition, some $485,000 in funds have been budgeted for street and sidewalk improvements, a neighborhood service center, commercial loans and a community youth service. The city has also proposed creation of a non-profit corporation to take the lead in rehabilitation. HUD's conditions include a five year rehab plan, with cost estimates and sources of funding, a re-use plan for vacant sites, and clarification of the roles and authorities of the city and non-profit organization.

PENNSYLVANIA (Conditional)

Chester: 500 units, including 400 of rehabilitation and 100 of new construction, have been set-aside for the East End area, a 60 square block area adjacent to Interstate 95 and Ridley Creek. The area is made up of two neighborhoods, Sun Village and Central, and has received a commitment of funds from the city for site improvements, a recreation center, park development and demolition. HUD's conditions include exclusion of an ineligible CDBG Target Area, new assessment of the revised area, a neighborhood revitalization plan and an administrative plan.

Luzerne County: 65 units of rehabilitation have been set-aside for southwest Freeland Borough, a 38 acre area of predominantly residential but mixed commercial/residential use buildings. Housing structures in the area are predominantly two-story, 2 to 4 family structures. The County has declared the area a State Redevelopment Area, entitled to State funding, and the city has plans to make public improvements to streets, sidewalks and curbs. The units will be used on 65 of the 85 rental dwellings in the area. HUD's conditions are a more definitive housing revitalization plan and a more definitive neighborhood revitalization plan, listing actions to correct deficiencies and the financing sources.

Philadelphia: 125 units of rehabilitation have been set-aside by HUD for the Cobbs Creek neighborhood. The NSA area is in the western portion of the city, and is predominantly residential with a viable commercial strip on the eastern edge. The two story masonry row houses were developed in the 1920's and 30's, with a few 3 and 4 story apratment buildings scattered throughout. Philadelphia has already committed a substantial amount of HUD Block Grant funds to the area, and will commit $950,000 per year for the next three years. The State is providing $100,000 for residential rehabilitation, and a nonprofit developer has bought, rehabilitated and sold five houses in the area last year, with plans to do 41 more in the next two years. The 52nd Street Businessmen's Association is active in improving the commercial area. HUD's conditions include a full neighborhood revitalization plan, a housing revitalization plan, and an administrative plan, including citizen participation.

PENNSYLVANIA (Conditional)

Pittsburgh: 75 units of rehabilitation have been set-aside for the Manchester neighborhood. The area is located on the north side of the city, about 2 miles from the Central Business District. The neighborhood is predominantly residential with some commercial and industrial land uses within its borders. 608 properties have been identified for historic preservation, and portions of the neighborhood have been listed on the National Register as areas of special historic significance. The city has committed $6.6 million for street, sewer and lighting improvements and historic restoration, and $1.4 million for public improvements. Because the area is part of the city's Urban Renewal plan, it is estimated that more than 50 percent of the necessary infrastructure has been treated. HUD's conditions include a schedule for drawdown of Section 8 funds, including HFDA or non-HFDA designations, and a comprehensive housing revitalization plan.

Williamsport: 50 units of rehabilitation have been set-aside for the Central Neighborhood area. Located near the Central Business District, the area has a State-designated Historic District within its boundaries, and consists primarily of two and four story turn-of-the century residentail walk-ups. Ten units of Homesteading have been completed with HUD Community Development Block Grant funds, and other CDBG funds are now available in the area for loans and grants. Downtown merchants have created a pedestrian mall on the eastern side of the area completely with private funds. HUD conditions include a requirement that the city full document the feasibility of rehabilitation and describe its public improvements strategy for the NSA.

TEXAS (Conditional)

Austin: 500 units of rehabilitation have been set-aside for a low density residential neighborhood adjacent to the Central Business District. It is a predominantly single family area with multi-family housing and commercial land uses along major traffic arteries. A portion of the area is in the flood plain. The neighborhood is a former Urban Renewal and Model Cities area. In a larger area which includes the neighborhood, $1.5 million in public improvements have been completed and another $4.6 million proposed over the next four years. The awarded units will be used to rehabilitate the multi-family buildings, and is expected to use HUD Block Grant funds and 312 low interest loans for other rehabilitation. HUD's conditions include provision of a detailed housing rehabilitation plan, analysis of feasibility and commitment, evidence of owner interest and tenant ability to absorb rent increases from non-Section 8 rehab, and a plan for re-use of vacant parcels.

San Antonio: 350 units of rehabilitation have been set-aside for the Prospect Hill neighborhood, a one square mile, predominantly lower income area. About one half of the 2,300 housing units are owner occupied. The area once had a $10 million Model Cities program, and the Mexican American Unity Council (a community development corporation) is active in physical and social programming. The city plans to make $6.9 million in public improvements, and to accelerate rehab efforts, and initiate economic development projects. HUD's conditions include a clarification of the relationship between the city and the Unity Council, and a realistic non-assisted rehabilitation financing plan.

VIRGINIA (Conditional)

Richmond: a total of 288 units--230 rehabilitation and 58 new construction--have been reserved for Randolph section, a predominantly residential section in the south central part of the city. Many improvements already have been made in the area with extensive street, sewer and utility work. HUD's conditions include reducing the size of the target areas, determining the need for new construction, and bolstering commercial and recreation areas.

WASHINGTON (Conditional)

Seattle: 225 units of rehabilitation have been set-aside for the Chinatown International District. This 35 block area is located in a downtown residential/commercial section and is adjacent to the new multi-purpose dome stadium and a major industrial district. The city has developed a Neighborhood Revitalization plan which describes an array of social services, technical assistance services, public improvements and staff commitments that will be provided. Nearly $19 million has been spent or is being committed to the area. The city hopes to perserve the existing housing stock and prevent further encroachment of commercial/industrial uses. HUD conditions include additional information concerning the ability and interest of owners, information on the number of temporary or permanent displaces, and better information on the amount of rehab activity that is currently underway in the area.

PUERTO RICO (Conditional)

San Juan: 250 rehabilitation units have been set-aside for Old San Juan, the city's historic zone. It consists of the commercial, governmental and tourist core, with housing on the peripheries. There are 2,200 units, some from the early 19th century. Nearly 200 buildings in the area have been privately rehabilitated. There is a tax exemption law to encourage rehabilitation. In addition, the city has embarked on a multi-million dollar public improvement program, but most improvements appear to directly benefit the tourist and government/institutional areas, not the residential areas. HUD conditions include development of a feasible non-Section 8 rehabilitation financing for 355 non-assisted units and amend its Housing Assistance Plan (HAP) to conform to the NSA request.

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

HUD-No. 78-326
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FOR RELEASE:
Thursday
September 28, 1978

HUD TO FUND SOLAR HEATING AND HOT WATER SYSTEMS

Awards of 96 grants totaling $5,806,959, to install solar heating and domestic hot water systems in 4,849 housing units were announced today by Housing and Urban Development Secretary Patricia Roberts Harris.

The grants, under the HUD residential solar heating and cooling demonstration program, will support installation of the equipment in projects in 35 States and the District of Columbia.

The demonstrations, managed by HUD's Office of Policy Development and Research, are part of the national program directed by the Department of Energy for solar heating and cooling of buildings.

The awards announced today, together with grants of $2,624,553 for 2,002 units announced in March, complete the fourth series of cycle grants under the HUD demonstration program. The first cycle was announced in January 1976.

Since enactment of the Solar Heating and Cooling Demonstration Act of 1974, 470 residential projects have been funded under the HUD program, and more than 300 non-residential solar projects have been funded under the Department of Energy's demonstration program.

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Recipients of today's grants were selected from 455 applications solicited by HUD in May. These new projects involve additional builders, developers, and other members of the housing industry in producing and marketing solar equipped homes.

The new awards include 17 grants, totaling $1,308,027, for 776 units sponsored by neighborhood and community development groups. An additional nine grants have been made for public housing projects, including 442 units at a cost of $710,569.

"President Carter underscored the importance of solar energy to our future in his May 3 'Sun Day' address," Secretary Harris said. "The full Domestic Policy Review of the national solar program he requested is now nearing completion, and solar water and space heating have been identified as an important technology that can have a measurable impact in the immediate future."

Plans for the fifth in the series of HUD demonstration grants have not been decided, but it is likely to concentrate on energy conserving and economical solar projects that combine active and passive solar approaches.

Active solar systems use specially designed equipment, such as collector pumps and pipes, or fans and ducts. Passive systems involve the structure of the house, site and alignment for solar heat conductor and storage.

A list of the project grants, designated Cycle 4A, is attached.

# # #

(To Accompany HUD-No. 78-326)

Solar Residential Demonstration Projects

Cycle 4A

SUMMARY

Unit & solar Application Mix	No. of Hsg. Units	
Single Family		
Heating Only	1	
Heating & Hot Water	158	
Heating & Cooling	2*	
Heating, Cooling & Hot Water	1*	
Total Single Family		162
Multifamily		
Heating Only	218	
Hot Water only	3907	
Heating & Hot Water	554	
Heating & Cooling	0	
Heating, Cooling & Hot Water	8*	
Total Multifamily		4687
ALL UNITS		
Heating Only	219	
Hot Water Only	3907	
Heating & Hot Water	712	
Heating & Cooling	2*	
Heating, Cooling & Hot Water	9*	
TOTAL		4849

Retrofit vs New Construction	Number of Units		
	Retrofit	New Const.	Total
Single Family	16	146	162
Multifamily	3813	874	4687
TOTAL	3829	1020	4849

*The cooling illustrated is passive

(To Accompany HUD No. 78-326)

GRANTEE	PROJECT LOCATION		NUMBER OF DWELLING UNITS	HOUSING TYPE	GRANT AMOUNT	SYSTEM TYPE
Fairfield Bay, Inc.	Fairfield Bay	AR	1	SFD	5,250	H HW
Paulette & Co.	Little Rock	AR	1	SFD	7,000	H HW
Kivel Manor West	Phoenix	AZ	65	MFM	108,000	H HW
Trustees, Calif. St. Univ (Humboldt State)	Arcata	CA	218	DORM	218,085	H
Procal Homes	Murphys	CA	8	SFA	81,804	H HW
Rural Commun. Hs. Devel. Corp.	Ft. Bragg	CA	26	GAL	211,752	H HW
Hsg. Innovations, Inc.	Oakland	CA	302	MFM	224,140	HW
David Devine	Oakland	CA	18	MFM	8,575	HW
Richard Dutton & Assoc,Inc	Santa Rosa	CA	1	SFD	6,000	H HW
Cabrillo Improvement Assoc, Inc.	Saticoy	CA	35	GAL	158,674	H HW
Solar Architecture, Inc.	Escondido	CA	2	SFD	4,000	H C
Tandem Properties, Inc.	Davis	CA	8	SFD	33,600	H HW
Watts Labor Community Action Committee	Los Angeles	CA	60	GAL	196,694	H HW
Rifle One, Ltd.	Rifle	CO	4	GAL	25,644	H HW
AIMS Community College	Greeley	CO	1	SFA	13,000	H HW
Trinidad State J.C.	Trinidad	CO	1	SFD	11,450	H HW
City of Boulder Hsg. Auth.	Boulder	CO	81	MFM	195,000	H HW
Parkside Construction Co.	Boulder	CO	4	SFD	44,681	H HW
Gerald J. Hanus	Longmont	CO	4	MFM	12,756	H HW
Scavo-Dougherty Bldrs.Inc.	Ft. Collins	CO	12	SFA	64,644	H HW
New Milford Inter-Faith Housing Inc.	New Milford	CT	102	GAL	105,345	HW
Action For Bridgeport Community Development	Bridgeport	CT	2	SFA	13,600	H HW
Cheshire Hillside Village	Cheshire	CT	50	GAL	112,277	H HW
Village Associates	Glastonbury	CT	10	SFA	134,232	H HW
D.C. Depart. of Housing and Community Development	Washington	DC	4	GAL	35,268	H HW
Mayfair Mansions Assoc.	Washington	DC	32	GAL	24,900	HW
The Church Home Foundation	Wilmington	DE	208	MFH	175,000	HW
Park Towers Assoc. Ltd.	Miami	FL	143	MFH	48,476	HW
Alexander Muss & Sons	Miami Beach	FL	440	MFH	133,000	HW
Sol Ahorrar Homes	Shenandoah	GA	1	SFD	8,565	H HW
Kunawai Terrace	Honolulu	HI	96	MFM	82,446	HW
Wellington C. Wong	Honolulu	HI	22	MFM	20,790	HW
Career Center Bldrs. Corporation	Council Bluffs	IA	1	SFD	12,147	H HW
Lamplighter Const., Co.	Idaho Falls	ID	1	SFD	10,000	H HW
Conrad Enterprises	Mahomet	IL	2	SFD	15,000	H HW
Concept No. 3	Bloomington	IL	1	SFD	11,000	H C HW
Rockton Townhouses	Rockton	IL	32	GAL	139,953	H HW
Housing Auth. of Joliet	Joliet	IL	139	MFH	115,000	HW

(To Accompany HUD No. 78-326)

GRANTEE	PROJECT LOCATION		NUMBER OF DWELLING UNITS	HOUSING TYPE	GRANT AMOUNT	SYSTEM TYPE
Frye Homes	Tulsa	OK	1	SFD	7,569	H HW
Lewis & Clark Mgmt. Co	Redmond	OR	1	SFD	7,000	H HW
Preferred Structures, Inc.	Ashland	OR	8	GAL	29,499	H C HW
Harsh Investment Corp.	Portland	OR	236	MFH	59,890	HW
Armbruster Devel. Corp.	Bethel Park	PA	13	SFA	76,100	H HW
Paul & Lorraine Schaeffer	West Chester	PA	17	GAL	28,063	HW
St. George Senior Hsg. Inc	Philadelphia	PA	95	MFM	95,000	HW
Peace Dale United Church Housing, Inc.	Peace Dale	RI	100	MFM	94,127	HW
B. L. Williams Const. Co.	Inman	SC	1	SFD	10,720	H HW
Rural Housing, Inc.	Avon	SD	8	GAL	46,247	H HW
GM Enterprises	Elk Point	SD	8	GAL	46,247	H HW
Rural Housing, Inc.	Scotland	SD	8	GAL	46,247	H HW
First Mfgd. Homes, Inc.	Lubbock	TX	10	SFD	51,308	H HW
First Mfgd. Homes, Inc.	Lubbock	TX	15	SFD	69,622	H HW
Realty Industries, Inc.	Richmond	VA	1	SFD	10,969	H HW
S.M. Nichols Bldr., Inc.	Wicomico	VA	4	SFA	20,732	H HW
Peacock Hill Ltd. Ptnshp.	Ivy	VA	2	SFD	19,080	H HW
Manitowoc Homes, Inc.	Manitowoc	WI	1	SFD	10,000	H
The Madsen Corp. for Fall Creek Commons	Fall Creek	WI	18	GAL	7,550	HW
Cloudlevel Association	Laramie	WY	4	SFA	42,416	H HW

TOTAL GRANTS: 96 DOLLARS: $5,806,959

LEGEND

SFD = Single Family Detached
SFA = Single Family Attached
GAL = Garden Apartment - Low-Rise
MFM = Multi Family Mid-Rise
MFH = Multi Family High-Rise

H = Space Heating
HW = Domestic Hot Water
C = Space Cooling (Passive)

(To Accompany HUD-No. 78-326)

GRANTEE	PROJECT LOCATION		DWELLING UNITS	NUMBER OF HOUSING TYPE	GRANT AMOUNT	SYSTEM TYPE	
Schrock Bros. Inc.	Morton	IL	1	SFD	7,000	H	HW
John J. Murphy/William D. Southern	Terre Haute	IN	1	SFD	10,000	H	HW
City of Indianapolis	Indianapolis	IN	2	SFA	23,779	H	HW
Cloverleaf Properties, Inc.	Plainfield	IN	68	MFM	57,565	H	HW
Halteman Homes Inc.	Muncie	IN	4	GAL	24,000	H	HW
Loyola University	New Orleans	LA	225	DORM	210,000	HW	
Easthampton Housing Auth.	Easthampton	MA	20	GAL	16,000	HW	
Granby Housing Authority	Granby	MA	28	GAL	22,400	HW	
Freitas Apartments	N. Easton	MA	11	SFA	42,768	H	HW
Bentley College	Waltham	MA	378	DORM	150,000	HW	
Eastern Nazarene College	Wollaston	MA	110	DORM	121,043	HW	
Bethany Homes	Haverhill	MA	97	MFM	100,000	HW	
Westfield Housing Auth.	Westfield	MA	112	MFM	106,915	HW	
Greenbelt Homes	Greenbelt	MD	20	GAL	20,000	HW	
The Housing Foundation	Orono	ME	4	SFA	35,108	H	HW
York Cumberland Housing Development Corp.	Wells	ME	20	GAL	82,300	H	HW
Brewer Housing Authority	Brewer	ME	8	MFM	13,207	H	HW
Cy Reinert Construction	Sauk Rapids	MN	1	SFD	13,448	H	HW
Don Fick Construction	Fergus Falls	MN	1	SFA	11,437	H	HW
Seward West Redesign	Minneapolis	MN	12	SFA	80,454	H	HW
Ray County Development Co.	Richmond	MO	5	GAL	38,282	H	HW
Wilson Designs, Inc.	Springfield	MO	1	SFD	6,000	H	HW
Hyde Brothers Bldg. Co.	Clarksdale	MS	2	SFD	19,293	H	HW
Construction Sciences, Inc	Lincoln	NE	1	SFD	10,525	H	HW
John F. & Sharalyn S. Zinnecker	Waverly	NE	12	GAL	92,497	H	HW
Morris Plan Co. of Iowa	Omaha	NE	48	MFM	31,295	HW	
Sr. Citizens Hsg. Devel. Corp. of Claremont	Claremont	NH	81	MFM	74,450	HW	
Public Housing Authority of Albuquerque	Albuquerque	NM	48	GAL	233,000	H	HW
Housing Conservation Coordinators	New York	NY	8	MFM	6,440	HW	
Southbridge Tower, Inc.	New York	NY	695	MFH	250,000	HW	
Deer Hill Solar Corp.	Carmel (Kent)	NY	3	SFD	38,605	H	HW
Clearview Gardens Corp.	Whitestone	NY	96	GAL	95,730	HW	
United Harlem Growth	New York	NY	4	GAL	27,172	H	HW
Banana Kelly Comm. Improvement Assoc.	New York	NY	21	MFM	35,769	HW	
Fairfax Foundation, Inc.	Cleveland	OH	1	SFD	9,255	H	HW
Solar Design Group, Inc.	Dublin	OH	4	SFD	35,000	H	HW
Solar Energy Engr.	Austintown	OH	5	SFA	28,872	H	HW
New Concord Homes, Inc.	Strongsville	OH	2	SFD	21,216	H	HW

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

REMARKS PREPARED FOR DELIVERY

By

PATRICIA ROBERTS HARRIS

Secretary of Housing and Urban Development

at the

Press Conference

Urban Initiatives

Washington, D. C.

October 3, 1978

A little over two months ago, I announced the launching of a concentrated Federal effort designed to upgrade living conditions in the worst public housing projects in the Nation and to improve the management capabilities of Public Housing Authorities.

Today, thanks to the quick response from Authorities and to the efficiency of the HUD staff, I am pleased to announce that 67 Authorities have been selected to participate in the Public Housing Urban Initiatives Program. This program is another step in our effort to turn the President's National Urban Policy into meaningful and long-term reality.

Since the problems which beset troubled housing projects are multi-faceted and cut across the jurisdictions of several Federal agencies, the Urban Initiatives approach addresses this multiplicity by combining and coordinating the different elements necessary to turn around a distressed project. As such, it is a linchpin in the operations of the Inter-Agency Coordinating Council which was established by the President to ensure that urban policy programs of the various Federal agencies are well coordinated.

The 67 Public Housing Authorities will share nearly $264 million in a coordinated thrust which combines the efforts of HUD with those of the Departments of Labor, Justice and Interior to restore rundown public housing projects and revitalize neighborhoods, particularly in large urban areas.

You will find in your press kit, the list of Public Housing Authorities and the projects which will benefit from this program.

Our announcement today is only part of the entire Urban Initiatives Program.

Of the $264 million we are making available in this portion of the program, nearly $259 million will be used by 33 local housing authorities to upgrade projects which fall far below acceptable conditions. Among other things, the rehabilitation work will include: major structural changes, overall upgrading of the buildings and grounds, conversions to lower densities, improvements to project security and innovative approaches which are designed to give tenants a sense of propriety in their housing developments.

A portion of the money also will be used to improve the Authority's basic management procedures. We believe that more effective management practices are necessary to insure that the improvements made to a project are maintained and not lost over a period of time.

An additional $5 million will be used by 34 other Public Housing Authorities to help install or modernize a project-based budgeting system.

With the installation of this system, we will be able to collect data which will assist the Department in establishing realistic management performance standards that can be applied to every Public Housing Authority.

Furthermore, this modernized budgeting and accounting system will create a new accountability at the project level which is expected to result in cost-effective management, while reassuring tenants that their housing needs are not left to an "alien" bureaucracy.

Briefly, other elements of the combined effort which will be funded later include:

o A $2.5 million urban partnership program designed to encourage city governments to work more cooperatively with public housing authorities in such ventures as developing neighborhood and commercial revitalization programs in the project areas. The funds can also be used to improve the level and quality of community and social services. The deadline for receiving requests under this HUD program is November 1.

o A pilot anti-crime program encompassing the resources of HUD's Federal Insurance Administration and the Law Enforcement Assistance Administration. This program will encourage the purchase of crime insurance and includes other anti-crime activities.

o An Interior Department program which offers matching funds for parks and recreational areas.

o A Labor Department program to involve project youth in worthwhile improvement activity within the project.

In the past, the solution to distress in housing projects was to tear the projects down. This is not the approach of the Carter Administration. We believe that most of these troubled projects can and will be turned around and made into decent places to live and raise families.

Now, if there are any questions, we will be more than happy to answer them.

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

HUD-No. 78-329
Tom Bacon (202) 755-5284 or
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FOR RELEASE:
Tuesday
October 3, 1978

DISTRESSED PUBLIC HOUSING PROJECTS RECEIVE ADDITIONAL ASSISTANCE

Secretary Patricia Roberts Harris of the Department of Housing and Urban Development (HUD) today announced that 67 of the Nation's most severely distressed Public Housing Authorities (PHAs) will share nearly $264 million in a concentrated Federal effort to upgrade living conditions in troubled housing projects and improve the management efficiency of Public Housing Authorities.

The funds will come from the new Public Housing Urban Initiatives Program which combines and coordinates efforts of HUD, the Departments of Labor, Justice and Interior "to restore rundown public housing projects and revitalize neighborhoods, particularly in large urban areas," Secretary Harris said. She described the new program as "another step in our efforts to turn the President's National Urban Policy into meaningful and long-term reality.

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"In the past," noted the Secretary, "the solution to distressed housing projects was to demolish them. This is not the approach of this Administration. Quite often, these projects can be turned around to provide an atmosphere in which the disadvantaged can live with pride and dignity."

The bulk of the money--nearly $259 million--will be used by 33 PHAs to upgrade projects which fall far below acceptable conditions--many in areas where revitalization efforts already are underway. Among other things, the rehabilitation work involves structural changes, conversions to lower density, overall upgrading of the buildings and grounds, improvements to project security and innovative approaches to give tenants a sense of "belonging." A portion of the money also will be used to improve the basic management procedures of PHAs in an effort to ensure that the improvements made to a project are maintained and not lost over a period of time.

An additional $5 million will be used by 34 other PHAs to help install or modernize a project-based budgeting system.

With the installation of this system, HUD will be able to collect data for the various kinds of housing developments (i.e., low-rise family, high-rise family, high-rise elderly, etc.). This information, together with objective and subjective performance indicators, will assist the Department in establishing realistic management performance standards that can be applied to every public housing authority.

Many authorities are expected to establish project-based management, as well as project based budgeting and accounting systems. This accountability at the project level is expected to result in cost-effective management while reassuring tenants that their housing needs are not left to an "alien" bureaucracy.

To administer the program at each of the selected projects, a team including representatives of the mayor, the PHA and the tenants will be formed.

"It is essential that those responsible for delivering the services join forces with the tenants to ensure that these improvements are well planned and in the best interest of all parties involved," Secretary Harris said. "If tenants are not involved, the success of the program may well be limited."

The announcement today deals with only part of the entire Urban Initiatives Program. Recognizing that the problems which beset troubled housing projects are multi-faceted and cut across the jurisdictions of several Federal agencies, the Urban Initiatives approach is comprehensive, combining a number of different elements necessary to help turn around a distressed housing project.

Noting this fact, Secretary Harris called Urban Initiatives, "the linchpin in the operation of the Inter-Agency Coordinating Council concept. The IACC was established by the President to assure that the programs of the various Federal agencies are coordinated and consistent with the thrust of the urban policy."

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Other elements of this combined effort include:

° A $2.5 million Urban Partnership Program designed to encourage city governments to work more cooperatively with public housing authorities in such ventures as developing neighborhood and commercial revitalization programs in project areas. The funds can be used to improve the level and quality of community and social services. HUD is currently receiving requests for participation in this program.

° A pilot anti-crime program encompassing the resources of HUD's Federal Insurance Administration and the Law Enforcement Assistance Administration. This program will encourage the purchase of crime insurance and include other anti-crime activities.

° An Interior Department program which offers matching funds for parks and recreational areas.

° A Labor Department program to involve project youth in worthwhile improvement activity within housing projects.

These elements are already in motion or soon will be.

Following is a list of the participating PHAs and the projects that will benefit from the rehabilitation and management assistance funding.

# # #

The Los Angeles County Housing Authority has been awarded $11,600,000 to upgrade the 716 unit Carmelitos Housing Project in Long Beach. The project has serious vacancy, vandalism, and physical deterioration problems. The funds will be used to redesign units for the handicapped; convert one bedroom units to larger apartments; and build community centers for families, the elderly and handicapped. The Authority will receive an additional $350,000 for management improvements.

The San Francisco Housing Authority will receive $9 million to revitalize Hunter's Point. The complex contains a total of 1,301 units, 809 of these units to be rehabilitated with the $9 million and the remaining 492 with funds currently available to the Housing Authority. Crime, vandalism, high vacancy rates, rent delinquency and physical deterioration are extreme in the area. The Authority will use the funds to redesign the site, the building interiors and exteriors; redesign utility systems; and will convert two of the project buildings for multi-purpose use. Repair or replacement of other deteriorated or outmoded items is also planned. The Authority will also receive an additional $350,000 for management improvement.

The Hartford, Connecticut Housing Authority has been awarded $10 million to rehabilitate 993 apartment units in the Chapter Oak Terrace project. The World War II housing complex is not up to present standards, the roofs have dry rot, there is inadequate parking and facilities for the handicapped. The Authority plans to use the funds to rehabilitate units, turn present flood lands into a recreation area and develop five mini-neighborhoods through exterior architectural design. The Authority will receive an additional $220,000 for management improvements.

The District of Columbia Department of Housing and Community Development is receiving $7,133,136 to aid the rehabilitation of the James Creek project. This project is located in a neighborhood which is currently undergoing a revitalization effort. The project is in need of exterior improvements, bath and kitchen remodeling, electrical and heating system repairs, new roofs, and gutters. Additionally, the project is in dire need of immediate assistance to correct numerous outstanding code violations and fire and safety hazards. Besides addressing these problems, the funds also will be used for site improvements, sewer and utility repairs and improved security. The Department of Housing and Community Development will also receive $350,000 for management improvements.

The Dade County (Fla.) Department of Housing and Urban Development will receive $5 million to rehabilitate the James Scott Homes project, located on a 37-acre site that is part of a designated Neighborhood Strategy Area. The 762-unit project is made up of two-story row-houses, many of them with structural problems caused by earth settlement. The Authority will use the funds to modify the original site plan, reducing flooding problems and improving existing open space areas. In addition to the apartment renovations, plans also call for correction of structural deficiencies and expansion of available management and community space. The Authority will also receive $350,000 for management improvements.

The Tampa Housing Authority will receive $5 million to rehabilitate 500 housing units in the Central Park Village project. The project suffers from high density, congested interior space layouts, poor traffic patterns, and poor exterior layout. The project will use the funds to renovate the apartment units, make site improvements, correct interior and exterior structural deficiencies and install security hardware. The Authority will receive an additional $220,000 for management improvements.

The Atlanta Housing Authority is being awarded $6,100,000 to revitalize the 1,234-unit Techwood-Howell project, one of the nation's first public housing projects. Techwood-Howell is located in downtown Atlanta, next to the expressway on the southern edge of the Georgia Tech campus. In addition to the rehabilitation work, innovative features planned by the Authority include installation of an access-control system using inter-coms in individual apartments to activate automatic door openers Plans also call for conversion to an on-site heating system for more efficient fuel use. The rehabilitation of the Techwood-Howell project will reinforce downtown commercial redevelopment. The Authority will receive an additional $450,000 for management improvements.

The Hawaii Housing Authority is receiving $3.5 million to rehabilitate 614 dwelling units in its Kuhio Terrace project, located near the urban center of Honolulu. Major problems facing the project are deferred maintenance, inadequate recreation and community space, execessive apartment density, and a poor community reputation. The area has a high incidence of crime, and higher than normal unemployment. The State of Hawaii has appropriated approximately $230,000 in Capital Improvement Funds for some project improvements. A number of outside agencies is presently contributing social services to project residents. The Authority will use the Urban Initiatives funds for deferred maintenance problems, grounds improvements, interior and exterior structural renovations, upgrade electrical systems, renovate maintenance and management facilities and improve security. The Authority will receive an additional $220,000 for management improvements.

(To Accompany HUD-No. 78-329)

The Chicago Housing Authority will receive $21.5 million to improve the 4,314-unit Robert Taylor Homes complex. The Authority will use the funds to improve apartment interiors, the heating and water treatment systems, and renovate the building exteriors and grounds. It will also be used to provide more efficient and secure elevators and more secure controls of building entrances. The Authority will also receive an additional $450,000 for management improvements.

The Gary, Indiana, Housing Authority will be awarded $1.5 million to rehabilitate Dorie Miller Homes, a 272-unit project. Fourteen percent of the present tenants are elderly. The 50-building complex of low-rise structures is located in an area of high crime, drug traffic and vandalism, causing a high vacancy rate. It also has many code violations and design deficiencies. The Authority will use the funds to renovate the apartment units, upgrade play areas and streets, make grounds improvements and install security hardware. The Authority will receive an additional $220,000 for management improvements.

The Indianapolis Housing Authority has been awarded $1.5 million to revitalize Salem Village, a project of 250 family units. The current vacancy rate exceeds 15 percent and the project is plagued with a number of serious but correctible problems. The funds will be used by the Authority for interior and exterior renovations, as well as improvement of grounds and other community space. The Authority will receive an additional $220,000 for management improvements.

The Louisville, Ky., Housing Authority is receiving $9,367,000 to revitalize the Parkway Place project. The project has a high vacancy and residency refusal rate, high crime rate and serious physical deterioration and site deficiency problems. The funds will be used to improve the environment of the 641-unit project by correcting design deficiencies, improving the gas and water distribution systems, improvement of sewage facilities, replacement of roofs, improvement of insulation, setting up of recreation and play areas and landscaping. Also included will be renovation of kitchens and bathrooms. The Authority will receive an additional $350,000 for management improvements.

The New Orleans Housing Authority will receive $8.4 million for the 1,464-unit St. Bernard project, half of which was built in 1942 and the remainder in 1953. The project suffers from a high crime rate. The Authority will use the funds to improve security and upgrade the heating and plumbing systems It will also be used to improve apartment interiors and building exteriors. The City of New Orleans has used $3.6 million of its Community Block Grant funds to upgrade the project's electrical system. The Authority will also receive $350,000 for management improvements.

(To Accompany HUD-No. 78-329)

The Housing Authority of Baltimore, Md., is being awarded $8 million to aid the rehabilitation of 420 units in the Somerset Homes project. The funds will be used to decrease density, create defensible space, provide barrier-free access for handicapped residents, etc. To accomplish the above, major interior repairs are required, including updating the electrical and plumbing systems, replacing appliances, and rehabilitating kitchens and bathrooms. This project is one of the oldest projects in the Housing Authority and once rehabilitated will compliment and strengthen the extensive improvements that have been made by the City in this area. The Authority will also receive $450,000 for management improvements.

The Boston, Mass., Housing Authority has been awarded $10 million to rehabilitate 1,504 apartment units in the Columbia Point complex. Currently two-thirds of the units are vacant and uninhabitable. The Authority plans to use the funds to create attractive units for current tenants and to provide a sense of security through new landscaping, exterior construction, reduction of overall density in the project and to reduce isolation through tenant-sponsored services. The Authority will receive an additional $450,000 for management improvements.

The Detroit Housing Department will receive $10 million to improve the 2,235-unit Herman Gardens project which is 50 percent vacant. The Department plans to use the funds to improve security through site changes and physical redesign, reduce density through selected demolition and unit conversion, institute energy conservation measures and upgrade building exteriors. The City of Detroit has committed $3.2 million in city funds toward rehabilitation of this development. The Department will also receive $350,000 for management improvement.

The St. Paul, Minn., Housing Authority is receiving $7 million to aid rehabilitation of 489 family housing units in its McDonough Homes project. Though structurally sound, McDonough Homes does not conform to present standards for energy conservation, health and safety codes and residential security. In addition to correcting these problems, the Authority plans to provide at least 27 units for use by the handicapped, and will convert 11 of the buildings to condominium or cooperative units, increasing homeownership opportunities for some residents. The Authority will receive an additional $350,000 for management improvements.

The St. Louis Housing Authority is receiving $8,390,000 to rehabilitate two projects: the 580-unit Webbe project and the 656 family unit Darst complex. However, only 785 of the total units are available for occupancy of which 655 are occupied. The Authority plans to use the funds to provide recreational and day care facilities, for site improvements, reduce density, rehabilitate dwelling structures and equipment (i.e., ranges and refrigerators). Another housing project--Cockman Gardens-- is also scheduled for rehabilitation, using $5 million in FY 79 modernization funds and Community Development Block Grant funds. The Authority will receive an additional $350,000 for management improvements.

The Jersey City, N. J., Housing Authority has been awarded $4,850,000 to renovate 462 dwelling units at Marion Gardens, a multi-family public housing complex adjoining a neighborhood preservation area. The project has numerous code violations and site deficiency problems. There is a 55% vacancy rate at the project and many of the vacant units have been vandalized. The Authority plans to use the funds for upgrading the plumbing system, improving the utility distribution system, improving security and improvement of the project's management and social services. The Authority considers the Marion Gardens effort critical to future public and private reinvestment in the area. The Authority will receive an additional $220,000 for management improvements.

The Redevelopment and Housing Authority of Newark, New Jersey has been awarded $12,475,444 to rehabilitate 1,458 apartment units in the Hayes Homes project. The project is contiguous to two urban renewal sites and has serious physical deterioration and code violation problems. The Authority will use the funds to upgrade the interior and exterior of the buildings, improve the electrical and heating systems, roofs, elevators, and lobbies of the buildings. The Authority will receive an additional $350,000 for management improvements.

The New York City Housing Authority has been awarded $8,217,250 to rehabilitate the 4,191-unit Claremont Village project. Problems in the neighborhood include housing abandonment, crime, vandalism and arson. The Authority plans to do interior and exterior renovations, complete all deferred maintenance and redesign the grounds of the complex. A mini-police precinct will be established in the project to improve tenant security. The Authority will receive an additional $450,000 for management improvements.

The Akron Metropolitan Housing Authority is receiving $2,100,000 to revitalize the 276-unit Elizabeth Park Homes project which was built in 1940. The project is facing a number of problems including deteriorated structures, unsafe living conditions, high crime incidence, and high vacancy rates. The funds will be used for such things as security hardware, structural improvements, replacement of leaking underground gas lines, site improvements, repair heating, water, sanitation and storm sewers, recreational facilities and renovation of units. The Authority will also receive an additional $220,000 for management improvements.

The Cuyahoga Metropolitan Housing Authority (Cleveland, Ohio) will receive $6 million for the 548-unit Woodhill Homes project which was constructed in 1940. The Authority will use the funds to improve building exteriors and security, upgrade the electrical, heating, and plumbing systems, and install energy conservation measures. The Authority will also receive $350,000 for management improvements.

The Columbus, Ohio Metropolitan Housing Authority has been awarded $4,663,000 to revitalize two projects: the 176-unit Sawyer Manor and the 155-unit Trevitti Heights. Both projects have high crime and vacancy rates. There are also serious vandalism and design deficiency problems at both projects. The funds will be used for interior rehabilitation and for modifications to the exteriors to reduce vandalism and provide for greater security. The Authority will receive an additional $350,000 for management improvements.

The Lucas Metropolitan Housing Authority (Toledo, Ohio) is receiving $3,900,000 to revitalize Ravine Park Village, a 201-unit project built in 1943. The project is faced with original construction problems, and an institutionalized image. The funds will be used for additional outdoor lighting, defensible space, grounds improvements, recreational areas, correcting drainage and exterior structural problems, enlarging community facilities and administration building and retrofitting some of the units and their entrances for the handicapped. The Authority will receive an additional $220,000 for management improvements.

The Philadelphia Housing Authority has been awarded $5,872,200 to rehabilitate the Wilson Park complex. The 286-unit complex is now vacant and needs extensive repairs to the elevators, electrical and heating systems. The Authority plans extensive renovation to the interior and exterior of the buildings and plans to convert the units to housing for the elderly. Some structural changes will also be made to improve tenant security. The Authority will receive an additional $ 450,000 for management improvements.

The Pittsburgh Housing Authority will receive $10 million to rehabilitate 999 apartments in the Northview project. The project suffers from physical deterioration, outdated fuel system for the highrise structures, and poor electrical and plumbing systems. The project is also isolated by terrain, the recreation area is isolated and there are many security problems. The Authority's proposal includes some major conversion and rehab work at the project. It calls for conversion of one-bedroom units for which no market presently exists into family units and conversion ground level units to multi-purpose space, such as, training centers to upgrade tenant skills for employment. The Authority will receive an additional $220,000 for management improvements.

The Nashville, Tenn. Metropolitan Development and Housing Agency is receiving $6 million to rehabilitate 550 housing units in the Preston Taylor Homes project. The project includes 62 two-story row houses, and is experiencing a high level of criminal activity, with the resultant poor public image. In addition to correcting problems of physical deterioration, the Authority plans to restore neighborhood acceptability of Preston Taylor Homes. The site will undergo a "defensible space" treatment that will encourage attitudes of proprietorship among residents for those areas set aside for their use and maintenance, and discourage easy access to the project by outsiders.

The Dallas Housing Authority has been awarded $9 million to rehabilitate 650-unit Roseland Homes project, the oldest public housing facility in Dallas. The project is faced with problems of vandalism, serious crime and high unemployment. The Authority will use the funds to correct housing deficiencies, to provide special housing for elderly and handicapped people, and to move and expand day care facilities at the 35-year old project. The Authority will receive an additional $350,000 for management improvements.

The Houston Housing Authority will receive $10 million for its 1,000-unit Allen Parkway Village project which was built in the early 1940's. The Authority will use the funds to replace the water, gas and sewer systems, make improvements to the interior and exterior, and upgrade the electrical system. The City of Houston has provided Community Development Block Grant funds to develop a day care center, rehabilitate 100 vandalized units and retrofit units to accomodate the handicapped. The Authority will also receive $220,000 for management improvements.

The San Antonio Housing Authority will receive $6 million for the 782-unit Victoria Courts project which was built in 1942. The project has 131 vacancies. The Authority will use the funds to reduce density through unit conversion, provide barrier free access for the handicapped, upgrade building interiors and exteriors and provide additional security. The Authority will also receive $350,000 for management improvements.

The Seattle Housing Authority is being awarded $9,834,000 to rehabilitate Yesler Terrace project, built in 1942. More than a third of the project's 607 apartment units is occupied by elderly or handicapped people. Yesler Terrace is in marginal physical condition and rapidly deteriorating. The Authority is now undertaking modernization of seven-unit demonstration cluster at Yesler Terrace, funded by regular modernization funds and $30,480 in Community Development Block Grant funds. The Authority plans to use the Urban Initiatives funds to rehabilitate the dwelling units, improve security, correct code violations, improve the heating, electrical, sewer and mechanical systems, and make grounds and site improvements. The funds will also be used to improve building exteriors and community buildings and to retrofit about two percent of the units for use by disabled or handicapped people. The Authority will receive an additional $350,000 for management improvements.

The Milwaukee Housing Authority has been awarded $6 million to revitalize the Hillside Terrace project. The complex, made up of 232 housing units, has a high vacancy rate, physical deterioration problems and design problems. The funds will be used to transform the institutionalized character of the project to one of a desirable living environment. The project is located nine blocks from a proposed retail center project which has been funded under a HUD Urban Development Action Grant to the city. The Authority will receive an additional $220,000 for management improvement.

Following is a listing of PHAs approved for the Management Assistance Component (Project-Based Budgeting) and the amount of funding they will receive:

STATE	PHA	AMOUNT
Alabama	Birmingham	$ 100,000
California	Fresno	134,380
California	Oakland	46,080
Colorado	Denver	149,500
Connecticut	Bridgeport	150,000
Illinois	Rockford	150,000
Kansas	Kansas City	150,000
Kentucky	Lexington-Fayette	119,600
Massachusetts	Cambridge	150,000
Massachusetts	Worcester	120,000
New York	Albany	144,970
New York	Rochester	150,000
North Carolina	Greensboro	150,000
North Carolina	High Point	150,000
Oklahoma	Cherokee	150,000
Oklahoma	Chicksaw	150,000
Oklahoma	Choctaw	150,000
Oklahoma	Tulsa	136,000
Oregon	Portland	150,000
Pennsylvania	Harrisburg	150,000
Pennsylvania	Western Pennsylvania: (consortium of PHAs) Allegheny County Beaver County Erie Fayette County Johnston McKeesport Pittsburgh Westland County	700,000
South Carolina	Columbia	150,000
Tennessee	Knoxville	150,000
Texas	El Paso	140,000
Texas	Fort Worth	111,600
Virginia	Norfolk	140,400
West Virginia	Charleston	116,000

Some examples of the kind of work that will be done under the Project-Based budgeting initiative are:

A proposal by eight PHAs in western Pennsylvania to form a consortium that will pool resources and expertise in developing mutually helpful systems. While the major shared costs will be computer capability, costs of management evaluation and systems development will also be pro-rated.

In Oklahoma HUD is granting funds to three Indian Housing Authorities (IHAs)--Chickasaw, Cherokee and Choctaw. These IHAs manage widely dispersed housing projects--often as many as 120 miles from headquarters. The need for accurate and current project income and expense data is critical to management oversight. Project-based budgeting will be the catalyst for an integrated management information system.

HUD NEWS
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FOR RELEASE
Friday,
September 29, 1978

TWENTY-SIX CITIES GET URBAN RENEWAL SETTLEMENT FUNDS

Twenty-six cities have been selected to receive more than $78.4 million for completion of urban renewal project activities, or financial settlement of other renewal projects which have reached their planned objectives, the Department of Housing and Urban Development announced today.

The awards are made from HUD's Financial Settlement Fund, authorized at $100 million per year through 1980 by the Housing and Community Development Act of 1977. They are intended to give supplemental assistance to local governments for categorical programs, primarily urban renewal, which were administered by HUD prior to 1973 and the enactment of the Community Development Block Grant program.

Earlier this year, 12 cities were selected to receive $29.7 million, bringing the total to 38 localities selected to receive $108,086,850 (the amount over $100 million are funds turned back to

the program, from urban renewal recapture, reallocation or disapprovals). Applications were received from 69 localities, and requests totaled $350 million.

"In awarding funds, we gave priority to protecting the Federal interest by selecting applicants who lacked sufficient resources to repay loans guaranteed by the Federal Government," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development.

"The lack of local resources was caused primarily by lower-than-expected proceeds from the sale of the redevelopment sites, or no sale at all. This was a major problem in the old urban renewal program, "Mr. Embry said.

"Unlike our present Block Grant and especially the Action Grant programs, demolition and clearance often took place under urban renewal without firm private sector financial commitment or comprehensive urban environmental design."

He also said that inflation and unexpected events contributed to the inability of some communities to complete funded projects. For example, he cited a typical community that planned to repair a sewer system but instead discovered that it required replacement. This raised the cost of the sewer system, and resulted in higher costs from the digging and repaving of streets.

Localities receiving awards this year will be required to spend at least 20 per cent of their Community Development Block Grant awards for the next three years toward the required activities, in tandem with Financial Settlement funds.

In all cases, the funded project will be required to be financially settled through this action, with all loans repaid and a closeout agreement executed to bring any remaining activities under the local community development program.

Awards announced today:

Ashtabula, Ohio	$ 301,806
Baltimore, Md.	6,314,129
Cambridge, Mass.	7,924,639
Camden, N.J.	4,805,655
Chesapeake, Va.	1,481,700
Crestline, Ohio	268,084
East Stroudsburg, Pa.	322,872
Edison, NJ	2,112,747
Elmira, NY	1,452,772
Glen Falls, NY	1,851,769
Glenarden, Md.	430,722
Hamtramck, Mich.	150,000
Hudson, NY	422,665
Malden, Mass.	6,370,050
Mishawaka, Ind.	501,349
Montclair, NJ	2,893,018
Morristown, NJ	2,971,717
New Kensington, Pa.	232,805
Newark, NY	1,276,730
North Union Township, Pa.	350,622
Ossining, NY	1,160,187
Richmond, Va.	7,480,929
Stamford, Conn.	7,002,685
Washington, DC	14,450,589
White Plains, NY	5,633,563
Yorktown, NY	264,122
	$78,427,926

Awards made in round 1:

Alexandria, Va.	$ 500,000
Boston, Ma.	12,000,000
Chelsea, Ma.	3,100,000
Coraopolis, Pa.	2,488,576
Georgetown, La.	139,403
Lansing, Mi.	765,800
Lawton, Ok.	3,100,757
McKee Rock, Pa.	1,503,677
Rahway, NJ	658,500
Newark, NJ	4,646,617
Roanoke, Va.	740,000
Vincent, Al.	155,000
	$29,798,330

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FOR RELEASE
Tuesday
October 3, 1978

HUD MOVES TO PRESERVE MULTIFAMILY HOUSING

An official of the U.S. Department of Housing and Urban Development today announced the launching of two initiatives to preserve the country's present supply of multifamily housing.

Marilyn Melkonian, HUD Deputy Assistant Secretary for Insured Housing, told the House Government Operations Subcommittee on Manpower and Housing that the Department is:

° Establishing a Target Area Preservation (TAP) demonstration program to test the feasibility of Section 223(f) mortgage insurance in older declining neighborhoods.

° Proposing an FHA mortgage co-insurance program for the refinancing and selling of conventionally financed housing projects in areas where there may be deterioration.

Ms. Melkonian said the innovative TAP program "can stimulate extensive modest and moderate rehabilitation in target areas where it would not otherwise take place."

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It is intended, she said, to provide a "catalyst" for preservation, complementing HUD's Section 8 substantial rehabilitation program for rental assistance housing, and its direct loan program for rehabilitation under Section 312. At the same time, she added, it is intended to renew interest in investment by local governments and private enterprise in the selected target areas.

Ms. Melkonian said a principal purpose of the TAP program will be to review underwriting or insuring practices for older declining areas and to see whether financing can be made more easily available where economically feasible.

HUD will examine previous standards for authorizing mortgage insurance -- "economic soundness" of the loan, and "economic life" of the property concerned.

Ms. Melkonian emphasized, however, that the demonstration would attempt to avoid excessive insurance risks and default losses.

Four cities, including three with designated HUD Neighborhood Strategy Areas have been chosen to test the feasibility of the new approach. A HUD group has been named to make these selections, which will be announced soon.

The demonstration will apply provisions of Section 223(f) of the National Housing Act which authorizes insurance of conventional mortgage loans covering multifamily housing in older urban areas. Loans can be insured for refinancing or selling of existing properties.

The second of HUD's two initiatives would set up a system for coinsurance aimed at streamlining application procedures for insuring loans to refinance or sell conventionally financed multifamily housing projects.

Projects needing either minor rehabilitation or debt consolidation can lose tenants for lack of adequate operating funds. The proposed plan will make available increased funding through coinsurance designed to assist refinancing or sale of rental housing.

Under the coinsurance plan, proposed in regulations just published for comments, an approved HUD-FHA lender agrees to process Section 223(f) application to coinsure part of a mortgage on an existing multifamily property. Upon approval, HUD and the lender share in the risk of loss on an insurance claim.

HUD does not favor the use of the approach where banks or other lenders would refinance and coinsure mortgages in their own portfolios. If this were done, HUD said, there would be a refinancing and coinsuring of existing indebtedness of the lenders' "own lesser-quality mortgages it presently holds."

The public has been invited to comment on the proposal and particularly on these points: what impact it would have on the mortgage market; the availability of mortgage credit to borrowers dependent on HUD's regular mortgage insurance programs; and the flow of credit to older, declining areas and purchasers of older and low-cost housing.

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The proposed regulation was published in the Federal Register Sept. 26. The comment period is open until Nov. 13. Comments should be addressed to HUD, Rules Docket CLerk, Room 5218, Washington, D.C. 20410.

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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FOR RELEASE:
Friday
October 6, 1978

HUD AWARDS FINAL COUNSELING GRANTS

The Department of Housing and Urban Development today announced an additional $730,000 in comprehensive housing counseling grants to national and community based organizations.

These are the final grants to be made under the $5 million housing counseling appropriation passed by Congress for allocation during 1978.

Initiated by the Housing and Urban Development Act of 1968, the housing counseling program offers services ranging from helping low income families avoid foreclosure on their homes to instructing tenants in housing projects how to weatherize their apartments to save energy costs.

Assistant Secretary Geno Baroni, whose Office of Neighborhoods, Voluntary Associations and Consumer Protection oversees the program, said the aim of the counseling effort is to assist low and moderate income families in maintaining a decent, safe and sanitary living environment.

The amount of the grants, he said, is based on the number of counseling units furnished by HUD-approved counseling agencies during a specific period.

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"Proper counseling pays measurable dividends," Baroni said, "especially for families in danger of losing their homes because of a lack of knowledge of the resources available to them." He pointed out that data from a demonstration project conducted in five cities had shown that counseling was effective in reducing mortgage foreclosure rates by as much as 46 percent. The study also indicated that counseling was cost-effective as well in the five cities of Atlanta, Columbia, Detroit, Los Angeles and Seattle.

Following is a breakdown of the grants:

National Urban League, $225,000, for the continuation of counseling services to tenants in HUD-assisted rental units at 11 sites in three cities.

Immaculate Heart of Mary Federal Credit Union, Houston, Texas; South Minneapolis (Minn.) Community Federal Union, and East Oakland (Calif.) State Credit Union, $60,000 each, to develop and test models for supplying comprehensive housing counseling.

City of Seattle, Wash., $50,000, targeted for use by Fremont Public Association in providing counseling in three neighborhoods facing displacement problems.

Los Angeles Volunteers in Housing, $50,000, for a project (funded by a like amount from ACTION) to assist residents of neighborhoods receiving Community Development Block Grant Funds to make greater use of available HUD resources.

Rural America, $50,000, to extend counseling services and develop strategies for reaching the poor in rural areas.

Native American Management Group, $45,000, to assist Indian Housing Authorities in becoming HUD-approved counseling agencies by providing necessary training to their staffs.

Sac and Fox Indian Housing Authority, $45,000, for a film to prepare Indian families for greater participation in the Mutual Help Home Buyers Program and to boost comprehensive housing counseling services across cultural (tribal) lines.

MUSCLE, Washington, D.C., $25,000, to provide counseling to low-income families in Southwest Washington facing displacement created by the expansion of luxury housing.

Mt. Carmel Guild, Newark, N.J., $30,000, to expand counseling services to homeowners, home buyers and renters in Essex, Hudson, Bergen and Union Counties in New Jersey.

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FOR RELEASE
Thursday,
October 5, 1978

ACTION GRANTS MARK FIRST YEAR
WITH $131 MILLION IN FOURTH QUARTER AWARDS TO 40 CITIES

The first year of the Urban Development Action Grant program was marked today as Patricia Roberts Harris, Secretary of Housing and Urban Development, announced the award of $131.4 million in fourth quarter Action Grants to 40 metropolitan cities to create jobs and stimulate public-private development.

The funds will go to 43 joint development projects which have more than $670 million total private financial commitment behind them. The HUD Action Grants will create 22,867 permanent new jobs, save 8,400 existing jobs, and provide 24,331 jobs for construction workers.

"When President Carter signed the program into law in Oct., 1977," Secretary Harris said, "It gave us the tools to build our new partnerships between the private and the public sectors."

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She added: "These fourth quarter awards bring the past year's private commitment to Action Grant projects to over $2.7 billion. That represents almost six dollars of private sector investment for every Action Grant dollar invested. I think this shows that the new partnership is on a very solid foundation."

Awards announced today will go to metropolitan cities -- most over 50,000 population -- ranging from Oakland to San Juan, and Bridgeport to Biloxi. The amounts are based on the merits of the projects, but only cities that meet special criteria for economic and physical distress, and have good overall records for equal housing and employment, can apply.

"The program is specifically designed to help distressed cities," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development, "and these fourth quarter awards underscore the value of HUD's efforts to work with cities and their private sector partners on joint projects which initially were not competitive."

"As the President's National Urban Policy absolutely requires, our technical assistance to cities under the Action Grant program is aimed at more than simply putting together complex financial agreements," he added. "Another goal of the program is to leave cities with the expertise to negotiate with private developers and other sources of public and private funds on a continuing basis."

The awards ranged from the largest ever made, $14 million for Charleston, W. Va.'s "superblock," a downtown regional shopping center and near-by convention center, to the smallest award yet made to a metropolitan city, $75,000 for Oshkosh, Wisc.'s Northern Industrial Park development.

Of the awards announced today, 20 are commercial, 15 are neighborhood, and 8 are industrial projects. The awards will create more construction jobs than any previous round of Action Grants, and also will create more permanent new jobs per dollar than any earlier metro city awards.

The program receives applications and makes awards to large and small cities on a staggered basis every three months, to allow cities to respond quickly to unique opportunities for development.

Decisions will be made by the end of October for small cities now in competition for Action Grants, with announcement of awards early in November.

October 31 is the closing date for receipt of Action Grant applications from large cities seeking awards in the first quarter of 1979.

November is the month when new small city applications will be received for 1979 awards, with decisions set for the end of January. All cities seeking HUD funds through the Action Grant program must pre-apply for a determination of eligibility at least three months prior to planned submission of a full project application.

The program is authorized at $400 million annually for fiscal years 1978, 79 and 80, with $100 million each year reserved for small cities. Including today's awards, large cities have been offered $395 million ($95 million of which HUD intends to draw from its 1979 appropriation) for 132 joint public/private development projects backed-up by more than $2.1 billion in private financial commitment.

The total job impact to date in distressed metro cities has been 61,737 new permanent jobs created in the private sector, in addition to the retention of 34,769 jobs which would have been lost.

Before an Action Grant can be made to a city, a strong private financial commitment must be shown for the project submitted. Projects may be commercial, industrial, neighborhood, or a combination, and must address problems of physical and economic deterioration which affect the city's development.

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CALIFORNIA

Los Angeles, California has been awarded $4.7 million in Action Grant funds to leverage a private investment of $29 million. The funds will be used for the land acqusition, site improvements, and relocation necessary for the development of a twenty-story, 400,000 square foot anchor manufacturing building for the jewelry industry. The maximum security building will serve approximately 300 manufacturing and wholesaling firms. The jewelry industry is a major source of minority employment in the Los Angeles central business district. Action Grant: $4,734,000. Private commitment: $29,000,000. New permanent jobs created: 2,225. Jobs retained: 1,100. Construction jobs: 838.

Oakland, California has received a $13.8 million Action Grant to help revitalize the city through construction of a civic center, hotel, and major shopping mall in the city's downtown urban renewal area. Action Grant funds will be used as a second trust loan of $2,500,000 on the hotel and $11,327,000 for construction of the convention center. Private investment of $80.3 million will be used to finance the hotel, shopping mall and a portion of the civic center. Action Grant: $13,827,000. Private commitment: $80,300,000. New jobs to be created by the project: 2,243. Construction jobs: 2,118.

CONNECTICUT

Bridgeport, Connecticut has received an Action Grant of $2.5 million to assist in the revitalization of the city's under-utilized waterfront. The funds, which will be loaned to the developer, will leverage a private investment of $9.5 million. The developer will rehabilitate the historic railroad station as a market place for specialty foods, craft shops, ethnic restaurants and boutiques. He will also renovate the old States Island Ferryboat into a floating restaurant adjacent to the railroad station and develop a theme amusement park on Pleasure Beach Island, located just inside Bridgeport Harbor. Forty percent of the permanent job generation by the project has been guaranteed by the developer for local unemployed minority youth. Action Grant: $2,500,000. Private commitment: $9,500,000. New jobs: 600. Construction jobs: 250.

Hartford, Connecticut has received two Action Grants to renovate housing for low and moderate income families:

- The first, a $3.5 million Urban Development Action Grant will assist in the rehabilitation of 674 units of moderate income housing in forty-four buildings. The project, known as Frederick-Denison-Owen is near the Asylum Hill and

West End areas of the city, is an area of rapid deterioration with many of the units currently vacant and boarded up. Action Grant funds will be used for acquisition, relocation and site improvements, necessary to successful revitalization of the area. Action Grant funds: $3,570,000. Private commitment: $18,318,000 in the form of equity from the developers, Intown Development Corporation and the National Corporation for Housing Partnerships, and permanent financing from the Connecticut Housing Finance Agency.

- A second award of $300,000 will be used by the Upper Albany Housing Development Corporation to purchase and renovate 29 three-family structures with a total of 885 units, and resell them to low and moderate-income purchasers. Several local banks have committed to expend $1,180,000 in mortgage funds for the purchasers. The new owners will invest a total of $59,000 in equity. The structures are located in a low-income minority neighborhood and the program will be administered by the city and a neighborhood non-profit organization. Action Grant funds: $300,000. Private commitment: $1,180,000. Construction jobs: 30.

DISTRICT OF COLUMBIA

4521030 1120 Conn. Ave. N.W

Washington, D. C. has received an Action Grant for the Home Purchase Assistance Project. The money will be lent by the non-profit D. C. Development Corporation to low-income families for down payments on homes rehabilitated in community development areas of the city. Approximately 108 families and individuals will receive second mortgage loans averaging $8,000 for part of their down payment requirements. The loans will be paid off upon resale of the dwellings. A consortium of D. C. federally insured savings and loans has pledged 80 percent mortgages to the project. Action Grant: $993,000. Private investment committed: $2,979,000.

ILLINOIS

Chicago, Illinois has received two Action Grants for housing and industrial development.

- The first will assist in the restoration and conversion of historic industrial properties in the north part of the Pullman Historic District into new housing, as well as the restoration of some existing historic housing units in the area. In all, 475 units of low and moderate cost housing units will be provided in

the historic district. The Action Grant funds will be used to defray certain housing preconstruction costs which are higher than usually encountered because of the historic status of the area as well as the preparation of plans for energy conservation in the housing units. Action Grant funds: $347,650. Private funds: $5,336,916. New permanent jobs: 55. Construction jobs: 320.

- The second Action Grant will assist in the development of a new industrial park on the northern half of Goose Island. The Action Grant funds will be used to assemble land and prepare the site for development of 720,000 square feet of new industrial facilities. The development will result in training and job opportunities for the residents of the nearby Cabrini-Green Public housing project. Action Grant funds: $2,500,000. Private funds: $13,860,000. New permanent jobs: 1,050. Construction jobs: 200.

Peoria, Illinois has received a $4.9 million Action Grant for a neighborhood revitalization project in the South Town community which will include the new worldwide training facilities for the Caterpillar Tractor Corporation. The Action Grant funds will be used for site acquisition and relocation activities. This project which continues the revitalization of South Town will result in new housing construction, other new industrial development, and funding through a local development corporation to assist minority businesses. Action Grant funds: $4,958,100. Private funds: $20,250,000. New permanent jobs in the first phase: 289. Construction jobs: 461.

INDIANA

Fort Wayne, Indiana has received a $1.4 million Action Grant to assist in the Summit Square Project. The funds will help construct a 450-car multi-level parking garage, primarily to serve a new $34 million office building. The building is being developed by and for Peoples Trust Bank and Indiana and Mchigan Electric Company. In addition, a private foundation is constructing an enclosed botanical garden conservatory as part of this downtown project, which will also utilize spaces in the parking garage. Action Grant: $1,462,000. Private sector commitment: $38,050,000. New permanent jobs: 222. Construction jobs: 310

Gary, Indiana has received an Action Grant to provide site improvements to support the construction of new housing in the Midtown area. Private developers will construct 48 rental units and 48 single-family houses for occupancy by middle-income families. Site improvements made with Action Grant funds will also help provide Section 8 rental assistance housing for low/moderate income people. Action Grant funds: $1 million. Private sector commitment: $3.5 million. New permanent jobs: 9. Construction jobs: 352.

LOUISIANA

Alexandria, Louisiana has received an Action Grant to revitalize the downtown business district through the development of a civic center and hotel complex along a linear park fronting the Red River. Action Grant funds will be used to acquire the land for the civic center/hotel complex and to construct the civic center and a parking facility for 660 cars. The 150 room hotel costing $3.3 million, will be owned and operated by the First Louisiana Management Services Corporation. The Rapides General Hospital will build a new medical office building adjacent to the site of the civic center, develop parking, and expand current hospital facilities. Other private downtown improvements include: the rehabilitation of a vacant office building, the modernization of the daily newspaper facilities, the expansion and renovation of two downtown department stores and a bank building, and the construction of parking facilities by another bank. A building also is being converted to 25 apartment units and another is to be renovated by a minority developer to provide 14 units of low and moderate income housing. The downtown revitalization also includes the development of a pedestrian mall on the main commercial street. Action Grant funds: $4,975,000. Private sector commitments: $14,865,000. New permanent jobs: 863. Existing jobs retained: 300. Construction jobs: 492.

New Orleans, Louisiana has received a $1.7 million Action Grant to repair and extend the Hines Lane Wharf to allow for the expansion of Todd Shipyards Corporation located in the McClendonville neighborhood. Action Grant funds will be used in conjunction with revenue bonds issued by the Port of New Orleans to make the repairs and extensions to the wharf. Todd Shipyards will construct new drydock facilities and purchase capital equipment costing $1.5 million. Todd has also agreed to lease the wharf for the next 30 years, providing a discounted investment value of approximately $2.8

million. The company and the city have negotiated a $1.00 lease on property owned by Todd to be converted to a park in McClendonville. The property has an appraised value of $275,000. The City has pledged that 20 percent of the total cost of the project will be set aside for minority businesses and that it will pave nine streets in McClendonville as part of the Action Grant project. Todd Shipyards also provides job training for welders on a city-wide basis. Action Grant funds: $1,725,000. Other public commitments: Board of Commissioners of the Port of New Orleans, $4,205,500. Private sector commitments: $4,651,720. New permanent jobs: 90. Existing jobs retained: 450. Construction jobs: 200.

MASSACHUSETTS

Fall River, Massachusetts has received an Action Grant to assist in the redevelopment of downtown Fall River. Action Grant funds: $1,600,000 to build a parking garage to provide parking necessary to allow new downtown development to compete with suburban shopping centers. Private investment: $4,165,200 for construction of a 52,000 square foot shopping complex in the downtown. New Jobs to be created by the project: 225. Jobs retained: 400.

Lowell, Massachusetts has received an Action Grant to assist the industrial expansion of Wang Laboratories, Inc., a Massachusetts-based company which designs, manufacturers and markets small computers. Action Grant funds: $5,000,000, to be used as a second trust loan. Private commitment: $15,000,000 will be provided in the form of equity from Wang Laboratories, Inc. ($4,603,000) and permanent financing ($9.5 million) from the First National Bank of Boston. New permanent jobs to be created: 315. Jobs retained: 300. Construction jobs: 1,862.

Lynn, Massachusetts has received an Action Grant to acquire seven, eight-story loft buildings in industrial area adjacent to the central business district. The project will provide housing for the elderly on the top four floors (188 units of Section 8 and 160 units of market rent), and utilize the lower four stories for light industrial facilities. Private investment of over $13 million in housing rehabilitation, industrial, and commercial uses will be leveraged. Action Grant funds: $3.3 million for acquisition of land and buildings, parking acquisition, relocation, and skywalks between the buildings. Private commitment: $13 million. Local funds: $2,000,000 in Community Development Block Grant funds. New jobs created: 737. Jobs retained: 741. Construction jobs: 192.

MICHIGAN

Detroit, Michigan has received a $5 million Action Grant to build a parking structure and commercial facility in support of the City's downtown development plan to revitalize the Washington Boulevard Corridor of the central business district. Some 380 units of market rate housing will be constructed by a private developer on top of the municipally-owned parking facility. Also included will be provisions for a skywalk link to an adjacent building, a people mover, commercial shops and recreational facilities. Action Grant: $5,059,677. Private financial commitment: $24,380,000. New jobs: 308. Construction jobs: 297.

Pontiac, Michigan has received a $4 million Action Grant to make a second mortgage loan to the Downtown Pontiac Development Corporation (DPDC) for a 250-room hotel as part of the Pontiac Plan. The Plan will see the development of a large, vacant, urban renewal site in the heart of the city, including a 200,000 square foot building being developed for General Motors Corporation, and a 4,000-car parking garage being built by the city. Future Pontiac Plan activities will include a second building identical to the General Motors Building; an arena-convention center; retail and restaurant space and family and elderly housing. Action Grant: $4,000,000. Private sector commitment: $14,000,000. New permanent jobs: 1,600. Construction jobs: 630.

Saginaw, Michigan has received a $1.5 million Action Grant to loan to a private developer who will construct a 192 room hotel in the downtown area and stimulate some $54 million in other public and private investment, including a $20 million State office building and a $28 million expansion of St. Mary's Hospital, the latter project involving a new out-patient Cancer Treatment Center. The repayment of the Action Grant loan to the City will stimulate a neighborhood revitilization project near the downtown area. Action Grant: $1,500,000. Private financial commitment: $37,500,000. New jobs: 1,800. Construction jobs: 154.

MINNESOTA

Minneapolis, Minnesota has received a $3.2 million Action Grant to acquire a parcel of land in the Holmes Renewal area and to construct a 400 space structured parking facility which will facilitate expansion of the Pillsbury Company's Research and Development Facility. Action Grant: $3,236,640. Other public funds: $900,000. Private financial commitment: $10,000,000. New permanent jobs: 162. Jobs retained: 410. Construction jobs: 350.

MISSISSIPPI

Biloxi, Mississippi has received an Action Grant for the Sky Island Hotel and Harbor project. Funds will be used to construct a gondola-type skylift from the harbor area to Deer Island, an undeveloped island 3,000 feet offshore. The island will be dedicated to nature trails and camping, not commercial uses. In the harbor, a $500,000 supplemental construction loan will be made to help develop Sky Island Hotel, a new 160-room hotel. Additionally, $100,000 will be loaned to Clement Wire Company to buy their present facilities from the Biloxi Port Commission. This will enable Clement to remain in Biloxi. The Port Commission will use the $100,000, plus $300,000 more in Action Grant funds to complete public improvement in the harbor area. A private company, Production Oil Corporation, will develop $1.6 million of commercial facilities -- a restaurant, seafood market, ice house, and industrial wharf -- for lease to commercial interests. Other private development include an 80-unit condominum tower and an office building for Production Oil. The City will use guaranteed lease revenues from parking and skylift use to build a multi-level parking garage serving all of these developments. Action Grant: $2,000,000. Private sector commitment: $6,300,000 New permanent jobs: 500. Existing jobs retained: 287. Construction jobs: 424.

NEW JERSEY

Clifton, New Jersey has received an Action Grant to acquire the site of a senior citizen housing project with parking and property for street widening. They will also use Action Grant funds for street and site improvements, removal of underground piping and foundations, water and sewer installation, clearance and demolition, and relocation. As a result of the City agreeing to make such improvements, Renaissance Village, Inc. will execute a purchase money mortgage agreement for acquisition of approximately 17 acres of land. They have agreed to sell at cost part of the acquisition to the City for the senior citizen housing project. They are also committed to developing 46 two-family homes and plan on developing a 100 unit garden apartment complex. Action Grant funds: $956,550. Private sector commitment: $4,007,550. New permanent jobs: 14. Construction: 341. Jobs retained: 20.

Newark, New Jersey has receive two Action Grants:

- The first, for $290,000 will be loaned to a private manufacturer to enable the firm to purchase a site in Newark. The firm will construct a 37,000 square foot facility. A bank also has committed to lend the firm $1,090,000. The firm will employ 45 low and moderate income people. Action Grant funds: $290,000. Private commitment: $1,190,000. New permanent jobs: 45. Construction jobs: 30.

- The second Action Grant, for $260,000, will be used as a loan for construction of a shopping center in the downtown area. The shopping center, the only one downtown, will also have a 30,000 square foot super market. Action Grant funds: $260,000. Private commitment: $1,040,000. New permanent jobs: 42. Construction jobs: 45.

Perth Amboy, New Jersey has received an Action Grant to be used as a second mortgage loan for Arthur Kill Urban Industrial Park, Inc. The funds will help rehabilitate a vacant paint factory area into an industrial park, with rehabilitated buildings and 100,000 square feet of new construction. Action Grant funds: $600,000. Private commitment: $3,350,000. New permanent jobs: 900. Construction jobs: 84.

NEW YORK

Rochester, New York has received an Action Grant of $5.15 million to be loaned to a major industrial manufacturer. The loan and private financing of $27.9 million will enable the firm to remain and expand in Rochester. This project is especially significant not only for the large number of jobs retained, which would otherwise have been lost to Rochester, but also because the Action Grant was able to help create a large number of new jobs. Action Grant funds: $5,150,000. Private commitment: $27,900,000. New permanent jobs: 379 by 1982, 562 by 1985. Jobs retained: 2,475. Construction jobs: 382.

Syracuse, New York has received a $3.5 million Action Grant for use as a second mortgage for expansion of a hotel. Hotel Syracuse will build a new 200 room expansion which will include 47,000 square feet of commercial space. Because of this activity and a city expenditure of $5.8 million to improve the area around the hotel, a private firm has committed to substantially rehabilitate an office building and join with the hotel to lease space in a garage which will be built by the city. Another private firm will assist in building a pedestrian bridge linking their building with the Hotel Syracuse. Action Grant funds: $3.5 million. Private funds: $10,371,360. New permanent jobs: 458. Construction jobs: 590.

OHIO

Akron, Ohio has received an Action Grant of $1.15 million to provide low/middle income housing in their neighborhood strategy area. The City will provide 100 homes, 35 Section 235's and 65 FHA mortgage insurance with interest subsidy. Action Grant funds will be used as follows: $515,000 for interest subsidy, $200,000 for site improvements, $200,000 debt service reserve and mortgage insurance, $200,000 administrative and operating cost. Action Grant: $1,115,000. Private funds: $3,800,000 for construction financing. Total new jobs: 44. Construction jobs: 44.

Canton, Ohio has received a $1 million Action Grant to enable the City to acquire three blocks of downtown land and sell them to a minority developer. The developer will construct a facility for use as a Veteran's Clinic and Social Security Office. Action Grant: $1,021,900. Other public funds: $138,500. Private financial commitment: $3,559,000. Jobs: 255 new permanent.

Cincinnati, Ohio has been awarded an Action Grant of $7.8 million to develop an industrial park in the Eastwood/ Madison Area. This grant will assist U. S. Shoe Corporation and Coca-Cola to relocate in new facilities in the park. The City will provide site improvements and public works. Action Grant funds will be used as follows: $2,850,000 street and site improvements, $1,232,000 parking for 1300 cars, $350,000 foundations and platforms, $550,000 storm and sanitary sewers, $220,000 administration, $165,000 contingencies. Action Grant funds: $7,803,905. Private funds: $63,300,700 for construction, new machinery, raw materials, finished goods, fleets and inventory. Jobs: 350 new, 1600 transfers, 440 construction.

Cleveland, Ohio has been awarded a $170,000 Action Grant to support development of the Woodland East Community Organization (W.E.C.O.) Industrial Park. The City will provide site, demolition, improvements and relocation. HUD Action Grant funds will be used as follows: $170,000 site acquisition, $75,000 demolition, $20,000 relocation. Private funds committed amount to $3,044,006. The project will keep three firms in the City of Cleveland. Jobs: 185 new, 177 retained, 140 construction.

Elyria, Ohio has received an Action Grant to aid in the development of access to the industrial area to the southwest of the City. The Action Grant funds will be used along with assistance from other agencies to construct the Elyria Industrial Parkway which will include an overpass over the railroad which currently restricts access to the area. This new access road will result in the expansion of the manufacturing facilities of the Lux Aire Division of Westinghouse. Action Grant funds: $579,080. Private funds: $1,500,000. New permanent jobs: 365. Jobs retained: 635. Construction jobs: 70.

PENNSYLVANIA

Allentown, Pennsylvania has received an Action Grant to construct a conference center downtown. The center will be connected to a hotel, which will be constructed privately. The conference center will be leased to the private sector, with profits from both facilities divided with the City. Also leveraged by the grant will be a new apartment complex. Action Grant funds: $3,000,000. Private sector commitments: $10,650,000. New permanent jobs: 210. Construction jobs: 1,274.

Altoona, Pennsylvania has received an Action Grant to build a pedestrian crossover and transportation facility connecting two parts of the central business district presently divided by railroad tracks. The facility will house offices and ticket areas for both AMTRAK and ConRail along with public and private bus operators and provide a link between the old retail core and a new shopping center. Action Grant funds: $2,275,000. Private sector commitments: $6,950,000. New permanent jobs: 290. Construction jobs: 140.

Johnstown, Pennsylvania has received a $4.4 million Action Grant to assist in the construction of two public parking decks which will trigger the construction of a new medical facilities building, the expansion of an existing motor hotel and construction of new convention facilities, a new office/retail complex, and a transit terminal downtown. Action Grant funds: $4,483,000. Private sector commitments: $12,217,000. New permanent jobs: 480.

York, Pennsylvania has received an Action Grant to rehabilitate and restore a former hotel and department store into a combination of office and retail space and housing. The grant will be used to acquire the structures, both located on the main square of the downtown and both vacant for over a year, and provide a $2 million second mortgage for the developer. The proceeds will be used to provide additional housing downtown, provide job training and day/night care facilities, and seed money for a local development corporation. In addition, grant funds will go toward the purchase of land for two parking structures which the city will build with revenue bonds. Action Grant funds: $3,935,000. Private sector commitments: $11,927,000. New permanent jobs: 650. Existing jobs retained: 347. Construction jobs: 576.

PUERTO RICO

San Juan, Puerto Rico has received an Action Grant for street and site improvements, pedestrian malls and plazas, and water and sewer lines to generate investment in the New Center of San Juan. The project will provide 500 units of moderate income housing subsidized by a commonwealth mortgage interest subsidy program resulting in $17,500,000 of private investment. An additional $4,500,000 will be invested to develop a bank headquarters and 348 Section 8 units will be developed. Action Grant: $3,455,000. Private sector commitment: $22,000,000. New permanent jobs: 470. Construction jobs: 1,000.

TENNESSEE

Knoxville, Tennessee has received a $5 million Action Grant for site improvements to the 80-acre downtown site for the Knoxville International Energy Exposition, planned for 1982. Other Federal agencies participating in funding acquisition and improvements on this site include EDA, the Department of Interior and the Appalachian Regional Commission. The immediate private development occurring in relation to Expo '82 is a 400-room hotel costing $22 million to be developed next to the Expo site. Future developments, in time for the opening of the Exposition, include $100 million in public improvements, commercial facilities and other activities being financed by Knoxville International Energy Exposition, Inc.; plus numerous national pavilions, including a U. S. Pavilion, estimated at $22 million, and a State of Tennessee Pavilion, estimated at $20 million. Hotel related jobs: 300 new, permanent and 200 construction. Expo related jobs: Estimated at 2,179. Construction jobs: 8,689.

WASHINGTON

Everett, Washington has received an $800,000 Action Grant to provide access road and water and sewer improvements to a large underdeveloped industrial area in the south-western part of the city. Existing property owners will be assessed a portion of the costs as part of a Local Improvement District and new industries will build additional facilities in the area as well. Action Grant funds: $800,000. Private sector commitments: $13,020,000. New permanent jobs: 350. Existing jobs retained: 250. Construction jobs: 60.

Tacoma, Washington has received a $1.5 million Action Grant for a second mortgage loan to assist in the creation of a Downtown Law Center. The privately operated University of Puget Sound will move its 850 student law school from a suburban location into vacant department store facilities which will be remodeled. Also planned as part of the law center are rental space for the Washington Court of Appeals, a model legal clinic, para-legal school, dispute mediation services, and private attorneys. Action Grant: $1.5 million. Private investment committed: $7,070,000. New jobs: 168. Construction jobs: 601.

WEST VIRGINIA

Charleston, West Virginia has received a $14 million Action Grant for a convention center and parking garage, which are part of a new downtown regional shopping center and adjacent civic center. The enclosed mall shopping center will include J. C. Penney and Kaufman department stores, 350,000 square feet of general retail space, parking for 4,500 vehicles which will be leased by the developer, and a 350 room Marriott hotel. The 35,000 square foot convention center, which will help provide patronage for shopping center and hotel, will be accompanied by a new sports arena, remodeled municipal auditorium, and related parking facilities. Action Grant: $14 million. Private investment: $67.7 million. Other public investment: $28.8 million. New jobs: 1,606. Construction jobs: 730.

WISCONSIN

LaCrosse, Wisconsin has received an Action Grant to assist in the construction of a $9.7 million convention center/auditorium and adjoining parking ramp. Private developments are a $7 million Radisson Hotel and a $1.6 million corporate headquarters for G. Heileman Brewing Company. The balance of the convention center financing is being done through local bonding and EDA funds. The development will occur in the heart of the Central Business District, in the Harborview Plaza Urban Renewal area. Action Grant funds: $2,815,000. Private sector commitments: $8,100,000. New permanent jobs: 252. Construction jobs: 230.

Oshkosh, Wisconsin has received a $75,000 Action Grant to help develop the City's Northern Industrial Park and attract new industry. The Action Grant funds will be used to provide rail service to a site in the industrial park where Thill, Inc., will locate a new 36,000 square foot industrial facility. Action Grant funds: $75,000. Private funds: $300,000. New permanent jobs: 25. Construction jobs: 65.

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

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FOR RELEASE
Thursday,
October 5, 1978

HUD'S IMPROVED MANAGEMENT SPURS REHAB LOANS TO PROPERTY OWNERS

The Department of Housing and Urban Development's program to provide direct Federal rehabilitation loans to property owners in approved target areas has undergone substantial management improvements under the Carter Administration, according to Congressional testimony by Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development.

Embry told the House Subcommittee on Manpower and Housing today that "This Administration inherited a small, popular Section 312 Rehabilitation Loan Program drastically in need of management attention."

In 1971, the previous Administration decided to phase out the program. Its uncertain prospects brought about serious management deficiencies.

"The lack of management caused problems, Embry said, "but fortunately, it did not destroy the program. We began identifying problem areas and taking steps to correct them, both those needing immediate attention and others requiring action over an extended period."

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Embry said the problems ranged from complicated loan applications to unacceptably high delinquency rates.

The following is a list of corrective actions taken or underway to upgrade management of the program:

- After HUD requested and received advice from an experienced group of local rehabilitation officials from around the country, 10 elements of the loan applications were simplified and local agencies given more freedom to administer the program.

- Steps are being taken to reduce significantly spiraling delinquency rates by altering HUD's contract with the Federal National Mortgage Association (FNMA), which manages the servicing of 312 loa , turning around the previous Administration's policy of permitting minimal servicing.

Also, HUD Field offices are now considering the delinquency rate when future funding decisions are made for a locality. HUD's FY 1979 funding plan has reduced funds to communities with high delinquency rates.

- Local agencies are now required to assume more responsibility in loan origination. HUD's staff will focus attention on monitoring and technical assistance. An important element in management improvement in FY 1979 will be the creative use of the technical assistance authority provided by Congress. This contract authority will be used to provide highly specialized individuals to work directly with communities.

- The HUD Central and field office staffs working on Section 312 have been increased. New field staff members are being trained in rehabilitation loan work and existing 312 program specialists are having their skills upgraded. A formal monitoring system is replacing an informal, infrequent, ineffective one.

- HUD's accounting system is being beefed up by establishing control measures to update accounts on a monthly basis and reconcile accounts annually. A computerized record keeping system is replacing a slow manual one. Late payments will now be applied first to interest and second to principal instead of the reverse. Late charges are being raised from 1 to 4 percent to discourage delinquency.

- HUD's automated information system is being updated to provide current and accurate information.

- The FY 1979 Funding Plan will eliminate erratic funding patterns by commiting specific amounts of funds for the entire fiscal year, allowing cities to plan in advance their management of the program.

- Formal program regulations are being drafted for publication in the Federal Register. The Section 312 Handbook is being revised to reflect simplifications in administering the program.

- A task force chaired by HUD Under Secretary Jay Janis is making a complete review of the entire 312 program operation to look for additional improvements.

- An in-depth evaluation of the program is planned in early FY 1979, giving special attention to expanded multifamily lending.

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Housing Allowances

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

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FOR RELEASE:
Monday
October 9, 1978

DIRECT HOUSING ALLOWANCES NO SUBSTITUTE FOR HOUSING PRODUCTION PLANS

A preliminary report on the Department of Housing and Urban Development's Experimental Housing Allowance Program (EHAP) indicates that housing allowances could not effectively replace housing production programs, according to Dr. Donna E. Shalala, Assistant Secretary for Policy Development and Research.

In an address today before the 39th National Conference of the National Association of Housing and Redevelopment Officials (NAHRO) in Seattle, Wash., Dr. Shalala said that "Allowances do not provide the necessary incentives for inducing neighborhood improvement or additions to the housing stock."

EHAP, the largest social experiment ever undertaken by the Federal Government, has produced some important information on housing decisions of low-income families. "Many of the facts we have learned from EHAP," said the Assistant Secretary, "challenge some of our most widely held assumptions."

-more-

Contrary to popular belief, the preliminary findings show that about half of the low-income renters and homeowners are living in units that meet a minimum definition of "decent, safe, and sanitary." Such families typically use a housing allowance to help pay the rent. The average poverty household spends about 45 percent of its total disposable income on decent housing, leaving little for other necessities.

"A surprising fact is that few families living in unacceptable housing were willing to use their allowance to improve their housing," according to Shalala. Only about one-third of these families actually did secure better units.

Participation in the allowance program was much lower than had been anticipated -- around 50 percent of those eligible. Furthermore, participants came more frequently from the better-housed than from the worse-housed families.

It was also widely believed that a greatly accelerated demand for better housing would lead to rent inflation not accompanied by improvements in housing quality.

"This did not materialize because so few participated, and of those who did, the majority did not move from their existing dwellings," Dr. Shalala said.

The Assistant Secretary summarized what the first results of EHAP suggest:

- Cash assistance with no strings attached will not work to improve housing conditions of those low-income families living in inadequate housing.

- While the housing allowance does induce some increased housing consumption, it does practically nothing to speed up the moving process.
- Housing allowances are not a substitute for new construction or substantial rehabilitation.
- The analysis to date shows housing allowances contributing modestly to the maintenance of the existing housing stock.

EHAP is a set of three related experiments, each of which deals with different aspects of the housing allowance program. The experiments were conducted in twelve locations throughout the country. About 23,000 families were involved in the experiments which allocated approximately $180 million for the cash allowance payments, the delivery of the payments, and the analysis of the results.

"We believe what we are learning is very useful to our discussions of a national housing policy and other social policies as well," Dr. Shalala said.

# # #

Experimental Housing Allowance Program

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

Phone (202) 755-6980

FOR RELEASE:
Monday
October 9, 1978

REMARKS PREPARED FOR DELIVERY

by

DONNA E. SHALALA

ASSISTANT SECRETARY FOR POLICY
DEVELOPMENT AND RESEARCH

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

at the

NATIONAL ASSOCIATION OF HOUSING
AND REDEVELOPMENT OFFICIALS

39TH NATIONAL CONFERENCE

SEATTLE, WASHINGTON

OCTOBER 9, 1978

PUBLIC WELFARE AND ASSISTED HOUSING

I came to talk about the Experimental Housing Allowance Program. In doing so, I am aware that many of its authors expected to demonstrate a successful substitute for current housing production programs. Fortunately for us they hired responsible researchers -- and allowed that research to be publicly scrutinized.

I am here today to report that we have substantially completed the field work and are finishing the final analysis of the data. We intend to have a draft of the final report on EHAP ready next year -- two full years before it was planned. In addition, all the findings are currently being integrated with our ongoing Section 8 research.

There really was only one reason to finish the EHAP study after we were satisfied with the quality of the research. That reason was -- that the experiment would provide us with answers to a significant set of policy questions.

We already have a lot of information on housing in this country. The Annual Housing Survey, for example, provides us with extraordinarily detailed logitudinal information on housing patterns and costs.

EHAP, on the other hand, provides information we have never had before and, because of the expense and controversy, may never have an opportunity to get again. For EHAP will give us the answer to the questions about the behavior of low-income families when they are given cash payments for housing.

Let me take a moment to describe the research itself. EHAP is a set of three related experiments, each of which focuses on different aspects of a cash payment program.

One of the three experiments focuses directly on the behavior of low-income families. We have called it the "Demand Experiment." It was conducted in two large metropolitan areas -- Pittsburgh, Pennsylvania, and Phoenix, Arizona.

In these two places we examined how families acted in response to different kinds and different levels of assistance payments. About 1,250 households were enrolled in each of the two locations.

What is particularly important about the Demand Experiment is that we not only looked at what people did about their housing after receiving a cash payment, but we also monitored a comparable group of about 550 families at each location who didn't get the extra money. Therefore, we can compare what families do when they get extra dollars for housing with what they would do without the extra money.

In addition to testing family behavior, we were also very interested in seeing how housing markets would respond if a full-scale allowance program were implemented by the government. Thus, we designed what has been called a "Supply Experiment." We chose two

contrasting metropolitan areas -- Green Bay, Wisconsin, and South Bend, Indiana, in which to run the full-scale programs.

The major issue we focused on in the Supply Experiment was inflation. We asked: would people get better housing for their additional dollars or would prices just go up for the same quality of housing?

To serve the entire eligible population, we included homeowners as well as renters in this experiment. Currently, around 9,000 households are receiving allowance payments in both locations.

Finally, we wanted to know about the administration of such a program when run by local public agencies rather than by research organizations. So we included a third experiment called "The Administrative Agency Experiment."

The purpose of this experiment was to see what kinds of administrative problems arose, what different techniques were chosen to implement the program, and so forth. We chose eight different agencies in eight varied metropolitan and rural areas across the country.[1/] Each served from 400 to 900 eligible renter families.

Contrary to what many people think, the purpose of this experiment was not to see whether a local housing authority can run such a program better than a state welfare agency or vice versa. It was, instead, to look at such mundane but important administrative questions as: What do different approaches to housing inspection produce by way of the quality of housing families? and Does the way in which an agency verifies a family's income make any difference or not?

In summary, then, we designed our research so as to cover what were believed to be the critical policy issues relating to housing allowances.

1/ Springfield, Mass.; Durham, N.C.; Jacksonville, Fla.; Peoria, Ill.; Tulsa, Okla.; San Bernardina, Calif.; Salem, Oregon; and four rural counties in North Dakota.

Let me turn now to how EHAP actually works. Under the program, eligible families select a place to live from the existing housing stock in their community. If the unit meets the housing requirements established for the program, the family then receives a housing allowance -- in cash.

Immediately, a number of questions arise:

- Who participates in such a program?
- How do the participants use their allowance?
- Does the quality of their housing improve?
- Where do they move to, if they relocate to find decent housing?
- Do housing allowances promote integration?
- What happens to the price of housing when people in the community have a housing allowance?

All of us here today have opinions about some or maybe all of those questions.

The only trouble is that until now none of us has had real facts to support our views.

Many of the facts we have learned from EHAP challenge some of our most widely held assumptions. I'm going to share some of these facts and assumptions with you today in the hope that you will help us think about their implications for national housing policy.

When the experiments began, many in the housing field assumed that just about all low-income families not subsidized by the Government were living in very bad housing. In fact this is not the case.

It appears that about half the low-income renters and homeowners are living in units that meet a minimum definition of "decent, safe, and sanitary."

Now to be sure, the story is more complicated than that simple number implies. It always is.

For example, low-income homeowners are likely to live in better units -- that is: more decent, safe, and sanitary units -- than renters in the same income group. That's as you might expect. But among the low-income, both owners and

renters who live in the better housing units are spending an inordinate portion of their incomes to live in those accommodations.

The average poverty household, in fact, spends 45% of its total disposal income on decent housing. I needn't tell you how much they have left to spend on food and clothing.

It is also important to recognize that the other half of the low-income population is living in housing which is not acceptable. Some of it requires only modest repairs to make it acceptable. But some of it needs extensive repairs and rehabilitation.

Significantly more minority than non-minority families are badly housed. In part that's because their incomes are lower. But even when we hold income constant, minorities are significantly worse off than their non-minority counterparts.

Then there is our widely held assumption about who participates in a housing allowance program. Many expected

a very large percentage of eligible families to accept the money offered and use it to improve their housing conditions. After all, we are familiar with the long lists of families waiting to get into public housing.

In fact, participation was much lower than we expected. In one of our experiments, where we individually solicited the participation of a representative sample of the income-eligible renters, about 80% agreed to take the first step and enroll. This means they were willing to have their incomes checked to be sure they were eligible and their housing inspected to see if it was acceptable.

Among these 80%, those who already lived in adequate housing simply accepted a check from the government and reduced their rent burdens.

But, there were also families who were not living in acceptable housing. To get the allowance, you'll recall, they had to improve their housing. And only about a fourth of them did so.

Much to our surprise, many of these families didn't even search for something better.

Thus, the answer to the question, "Who participates?" is not "almost all" -- but "only about half."

Similar surprising results were obtained in another of the EHAP experiments. In this case, we were testing housing market responses, and so we opened the door of the allowance program to all income-eligible homeowners and renters in two SMSAs.

After nearly three years, and extensive outreach efforts, about 60% of the eligible renters and around a third of the eligible homeowners enrolled. But of these, for various reasons some families dropped out.

In the end, a little less than half of these eligibles met the necessary housing adequacy requirements. Which means that a little less than half of the eligible population chose to receive cash payments that would reduce their housing expenses.

In summary, participation was much lower than had been anticipated. In addition, those who chose to participate came more frequently from the better-housed than from the worse-housed members of the eligible population.

Much to our amazement, some families even turned down cash payments that would not only have provided them with more adequate housing but that would also have freed up their income so more of it could have been spent for other purposes.

In the longer run, we found that some of the families who didn't move at first, moved later on and increased their housing consumption (improved their housing). Even so, we expected the cash incentives to have produced more immediate change than actually occurred.

All of these results are understandable when we consider what we have learned in other studies about the importance of neighborhood attachment, and the desire of families to be close to friends and relatives.

The results also contradict sharply the assumption that, given the opportunity, all low-income families will flock to the suburbs. No such pattern occurred. This finding also has important implications for our racial integration goal. It suggests that housing allowances by themselves will not increase racial integration.

Nor did families use their housing assistance to buy luxury units. Some people believed they might because there was no ceiling on the rents they could pay, although the subsidy only covered the difference between 25% of their income and the Fair Market Rent. As a matter of actual fact, the low-income people in EHAP behaved quite conservatively. If they accepted the allowance, they used it to minimize their housing expenditures. And they were very reluctant to move away from their neighborhoods.

We have some other findings which have yet to be fully analyzed. For example, at one of our sites, where enrollment is open to all of the income-eligible population, at the end of two years, 87% of the eligible black renters took the first step and enrolled in the program. A very much smaller

percentage of eligible white renters enrolled. At the same time, and in the same location, only 16% of the eligible elderly couples who were homeowners enrolled.

So when we speak of overall enrollment rates, we must note that there are major differences in how sub-groups in the population behave. We will be exploring these patterns further as we continue to analyze the data which EHAP has produced.

We have also learned that when families are given dollars which have no strings attached, very few of those dollars will go to purchase housing over and beyond what would have been purchased anyhow. On the other hand, if housing requirements are attached to those dollars, EHAP results show that families spend three to four times more of their allowances on housing than they would without such requirements.

Now let me tell you something of what we've learned about how housing markets operate and how housing programs are likely to be administered on the local level. Again, some of our widely held assumptions have been challenged.

For example, it was widely believed that a greatly accelerated demand for better housing, brought about by additional dollars in the hands of low-income consumers, would lead to rent inflation not accompanied by improvements in housing qualilty. In fact, apart from the normal inflation which occurred during the same time period, rent inflation did not take place.

The explanation for this finding can be found in some of the results I have already discussed:

- Roughly 20% of the total U.S. population is eligible for EHAP's housing assistance.
- Of these, only about half, or around 10%, will actually participate in the program.
- Of this 10%, about half already live in acceptable housing.
- This leaves about 5% of the total eligible population who are going to make any change in their housing circumstances, and some of these families will repair

their existing units rather than move to standard housing. Thus, the demand for housing is increased very, very little. The increase is certainly not enough to produce rent inflation.

By the same token, the increase is much too small to induce the construction of new units. Therefore, while rent inflation has not occurred as a result of EHAP, neither has any new construction or major rehabilitation. This is a particularly critical problem in tight markets and it means that we ought to end any debate about the need for construction programs -- we need them. Housing allowance programs do almost nothing to increase the supply of decent, safe, and sanitary housing.

Another area of research in the EHAP program has to do with the administration of housing allowances by local agencies. Here we had few expectations and even fewer pet theories. Still, even if the findings don't explode conventional opinion, they are valuable.

We found, for example, that local agencies had a really hard time following a consistent set of policies in applying the program's standards for decent, safe, and sanitary housing.

In this context, we've also learned how challenging it is to apply a reasonable set of housing quality standards.

For example, sometimes, when elderly persons, or other families attached to their neighborhoods, simply refused to move, some agencies overlooked what they felt were flaws in the housing unit in order to assist people, who they believed needed assistance, to remain in the location they preferred. As a consequence, we found that more than a few families were permitted to occupy units which were doubtfully classified as "decent, safe, and sanitary."

You'll notice that this sort of learning also has application to other areas -- the administration of our Section 8 Existing program, for example. Any program which utilizes the existing housing stock needs careful monitoring to ensure a reasonable level of compliance with housing quality standards.

In summary, the first results from EHAP suggest the following:

- Cash assistance with no strings attached will not work to improve the housing conditions of those low-income families who are living in inadequate housing.

- Housing allowances, on the other hand, are more than just an income transfer. They do induce some increased housing consumption in the short run. And given our normally high mobility rates, in the longer run, they will induce some increased housing consumption when families finally make a move. But allowance incentives do practically nothing to speed up the moving process.

- Housing allowances are not a substitute for new construction or substantial rehabilitation. Because low participation rates result in very small increases in demand, allowances do not provide the necessary incentives for such important objectives as neighborhood improvement or additions to the housing stock.

- Finally, housing allowances only modestly contribute to the maintenance of the existing housing stock. They seem to encourage small repairs and thus they may serve to help deter a process of costly deterioration, which ultimately requires large dollar investments.

EHAP is the largest social experiment ever undertaken by the Federal Government. What we are learning we believe is very useful to our discussions of national housing policy -- and other social policies.

You may be sure that these few minutes of description do not begin to cover in adequate detail the important information we are in the process of deriving from the program. So I have brought along copies of a report prepared by my office which summarizes all the current findings.

I hope you will pick up a copy, read it, and participate in what I think is part of the excitement of research -- having one's assumptions disturbed and one's thinking stimulated.

Thank you very much.

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

HUD-No. 78-348
Dan Day (202) 755-5284 or
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FOR RELEASE:
Monday
October 16, 1978

SMALLER HOMES WILL HELP INNER CITY REVITALIZATION

The demand for smaller living accommodations in the near future has made the rehabilitation of inner city properties economically feasible, a top official of the Department of Housing and Urban Development today told a building and construction conference in Chicago.

In a speech to the Building and Construction Expo and Conference sponsored by the Producer's Council, HUD Under Secretary Jay Janis predicted that a substantial amount of rehabilitation--over 500,000 units--will take place in the cities and nearby suburbs between now and 1988.

But Janis said "the suburbs will not become part of our past, but will remain the most important aspect of the housing industry."

Since 1965, Janis said, young adults born during the post-war "baby boom" have had an effect on the housing market as they have formed their own households. Now, despite declining marriage rates and the rising age at which they get married, if at all, an increasing number are entering the housing market each year.

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The age group ranging from 20 to 29, which numbered almost 38.5 million on July 1 of this year, will increase in size each year until mid-1984, when, according to the U.S. Census Bureau, that group will total 41,226 million persons.

But between now and 1984, Janis said approximately four million Americans will enter their "twenties" every year, providing the highest volume of recruitment to the household-forming population in the history of the United States.

An equally important role will be played by older Americans--those 65 or older. Currently, this group accounts for 11 percent of the population; in 1988 it should embrace more than 12 percent. Between now and 1988, the population aged 65 or older will increase by more than 4.9 million, or 20.6 percent.

Citing a recent consumer survey, Janis said the bulk of American home seekers--97 percent--aspire to the American dream of a detached, single-family home, which realistically can only be built in large numbers only in the suburbs.

According to the HUD official, housing in the future will tend to be smaller, better insulated, more fire-resistant, and situated on shorter building perimeters. There will be more sensitive use of glass, resulting in operable windows and an end to the all-glass building.

And above all, building technology will focus on more ingenious and efficient ways to reduce the costs of energy--the "biggest and most unpredictable factor in home ownership."

# # #

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

HUD-No. 78-356
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FOR RELEASE:
After 10:30 a.m. Friday
October 20, 1978

NEIGHBORHOODS GET HUD AWARDS FOR SELF-HELP REVITALIZATION

Secretary Patricia Roberts Harris of the Department of Housing and Urban Development today announced the first nation-wide awards to neighborhood organizations under a new HUD program aimed at supporting and strengthening self-help groups in their revitalization efforts.

"With these 21 awards, totaling $2.5 million," Secretary Harris said, "HUD has taken a strong step in making neighborhood groups active partners with local government and the business community in rebuilding our Nation's communities."

The 21 organizations, representing a diversity of geographic, racial and cultural origins, will receive contracts ranging from $80,000 to $130,000 to plan projects proposed by each organization to meet the individual needs of its community.

The projects include such activities as the development of a home repair industry in Buffalo, N.Y.; renewal of business strips in Toledo and San Francisco, construction of a solar manufacturing plant in Hartford, Conn.; and self-help housing, using abandoned homes in Decatur, Ga. Other projects involve a wide range of other activities, such as reinvestment and antidisplacement strategies for Kansas City, Mo., and Newark, N.J.

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In addition, the organizations will furnish technical assistance to less experienced neighborhood groups, through site visits, exchanges of staff, workshops and publications.

"As you look at the breadth and scope of the projects planned by these groups," the Secretary said, "it becomes clear just how forceful and effective these neighborhood groups have been, and can be, in the rebuilding of America's towns and cities."

The program is administered by HUD's Office of Neighborhood Development under Assistant Secretary Geno Baroni.

"This is our way of building on what works--on the experiences of neighborhood groups over the past years," Baroni said. "Our goal is to make it possible for successful organizations to lend their skills and strategies to other neighborhoods.

"These neighborhood groups are examples of local public and private initiatives which illustrate the new urban partnerships critical to the development of an urban policy.

"We will also support these groups through training, technical assistance, and a system for the sharing of information."

Baroni said the awards, while encouraging greater access to HUD programs, should increase the capacity of neighborhood groups to leverage public and private funds from local, State and other Federal sources.

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Selected from among 161 applicants in a competitive process initiated last April, the 21 successful neighborhood groups from 12 States are:

Asian, Inc. San Francisco, Calif. $120,000	Commercial revitalization and small business development in Chinatown, development of a housing strategy emphasing rehabilitation, technical assistance to small business owners.
Bedford-Stuyvesant Restoration Corp. Brooklyn, N.Y. $107,000	Development for Myrtle Avenue, highlighting: a neighborhood shopping strip program, with alternative forms of community ownership, urban design compatible with the neighborhood.
Black Economic Union Kansas City, Mo. $126,000	Three alternative area-wide downtown development strategies, form a non-profit SBA 502 local development corporation, residential development in downtown east planning area.
Carr Square Village Tenant Management Corp. St. Louis, Mo. $111,145	Feasibility Study for Housing Development and Economic Development.
Center for Economic Development and Business Assistance Tuscon, Ariz. $120,000	Construction of a mental health facility, construction of an apartment complex and commercial center.
Chinatown Neighborhood Improvement Resource Center San Francisco, Calif. $119,987	Comprehensive land use and zoning for Chinatown and North Beach, feasibility study for a multi-purpose community center, public improvements and recreation using alleys and other open spaces, improvement strategies for public housing.
Community Design Center of Atlanta Atlanta, Ga. $114,400	Revitalization for West End, highlighting: housing rehabilitation, public improvements and beautification, community services, commercial revitalization.
Fillmore-Leroy Area Residents, Inc. Buffalo, N.Y. $115,000	Home repair industry, feasibility study of creating special assessment district as an anti-displacement strategy, evaluation of home sales as indicator of owner-occupant patterns.

Inquilinois Boricuas En Accion Boston, Mass. $114,400	Community services program for Villa Victoria, 207 Section 8 housing units, rehabilitate area church for institutional use, business ventures and commercial facilities for Villa Victoria.
Interfaith Adopt-A-Building New York, N.Y. $123,682	"IN REM" rehab with N.Y. Housing Authority new interim management program for buildings, commercial revitalization of Avenue C, new construction on vacant sites on 4 streets, rehabilitation of abandoned buildings in homesteading areas.
Los Sures (Southside United Housing Development Fund, Inc.) Brooklyn, N.Y. $122,440	Small landlord assistance program, new construction in Caribe Village, open space public trust program, extension of community credit union into buying club and cooperative insuring program.
Neighborhood Housing, Inc. New Haven, Conn. $115,000	Housing revitalization, highlighting rehab planning renovation management, counseling and risk reduction, commercial strip revitalization and reinvestment, feasibility study of establishing a community credit union, productive use of abandoned buildings.
Project For Pride in Living Minneapolis, Minn. $126,360	In Phillips Neighborhood, single-family housing rehab, contruction of new in-fill housing, creation of alternative financing mechanisms for homeownership and rentals.
River East Redevelopment Corporation Toledo, Ohio $80,800	Recruitment of new businesses to East Toledo, 300 new off-street parking spaces, establishment of an East Toledo housing corporation for rehab and new construction.
South Austin Realty Association Chicago, Ill. $120,062	Formulation of a "Public-Private Partnership" approach for neighborhood revitalization in South Austin, multi-building housing rehabilitation.
South DeKalb Center Decatur, Ga. $93,339	Self-help housing programs addressing foreclosures and vacancies, and property maintenance, commercial district self-help projects, comprehensive, long-range revitalization plan.
Southeast Development Inc. Baltimore, Md. $125,000	Housing needs assessment and stabilization for Upper Fells Pt., housing financing and property acquisition assistance in Butchers Hill, packagin of new commercial ventures in Fayette/Orleans corridor, identifying business district opportunities in Patterson Place.

TELACU East Los Angeles Ca. $128,884	Commercial revitalization for North Broadway Commercial Strip, accompanying housing revitalization.
Tri-City Citizens Union for Progress, Inc. Newark, N.J. $129,964	Reinvestment strategy for West Side Park, housing rehab of abandoned properties, homeowners rehab assistance program, neighborhood construction company, commercial revitalization of S. Orange Ave./Springfield Ave., cooperative city services program.
Upper Albany Community Organization Hartford, Conn. $119,829	Commercial revitalization associated with the UDAG site, housing rehab adjacent to the UDAG site, housing rehabilitation development, including a revolving construction fund, condominium conversion of UACO-owned multi-family projects, solar manufacturing plant.
Watts Community Labor Action Committee Los Angeles, Ca. $102,544	Multi-faceted strategy for residential revitalization and commercial re-use in Veinen-Avalen and Willowbrook.

Money for the program was allocated by Secretary Harris from the Discretionary Fund account of the Community Development Block Grant program. In each city where an award was made, the mayor provided a letter supporting the successful group's application and affirming its proposal as consistent with local community development plans.

# # #

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

HUD-No. 78-358
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FOR RELEASE:
Tuesday
October 24, 1978

HUD OFFERS AID TO TENANTS CAUGHT IN RENT SQUEEZE

Tenants of a federally-subsidized apartment housing program whose rents were increased by soaring taxes and utility costs may soon get relief in the form of reimbursement from the Department of Housing and Urban Development.

An agreement to settle numerous lawsuits, including a national class action brought by tenants, was announced today by HUD Secretary Patricia Roberts Harris.

The Housing and Community Development Act of 1974 permitted payment of a subsidy to tenants to cover increased rents caused by rising tax and utility costs.

The program never got off the ground and became embroiled in litigation when the first tenant suits were filed in 1975 to force HUD to pay the subsidy. Two of the lawsuits reached the Supreme Court.

"This agreement represents part of the effort made by this Administration to deal with the financial problems of these HUD-subsidized projects--problems that predated this Administration and formed the basis for extensive litigation," Secretary Harris said.

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"We are offering this settlement in order to reimburse tenants who suffered considerable hardship as a result of having to pay rent increases that could have been subsidized by HUD," the Secretary added.

The agreement announced by the Secretary covers apartment houses subsidized under Section 236 of the Housing and Urban Development Act of 1968.

If the District Court of the District of Columbia--in which the national class action suit is pending--approves the agreement, HUD will make reimbursement from the $60 million in the Section 236 rental housing assistance fund as of Sept. 30, 1977, to past and present tenants qualified for the subsidy.

Tenants who resided in a Section 236 project, including projects financed by State housing agencies, between Feb. 1, 1975, and Sept. 30, 1977, and who paid in excess of 30 percent of their adjusted monthly income for rent (25 percent in cases where tenants directly paid one or more utility charges) may be eligible to receive retroactive tax and utility cost subsidy payments under the terms of the settlement.

Eligible tenants will receive a lump sum payment, the amount depending upon the number of months between Feb. 1, 1975, and Sept. 30, 1977, during which a tenant resided in a Section 236 project without receiving an additional Federal rental subsidy, and the actual increase in tax and utility costs that were experienced by a given project during that time period.

Section 236 project owners who did not pass on increases in tax and utility costs to their tenants because of litigation brought against them by tenants will be reimbursed for the actual tax and utility costs they absorbed.

Eligible tenants seeking payment will be required to submit claim forms to a national accounting firm selected by counsel for the tenants. The firm will be responsible for distributing the form to eligible tenants, verifying forms which are submitted, and actually distributing payments to eligible tenants. HUD will ask all owners of Section 236 projects across the country to assist in distributing the forms.

Tenants will be required to submit the forms within a specified period of time. No payments will be made by the accounting firm until all claims are submitted and evaluated. If the total amount claimed exceeds the amount in the settlement fund, claimants will be reimbursed on a pro rata basis.

Parties to the settlement will present the agreement to the various courts across the country in which litigation is pending in order to obtain court approval of the agreement.

If approved, the Courts will supervise the distribution of the settlement fund.

The courts are expected to hold hearings on the settlement before approving the agreement. For further information about the filing of claims, contact the nearest HUD field office.

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

HUD-No. 78-372
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FOR RELEASE:
Friday
November 3, 1978

FIRST YEAR OF SMALL CITIES ACTION GRANTS ENDS WITH $35 MILLION TO 44 CITIES

More than $35 million in special assistance was offered today by the Department of Housing and Urban Development to 44 smaller distressed cities to build their tax bases, create new jobs and revitalize their neighborhoods through the Urban Development Action Grant program, Secretary Patricia Roberts Harris announced.

"This marks the first full year of small city Action Grant awards," Secretary Harris said, "and the new partnership between the private and the public sectors that our National Urban Policy requires.

"The $35.7 million we are awarding today will be put to work along with $237.39 million in private financial commitments on 44 joint public/private development projects in these small cities, to create 7,628 new permanent jobs, save 941 existing jobs and start 4,700 jobs for construction workers."

For small cities, the Action Grant program in the past year has made $95.7 million available to 109 projects in 105 cities. The awards have leveraged $818.06 million in private funds, and are responsible for creating 25,728 new jobs, saving 3,141 existing jobs, and generating 14,224 jobs for construction workers.

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"The full impact of these achievements by small cities will be felt for many years to come," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development, "as will the benefits of the new partnerships between local government and the private sector."

The Urban Development Action Grant Program, signed into law by President Carter in October, 1977, currently awards $400 million a year to distressed cities, with 25 percent of the funds set aside for smaller communities (most under 50,000 population). To be eligible for the program, an area must be considered distressed when compared to objective national criteria for per capita income, age of housing stock, percent of poverty, population gain or loss, and, for larger cities, employment growth and unemployment.

"Many of the companies which are an important part of the Nation's private business sector are beginning to participate in the program," Mr. Embry said, "because the Action Grant program and the cities themselves make it worthwhile to invest in urban places.

"The Department of housing and Urban Development has a strong faith in the future of cities, large and small," he added, "and the strong response we are seeing to the Action Grant program tells us that business and industry shares that faith with us."

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The awards once again showed the opportunities for bringing new industry to smaller communities. Alliance, Ohio, for example, received an award of $1.4 million to bring vital jobs to the Mahoning Valley area, hard-hit by layoffs and plant closings. The funds will be used to expand the American Steel Foundries plant, which will provide 650 jobs for skilled but unemployed or under-employed steel workers. The HUD investment in Alliance is supported by $19 million in private financial commitment, and will also produce 246 construction jobs.

In Paducah, Ky., a much needed commercial project received a $2.9 million award. This project received strong State cooperation as well as a State investment of $4 million, and a private financial commitment of $7.8 million to renovate and revive a city hotel. More than 260 new permanent jobs will be created in addition to 700 construction jobs.

An example of a strong neighborhood project is the Pottsville, Pa. activity, which will bring neighborhood jobs and housing in an under-used area of the city. The $758,000 Action Grant is supported by a private commitment of $5.6 million and will create 100 new jobs while saving 80 existing jobs.

A total of 24 industrial projects received awards today totaling $18.7 million, supported by $163.7 million in private commitment and $23.3 million in other Federal, State and local public funds.

Commercial projects made up 14 of the awards, receiving $12.1 million in Action Grants supported by $55.1 million in private funds and $6.1 million in other public funds.

Neighborhood projects received six of the awards, totaling $4.3 million in Action Grants supported by $18.4 million in private financial commitment and $1.1 million in other public funds.

Including today's announcements, a total of 241 projects in large and small cities with almost $3 billion in private sector funds have received Urban Development Action Grants in the past year.

The program receives applications and makes awards every three months. New applications from small cities will be received through November 30 for awards to be made shortly after January 31.

The next award date for metropolitan cities will be shortly after December 31.

The Action Grant program is authorized for three years, 1978, 1979 and 1980. Before an award can be made and a joint public/private development project begun, a firm private financial commitment must be obtained by the locality. Projects eligible for funding may be commercial, neighborhood or industrial, or a combination, and must address the problems of physical and economic deterioration which affect the city's development.

# # # #

URBAN DEVELOPMENT ACTION GRANTS
SMALL CITIES' AWARDS

ALABAMA

Lafayette, Alabama, has received an Action Grant of $56,000 to assist in the purchase of land, extension of water and sewer facilities and construction of a building which will be leased to the local Achievement Center. The Center will employ 24 handicapped persons in Lafayette. Action Grant: $56,000. Private commitment: $150,000. Other public funds: $122,900. New permanent jobs created: 25. Construction jobs: 22.

Marion, Alabama, has received a $820,000 Action Grant to make water and sewer improvements, improve the city's fire protection system, and improve streets, sidewalks and parking in the Central Business District. These local improvements will leverage $668,200 in improvements to property by 41 businesses in the CBD; and $5,225.000 in industrial development- two local plant expansions and a new $5,000,000 industrial facility. Action Grant funds: $820,000. Private sector commitments: $5,888,200. New permanent jobs: 138. Construction jobs: 310.

ARKANSAS

Stuttgart, Arkansas, has received an Action Grant to construct new sidewalks, plant trees, install lights and benches and develop an off-street parking lot in the Central Business District. These improvements, which were programmed in an EDA-funded Revitalization Plan for the area, will leverage $2,772,800 in private investment. Twenty-four local businesses will make property improvements and a local bank will construct a new $2 million building. Action Grant funds: $693,000. Private sector commitments: $2,772,800. New permanent jobs: 62. Construction jobs: 47.

CALIFORNIA

Calexico, Calif., has received an Urban Development Action Grant to construct a water storage tank which will allow the development of housing in the town. Calexico has a housing shortage with many people who work in Calexico forced to commute from other communities. Stimulating housing development has been difficult due to the city's desert environment. Action Grant: $1,224,000. Private commitment: $3,962,400. Local Government commitment: $200,000. Construction jobs: 56.

Lindsay, California, has received an Urban Development Action Grant to assist the Lindsay Olive Growers to enter the green olive market. Action Grant funds will be used to increase the capacity of the city's special sewer system for brine wastewater, and as a loan to the Lindsay Olive Growers to allow capital investment in new equipment and facilities necessary to begin the production of green (spanish) olives. Action grant: $860,390. Private commitment: $3.1 million. Permanent jobs: 155. Construction jobs: 84.

GEORGIA

Alma, Georgia has received an Action Grant of $165,000 which will be loaned to a Baking Company to locate a new plant in Alma. The loan will be repaid to the city over a period of 18 years. Action Grant: $165,000. Private Commitment $800,000. Other local funds: $20,000 New permanent jobs: 40. Construction jobs: 30

ILLINOIS

Carbondale, Illinois, has received an Action Grant to acquire and prepare a site in the downtown area for development of a hotel, convention and parking complex. Holiday Inns of Carbondale will develop a 230 room hotel with 32,500 square feet of convention and meeting space, and a 375 space parking deck which also contains 11,000 square feet of retail space. Action Grant funds: $2,071,000. Private funds committed: $9,785,000. New permanent jobs created: 150. Construction jobs: 75.

Georgetown, Illinois, has received an Action Grant of $918,500, to provide the city with a new water supply impoundment area and refurbish the city's present water treatment facilities to comply with water quality standards. These improvements to the supply and quality of the city's water system will enable 324 units of new housing to be constructed in the community as well as a new private medical facility. Action Grant: $918,500. Private sector commitment: $3,576,820 for medical facility. New permanent jobs created: 34. Construction jobs: 177.

Metropolis, Illinois, has received an Action Grant to develop a subdivision of 50 moderate cost single family homes. This expansion of the community's housing stock will be accompanied by new employment opportunities through the remodeling and expansion of a local supermarket and the location of a new manufacturing facility by National Glove Company. A private developer is also constructing 8 new single-family homes in the middle-income range adjacent to the subdivision being provided by the Action Grant funds. Action Grant funds: $682,620 for acquisition and development of the 50 lot subdivision and improvement of adjacent streets. Private section investment: $2,680,000. New permanent jobs created: 89. Construction jobs: 41.

INDIANA

New Castle, Indiana, has been awarded an Action Grant of $1,3 million. This will enable the city to eliminate a serious flood problem covering a commercial area, a low-income neighborhood and the plant of the principal employer, Chrysler Corporation. The city will put in sanitary and storm sewers and will improve drainage off site. Chrysler will spend approximately $5,000,000 to improve its site drainage system, eliminating flooding that has impeded production. Chrysler has also commited approximately $10,000,000 in plant modernization and new machinery and tools. Action Grant: $1,319,700. Private financial commitment: $15 million. The Action Grant will keep new products in this plant and retain approximately 300 jobs.

Shelbyville, Indiana, has received a $1.25 million Action Grant to provide for downtown public improvements in order to retain Knauf Fiberglass in the city. Action Grant funds will be used to make street and site improvements, improve sewer facilities and street lighting, and develop pedestrian malls. Knauf is investing a total of $12 million in Shelbyville. Expansion plans include improvements to their present facilities, the construction of a new production facility, and the renovation of their present headquarters facilities. Action Grant funds: $1,250,000. Private section commitments: $12,000,000. New permanent jobs: 150. Construction: 40.

IOWA

Creston, Iowa, has been awarded $125,000 in Action Grant funds to assist in the reconstruction of a single-lane underpass on the primary access road to the city's industrial area. Because of the reconstruction, industrial firms will expand their operations. Action Grant: $125,000. Private financial commitment: $912,000. New permanent jobs: 26. Jobs retained: 2. Construction jobs: 26.

Clinton, Iowa has been awarded a $330,000 Action Grant to assist in industrial expansion. The funds will be used to aquire, clear and prepare a site for the expansion of Carlon Industries in Clinton, keeping the company from relocating. Action Grant: $330,000. Private financial commitment: $1,400,000. New jobs created: 50.

Fairfield, Iowa has been awarded $784,600 in Action Grant funds to extend water, sewer and streets to a 200 acre industrial park, and to construct a 750,000 gallon elevated water storage tank. Private Financial Commitment: $6,035,000 for expansion of five companies. New Permanent jobs created: 211. Construction jobs: 160.

Hawarden, Iowa, has been awarded $126,833 in Action Grant funds to assist in the purchase of 30 acres of land and 8,500 feet of east-west trackage being abandoned by a railroad company. With these funds and more from the Federal Railroad Administration and local grain shippers the city will improve the trackage and install the switching equipment necessary to connect the track with a north-south railroad line. The grain companies have committed $380,000 in track improvements and grain facility expansions. The city will sell the excess land for industrial use. New jobs created: 13.

Oskaloosa, Iowa, has received a $257,500 Action Grant to run a water line to the site of the first industry committing to locate in a new 40-acre industrial park. Private financial commitment: $840,000. The industry will construct a 40,000 square foot building on a 10-acre site at a cost of $800,000. A second industry directly benefitting from the extension of the water lines will invest $41,000 in building improvements. New permanent jobs created: 48. Construction jobs: 60.

Tama, Iowa, has been awarded a $250,000 Action Grant to revitalize its downtown. The project consists of making public improvements in the downtown in conjunction with the construction of a new facility for the Tama State Bank. In addition, the Bank has offered to provide financing to 17 businesses in the downtown for rehabilitation and expansion, at an interest rate of 2 percent below the prevailing market rate for a 7-year period. The Tama Chamber of Commerce will also construct a 1,500 square foot building to be used for the sale of arts and crafts produced by a local Indian settlement. Action Grant funds: $250,000. Private sector commitment: $847,000. Local government: $250,000 through general obligation bonds. New permanent jobs: 26. Jobs retained: 20.

KANSAS

Parsons, Kansas has been awarded an Action Grant of $427,500. The funds will be used for off-site public improvements to allow for the construction of 50 single family homes. An indirect result will be the rehab of 10 houses by a local service corporation. This grant assists the city in starting phase I of its expanded housing program for low and moderate income families. Action Grant: $427,500. Private Financial Commitment: $1,350,000.

KENTUCKY

Paducah, Kentucky, has been awarded an Action Grant to build a convention center/hotel project along the Ohio River adjacent to the Central Business District. The Action Grant proposal to stimulate downtown development includes the rehabilitation of 26 buildings, of which 10 are on the National Register of Historic Places. The largest of these projects is the renovation and expansion of the Citizens Bank and Trust Company costing $2.5 million. Another of the buildings will house a minority art guild. Action Grant funds will be used for land acquisition, clearance and demolition, parking, street and site improvements, relocation, and for the rehabilitation of the minority art guild building. The State is providing $4 million for the construction of the convention center building. The River City Joint Venture group is developing the 200 room hotel which will be built using the air rights above the convention center. Action Grant funds: $2,900,000. Private sector commitments: $7,861,000. New permanent jobs: 262. Construction jobs: 700.

MAINE

Old Town, Maine, has received an Action Grant for its downtown revitalization program. Approximately half of the funds will be used in conjunction with a $2 million loan pool committed by four banks. Loans will be made for commercial, industrial and residential rehabilitation and new construction. The balance of the action grant funds will be used for public improvements directly supporting the private investments. Action Grant: $900,000. Private financial commitment: $2,332,637. New permanent jobs: 127. Construction jobs: 77.

MARYLAND

Hagerstown, Maryland, has received an Action Grant of $400,000 to provide public street and utility improvements and construct an interior pedestrian wall connecting a parking area with two office and retail buildings. The buildings will be renovated by a local bank. Action Grant funds: $400,000. Private sector commitments: $1,205,000. New permanent jobs: 124. Existing jobs retained: 5. Construction jobs: 118.

MICHIGAN

Bad Axe, Michigan, has received a $400,000 Action Grant to assist in the expansion of the Bad Axe Industrial Park. The funds will be used to provide both site improvements and extend water and sewer lines to service the park which will permit the location and expansion of five private firms. Action Grant: $400,000. Private sector commitment: $2,125,000. Construction jobs: 56. New permanent jobs: 142. Existing jobs retained: 141.

Benton Harbor, Michigan, has received an $87,000 Action Grant to assist in the cost of providing public improvements in the central business district. This will result in the location of a new bank, store expansion, and a store relocation. Action Grant: $87,000. Private sector commitment: $2,200,000. New permanent jobs created: 20. Jobs retained: 100. Construction jobs: 50.

Hazel Park, Michigan, has received a $1.25 million Action Grant to develop a new industrial park. The funds will be used to acquire the land, relocate occupants on the site, and clear the area for sale to a private developer. Action Grant: $1,250,000. Private sector commitment: $5,000,000. New permanent jobs: 242. Construction jobs: 75.

MINNESOTA

Mankato, Minnesota, has received an Action Grant of $301,400. The funds will be used as Phase I of the redevelopment of the abandoned airport site. The area now has subsidized housing, and the city wants to increase its stock of middle income housing. The award will stimulate both the commercial and residential activities there, and result in the construction of 22 middle income homes. Funds will be used to make public improvements for streets, sewer and water facilities. Action Grant: $301,400. Private financial commitment: $1,269,200.

Princeton, Minnesota, has received a $500,000 Action Grant to assist in the redevelopment of properties in the Central Business District, including the re-modeling of a manufacturing property into an office/commercial building. This property will generate tax increment financing funds to carry on a program of Central Business District renewal by the city. Action Grant: $500,000. Private sector commitment: $1,700,000. Construction jobs: 40. New permanent jobs: 85.

MISSISSIPPI

Forest, Mississippi, has received an Action Grant of $1,178,000 to provide a rail spur, make road improvements and install water and sewer facilities in an industrial park. The facilities will enable two new industries with a private investment of $11,352,000 to locate in Forest. Action Grant: $1,178,000. Private commitment: $11,352,000. New permanent jobs: 475, construction jobs: 300.

MISSOURI

Hannibal, Missouri, has received an Action Grant of $249,137 to provide for the extension of Grand Avenue in the city's central business district. National Supermarkets, Inc., will develop a new supermarket adjacent to the Grand Avenue extension and provide expanded retail food shopping facilities as a part of the city's revitalization of the downtown retail core. Action Grant: $249,137. Private commitment: $2,500,000. New permanent jobs created: 59. Existing jobs retained: 26. Construction jobs: 70.

NEW JERSEY

Linden, New Jersey, has been awarded $2 million in Action Grant funds to build a public access road to an industrial area. Because of the new road a major national firm will expand significantly and pay a substantial sum to the locality in annual property tax. Action Grant: $2,000,000. Private: $21,700,000; New jobs created: 64.

Neptune, New Jersey, has received a $630,000 Action Grant which will be used for sewer line installation, reconstruction of roads, water line installation, construction of a traffic circle, and planning and administrative costs. This project will cause significant revitalization of private commercial and industrial activity in Neptune. Action Grant: $630,000. Private investment: $15,000,000. New jobs: 1,250. Construction jobs: 470.

Salem, New Jersey, has been awarded a $170,000 Action Grant to be used as a loan to help a private firm locate and expand in Salem. The firm will employ a high percentage of low and moderate income persons and will be a significant factor in the revitalization of Salem. Action Grant: $170,000. Private commitment: $588,880. New permanent jobs created: 52. Constructions jobs: 50.

OHIO

Alliance, Ohio, has received a $1.4 million Action Grant to bring needed jobs to the Mahoning Valley through the expansion of industrial facilities in the community. Alliance, part of the area hard-hit by layoffs and plant closings, will use the funds to acquire and prepare a 16 acre tract to be made available to American Steel Foundaries. The tract is adjacent to their present facility, and will allow them to expand and install a new manufacturing line. The primary beneficiaries will be the skilled, but unemployed or underemployed,steel workers who will find employment among the 650 new jobs to be created. Action Grant: $1,461,200. Private financial commitment: $19,000,000. New permanent jobs created: 650. Construction Jobs: 246.

Portsmouth, Ohio, has received a $342,500 Action Grant to assist in locating a major manufacturing concern in a recently vacated building. The Action Grant funds will be given by the City to the Scioto Economic Development Corporation and in turn loaned to the manufacturing concern. The proceeds from the repayment of the loan will be used by SEDC for similar economic revitalization loans. Action Grant: $342,500. Private sector commitment: $865,000. Existing jobs retained: 180. New permanent jobs created: 170.

OKLAHOMA

Guthrie, Oklahoma, has received an Action Grant to construct water and sewer lines in the city's 35-acre industrial park. These improvements will leverage $644,000 in private investment from two local firms which will build new facilities in the industrial park. In addition, the city will construct a new incinerator plant in the park to eliminate the need for additional landfill sites. Action Grant funds: $223,300. Private sector commitments: $644,000. New permanent jobs: 54. Construction jobs: 63.

PENNSYLVANIA

Chambersburg, Pennsylvania, has received an Action Grant to help revitalize its downtown area by rehabilitating commercial and residential structures, providing parking and pedestrian walkways. Over fifty downtown merchants have agreed to improve their commercial facilities as a result of the above public improvements. Action Grant funds: $638,000. Private sector commitments: $2,533,394. New permanent jobs: 50. Existing jobs retained: 87. Construction jobs: 100.

Franklin, Pennsylvania, has received a $600,000 Action Grant to help acquire and prepare a site for the expansion of a large manufacturing company. The project is part of a State-assisted urban renewal undertaking. Action Grant funds: $600,000. Private sector commitments: $2,000,000. New permanent jobs: 300. Construction jobs: 76.

Olyphant, Pennsylvania, in conjunction with the neighboring boroughs of Throop and Jessup has received an Action Grant to help develop 60 acres as the first phase of the 500-acre Mid-Valley Industrial Park. The $1.2 million Action Grant will be used to provide both on-site and off-site water, sewer and road improvements. The developers, Paine Farms, will reimburse Olyphant for on-site Action Grant-funded improvements and will prepare sites for plant construction. Initial tenants who will occupy new buildings with over 400,000 square feet of space include: Penthouse Meat Company; Carber-Pol Development Corporation; and WEA Manufacturing East, a record facility which is a wholly-owned subsidary of Warner Communications, Inc. Action Grant: $1,200,000. Private sector commitment: $7,785,000. New permanent jobs: 560. Construction jobs: 155.

Pottsville, Pennyslvania, has received a $758,000 Action Grant to provide public inprovements to spur commercial, industrial and residential development. The Action Grant will be used to improve access to and allow development of a largely unoccupied area in the northwest section of the city for the tax, housing and job producing uses. Action Grant funds $758,000. Private sector commitments: $5,643,000. New permanent jobs: 100. Existing jobs retained: 80. Construction jobs: 183.

Swoyersville, Pennsylvania, has received a $263,000 Action Grant to assist in the development of a 60,000 square foot local shopping center. Called Roosevelt Plaza, the center will be Swoyersville's only retail complex. The Action Grant will be used to purchase the shopping center site and remove coal refuse from it. The developer, Capitol Realty, will invest $1,997,000 in site work and construction, as well as purchase the land from the Borough of Swoyersville. The key shopping center tenant, Insalaco's Supermarket, will install approximately $750,000 of fixtures and equipment in its 30,000 square foot store. Action Grant: $263,000. Private sector commitment: $2,811,000. New permanent jobs: 80. Construction jobs: 55.

TENNESSEE

Trenton, Tennessee, has received an Action Grant to assist a new industry, Pyrotek of Tennessee, to locate a plant in Trenton's industrial park. The Action Grant of $70,000 is to purchase equipment that will be leased to the firm and used in the manufacture of industrial gaskets. A private financial commitment: $355,000 to be raised through industrial revenue bonds purchased by local bankers. The grant, along with a $300,000 industrial bond issue will be repaid to the city over a 10 year period and will be recycled for additional economic development activities. New permanent jobs created: 35, with priority being given to low income minority persons which is expected to generate over $18,000 annually in additional taxes and other revenue. Construction jobs: 51.

TEXAS

San Juan, Texas, has received an Action Grant to aid in the revitalization of its downtown. The Action Grant will be used to affect badly needed drainage repair and improvements in the central business district. Action Grants will also be used as low interest loans for the expansion of some downtown merchants. In exchange for the improvements and loan support, major downtown businesses will substantially expand or rehabilitate their facilities and a new 33,000 square feet grocery store will be built on the perimeter of the CBD. Action Grant: $459,288. Private commitment: $1,690,007. New permanent jobs created: 117. Construction jobs: 40.

San Diego, Texas, has received a $215,000 Action Grant to help a savings and loan association locate in the city. The city will buy and clear a downtown site and construct a 3,500 square feet building. The savings and loan will occupy the building through a lease/purchase agreement. After five years the association will buy the land and building outright. The savings and loan will have $500,000 of assets available for home mortgages and business loans. Action Grant: $215,000. Private commitment: $677.000. New jobs created: 8. Construction jobs: 25.

VIRGINIA

Martinsville, Virginia has received a $3 million Action Grant to significantly expand its water system. As a result, five major firms involving the textile, furniture, and housing industries, will considerably expand their facilities. These firms are all water-intensive, and without the Action Grant they would not be able to expand because of the increased load which the present water system could not accomodate. Action Grant: $3,090,000. Private commitment: $19,000,000. New Jobs created: 1,100, all for low and moderate income people. Construction jobs: 180.

WEST VIRGINIA

Bluefield, West Virginia has received an Action Grant of $2,529,600 to aid in the revitalization of the city's central business district. The city will use its grant to clear and prepare a three acre site for the construction of a hotel/office/convention center complex, Bluefield Towers. Included in the complex will be 175 hotel rooms, 30 suites, 58,472 square feet of office space, and 71,034 square feet of commercial space. The complex will be a major attraction for this city in the heart of the rapidly expanding coal industry. An important participant in the project will be a local bank which is committed to at least $165,000 of new facility construction. Action Grant: $2,529,600. Private commitment: $15,784,617. New jobs created: 275. Construction jobs: 448.

Redlining

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

HUD-No. 78-374
Jackie Conn (202) 755-5277 or
Warren Dunn (202) 755-6980

FOR RELEASE:
Wednesday
November 8, 1978

HUD SETS REDLINING HEARING FOR DETROIT

Detroit area residents will have the opportunity next week to discuss problems they have experienced in getting property insurance for their homes and businesses.

The U.S. Department of Housing and Urban Development will hold public hearings in Detroit on Nov. 16 and 17 to expand its inquiry into insurance redlining - the practice of denying insurance on a property because of its location.

Homeowners, tenants, business owners, representatives of the insurance industry and consumer groups, along with State and city government officials are invited to share their experiences with representatives of HUD's Federal Insurance Administration.

Mrs. Gloria M. Jimenez, Federal Insurance Administrator, will conduct the hearings at the City-County Building, 2 Woodward Blvd., in the 13th Floor Auditorium.

Day and evening meetings will be held both days. The first session on Thursday, Nov. 16 will begin at 1:00 p.m.; the following day the session begins at 10:00 a.m. Evening meetings will begin at 7:00 p.m.

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Attendees will be given the opportunity to testify on a first come, first served basis.

However, as a convenience to the general public, priority will be given in the evening meetings to persons representing themselves rather than representatives of associations or the industry.

Property redlining--whether practiced by insurance companies or mortgage lenders--is a growing national concern. A recent HUD report shows that, in combination, mortgage and insurance redlining practices spread urban blight and hasten the decline of neighborhoods and ultimately affect the entire community.

Last January, FIA held hearings in New York City. The Detroit hearings are part of FIA's ongoing effort to talk directly to people in different parts of the country about the extent of the practice and how it specifically affects them.

All who plan to testify are asked to submit written statements, if possible. Those people who cannot attend any of the sessions may submit written testimony to:

Federal Insurance Administration
"Property Insurance Availability"
451 7th Street, Southwest
Washington, D.C. 20410

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PROPERTY IMPROVEMENT

HUD NEWS

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

HUD-No. 78-376
George Norris (202) 755-5277 or
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FOR RELEASE:
Thursday
November 9, 1978

HUD SETS NEW REFINANCING PLAN FOR INSURED HOME LOANS

Homeowners who are having difficulty making payments on federally-insured home improvement loans may be helped under a new schedule of repayments made possible by the U.S. Department of Housing and Urban Development.

Under a revised refinancing arrangement, borrowers may now extend repayment terms so that lower monthly payments can be made. A refinanced loan for single-family residences could have a term of up to 15 years provided the new obligation would not come due later than 25 years from the date of the original obligation. For multifamily residences and non-residential properties, the refinanced loan could have a term of up to 12 years provided the new obligation would not come due later than 22 years from the date of the original obligation.

Previously, refinanced loans could be extended for an additional 7 years provided the new obligation did not come due later than 12 years from the date of the original loan.

The refinancing revision has been established in HUD's Title I program for insuring loans made by private lenders for home improvements.

Borrowers who obtain loans under the program would have to arrange with their private lenders if they wish to lengthen the term of the loan.

The new refinancing is particularly useful to those borrowers whose incomes have been reduced through no fault of their own.

An example shows how the new refinancing plan can be used in this situation by a borrower having a 10-year loan of $5,000 and having monthly payments of $71.

After making payments for five years, the borrower arranges for refinancing for 10 years. Under that arrangement, payments will be $48 monthly or $23 less than under the original loan terms.

The new regulation was published in the Federal Register Oct. 27 and becomes effective Nov. 27.

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HUD NEWS

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

HUD-No. 78-377
George Norris (202) 755-5277 or
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FOR RELEASE:
Thursday
November 9, 1978

FIA REDUCES FLOOD INSURANCE WAITING PERIOD

Flood insurance coverage under the National Flood Insurance Act can now be effective in a shorter period of time under a rule change announced by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development.

Under the new rule, flood insurance is effective generally five days after the date of application for insurance. Under the previous requirement, insurance could be effective only after a 15-day waiting period.

The change applies to applications dated October 30 or after.

The waiting period was established to curb possible abuse of the program which could occur when applicants purchased insurance shortly before an imminent disaster, such as a hurricane.

Federal Insurance Administrator Gloria M. Jimenez said "FIA has determined that the reduction in the waiting period to five days is a reasonable means of making the coverage more widely available without any unusual risk."

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Under the new rule the waiting period would be shortened to the day after filing of an application and payment of a premium in certain cases, such as where:

° New coverage is sought during the initial 30 days of a community's entrance into a flood insurance program.

° Additional coverage is sought to include such items as household goods or an increase in the amount as to an existing policy.

In another change where title to real property is conveyed and the new owner applies and pays for coverage before the closing of the transaction, or where the new owner takes over an existing policy before the closing, there is no waiting period.

The regulation was published in the Federal Register Oct. 30, and became effective immediately. However, comments on this interim regulation will be considered if received at HUD by Nov. 30. Comments should be addressed to HUD, Rules Docket Clerk, Room 5218, Washington, D.C. 20410.

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Inflation

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

REMARKS PREPARED FOR DELIVERY

By

JAY JANIS

UNDER SECRETARY OF HOUSING AND URBAN DEVELOPMENT

at the

FLORIDA HOUSING CONFERENCE

TAMPA, FLORIDA

November 13, 1978

I COULD NOT BEGIN THIS ADDRESS WITHOUT ACKNOWLEDGING THE SIGNIFICANT CONTRIBUTION WHICH HAS BEEN MADE BY YOUR DISTINGUISHED SENATOR, LAWTON CHILES, IN ATTEMPTING TO SOLVE THE PROBLEM OF ESCALATING HOUSING COSTS. I WAS PRIVILEGED IN JULY TO APPEAR BEFORE HIS SUBCOMMITTEE TO TESTIFY ON THIS VERY SUBJECT. THOSE HEARINGS MADE A DISTINCT CONTRIBUTION TO KNOWLEDGE IN THIS FIELD, AND WERE IN THE BEST TRADITION OF LEGISLATIVE FACT FINDING.

SENATOR CHILES ALSO IS A GREAT CONTRIBUTOR IN GENERAL TO THE FIGHT AGAINST INFLATION FROM HIS KEY POSITIONS ON THE APPROPRIATIONS, THE BUDGET, AND GOVERNMENTAL AFFAIRS COMMITTEES. HE IS A CHAMPION OF FISCAL RESTRAINT AND HAS A DEEP UNDERSTANDING OF THE EFFECT IT HAS ON RESTRAINING INFLATION.

HE ALSO HAS A DEEP CONCERN FOR THE FACT THAT SPIRALING HOUSING COSTS CONTINUE TO ERODE OUR EFFORTS TO HOUSE THE POOR AND DISADVANTAGED, MAKING THAT GREAT 1949 PROMISE OF

-more-

A "DECENT HOME IN A SUITABLE LIVING ENVIRONMENT" FOR EVERY AMERICAN MORE AND MORE DIFFICULT TO FULFILL.

LATER I WANT TO TELL YOU IN SOME DETAIL WHAT I THINK ARE SOME OF THE GREATEST CONTRIBUTORS TO HOUSING COST ESCALATION, WHAT I THINK CAN BE DONE ABOUT THEM, AND SOME THINGS WE AT HUD ARE DOING ABOUT THEM. BUT FIRST I WANT TO URGE ALL OF YOU -- BUILDERS, LENDERS, REALTORS, LABOR REPRESENTATIVES, GOVERNMENT OFFICIALS -- TO SUPPORT PRESIDENT CARTER'S EFFORTS TO CONTROL INFLATION BY ADHERING TO THE WAGE AND PRICE GUIDELINES. I THINK ALL OF YOU, ON CLOSE EXAMINATION OF THE PRESIDENT'S PROGRAM, WILL SEE THAT IT IS BOTH FAIR AND LOGICAL. IT ASKS LABOR AND MANAGEMENT TO EXERCISE RESTRAINT FOR THE SAKE OF ALL, AND MORE IMPORTANTLY TO TAKE A LOOK AT WHAT THEY'RE DOING AND HOW THEY'RE DOING IT, AND TO INCREASE PRODUCTIVITY AND EFFICIENCY.

THE PRESIDENT IN RETURN HAS PROMISED TO:

o ASK CONGRESS FOR TAX COMPENSATION TO COMPLYING WORKERS IF COSTS RISE ABOVE SEVEN PERCENT.

o To trim the Federal deficit by another $10 billion in the next fiscal year.

o To cut Federal employment substantially.

o And to minimize costs imposed on production by various Federal regulations.

This package constitutes a mutual pact between business, labor and the Federal government. Again I urge your support as a vital step in checking inflation generally and the inflation in housing specifically.

Since I'm in Florida, I'd like to indulge a little in today's great national pastime, nostalgia. Back when I was something of a kid in the 1950's and started in the housing business in Florida, I thought it was a pretty tough way to make a living. Then and now, you had to be careful about your market judgments; watch your purchasing, financing and contracting P's and Q's; be careful not to get over-extended; and learn to deal with a few tough local and FHA bureaucrats.

IT WAS, AND IS, A BUSINESS OF A LOT OF DETAIL AND RISKS. BUT I KNEW FAIRLY WELL WHAT MY MATERIALS COST WOULD BE -- AND THAT THEY WOULD BE THERE WHEN I NEEDED THEM! AND I FOUND THAT I COULD ADHERE TO A STRICT 45 DAY PRODUCTION CYCLE ON EACH HOUSE, MUDDLE THROUGH, MAKE A DECENT PROFIT, AND THAT WAS ABOUT IT. I GUESS YOU BUILDERS, AT LEAST, RECOGNIZE THAT THINGS HAVE CHANGED A LITTLE.

SOMEWHERE ALONG THE LINE, OUR WORLD GOT A LOT MORE COMPLICATED IN MANY WAYS AND THE HOMEBUILDING INDUSTRY DIDN'T ESCAPE THOSE COMPLICATIONS. THIS NOT ONLY HAS MADE ALL OUR LIVES LESS SERENE, BUT HAS ADDED GREATLY TO HOUSING COSTS, HELPING INFLATE THE PRICE OF SHELTER FAR FASTER THAN MOST OTHER COSTS AND FASTER THAN INCOMES HAVE RISEN.

IN RECOGNITION OF OUR ENVIRONMENTAL PROBLEMS, SEVERAL MAJOR NEW LAWS OR REGULATIONS AFFECTING OUR INDUSTRY HAVE BEEN PASSED IN THE PAST DECADE: THE NATIONAL ENVIRONMENTAL PROTECTION ACT (NEPA); THE CLEAN AIR ACT; THE CLEAN WATER ACT OF 1977; THE COASTAL ZONE MANAGEMENT ACT, AND REGULATIONS

ON DREDGE AND FILL, AND THE A-95 REVIEW, JUST TO NAME A FEW.

AT THE STATE AND LOCAL LEVEL, WE HAVE HAD SEWER MORATORIA, RESTRICTIVE ZONING, NUMERICALLY CONTROLLED GROWTH FORMULAS, AND A HOST OF OTHER IMPEDIMENTS AND BARS TO HOUSING PRODUCTION. WHETHER NEEDED OR DESIRABLE, OR UNNEEDED AND UNDESIRABLE, THESE RECENT PHENOMENA HAVE CONTRIBUTED SUBSTANTIALLY TO HOUSING COSTS.

THIS BRINGS ME DIRECTLY TO WHAT I THINK ARE THREE PARTICULAR INFLATIONARY FORCES OPERATING ON HOUSING:

o FIRST, THE COST OF REGULATION OF THE HOUSING INDUSTRY -- IT HAS BECOME STAGGERING. IT IS MANIFEST IN EXCESSIVE CODES, IN POLICIES THAT REQUIRE FEEDER STREETS TO BE BUILT TO STANDARDS THAT WOULD ACCOMMODATE HIGH SPEED EIGHTEEN WHEELERS, AND IN MANY OTHER WAYS THAT I DON'T HAVE TO TELL YOU ABOUT. A RECENT RUTGERS UNIVERSITY STUDY ESTIMATES THAT AS MUCH AS 20% OF THE COST OF A HOME IS DUE TO

REGULATIONS -- SOME NECESSARY, SOME PROBABLY UNNECESSARY. THIS IS WHAT YOU MIGHT CALL THE HIDDEN TAX ON HOUSING.

SECOND IS THE COST OF CYCLICALITY -- WHICH HAS RESULTED HISTORICALLY FROM THE IMPACT ON THE BUILDING INDUSTRY OF MONETARY POLICY ACTIONS TAKEN TO BOOST OR SLOW THE ECONOMY. THE SIDE EFFECTS OF THIS HAVE BEEN LITTLE APPRECIATED, AND IT HAS BEEN SUCH AN EASY DEVICE TO TURN TO THAT THE TEMPTATION TO USE IT SEEMS TO BE OVERWHELMING. COSTS AND INEFFICIENCIES RESULT FROM THE EFFECTS THAT IT HAS ON SUCH THINGS AS SUPPLIERS' INABILITY TO PLAN RATIONALLY FOR THE FUTURE, THE CONSTANT WRINGING OUT OF MIDDLE LEVEL MANAGEMENT IN THE HOUSING INDUSTRY ITSELF, AND THE DEPLETION OF THE SKILLED LABOR MARKET. WE ARE DEVELOPING EVIDENCE THAT SHOWS THAT THESE ARTIFICIALLY INDUCED CYCLES HAVE HURT OUR ECONOMY FAR MORE THAN THEY HAVE HELPED IT, AND FROM THIS WE WILL PLAN FOR RATIONAL ALTERNATIVES.

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o AND, THIRD, THE COST OF INDIFFERENCE -- THE "WHAT THE HELL, PASS IT ON" PSYCHOLOGY. ALL OF US -- BUILDER, BANKER, LABORER, MANUFACTURER, AND GOVERNMENT AT ALL LEVELS -- JUST KEEP PASSING THE INCREASES ALONG TO THE CONSUMER. BUT HOW LONG CAN FAMILIES CONTINUE TO PAY INFLATED COSTS FOR HOUSING, FAR BEYOND THE INCREASE IN THEIR INCOME? HOW LONG CAN THEY PAY 30 TO 35%, OR EVEN HIGHER PERCENTAGES OF THEIR INCOMES FOR HOUSING?

THIS THIRD POINT REALLY IS AT THE HEART OF WHAT PRESIDENT CARTER'S VOLUNTARY PLAN IS ALL ABOUT. SHARPEN YOUR PENCILS, THINK ABOUT WHAT YOU'RE DOING, FIND WAYS TO DO IT CHEAPER AND BETTER, AND EXERCISE A LITTLE RESTRAINT. DON'T ASSUME THAT JUST PASSING ALONG CAN BE ABSORBED FOREVER.

OF COURSE, THERE ARE LIMITS TO WHAT HUD CAN DO DIRECTLY ABOUT THESE PROBLEMS, BUT WE HAVE AN OBLIGATION TO DO WHAT WE CAN. IT STARTS WITH CLEANING UP OUR OWN ACT, SETTING AN EXAMPLE, AND ENCOURAGING CERTAIN TRENDS. FOR INSTANCE,

THERE IS NO WAY THAT ANY LEVEL OF GOVERNMENT CAN BACK AWAY FROM OUR NATIONAL ENVIRONMENTAL COMMITMENTS, YET WE CAN CARRY OUT THESE OBLIGATIONS MORE EFFICIENTLY. HERE ARE SOME THINGS WE'VE DONE:

o WE ARE CLOSE TO ISSUING NEW REGULATIONS RAISING THE THRESHOLDS FOR FULL ENVIRONMENTAL IMPACT STATEMENTS.

o WE HAVE NEW BUDGET FLEXIBILITY FOR ASSISTING OFFICES WITH E.I.S. WORKLOAD PROBLEMS.

o WE ARE WORKING WITH OTHER AGENCIES, VA, FARMERS HOME, AND THE COUNCIL ON ENVIRONMENTAL QUALITY, TO ESTABLISH UNIFORM APPROACHES TO ENVIRONMENTAL AND SUBDIVISION ANALYSIS.

THE FOLLOWING ARE EXAMPLES OF SOME OTHER ACTIONS TAKEN TO REDUCE RED TAPE AND IMPROVE EFFICIENCY:

o WE HAVE SUCCESSFULLY TESTED A PLAN OF ELIMINATING DUAL SUBDIVISION AND ENVIRONMENTAL ANALYSIS IN THE FHA PROGRAMS WHERE LOCAL GOVERNMENTS DEMONSTRATE SUFFICIENT CAPACITY TO PERFORM SUCH ANALYSIS.

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o WE HAVE REDUCED THE NUMBER OF INSPECTIONS ON A NEW HOME FROM FOUR TO JUST ONE WHEN BUILDERS ARE OPERATING UNDER AN INSURED WARRANTY PROGRAM OF THE TYPE SPONSORED BY THE NATIONAL ASSOCIATION OF HOME BUILDERS.

o WE ARE BEGINNING TO WAIVE MINIMUM PROPERTY STANDARDS WHERE LOCAL CODES AND CODE ADMINISTRATION ARE SUFFICIENT TO PROTECT THE HOME BUYER.

o WE HAVE RESTORED LINE AUTHORITY TO THE ASSISTANT SECRETARY/FHA COMMISSIONER AND REDUCED THE LAYERS OF ADMINISTRATION IN THE FIELD.

o WE HAVE CONTRACTED WITH THE NATIONAL INSTITUTE OF BUILDING SCIENCES FOR A NATIONWIDE STUDY OF BUILDING CODES TO LAY THE GROUNDWORK FOR NATIONALLY RECOGNIZED CONCENSUS CODES AND STANDARDS.

o WE HAVE SET ASIDE $500,000 FOR RESEARCH FOR A COST BENEFIT STUDY ON LAND USE AND ENVIRONMENTAL REGULATIONS, AND ON THE IMPACT OF MONETARY AND TAX POLICIES ON HOUSING.

o WE HAVE ANALYZED THE VEXING PROBLEM OF ESCALATING LAND AND LAND DEVELOPMENT COSTS AND SHORTLY WILL CONVENE A NATIONAL CONFERENCE OF STATE AND LOCAL OFFICIALS TO ADDRESS THE PROBLEMS CONTRIBUTING TO THIS ESCALATION.

NONE OF THESE INTERNAL CHANGES HAVE BEEN EASY.

PRESIDENT CARTER PLEDGED IN HIS CAMPAIGN TO REVIVE HUD AND THE FHA AS PART OF HIS GENERAL PLEDGE TO BRING MORE EFFICIENCY TO GOVERNMENT. WE ALL CAME INTO OFFICE AT HUD BUOYED BY THAT PLEDGE, BUT FOUND THAT THE TASK WAS SOMETHING LIKE THE UNSCRAMBLING OF AN EGG.

THE RESULTS OF EIGHT YEARS OF MISMANAGEMENT, DEMORALIZATION, AND PROGRAM CUTBACKS FACED US. BUT NOW FHA ACTIVITY IS UP, AND WE ARE WORKING WITHIN EXPLICIT PROCESSING GUIDELINES FOR TIMELY AND EFFICIENT DELIVERY OF SERVICES. WE EXCEEDED OUR SECTION 8 LOW INCOME STARTS GOAL FOR THE LAST FISCAL YEAR AND ARE BRINGING MORE EFFICIENCY INTO THAT PROCESSING SYSTEM.

I WOULD LIKE TO DIGRESS A MOMENT TO TALK ABOUT ANOTHER PROBLEM CONTRIBUTING TO DEMAND-PULL INFLATION IN HOUSING AND ONE WHICH MAY HAVE OTHER SERIOUS IMPLICATIONS. THAT IS THE NUMBER OF PEOPLE PLAYING A HIGHLY LEVERAGED "FUTURES" MARKET IN HOUSING.

WE SEE IT IN SUCH RECENT PHENOMENA AS THE AUCTIONING AND RAFFLING OF HOUSES IN CALIFORNIA.

WE SEE IT ENCOURAGED BY STORY AFTER STORY IN NEWSPAPERS ABOUT BUYING HOUSING AS AN INVESTMENT HEDGE AGAINST INFLATION. (THERE WAS EVEN A STORY ENCOURAGING PEOPLE TO BORROW FROM A BANK, ALLEDGEDLY FOR A VACATION, SO THAT THE FUNDS COULD BE USED TO MAKE THE DOWNPAYMENT ON A HOUSE.)

WE SEE EVIDENCE OF IT IN THE EVER RISING PORTION OF INCOME PEOPLE ARE PUTTING INTO HOUSING.

A RECENT STUDY BY THE UNITED STATES LEAGUE OF SAVINGS ASSOCIATIONS SHOWED THAT LAST YEAR OVER HALF OF ALL FIRST-TIME HOME BUYERS WERE TWO INCOME FAMILIES. IT IS ESTIMATED

THAT ONE-THIRD OF THE 1977 HOME BUYERS STUDIED COULD NOT HAVE BOUGHT THEIR HOMES WITHOUT A SECOND INCOME. NEARLY TWO-FIFTHS OF ALL PURCHASERS DISCARDED THE OLD RULE OF THUMB OF NOT EXCEEDING 25% OF INCOME ON HOUSING.

THAT RULE WAS EXCEEDED BY THREE-FOURTHS OF PURCHASERS WITH INCOMES UNDER $15,000 AND BY HALF THE PURCHASERS WITH INCOMES BETWEEN $15,000 AND $20,000. ALMOST 30% OF FIRST-TIME PURCHASERS MADE DOWNPAYMENTS OF 10% OR LESS ON THEIR HOMES.

TO THE EXTENT THAT THIS TREND REPRESENTS FRENZY BUYING AND AMATEUR FUTURES PLAYING, IT IS BOTH INFLATIONARY AND DANGEROUS. A LOT OF PEOPLE COULD GET HURT IN A RECESSION. MARKETS DO GET OVERBUILT, DEMAND DOES SLACKEN, ECONOMIC SLOWDOWNS DO OCCUR.

BUT PERHAPS MORE IMPORTANTLY, IT CREATES A PSYCHOLOGY OF NOT WANTING INFLATION TO STOP OR SLOW DOWN.

AS PRESIDENT CARTER SAID IN HIS INFLATION MESSAGE ON OCTOBER 24: "IN THE LAST TEN YEARS, IN OUR ATTEMPTS TO

PROTECT OURSELVES AGAINST INFLATION, WE HAVE DEVELOPED ATTITUDES AND HABITS THAT KEEP (IT) GOING ONCE IT HAS BEGUN ... IT IS LIKE A CROWD STANDING UP AT A FOOTBALL STADIUM. NO ONE IS WILLING TO BE THE FIRST TO SIT DOWN."

IT SEEMS TO ME IT IS INCUMBENT ON ALL OF US AT THIS TIME TO "SIT DOWN" TOGETHER, AND TO DO EVERYTHING WE CAN TO RESTRAIN THIS TREND. AND I CALL PARTICULARLY ON THE MEDIA, ON LENDERS, AND ON BUILDERS IN THIS REGARD TO DO WHAT THEY CAN TO RESTRAIN HOUSING SPECULATION. PLAIN AND SIMPLE, FOR MANY, HOUSING IS BECOMING AN INVESTMENT RATHER THAN A NECESSARY COMMODITY. THE DESIRE FOR SPECULATION IS REPLACING THE NEED FOR SHELTER -- AND IN THE LONG RUN THIS IS UNHEALTHY BOTH FOR THE HOUSING INDUSTRY AND FOR THE HOUSING CONSUMER.

I THINK THERE IS LITTLE DOUBT THAT NEXT YEAR WILL SEE SOME ECONOMIC RESTRAINTS ON HOUSING PRODUCTION. INTEREST RATES ARE UP AGAINST USURY CEILINGS IN SOME STATES; RISING COSTS AND INTEREST RATES WILL DISQUALIFY MORE BUYERS.

CONGRESS PROVIDED FUNDING SUFFICIENT FOR 215,000 ASSISTED HOUSING STARTS IN THE CURRENT FISCAL YEAR, INCLUDING 170,000 SECTION 8 LOW INCOME RENTAL STARTS. THROUGH IMPROVED PROCESSING, WE EXPECT TO ACCELERATE SECTION 8 PRODUCTION.

WHAT CONCERNS ME IS ANOTHER CASUALTY OF HOUSING COST INFLATION -- UNSUBSIDIZED RENTAL HOUSING PRODUCTION. IT CONTINUES TO BE STRANGLED IN A NUMBERS BIND AND INHIBITED FOR OTHER REASONS. WITH FAR TOO FEW EXCEPTIONS, THE COST OF PRODUCTION MAKES NEW UNITS UNCOMPETITIVE. VACANCY RATES ARE AT ALL TIME LOWS -- IN ITSELF AN INFLATIONARY FACTOR. IT WILL REQUIRE THE BEST THINKING OF ALL OF US TO SOLVE THIS PROBLEM, BECAUSE WE CAN EXPECT STRONG UNDERLYING DEMAND FOR MULTIFAMILY, RENTAL AND CONDOMINIUM, UNITS IN THE NEXT DECADE. I HAVE SEEN RECENT DATA TO THE EFFECT THAT THE ANNUAL RATE OF RENTAL ABSORPTION IS DECLINING. BUT THIS RATE TRADITIONALLY FLUCTUATES AND VARIES GREATLY FROM MARKET TO MARKET. THE NEED AND DEMAND WILL CONTINUE, FOR SEVERAL REASONS:

-- THE 65 AND OVER AGE GROUP WILL INCREASE BY NEARLY 5 MILLION AND ACCOUNT FOR A LARGER SHARE OF THE POPULATION BETWEEN NOW AND 1988;

-- NO SIGNIFICANT REDUCTION IN THE PROPORTION OF LOWER-INCOME FAMILIES IS EXPECTED, AND THESE ARE PREDOMINANTLY RENTERS;

-- CHANGING LIFE STYLES, IN TERMS OF LATER MARRIAGE AND SMALLER FAMILIES, ADD A STRONG NEW DEMAND FACTOR FOR SMALLER AND MULTIFAMILY UNITS, INCLUDING RENTAL ACCOMMODATIONS.

THE SHAPE OF FUTURE HOUSING DEMAND IN NO WAY INDICATES A REDUCED NEED FOR SINGLE-FAMILY OWNER-OCCUPIED HOMES. BETWEEN NOW AND 1984, ALMOST 25 MILLION PEOPLE WILL REACH AGE 25, WHICH MAY BE CONSIDERED THE THRESHOLD STAGE FOR MARRYING, STARTING FAMILIES, AND SEEKING MORE PERMANENT HOUSING ARRANGEMENTS. IN A PRIOR COMPARABLE PERIOD (1969 THROUGH 1974) THE NUMBER WAS LESS THAN 20 MILLION.

IN SPITE OF THE MANY SOCIETAL CHANGES THAT WE HAVE SEEN IN RECENT YEARS, THEY WILL BE MUCH LIKE US IN THEIR ASPIRATIONS.

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MOST WILL MARRY AND HAVE CHILDREN; MOST WILL ASPIRE TO EDUCATION AND GOOD JOBS AND SEEK THE IDENTITY AND SECURITY OF A HOME; ALL WILL NEED AND DESERVE GOOD HOUSING IN ONE FORM OR ANOTHER.

THE IMPACT OF HOUSING COSTS ON THESE PROSPECTIVE HOME BUYERS IS DRAMATIC. THE NAHB ESTIMATES THAT FOR EVERY $1,000 INCREASE IN THE COST OF A HOME, AN EVERAGE OF 700,000 FAMILIES ARE PRICED OUT OF THE HOME BUYING MARKET. A 1% MORTGAGE INTEREST RATE INCREASE FROM 9% TO 10% ELIMINATES 2.9 MILLION FAMILIES WHO COULD OTHERWISE QUALIFY FOR A MORTGAGE TO PURCHASE A MEDIAN PRICE HOME.

TO BE READY TO PROVIDE "DECENT HOUSING IN A SUITABLE ENVIRONMENT" FOR THEM, WE MUST HAVE VISION, AND START PREPARING NOW. SUPPLIERS MUST DEVELOP THE CONFIDENCE TO GEAR UP TO MEET STRONG DEMAND; THE HOMEBUILDERS MUST DEVELOP THE PRODUCTION CAPACITY; FEDERAL GOVERNMENT POLICIES MUST BE GEARED TO PROMOTE STABLE MONEY SUPPLIES AND PROVIDE

EFFECTIVE ALTERNATIVES TO HOUSING THE POOR AND DISADVANTAGED; AND LOCAL AND STATE GOVERNMENT POLICIES MUST BE GEARED TO PROMOTE SENSIBLE AND SOUND GROWTH.

THE EXPANSION OF THE HOUSING STOCK NEEDED TO MEET THOSE FUTURE NEEDS MUST BE DONE THROUGH A BALANCED APPROACH OR MORE EFFICIENTLY PRODUCING NEW UNITS AND CONSERVING AND REVITALIZING THE VAST EXISTING STOCK WITHIN OUR CITIES. PRESIDENT CARTER'S URBAN POLICY CALLS FOR JUST THAT. TO COMBAT HOUSING INFLATION, TO CONSERVE RESOURCES, AND TO EFFICIENTLY HOUSE ALL OUR CITIZENS, WE CANNOT PURSUE THE INEFFICIENT APPROACHES OF THE PAST OF RAPID EXPANSION OF THE SUBURBS AT THE NEGLECT OF OUR INNER CITIES. BUT IT SHOULD BE CLEARLY UNDERSTOOD THAT THIS IS A BALANCED POLICY DESIGNED PRIMARILY TO FOSTER URBAN REVITALIZATION BUT NOT TO STOP OR PREVENT EXPANSION OR GROWTH OUTSIDE OF THE INNER CITIES.

WE NEED TO MAKE UP FOR PAST NEGLECT. THE EXPANSION OF POPULATION AND THE DEMOGRAPHIC CHANGES OF THE POST WORLD WAR II ERA -- CHANGES IN FAMILY LIVING STYLES AND PREFERENCES

AND OTHER MARKET FORCES -- LED TO THE EXPLOSION OF THE SUBURBS. UNFORTUNATELY, THIS WAS ACCOMPANIED BY TOO LITTLE CONCERN FOR WHAT WOULD HAPPEN TO THE CITIES AND TO THE PEOPLE THAT WERE LEFT BEHIND.

THIS WAS THE FAULT OF GOVERNMENT AT ALL LEVELS.

WE HOPE TO PUT AN END TO FEDERAL POLICIES THAT DISCRIMINATE AGAINST THE CITIES, BUT WE WILL CONTINUE TO SUPPORT THE MUCH NEEDED PRODUCTION OF HOUSING IN ALL AREAS OF THE NATION.

WE WANT TO ENCOURAGE THE PRIVATE SECTOR WHICH RESPONDED SO WELL TO THE CHALLENGES OF THE 50'S AND THE 60'S, TO RESPOND NOW TO THE NEW CHALLENGES OF THE LATE 70'S AND THE 80'S IN REBUILDING OUR CITIES.

WE WANT TO WORK IN A CONSTRUCTIVE AND FLEXIBLE SPIRIT WITH STATE AND LOCAL GOVERNMENTS TO THAT END AND TO REDUCE IMPEDIMENTS TO HOUSING PRODUCTION AND IN PARTICULAR TO FIND EFFICIENT WAYS TO PRODUCE FOR THE POOR AND DISADVANTAGED.

THE PARTNERSHIP OF PRIVATE INDUSTRY, GOVERNMENT AT ALL LEVELS, AND THE PEOPLE OF THE NEIGHBORHOODS THEMSELVES,

HAS BEEN AND WILL CONTINUE TO BE THE COMBINATION THAT MAKES THIS COUNTRY GREAT.

IN RETURN FOR YOUR COOPERATION, WE PLEDGE THE FOLLOWING:

o WE WILL FIND MORE WAYS OF BRINGING STABILITY TO THE MORTGAGE MONEY MARKETS.

o ALL OF YOU WILL HAVE A MORE EFFICIENT AND RESPONSIVE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO DEAL WITH.

o YOU WILL HAVE A DEPARTMENT ON YOUR SIDE IN TRYING TO REDUCE UNNECESSARY RED TAPE AND REGULATION AT EVERY LEVEL.

o YOU WILL HAVE AN ADMINISTRATION DEDICATED TO MORE EFFICIENT GOVERNMENT AND TO CONTROLLING INFLATION.

I LOOK FORWARD TO A CONTINUING FRUITFUL PARTNERSHIP BETWEEN THE PUBLIC AND PRIVATE SECTOR, AND I AM PROUD AND HAPPY TO HAVE BEEN INVITED HERE TO FLORIDA BY OUR GREAT SENATOR, LAWTON CHILES, TO ADDRESS YOU TODAY.

THANK YOU.

# # #

Land use ??

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

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FOR RELEASE:
Tuesday
November 14, 1978

ATLANTA CONFERENCE TO DISCUSS USE OF ABANDONED HIGHWAY RIGHTS-OF-WAY

Large unused parcels of land originally purchased as highway rights-of-way exist in several large cities scattered across the country.

The re-use possibilities for these urban tracts acquired for now abandoned highways are to be explored in a two day conference for Government officials and neighborhood organzations, funded by the U.S. Department of Housing and Urban Development.

Robert C. Embry, Jr., HUD Assistant Secretary for Community Planning and Development, said that through the conference "we can begin to educate ourselves about the problems cities and neighborhoods have with unused rights-of-way and the constraints to their re-use. At the same time, it is impossible to avoid optimism about the opportunities for redevelopment they offer."

The November 16-17 conference at the Sheraton-Atlanta Hotel is to be an information sharing session for effected groups, providing them an opportunity to develop networks for future exchanges of ideas and experience.

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City case studies, experiences of those who have dealt with the problems of planning for disposition and re-use of abandoned Federal highway rights-of-way, and the roles of Goverment, private interests, and citizens are to be discussed. A series of concurrent workshops will deal with issues and problems common to all the cities, such as the legal and legislative situations, re-use alternatives, planning, and identification of funding sources and techniques.

"The participating Federal Departments share interest and concern about the problem. The Federal role is one of support, and will come into play only after each localities' partnership of municipal and State Government, private sector and neighborhood interests have determined the kinds of re-use they want for the abandoned highway tracts," Assistant Secretary Embry said.

"In some communities," he said, "there are possibilities for rehabilitation where sound buildings stand vacant, sometimes isolating and separating neighborhoods. In the cases where there has been demolition, creative uses of public and private financing can enhance an area's economic base, or reverse neighborhood decline that was brought on by the threat of highway construction. Packaged acreage, for example, can be a source for providing recreational facilities. The redevelopment possibilities are many, and must be tailored by and for the community. And the entire urban area will ultimately benefit."

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The conference is co-sponsored by HUD, the U.S. Department of Transportation, the Heritage Conservation and Recreation Service of the Department of Interior, Georgia State University, and the City of Atlanta.

The City of Atlanta was awarded a $30,000 demonstration grant from HUD's Office of Policy Development and Research to conduct the conference.

NOTE TO EDITORS: Case studies will be presented on the cities of Baltimore, Boston, Milwaukee and Seattle.

Conference participants, State and local officials and neighborhood representatives, have been invited from the following cities:

Albany, N.Y.
Atlanta, Ga.
Baltimore, Md.
Boston, Mass.
Denver, Colo.
Hartford, Conn.
Kansas City, Mo.
Milwaukee, Wis.
Minneapolis, Minn.
New Orleans, La.
New York City, N.Y.
Portland, Ore.
St. Paul, Minn.
Salem, Ore.
Seattle, Wash.
Tucson, Ariz.
Washington, D.C.

# # #

HUD NEWS
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FOR RELEASE:
Tuesday
November 14, 1978

HUD SECRETARY URGES COOPERATION IN PRESIDENT'S INFLATION BATTLE

Paraphrasing Mark Twain, Secretary Patricia Roberts Harris of the Department of Housing and Urban Development said today everyone in this country is complaining about inflation but there are few volunteers willing to do anything about it.

In a speech before the National Association of Realtors Convention in Honolulu, Hawaii, the Secretary pointed out, "So long as we all remain stubborn about the subject, we will be caught in a vicious circle where every new dollar earned goes right out again for something that costs more. We are struggling frantically to keep up with a cost of living that has nearly doubled in this decade."

Stating that inflation will "not simply go away if we just ignore it," Secretary Harris urged all Americans to act quickly and in unity to curb the vicious cycle of wages moving up to meet rising prices, and prices moving up to pay higher wages.

Referring to President Carter's determination to fight inflation, she pointed out the examples the Federal Government is setting for others to follow:

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- The President proposes to tighten Government spending and bring down the Federal deficit.
- The President intends to control the personnel costs of the Federal Government. The Federal employee pay increase this year was held to 5.5 percent and the pay of all senior Federal executives was frozen.
- The President has launched an attack on overregulation. A new regulatory council has been formed to keep track of proposed regulations and the President will use his authority to ensure that new regulations are issued only when really needed and that they are implemented at the lowest possible cost. Part of this effort is the use of Government regulations, or deregulations, to restore competition to the economy.

In addition to these efforts, the Secretary also said "We will attack specific inflation problems with actions such as opening up of more farm land for production, bringing down interest rates to keep down housing costs and renewing our effort to get a health care cost containment bill through Congress."

Noting that inflation in the housing field is of particular concern to both HUD and the Realtors, the Secretary listed specific efforts being undertaken by HUD to deal with the problem.

Several months ago, HUD began by analyzing the causes of housing cost inflation and found that the increases are due primarily to three factors:

1. strong demand pressures in the markets that supply homebuilding materials;
2. local land-use restrictions that have sharply increased development costs for new housing; and
3. large increases in financing charges.

Agreeing that voluntary price and wage restraints are not very effective in bringing these problems under control, the Secretary suggested that the most effective approach to moderating inflation in the housing field is that of curbing the general inflation in the economy.

"At HUD," Mrs. Harris said, "we hope to launch a cooperative effort with State and local governments to mitigate the inflationary impact of local land-use regulations."

Further, she said, HUD is determined to do the best it can with what it has. "Through better management and administration of our programs and through incentives to the private sector, we will continue our efforts to revitalize America's cities and fulfill the Congressional mandate to insure decent, safe and sanitary homes for all Americans."

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On the matter of fair housing, the Secretary stressed that "While we will continue to pursue the concept of voluntary compliance, I have no intention of relying on that method to bring about the kind of equal treatment that is long overdue to minorities and handicapped people and women."

In conclusion, Secretary Harris said, "We hope that you will respond to the challenge to curb inflation by cooperating in and encouraging others to be part of the President's anti-inflation program. We hope, too, that you share our view that fair housing is a basic human rights issue, and that you may one day agree that enforcement of the law must be practiced along with voluntary compliance, if all Americans are to enjoy the benefits of a free society. It is a human right that has been too long in coming."

# # #

Rehab.

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

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FOR IMMEDIATE RELEASE
Wednesday
November 15, 1978

NEW BOOK SHOWS INNOVATIVE USES FOR OLD BUILDINGS

Rehabilitation and restoration of industrial buildings have great promise for increasing the supply of housing, encouraging new small business and industry, and maintaining a community's character, a new publication from the Massachusetts Department of Community Affairs and the Department of Housing and Urban Development explains.

A Future from the Past: The Case for Conservation and Reuse of Old Buildings in Industrial Communities examines the problems which old, abandoned industrial buildings--and the cities themselves--have created.

"This is not only a book about the conservation of old mills," said Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development, "it applies equally to the treatment of virtually any building whose most recent use has become obsolete.

"The vacated high school, high rise office building, industria warehouse and factory each deserves its fate to be considered primarily in terms of what it may become, rather than what it presently is not," he added.

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Often, old industrial buildings do not fit in with what a city "thinks" it should be. Instead of building on their heritage and creating their own unique identity, some cities try to imitate what they see in others, the book points out, and, "...a standard modernism gradually submerges the unique local style that a community might possess."

In addition, "Planning officials traditionally considered old buildings to be an economic drag on a community," and compounded the problem by "clearing away as many buildings as possible...with a debilitating influence on the adjacent areas."

To help prevent mistakes, preserve the heritage and strengthen the fabric of urban areas, the book cites conservation guidelines based on practical experience in a range of large and small industrial towns. These include:

1. Preserving mixed use within urban areas
2. Letting the buildings be the guide
3. Designating Historic Areas
4. Renovating a single structure in an area
5. Leaving some old buildings alone, and
6. Establishing a "space bank" for the future.

A Future from the Past cites examples from the heavily industrial cities of New Hampshire, Massachusetts, Maine, New York, and New Jersey, but leaves no doubt of the application in any part of the nation.

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A Future from the Past, 119 pages, has more than 60 current and historical illustrations, and may be purchased from the Superintendent of Documents, Government Printing Office, for $3.00. The stock number is 023-000-00435-6.

A limited number of single copies are available by writing HUD, A Future from the Past, Room 7230, Washington, D.C. 20410.

# # #

EHAP

HUD NEWS

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

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FOR RELEASE:
Thursday
November 16, 1978

TESTIMONY GIVEN ON HUD HOUSING ALLOWANCE EXPERIMENT

Research indicating that "cash assistance with no strings attached will not work to improve the housing conditions of those low-income families who are living in inadequate housing" was presented to a Congressional Committee today.

Donna E. Shalala, Housing and Urban Development Assistant Secretary for Policy Development and Research, testified on the Experimental Housing Allowance Program (EHAP) before the Sub-committee on Public Assistance of the Senate Committee on Finance.

"EHAP is the largest social experiment ever undertaken by the Federal government. The experiments were meant to produce useful information for policymakers and legislators. What we are learning we believe is not only useful to our discussions of national housing policy, but also to other social policies, such as income maintenance," Ms. Shalala said.

EHAP, designed to provide information about the actions of low-income families when they are given cash payments tied to housing, consisted of three related experiments in twelve different areas of the country.

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"Participation was much lower than had been anticipated," Assistant Secretary Shalala said, "and those who chose to participate came more frequently from the better-housed than from the worse-housed members of the eligible population."

In fact, Ms. Shalala pointed out, "a little less than half of those eligible initially met the necessary housing adequacy requirements."

Several of the preliminary findings counter popularly held beliefs. For example, the widely held assumption that just about all low income families not subsidized by the government live in very bad housing proved not to be the case. Findings indicate about half occupy units meeting a minimum definition of decent, safe, and sanitary. However, the average poverty household spends 45 percent of its total disposable income on decent housing.

"It was of interest to us to discover that the vast majority of our housing program eligibles were not deriving most of their income from welfare payments. When it came to enrolling in the program, however," Ms. Shalala reported, "essentially all of the AFDC eligibles in one experimental site enrolled while less than 20 per cent of those whose major source of income was earned actually enrolled.

"It appears," she continued, "as if the elderly and the working poor are much more reluctant to seek government housing assistance than those already receiving most of their support from welfare payments."

The rent inflation, without housing quality improvements, expected to accompany a greatly accelerated demand for better housing, brought about by additional dollars in the hands of low-income consumers, did not take place either.

Further, forecast that, given the opportunity, all low-income families would flock to the suburbs, did not materialize.

The first EHAP results indicate: housing allowances are more than just an income transfer in that they do cause some increase in housing consumption, even in the short run and greater increases in the long run housing allowances lack the neccessary incentives for neighborhood improvement or additions to the housing stock; housing allowances contribute modestly to the maintenance of the existing housing stock.

Following is a description of the three types of experiments under EHAP.

Demand Experiment -- a test which looked at what people did about their housing after receiving a cash payment for housing; what a similar group did with cash not tied to housing; and what a comparable group of families did without any cash assistance. It was conducted in two large metropolitan areas--Pittsburgh, Pa., and Phoenix, Ariz.

Supply Experiment -- a test to determine how housing markets would respond if a full-scale housing allowance program were implemented by the Government. The major focus was inflation. Would people get better housing for their additional dollars or would prices just go up for the same quality of housing? Currently, some 9,000 households are receiving allowance payments in Green Bay, Wisc., and South Bend, Ind.

Administrative Agency Experiment -- a test to determine what kinds of administrative problems would develop when different techniques were chosen to implement an allowance program. Eight different agencies in varied metropolitan areas--Springfield, Mass.; Durhmam, N.C.; Jacksonville, Fla.; Peoria, Ill.; Tulsa, Okla.; San Bernardino, Calif.; Salem, Ore.; and four rural counties in North Dakota--were chosen, each serving from 400 to 900 eligible renter families.

# # #

Equal Opportunity Housing

FILE

HUD NEWS

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

HUD No. 78-390
Barbara Brown (202) 755-5277 or
Warren Dunn (202) 755-6980

FOR RELEASE:
Monday
November 20, 1978

HUD GRANT TO AID ENFORCEMENT OF THE FAIR HOUSING LAW

The U.S. Department of Housing and Urban Development has awarded a $211,852 cooperative agreement grant to the National Committee Against Discrimination in Housing Inc. (NCDH) for a demonstration which could lead to more effective enforcement of fair housing laws.

The HUD/NCDH Fair Housing Demonstration Project will create a formal working relationship between HUD and nine local private fair housing groups. The groups will assist in identifying and rectifying housing discrimination by providing knowledge about local problems and gathering information through testing and other means.

In making the announcement, Secretary Patricia Roberts Harris pointed out the pressing need to increase effective enforcement of fair housing laws.

"Our fair housing laws must be enforced, and we must ensure equal opportunity in housing if we are to foster communities that are racially, ethnically and economically inclusive," she said.

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The two-year demonstration project, funded by HUD's Office of Policy, Development and Research, calls for the development of a uniform Local Group Activity Plan which will provide the basis for a relationship between HUD field staff and the participating local groups.

NCDH, a non-profit organization concerned with the rights of minorities and the poor to decent housing, will assist HUD in selecting the nine local groups to participate in the project, provide training, technical assistance and in monitoring the groups' performance. Each of the local groups must obtain an equal sum of funds to match the grant from HUD.

"This demonstration program," said Edward L. Holmgren, Executive Director of NCDH, "will test the assumption that local fair housing groups can have a greater impact on local housing market practices than any other single factor. It will also provide the opportunity for expanding the partnership of HUD and the private sector in Title VIII enforcement."

In April 1978, HUD released the preliminary results of a fair housing evaluation for which NCDH had collected the data for HUD. A national survey in 40 metropolitan areas across the country, confirmed that Black people continue to encounter substantial levels of racial discrimination in the housing market.

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Two of the nine local groups selected for the demonstration project will be from among the five cities used for intensive study during the 1977 HUD/NCDH fair housing audits. These cities are: Atlanta, Boston, Dallas, Milwaukee and Sacramento. The other seven will be chosen from highly qualified fair housing groups.

For further information on the HUD/NCDH Fair Housing Demonstration Project contact NCDH, Washington, D. C. 20005.

# # #

Task Force Inflation

HUD NEWS

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

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FOR RELEASE:
Wednesday
November 22, 1978

HUD SECRETARY TAKES ACTION TO CUT HOUSING COSTS

Secretary Patricia Roberts Harris of the Department of Housing and Urban Development announced today significant actions on 87 recommendations of the Task Force on Housing Costs she created earlier this year to battle sky-rocketing housing costs and their inflationary impact on the economy.

In major action, Secretary Harris named William J. White, General Manager of HUD's New Community Development Corporation, Special Coordinator for Housing Costs. In this capacity, he will serve as Chairman of the HUD Housing Costs Committee comprised of eight senior Departmental executives, charged by the Secretary to carry out the Task Force recommendations for cutting or stemming the cost of housing to the American consumer.

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"With the machinery now in place through the Housing Costs Committee, we will continue the task of uprooting program and administrative impediments to affordable housing and proceed with the nationwide program I announced last June to cut costs and prevent inflation from depriving Americans of their right to homeownership," Secretary Harris said. "We confidently expect full support from other levels of Government and continued enthusiasm and cooperation from business, industry, labor and the general public."

Secretary Harris also announced that HUD, in conjunction with the Urban Land Institute, will sponsor a National Conference on Controlling Housing Costs through Improved Land Use Practices, on February 25-27, 1979, at the L'Enfant Plaza Hotel, Washington, D. C. The conference will explore ways to lower housing costs through cooperative efforts at the Federal, State and local level to achieve more efficient land use practices.

Commenting on the actions taken by Mrs. Harris, HUD Under Secretary Jay Janis said, "We want to work in a constructive and flexible spirit with state and local governments to reduce impediments to housing production."

The Final Report of the Task Force on Housing Costs, chaired by White, was released by the Secretary at a press conference last June. Containing 150 cost-cutting recommendations for Departmental action, the report cited over-regulation of land planning and development activities, out-moded building codes and construction practices, and the high cost of financing as principal contributors to the soaring cost of housing.

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After reviewing the Task Report's Final Report, an internal Working Group on Housing Costs, also chaired by White, suggested to the Secretary in September that 44 recommendations can be implemented in the near future, and noted that 43 others are now being carried out. The Working Group urged continued study and discussion of other major issues raised in the report.

In her announcement today, the Secretary noted three recommendations that are underway. They are: (1) a study of ways to reduce procedural delays and uncertainty in the administration of housing development regulations, (2) an analysis of opportunities for urban "infill" -- using vacant or underused land already serviced with transportation and utilities -- and mechanisms for encouraging it, and (3) a comprehensive, nationwide analysis of the costs of housing development regulation. "We will make public at the earliest possible date any research findings which offer any significant improvements in development standards and cost savings," Secretary said.

As Special Coordinator for Housing Costs and Chairman of the HUD Housing Costs Committee, Mr. White will coordinate the work of the Assistant Secretaries for Housing; Community Planning and Development; Policy Development and Research; Neighborhood, Voluntary Associations and Consumer Protection; and Fair Housing and Equal Opportunity; and of HUD's General Counsel and the President of the Government National Mortgage Association (GNMA).

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Housing cost-cutting recommendations under implementation are in the categories of Land Planning and Development; Building and Technology; and Finance and Marketing:

Here are the recommendations:

# # #

FOR IMPLEMENTATION IN THE NEAR FUTURE

Land Planning and Development

Encourage substate regional bodies or states to develop regional standards for land use and development, and encourage Comprehensive Planning (701) grantees voluntarily to set standards and monitor local compliance with them.

Encourage use of Community Development Block Grant (CDBG) funds for local acquisition of sites for future subsidized housing construction.

Encourage use of surplus land by cities for residential use.

Encourage substate regional councils voluntarily to develop regional standards for local site development requirements, fees and charges under the Comprehensive Planning program.

Encourage use of CDBG funds to provide infrastructure for assisted lower-income housing developments.

Encourage substate regional councils voluntarily to develop regional standards for local and regional review processes under the Comprehensive Planning program.

Develop uniform procedures with Veteran Administration (VA) and Farmers Home Administration (FmHA) for non-environmental aspects of subdivision analyses.

HUD to accept, for National Environmental Protection Act purposes, environmental reviews by state agencies which follow standards and procedures with Federal concurrence.

Develop guidelines for coordination of Environmental Impact Statement (EISs) by Federal housing agencies to facilitate joint, Federal-state or Federal-local preparation of EISs.

Allow developers to prepare EISs jointly with HUD or independently.

Eliminate requirements for EISs in existing subdivisions when legally possible.

Assure prompt completion of EIS reviews by HUD staff in Field offices.

Building and Technology

Promote consistency of requirements and procedures among model building codes, and encourage states and localities to adopt and update model codes; and

-- Support the cooperative preparation of a revised One- and Two-Family Dwelling Code.

-- Offer 701 funding for administrative costs of mandatory state code systems that use the revised One- and Two-Family Dwelling Code and an updated model multiple dwelling code for state-wide use.

-- Offer 701 funding for code systems that train, certify and license code administrators, technicians and inspectors, and that administer codes in a consistent and rapid manner.

-- Support basic research into life and property safety requirements, costs and benefits in building codes.

-- Study and eliminate unjustified cost-increasing requirements, costs and benefits in building codes.

-- Study and eliminate unjustified cost-increasing requirements of model building codes through cooperative process.

-- Support codes organization accreditation and codes personnel certification.

-- Support development and promulgation of single-family and multifamily rehabilitation codes through cooperative process, and offer 701 funding for their voluntary adoption by states and localities.

Join FTC in investigating whether contractor licensing practices restrain trade and unnecessarily add to housing costs.

Amend HUD regulations to allow qualified HUD representatives to participate in model codes and standards development.

Revise HUD underwriting rules and procedures to foster low-priced housing, including the use of self-help methods.

Coordinate Minimum Property Standards with a revised One- and Two-Family Dwelling Code and with consensus requirements for multifamily dwellings.

Include national consensus requirements for singe-family and multifamily rehabilitation in Minimum Property Standards for all housing programs.

Coordinate acceptance of Minimum Property Standards with FmHA and VA.

Examine completed new construction as a means of revising the Minimum Property Standards to eliminate unnecessary cost-increasing requirements.

Consider whether to encourage no frills housing in terms of size, amenity levels and marketability.

Support continued monitoring by Council on Wage and Price Stability of price trends in critical building materials.

Work with Forest Service and Bureau of Land Management to ensure an increased supply of timber for lumber and wood products in a manner consistent with national environmental objectives.

Ask the FTC to study pricing of housing-related materials fixtures and appliances to determine if trade practices are causing increased housing costs to the consumer.

Cooperate with Department of Labor to assure proper wage-rate determinations.

Finance and Marketing

Urge a review of monetary policies as related to the housing sector and shelter costs, and continue forceful advocacy within the Administration and through meetings with the Federal Reserve Board and the Federal Home Loan Bank Board of national monetary policies that include stabilizing the housing sector among national economic goals.

Urge a review of national tax policy emphasizing stability and predictability of tax treatment of housing finance, create an internal tax policy coordinating mechanism, review property taxation's impact upon housing costs, and continue forceful advocacy of housing-sensitive national tax policy.

Support revised national monetary, tax and fiscal policies to increase the amount of housing-related funds, stabilized the flow of such funds, and reduce the cost of financing.

Work with other Federal agencies regulating the lending industry with respect to redlining.

Support the development of an efficient land and property title recordation system for permissive adoption by all states and jurisdictions.

Support Justice Department and FTC efforts to enforce laws relating to illegal real estate sales and marketing practices.

Negotiate with attorneys and real estate brokers for lower fees for professional services in the sale of HUD-acquired properties.

Accelerate current research pursuant to the Real Estate Settlement Procedures Act.

Work with the FTC to examine real estate brokerage practices.

Support RESPA-type research on "lender pay" and "seller pay" procedures as they may possibly impact upon real estate closing costs.

Housing Cost Program Implementation

Create and lead a nationwide housing cost program to stablize and if possible reduce the consumer's housing costs with cooperative involvement of other Federal, State and local government agencies, and of business, industry, labor and the general public.

Set and achieve Departmental management targets in terms of appropriately revised goals and objectives with respect to the implementation of housing cost initiatives.

IMPLEMENTATION IN PROGRESS

Land Planning and Development

Analyse opportunities for urban "infill" --using vacant or under-used land already serviced with transportation and utilities--and mechanisms for encourage it.

Publish new thresholds for full Environmental Impact Statements.

Urge the Council on Environmental Quality to promote uniform environmental procedures for reviews by HUD, VA and FmHA.

Publish guidelines and procedures for HUD acceptance of EISs prepared by localities in conjunction with projects financed under CDBG.

Encourage localities and regional bodies to prepare areawide EISs for expected development in large areas.

Publish guidelines and procedures for HUD acceptance of local EIS reviews of proposed subdivisions without further HUD environmental reviews.

Provide standard documents and formats to speed the preparation of EISs.

Provide guidelines for expeditious Field office environmental processing.

BUILDING AND TECHNOLOGY

Conduct comprehensive, nationwide analysis of the costs of housing development regulations.

Join other Federal agencies and the National Institute for Building Sciences in encouraging the use of nationally recognized model codes and standards procedures for the rapid review and approval of new technology, methods and materials in housing.

Encourage housing conservation and rehabilitation by professionals, owners and other occupants, and special nonprofit organizations.

Revise Minimum Property Standards to make energy conservation requirments cost beneficial in terms of initial capital cost, amount of downpayment and life cycle cost.

Encourage informed and competent self-help construction and rehabilitation of single-family and multifamily housing through amendments of design, inspection and other review requirements.

Remove unjustifiable cost-increasing technical and design requirements from the Minimum Property Standards.

Use outside architects and engineers to certify that single-family or multifamily plans, drawings and specifications meet HUD's Minimum Property Standards and requirements.

Reduce duplicate HUD inspections in projects developed with Home Owners Warranty inspections.

Authorize types of housing that permit greater density, land-cost savings, utility savings and energy conservation in planned unit developments.

Adapt and promote the use of worthy new technology, methods and materials in housing construction, conservation and rehabilitation.

Expand funding for modest increases in research and demonstrations of worthy new housing technology, methods and materials.

Encourage voluntary acceptance of proven new housing technology, methods and materials at all levels of government.

Provide 701 funding incentives for building code procedures for worthy new or conventional housing technology, methods and materials.

Increase the access of minority and small business firms to HUD housing construction and rehabilitation activities under CDBG and UDAG programs.

Reduce procedural delays and uncertainty in the administration of housing development regulations.

Finance and Marketing

Promote expeditious Field office processing and review of applications for loan insurance, financing and assistance by making various administrative and staffing changes; and

-- Provide additional computer terminals to technical underwriting staff in Field offices.

-- Publish an index to HUD materials.

-- Develop model application submissions.

Simplify processing and underwriting requirements and implement changes; and

-- Change methods for calculating professional fees.

-- Introduce special fast-track processing for sophisticated developers.

-- Use a general certification form for compliance.

-- Simplify previous participation procedures.

-- Issue reasonable and workable guidelines for noninsured Section 8 approvals.

-- Provide preapplication Field review of project drawings by inexperienced architects.

-- Encourage VA acceptance of FHA commitments.

-- Develop and support acceptance of uniform mortgage and loan processing instruments and forms by all public and private lenders.

-- Modify insured loan rehabilitation processing.

-- Eliminate permission-to-occupy procedure and accept certificates of occupancy where issued.

-- Consider deeper Section 235 subsidies and consider implementing Section 106(a)(2) counseling to homebuyers.

-- Modify multifamily cost certification procedures for nonprofit and for-profit firms.

-- Encourage combined or consolidated interim and permanent financing for single-family construction and rehabilitation, and eliminate professionals' fee featherbedding.

Evaluate the impact of existing state usury legislation upon housing costs to the consumer.

Housing Cost Program Implementation

Create an implementation mechanism at a senior Departmental level to provide policy guidance and oversight for the nationwide housing cost program and to implement housing cost recommendations.

# # #

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

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FOR RELEASE
Monday,
November 27, 1978

HEARINGS SET ON CONSUMER COOPERATIVE BANK

San Francisco, Calif., has been selected as the site for the first in a series of 13 public meetings to inform consumers, non-profit cooperatives, bank officials and other interested parties about the Consumer Cooperative Bank Act. The announcement was made by the Department of Housing and Urban Development which is the lead agency for this regional meeting.

Signed into law on August 20, 1978, the Act creates an independent national bank to provide financial and technical assistance to non-profit cooperatives for a variety of cooperative ventures. The Bank's assets will be built through the sale of stock, with the Government authorized to purchase up to $300 million of A preferred stock over 5 years. In addition, borrowers will be required to own certain amounts of common stock.

In an effort to expedite the implementation of the Bank, last September the Administration established an Interagency Task Force consisting of representatives from 11 Federal agencies and departments. Among other things, the Task Force is responsible for preparing recommendations to fill the 13-member Board of Directors which will govern operation of the Bank.

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Besides informing interested groups about the Bank, the hearings, being conducted by the Task Force, will be used to obtain specific comments on issues and questions generated by working subcommittees of the Task Force.

Examples of some of the questions the Task Force wants answers to include:

* What factor should the Bank and the Office of Self Help consider in establishing lending priorities?
* What should the definition be for "not-for-profit?"
* What dollar amount of loans and type would you be asking the Bank for?
* What type of technical assistance should be provided?

The San Francisco hearing will be held between 9 a.m. and 5 p.m. on Friday, December 1, 1978, in Room 605 at 215 Freemont Street. For further information contact Sharon Brown at (415) 556-8484.

The dates, locations and local contact for the remaining hearings are as follows:

Dec. 2	College of Santa Fe, Cerrillos Rd. and St. Michaels Dr., the Forum, Santa Fe, N. Mex.	Don Purcell 505-766-3956
Dec. 4	Denver Marina Hotel, 363 W. Colfax Ave., Big Horn Room, Denver, Colo.	Karen Paget or Wayne Olson 303-837-2671
Dec. 4	Federal Building, 228 Walnut St., 3d floor, Harrisburg, Pa.	Joyce Stydinger 717-782-4595

Dec. 4	Federal Building, 26 Federal Plaza, Room 1-102, New York, NY	Al Funai 212-264-5647
Dec. 5	Radisson-Cadillac Hotel, 1114 Wash. Blvd., Woodward Room, Detroit, Mich.	Doris Mersdorf 312-353-5834
Dec. 5	Park Place Plaza, EPA Conference Room, 1200 Sixth Ave., Seattle, Wash.	Harvey Chester 206-442-0486
Dec. 8	Fort Snelling, 266 Federal Bldg. Conference Room 564, St. Paul, Minn.	Bev Gleeson 612-296-5740
Dec. 11	McCormack Federal Building, Devonshire St. and P. O. Sq., Room 208 Boston, Mass.	John Torian 617-223-4510
Dec. 11	Holiday Inn Central, 3321 S. 72nd St., Empire D Room, Omaha, Nebr.	June Heard 816-374-2061
Dec. 13	Gaillard Municipal Building, 77 Calhoun St., Mezzanine Meeting Rooms, Charleston, SC	Jim Middleton 803-723-9285
Dec. 14	New Orleans Public Libary, Loyola & Tulane Aves., Library Auditorium New Orleans, La.	Norman Riemer 214-767-6177
Dec. 15	City of Memphis Board of Education Administration Building, 2597 Avery St., Auditorium, Memphis, Tenn.	Foster Adams 901-528-2900

# # #

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

HUD-No. 78-400
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Warren Dunn (202) 755-6980

FOR RELEASE:
Tuesday
November 28, 1978

HUD GRANTS HELP STATES HELP THEIR COMMUNITIES

Housing and Urban Development Secretary Patricia Roberts Harris today announced the award of $3.5 million in State Technical Assistance Grants to 16 States to help their localities plan and implement their Community Development Program.

Recipients of the awards were selected competitively from among forty-four states who submitted proposals to HUD for funding.

In announcing the grants Secretary Harris said, "The role of states in assisting cities in the application for and administration of block grant funds emphasizes the strength of the new urban partnership among the Federal, state and local governments."

She added, "States must continue to play a major role in the development of their communities. These awards offer a broad latitude in the kind of activities they can undertake."

The awards, ranging from $40,000 to $300,000, will enable many cities, counties and Indian tribal councils to receive help in preparing applications and in complying with Federal requirements necessary to successfully implement their community development programs.

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The State Technical Assistance Grants are funded for one year. The size of the grant was based on the State's identified technical assistance needs and its ability to deliver expanded services within twelve months.

Following is a list of the states and the amount of their awards:

FLORIDA

Florida has received a State Technical Assistance Grant of $292,763 to design a program that offers a comprehensive range of services meeting the needs of its communities such as consultant assistance, workshops, seminars, conferences and an expanded publication program.

GEORGIA

Georgia has received a State Technical Assistance Grant of $300,000 to combine community and economic development activities to implemen a housing assistance plan that focuses on housing rehabilitation.

ILLINOIS

Illinois has received a State Technical Assistance Grant of $260,000 to establish an intergovernmental partnership, create a statewide technical assistance network and training modules, and to insure information and assistance sharing among communties.

LOUISIANA

The Louisiana Department of Urban and Community Affairs has received a State Technical Assistance Grant of $123,483 to give direct assistance to communities having difficulty in administering existing CDBG grants, subcontract eight regional planning and development districts to assist small cities in their efforts to initiate their own CDBG programs, and develop a Housing and Community Development Notebook.

MARYLAND

The Maryland Department of Community and Economic Development has received a State Technical Assistance Grant of $209,911 to expand its current efforts in housing, economic development assistance and community development and visual environment programs by improving local government management and developmental planning capability in the areas that need strengthening.

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MASSACHUSETTS

Massachusetts has received a State Technical Assistance Grant of $116,000 to help smaller block grantees undertake innovative projects on a multi-community basis and to improve housing opportunities for low-and middle-income persons.

MICHIGAN

Michigan has been awarded a State Technical Assistance Grant of $201,077 for a mobility team to assist communities in planning an investment strategy and in program management.

MINNESOTA

Minnesota has received a State Technical Assistance Grant of $250,000 to implement a statewide partnership using key state and sub-state agencies, local government associations and educational institutions as a network. The State Planning Agency will manage the project and coordinate statewide activities with other technical assistance resource agencies. The twin cities Area Metropolitan Council and the twelve Rural Development Commissions will offer technical assistance to existing CDBG recipients and eligible applicants during the planning, pre-application and application phases of the program.

NEBRASKA

Nebraska has received a State Technical Assistance Grant of $40,000 to increase the capability of communities to design, implement and administer successful community development programs and to increase community awareness of housing needs. The grant will also increase Nebraska's capacity to assist local housing plans and strategies as part of Community Development Block Grant programs.

NEW JERSEY

New Jersey has been awarded a State Technical Assistance Grant of $300,000 to help communities take advantage of CDBG opportunities and to comply with statutory provisions, promote neighborhood preservation, offer comprehensive information for the benefit of CDBG grantees and provide a unique form of program coordination.

NEW YORK

New York has received a State Technical Assistance Grant of $273,000 to support local initiatives in community development and neighborhood revitalization.

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NORTH CAROLINA

North Carolina has received a State Technical Assistance Grant for $273,000 to establish workshops, issue publications and offer technical assistance to community development block grant recipients. Technical assistance includes the establishment of North Carolina Association of Community Development Administrators, a data talent bank of community development related information, a toll-free community fact-line, CDBG application assistance, pre-audit and pre-monitoring assistance, a legislative review committee, and a state initiative in leveraging private funds by using CDBG funds.

OHIO

Ohio has received a State Technical Assistance Grant of $195,616 to implement a multi-phased technical assistance delivery system to encourage economic development.

PENNSYLVANIA

Pennsylvania has received a State Technical Assistance Grant of $300,000 to expand staff, improve training and information functions establish a new peer-to-peer program and an evaluation program.

VERMONT

Vermont has received a State Technical Assistance Grant of $90,250 and will use its thirteen regional planning commissions for CDBG application assistance, establish a public information program on housing improvement and neighborhood revitalization, issue publications, offer workshops and prepare radio news spots.

WISCONSIN

Wisconsin has received a State Technical Assistance Grants of $274,900 to create an eight-person direct assistance team that would be divided into two parts. The first part of the team would consist of community development specialists concentrating on general assistance. The remaining five team members would range from a capital and economic development specialist to an acquisition and relocation specialist.

# # #

FILE

HUD NEWS

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

HUD No. 78-402
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FOR RELEASE:
Wednesday
November 29, 1978

MOBILE HOME COUNCIL GETS NEW MEMBERS

New appointees to the National Mobile Home Advisory Council will be sworn in during the Council's three day meeting beginning December 4 in San Francisco, the Department of Housing and Urban Development announced today.

The Council advises the HUD Secretary on matters pertaining to the establishment, amendment or revocation of mobile home construction and safety standards.

The following new members will take the oath on the first day of the meeting to be held at 215 Fremont Street, beginning at 9:00 a.m.:

Community and Consumer Representatives

Timothy Carlyle, Chairman, Orange County Mobile Home Park Commission, California

Suzanne Lindamood, Assistant Professor, Auburn University, Alabama

Carol B. Meeds, Assistant Professor, New York State College of Human Ecology, New York

William White, Executive Director, Federation of Mobile Home Owners of Florida, Inc., Florida

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Government Officials

Fred Jolly, Director, Housing and Environmental Health, Nebraska.

Robert Leggett, Sanitarian, State Health Department, Iowa.

Leah B. McCartney, Member Public Service Commission, Missouri.

John Steele, Administrator, Mobile Home Division, Department of Labor and Standards, Texas.

Industry Representatives

(Position Open, a member will be appointed)

John F. DePledge, Product Manager, Prefinished Paneling, Champion Building Products, Connecticut.

Raymond F. Tucker, Director, Engineering Codes and Standards, Guerdon Industries, Kentucky.

Vincent J. Wanzek, Vice President, Research and Engineering, Fleetwood Enterprises, Inc., California.

These appointments, which expire August 21, 1980, bring to 22 the number of persons named to the Council by Secretary Patricia Roberts Harris under authority contained in the National Mobile Home Construction and Safety Standards Act of 1974. Two additional appointments, to be made later, will bring to 24 the number of persons making up the council.

Members listed below were previously appointed to two-year terms ending August 21, 1979:

Community and Consumer Representatives

Patricia Kish, Vice Chairperson of Mobile Home Advisory Board, California.

Larry Landis, Associate Professor, Drake University, Iowa.

Manuel Lujan, Mobile Home Owner, Clovis, California.

Government Officials

Daniel Baird, Mobile Home Plant Inspector, Office of the State Fire Marshal, Lousiana.

Orville Cummings, Deputy Chief, Bureau of Mobile Home Construction, Department of Highway Safety and Motor Vehicles, Florida.

Richard I. Hauck, Section Chief, Manufactured Structures Section, Minnesota Department of Administration.

E.R. Jones, Director, Division of Mobile and Manufactured Housing Standards, State of Arizona.

Industry Representatives

Louis M. Balius, Director of Consumer and Legal Affairs for Champion Home Builders Company, Michigan.

Donald A. Barrow, Vice President of Product Development, Skyline Corporation, Elkhart, Indiana.

James Dyer, President of the New Jersey Mobile Home Association, New Jersey.

Paul Kay, General Sales Manager, Wood Products, Weyerhaeuser Company, Washington.

Topics to be discussed at the December meeting of the Council range from formaldehyde vapor and wind research to energy conservation and fire prevention. The meeting is open to the public.

# # #

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

HUD-No. 78-405
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Warren Dunn (202) 755-6980

FOR RELEASE:
Tuesday,
November 28, 1978

HEARINGS SET ON ENERGY STANDARDS FOR NEW CONSTRUCTION

The U.S. Department of Housing and Urban Development has announced a series of public meetings to consider views on how to implement requirements for energy conservation standards for new residential and commercial buildings.

Under the Energy Conservation and Production Act of 1976, the Department of Energy is required to develop energy performance standards for newly constructed buildings.

DOE published an advance notice of the proposed standards in the November 21 Federal Register.

Among the issues to be considered are (1) the role of the states, (2) the need for a sanction, (3) methods of compliance and (4) what energy standards would be acceptable.

DOE plans to hold meetings in conjunction with those run by HUD.

The HUD meetings will be held on Nov. 30 in the Commerce Department, Washington, D.C.; Dec. 5 in O'Hare Holiday Inn, Schiller Park, Illinois; and Dec. 8 in the San Franciscan Hotel, San Francisco, California. All meetings will start at 9:30 a.m.

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HUD-No. 78-405

The DOE meetings will be held Dec. 1 in the GSA Auditorium, 18th and F Streets, N.W., Washington, D.C.; Dec. 6 in Ramada Inn, Mannhiem and Higgins Roads, Des Plaines, Illinois; and Dec. 7 in the San Franciscan Hotel, 18th and Market Streets, San Francisco, California. All meetings will start at 9:00 a.m.

Notice of the scheduled HUD meetings and outline of issues to be considered were published in the Federal Register on Nov. 24.

# # #

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

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Warren Dunn (202) 755-6980

FOR RELEASE
Friday
December 1, 1978

HUD OFFICIAL OUTLINES PROGRAMS FOR THE ELDERLY

An official of the Department of Housing and Urban Development today told the Senate Special Committee on Aging that HUD is "sensitive to the housing needs of the elderly" and is "giving priority consideration to persons directly displaced by governmental activity."

Richard C. D. Fleming, General Deputy Assistant Secretary for Neighborhoods, Voluntary Associations and Consumer Protection, said that while there is no extensive documentation to date, it clearly appears that elderly homeowners and renters are primarly affected by speculation and its resulting displacement and condominium conversion.

"Although little is really known about the displaced elderly," Fleming said, "we know much is happening. As a result, the Department's policy is being fine-tuned to deal directly with urban revitalization and the displacement of senior citizens."

For example, he said, in fiscal year 1978, the Department approved fund reservations for 108,157 subsidized housing units under the Section 8 new, rehabilitated, and existing programs. This amounts to 42 per cent of the total Section 8 fund reservations.

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Fleming noted that public housing represents the largest single government resource available for housing older persons and pointed out that, at present, about 40 percent of the units occupied in public housing have elderly residents.

The HUD official listed a number of other programs now underway at HUD to help elderly displacees and promote revitalization of urban areas:

-- The Section 202 Housing for the Elderly Program, under which 340 projects have been built during the past 20 years. More than 26,000 units of housing are now under construction; 20,000 housing units received fund reservations during Fiscal 1978.

-- The Section 312 Rehabilitation Program provides an estimated 15 per cent of its loans to elderly homeowners to make necessary repairs to their homes. Funds under this program totaled $85 million in fiscal year 1978 and will rise to $230 million by October 1979.

-- The Neighborhood Strategy Area Program makes funds available to tenants in small rental properties in selected target areas. These funds, which now are beginning to flow to 38,000 housing units in 117 neighborhoods, will trigger revitalization of these areas.

-- The $400 million per year Urban Development Action Grant Program provides funds to attract private sector investment in commercial and neighborhood-based revitalization activities.

-- The Neighborhood Self-Help Program, (authorized in the last session of Congress at $30 million over the next two years is a Carter Administration Urban Policy initiative under which elderly residents would share in the benefits from projects to fight blight and restore both social and economic health to neighborhoods.

-- The Housing Counseling Program, under which private and voluntary HUD-approved housing counseling agencies assist current and prospective renters and homeowners--many of them elderly--by providing advice on a variety of housing matters. The program has been made fully operational by the Carter Administration and its funding level increased from $5 million to $9 million in 1979.

# # #

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

HUD-No. 78-408
Andy Gasparich (202) 755-5284 or
Warren Dunn (202) 755-6980

FOR RELEASE:
Wednesday,
December 6, 1978

HUD OFFICIAL HITS RISING HOUSING COSTS

Calling President Carter's anti-inflation program "hard medicine for some to take," Housing Costs Committee Chairman William J. White of the Department of Housing and Urban Development said such steps were "extensive, comprehensive--and most important--effective."

Speaking before the Council of State Housing Agencies in Boston, today, White said that HUD will do its part in holding down the rising cost of housing.

"We at HUD are taking and have taken steps to put our own house in order by eliminating unnecessary requirements, streamlining the application process and promoting uniform procedures among Federal agencies concerned with housing," said White.

He termed the cost of regulation of the housing industry as "staggering." He said that requirements for residential streets imposed by some communities "are better suited to freeways than feeder roads." White said that as much as 20 percent of the cost of a home has been attributed to regulation--some of it obviously over-regulation.

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White, who headed a Task Force on Housing Costs which made 150 recommendations to HUD Secretary Patricia Roberts Harris last June, said that 87 are in the process of being implemented or are about to be implemented.

White, who was executive director of the Massachusetts Housing Finance Agency before coming to HUD 18 months ago as General Manager of the New Community Development Corporation, saw an increasingly more important role for state housing finance agencies in years to come.

"In a few short years," said White, "we have seen state housing agencies grow from what was regarded as a rather radical and daring concept into solid, stable and respectable means of providing homes for those who can least afford them."

He said that not only the needy and the elderly now find their housing attractive, so do middle income families. These agencies have shown that "good design and quality construction need not carry a prohibitively high price tag."

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

HUD-No. 78-416
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FOR RELEASE
Friday
December 15, 1978

HUD EMPLOYEES HONORED

Nine employees of the Department of Housing and Urban Development today received the Department's highest award for "distinguished service" at a ceremony held at the American Theater in L'Enfant Plaza.

The nine were among 32 employees from HUD's central and field offices who were awarded plaques by Secretary Patricia Roberts Harris for their "outstanding contributions" to the operations of the Department during the year.

Winners of Distinguished Service Awards were:

Charles E. Clark, Director, Office of Regional Fair Housing and Equal Opportunity, Atlanta Regional Office; David Dresser, Director, Urban Studies Division, Community Planning and Development; Jean Freeze, Administrative Officer, Administration; Leslie A. Platt, Associate General Counsel for Legislation, Office of General Counsel; Joseph P. Sabella, Director, Housing Division, Chicago Area Office; Astrid Trauth, Director, Community Planning and Development Division, San Francisco Regional Office.

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Sharing a group award for work with the Department's reorganization team were:

Virginia Armstrong, Director of Personnel, Administration; Vincent J. Hearing, Deputy Assistant Secretary for Administration, Administration; and Roderick O. Symmes, Director, Office of Regional Administration, San Francisco Regional Office.

Winners of Certificates of Merit were:

James Albrecht, Assisted Housing Development Specialist, Chicago Regional Office; Rosa L. Cunningham, Secretary, Administration; Robert P. Duckworth, Director, Urban Policy Staff, Community Planning and Development; Andrew Epps, Deputy Area Director, Richmond, Va. Area Office; Allan L. Finkelstein, Director, Regional Accounting Division, Boston Regional Office; Saul Green, Supervisory Attorney Advisor, Detroit Area Office; William D. Hanson, Senior Rehabilitation Financing Officer, Community Planning and Development; Michael B. Janis, Director, Program Planning and Evaluation, Atlanta Regional Office; Warren Lasko, Vice-President, Mortgage-Backed Securities, Government National Mortgage Association.

Other recipients of this award were:

Sam E. Lesher, Chief, Housing Programs Branch, Portland Ore. Area Office; Jeanne M. McHallam, Assisted Housing Development Specialist, Boston Regional Office; Harold E. Jaynes, Regional Labor Relations Officer, Atlanta Regional Office;

Gordon McKay, Deputy Director, Office of Field Operations and Monitoring, Community Planning and Development; Margaret Myerson, Deputy Area Manager, New York Area Office; Janice D. Rattley, Chief, Financial Management Procedures Branch, Housing; Nate Ruben, Area Manager, Omaha Area Office; Charles V. St. Lawrence, Supervisory Personnel Management Specialist, Administration; Richard E. Sanderson, Director, Office of Individual Assistance, Federal Disaster Assistance Administration; and Rose W. Ficocello, Management Analyst, Policy Development and Research.

Winners of Equal Employment Opportunity Awards were:

Jacqueline Jackson, Secretary/Stenographer, Community Planning and Development; and Paul M. Johnson, Director, Contract Compliance Division, Denver Regional Office.

Winners of Awards for Supervisory Excellence were:

Audrey N. Gibson, Chief, Secretarial Correspondence Unit, Administration; and Walter P. Pierson, Regional Director, Philadelphia Regional Office, Federal Insurance Administration.

# # #

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

HUD-No. 78- 419
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FOR RELEASE:
Wednesday
December 20, 1978

HUD AND DOE ANNOUNCE AWARDS FOR SOLAR HEATING DESIGNS

Awards totaling $1,396,000 for designs and construction of homes using passive solar systems for heating were announced today by Secretary of Housing and Urban Development Patricia Roberts Harris.

Passive solar systems make use of solar energy without need for specialized equipment. By using elements of the building structure to collect, store, and circulate the sun's heat, passive solar systems provide space heating and assist space cooling with minimal use of additional energy to drive pumps, fans, or other mechanical equipment.

An example of a passive solar system is the use of materials which will absorb and retain the sun's heat and release it as needed.

The 242 awards announced today were selected in HUD's Passive Solar Residential Design Competition and Demonstration, a new element in HUD's solar program conducted in cooperation with the U.S. Department of Energy and the Solar Energy Research Institute.

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HUD Secretary Harris said that the continuing partnership with DOE for the solar demonstration programs "is an important aspect of the search for alternative energy in the residential market."

"The passive solar designs recognized by these awards, and the information which we expect to obtain from these projects will provide a significant increase in our understanding of the most effective and economical ways to use solar energy in homes," Assistant Secretary Donna Shalala, whose Office of Policy Development and Research has responsibility for the HUD program, said.

Omi Walden, Department of Energy Assistant Secretary for Conservation and Solar Applications, commented, "This is the first step in accelerating the commercialization of passive solar designs in the marketplace."

Awards of $5,000 each were made for 145 designs for new homes, with awards of $2,000 each for 17 designs for adding passive solar systems to existing homes (retrofit).

Another 80 awards were made to builders for construction of one or more of the winning new home designs for sale on the open market. The builders receive $7,000 for the first model constructed from the winning design, and another $2,000 each for up to four additional models built at the same time from the same design.

The competition for passive solar design and construction is intended to identify and publicize effective home use of solar energy and to provide new ideas to America's builders and homeowners on how best to use the sun's energy to help meet home energy needs.

Many of the passive solar features of the award winning designs can be used in any home design to reduce the need for conventional or active solar energy. Copyright protection for the award winning design elements in the passive solar competition has been waived. A publication planned for January will list the winning designs and outline the best points of the various passive design approaches. To obtain this report, and other information on solar issues, contact the National Solar Heating and Cooling Information Center, P.O. Box 1607, Rockville, MD. 20850. The Center is operated by the Franklin Institute under contract with HUD and the Department of Energy. It can be reached, toll-free, by calling 800-462-4983 in Pennsylvania, or 800-523-2929 in the remainder of the continental United States.

HUD is responsible for the residential heating and cooling portion of the national solar heating and cooling of buildings program managed by the Department of Energy.

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Passive Residential Design Competition and Demonstration Project

Summary of Awards

Retrofit (Design Only)	-	17
Design	-	145
Construction	-	80
TOTAL		242

DESIGNER/BUILDER	PROJECT LOCATION		AWARD AMOUNT	AWARD TYPE	NO. OF UNITS
Environmental Architecture	Flagstaff	AZ	5,000	D	
The Burns/Peters Group, Architect-Planners	Tsaile	AZ	5,000	D	
Goldblatt, Cohen,& Aros	Tuscon	AZ	5,000	D	
U.S. Home Corporation	Tuscon	AZ	15,000	C	5
James Hoffman Design Group	Tempe	AZ	5,000	D	
James Hoffman General Contractor	Tempe	AZ	7,000	C	1
Sun System Engineering	Cottonwood	AZ	5,000	D	
Crane Enterprises	Cottonwood	AZ	7,000	C	1
Jim Plumb	Woodland	CA	5,000	D	
Walter Lampinen	Woodland	CA	7,000	C	1
Jonathan Alan Stouman, Architect	Miranda	CA	5,000	D	
Jonathan Alan Stouman, Architect	Anderson	CA	5,000	D	
Rob Anglin	Pleasanton	CA	2,000	R	
Dick Munday - Architect	Nevada County	CA	5,000	D	
Design Drafting	Eldorado	CA	5,000	D	
Larry Morgan	Eldorado	CA	7,000	C	1
Richard Fernau and Berkelay Solar Group	Santa Rosa	CA	5,000	D	
Peter Calthorpe	Occidental	CA	5,000	D	
The Habitat Center	Pacheco	CA	5,000	D	
Calthorpe/Fernau/Wilcox	Santa Rosa	CA	5,000	D	
George Saam, III	Santa Cruz	CA	7,000	C	1
Sierra Engineering	Sacramento	CA	5,000	D	
Tom Carver	Sacramento	CA	7,000	C	1
Paul Fellers, Architect	Davis	CA	5,000	D	
Virginia Thigpen	Davis	CA	9,000	C	2
Peter Calthorpe	Dillon Beach	CA	5,000	D	
Thermal Technology Corporation	Carbondale	CO	5,000	D	
Jed Karaith	Carbondale	CO	7,000	C	1
David G. Wagner and Associates Mechanical Consult. Eng.	Ft. Collins	CO	5,000	D	
United Construction Company	Ft. Collins	CO	7,000	C	1
Natural Systems, Inc.	Colorado Springs	CO	15,000	C	5
Sunshine Design	Carbondale	CO	5,000	D	
West Sopris Creek Builders	Carbondale	CO	9,000	C	2
Jim Welch & Doug Graybeal	Boulder	CO	2,000	R	

DESIGNER/BUILDER	PROJECT LOCATION		AWARD AMOUNT	AWARD TYPE	NO. OF UNITS
B. Sulam/L. Deutsch	Longmont	CO	2,000	R	
Colorado Sunworks	Boulder	CO	5,000	D	
Robert C. Naumann	Boulder	CO	13,000	C	4
Superstructures	Boulder	CO	2,000	R	
Peter O'Conner, Architect	Golden	CO	2,000	R	
James L. Moore	Buena Vista	CO	5,000	D	
James L. Moore	Buena Vista	CO	7,000	C	1
Allen-King Builders	Lyons	CO	5,000	D	
Allen-King Builders	Lyons	CO	7,000	C	1
Downing/Leach Architects	Boulder	CO	5,000	D	
Wonderland Hill Development Co.	Boulder	CO	13,000	C	4
Carl Rohde - Arch. Designer Craig Christensen - Eng.	Boulder	CO	5,000	D	
McStain Enterprises	Boulder	CO	15,000	C	3
	Sheridan	WY			2
David Elfring	Aurora	CO	5,000	D	
Ed Snider Construction	Aurora	CO	7,000	C	1
Darrel Smith/Architect	Loveland	CO	5,000	D	
arrel B. Smith	Loveland	CO	7,000	C	1
.cCrystal Design	Boulder	CO	5,000	D	
Bighorn Builders/Brea Group	Boulder	CO	7,000	C	1
Stephen Sparn, Architect	Boulder	CO	5,000	D	
Don Guimond	Boulder	CO	7,000	C	1
Logan Construction	Boulder	CO	5,000	D	
Logan Construction	Boulder	CO	7,000	C	1
Lawrence Atkinson, AIA	Jefferson County	CO	5,000	D	
F.A. Bain & F.R. Rutz	Boulder	CO	5,000	D	
Sunborne Designs	Stamford	CT	5,000	D	
Teamworks	Ansonia	CT	5,000	D	
Charles Migani and Sons	Ansonia	CT	9,000	C	2
Wormser Scientific Corporation	Shelton	CT	5,000	D	
Jean Cayer, Inc.	Shelton	CT	7,000	C	1
Stephen Laser, Architect	New Milford	CT	5,000	D	
Design Associates	New Milford	CT	7,000	D	1
Stevens & Wilkinson Architects Engineers Planners, Inc.	Shenandoah	GA	5,000	D	
Sol Ahorrar Homes	Shenandoah	GA	7,000	C	1
Goodson & Ahlquist Associates	Columbus	GA	5,000	D	
R.W. Wood Construction Company	Columbus	GA	7,000	C	1
W. Jeff Floyd, Jr.	Norcross	GA	5,000	D	
Dunbar Builders, Inc.	Norcross	GA	7,000	C	1

DESIGNER/BUILDER	PROJECT LOCATION		AWARD AMOUNT	AWARD TYPE	NO. OF UNITS
Davis A. Block, Architect-Planner	Ames	IA	5,000	D	
Beecher Solar Design and Construction Company	Indianapolis	IN	5,000	D	
Beecher Solar Design and Construction Company	Indianapolis	IN	7,000	C	1
James Rosenbarger/Terry White	New Albany	IN	5,000	D	
George Rosenbarger	New Albany	IN	7,000	C	1
Baker Construction Company	Rising Sun	IN	**	C	3
Eugene Moeller	Bonner Springs	KS	2,000	R	
C.F. Abercrombie	Salina	KS	5,000	D	
Sun Systems	Wilton	ME	5,000	D	
Suntech Homes, Inc.	Georgetown	ME	5,000	D	
Suntech Homes, Inc.	Georgetown	ME	7,000	C	1
Philip S. Trambling/ Glen Langley	York	ME	5,000	D	
Trellis & Watkins, Inc.	Gaithersburg	MD	5,000	D	
Trellis & Watkins, Inc.	Gaithersburg	MD	15,000	C	5
S. Porth/L. O'Connor	Northampton	MA	5,000	D	
Solsearch Architects	Sharon	MA	5,000	D	
Solsearch Architects	Sharon	MA	7,000	C	1
Architects, Inc.	Amherst	MA	5,000	D	
Habitat Specialty Building, Inc.	Amherst	MA	7,000	C	1
Associated Architects	Beverly Farms	MA	2,000	R	
Gifford Pierce, Architect/ Beckman, Blydenburgh & Associates	Groton	MA	5,000	D	
Massdesign Architects and Planners, Inc.	Andover	MA	5,000	D	
Architectural Designers and Builders, Inc.	Andover	MA	7,000	C	1
DeFrancesco & Baker and Associates, Inc.	Manchester	MA	5,000	D	
Gary A. Cook	Washtinaw County	MI	5,000	D	
Thomas J. Newhouse	Grand Rapids	MI	5,000	D	
Bruce B. Monroe, General Contractor & Robert Prayor, Heating Engineer	Three Rivers	MI	5,000	D	
Bruce B. Monroe, General Contractor	Three Rivers	MI	7,000	C	1
Sunstructures, Inc.	Webster Twp.	MI	5,000	D	

** Award Amount covered in Ohio listing

DESIGNER/BUILDER	PROJECT LOCATION		AWARD AMOUNT	AWARD TYPE	NO. OF UNITS
Michael Salvatore Cox	Minneapolis	MN	5,000	D	
Charles W. Williams, Architect	Duluth	MN	5,000	D	
Arno Kahn for Builders and Laborers Commonwealth	Duluth	MN	9,000	C	2
Berg & Associates	Maple Grove	MN	5,000	D	
Berg & Associates	Maple Grove	MN	7,000	C	1
Peter Pfister, Architect	Minneapolis	MN	2,000	R	
Carmody & Ellison Design and Construction	Burnsville	MN	5,000	D	
Peckham and Wright Architects, Inc.	Columbia	MO	5,000	D	
Charlbois Construction Company	Columbia	MO	7,000	C	1
Hunter-Hunter Associates, Architects	Glencoe	MO	5,000	D	
Interface Design Group	St. Louis	MO	2,000	R	
Sol-Terra Design	Columbia	MO	5,000	D	
G. Herbert Gill	Joplin	MO	2,000	R	
ın Hueser, Architect	Lawson	MO	5,000	D	
Jeffrey Hueser	Lawson	MO	7,000	C	1
Maxwell Starkman & Associates, AIA	Las Vegas	NV	5,000	D	
Alan Molasky	Las Vegas	NV	7,000	C	1
Carl Fike	Somersworth	NH	5,000	D	
B.V. Pearson - Associates	Chester	NH	5,000	D	
Solar Design Associates	North Conway	NH	5,000	D	
Peter B. Olney, AIA	Hampton	NH	5,000	D	
Paw Builders	Hampton	NH	7,000	C	1
Evog Associates, Inc.	Plymouth	NH	5,000	D	
Evog Construction	Plymouth	NH	7,000	C	1
Environmint Partnership	Princeton	NJ	2,000	R	
Environmint Partnership	Upper Freehold Ts	NJ	5,000	D	
Environmint Partnership	Andover Twp	NJ	5,000	D	
Harrison Fraker, Architect	Hopewell	NJ	5,000	D	
William J. Collins	Stillwater	NJ	5,000	D	
Star Route Studios	Flemington	NJ	2,000	R	
Harrison Fraker, Architect	Flemington	NJ	5,000	D	
Robert W. Richardson	Los Lunas	NM	5,000	D	
E.M. Lumsdaine, Solar Consultants	Las Cruces	NM	5,000	D	
Roy Moore Construction	Las Cruces	NM	7,000	C	1

DESIGNER/BUILDER	PROJECT LOCATION		AWARD AMOUNT	AWARD TYPE	NO. OF UNITS
The Burns/Peters Group Architects-Planners	Moriarity	NM	5,000	D	
Quentin Wilson & Associates	El Rito	NM	5,000	D	
Robert Nicolais & Quentin Wilson	El Rito	NM	7,000	C	1
B.T. Rogers, U. Iowa, Mel Johnson	Ramah	NM	5,000	D	
Architectural Resources Consolidated/Rocky Mt. Sun Power	Santa Fe	NM	5,000	D	
Architectural Resources Consolidated/Rocky Mt. Sun Power	White Rock	NM	5,000	D	
Addy Associates	Santa Fe	NM	5,000	D	
Soltec Associates	Santa Fe	NM	5,000	D	
Communico	Santa Fe	NM	5,000	D	
Communico	Santa Fe	NM	13,000	C	4
Communico	Santa Fe	NM	5,000	D	
Communico	Santa Fe	NM	13,000	C	4
Mark M. Jones	Santa Fe	NM	5,000	D	
W.A. Scott	Pojoaque	NM	2,000	R	
Jim Hays, Laura Hays, Bob Slattery	Santa Fe	NM	2,000	R	
Moran & Yaussi, Architects	Town of Henderson	NY	5,000	D	
Nicol Construction	Town of Henderson	NY	7,000	C	1
Alfredo DeVido Associates, Architects	East Hampton	NY	5,000	D	
Pole Ten Construction Corp.	East Hampton	NY	9,000	C	2
Energy Resources Group/ Albin Associates	Bronx	NY	2,000	R	
Connell and Hersh, Architects	Woodhull	NY	5,000	D	
Gill Harrop, Builder	Woodhull	NY	13,000	C	4
Donald W. Barnes, Jr. AIA	Morrisville	NC	5,000	D	
Solar Design Workshops	Randleman	NC	5,000	D	
Solar Design Workshops	Randleman	NC	7,000	C	1
Sunshelter Design	Raleigh	NC	5,000	D	
Integrated Energy Systems, Inc.	Chapel Hill	NC	5,000	D	
Sunshelter Design	Raleigh	NC	5,000	D	
Sunshelter Design	Wake Forest	NC	5,000	D	
Graphicon	Carrboro	NC	2,000	R	

DESIGNER/BUILDER	PROJECT LOCATION		AWARD AMOUNT	AWARD TYPE	NO. OF UNITS
R.D. Strayer, Inc.	Fredericktown	OH	5,000	D	
SOA Energy Consortium	Bedford Heights	OH	5,000	D	
John Moran	Bedford Heights	OH	7,000	C	1
Fuller Moore, Architect	Oxford	OH	5,000	D	
Baker Construction Company	Oxford	OH	15,000	C	1
	Mainville	OH			1
	Rising Sun	IN			3
Solar Home Systems, Inc.	Kirtland	OH	5,000	D	
Solar Home Systems, Inc.	Kirtland	OH	7,000	C	1
Arden Handshy	Roque River	OR	5,000	D	
Lee Kersh	Eugene	OR	5,000	D	
Trans Western Investors, Inc. dba Modena Homes	Eugene	OR	7,000	C	1
David Noferi-Randall Shafer	Eugene	OR	5,000	D	
Modena Homes, Inc.	Eugene	OR	7,000	C	1
Phase I	Sisters	OR	5,000	D	
Les Lambert, P.E.	Sisters	OR	7,000	C	1
[illegible]mas A. Meados	West Salem	OR	5,000	D	
[illegible]neth Kongslie	West Salem	OR	7,000	C	1
T.B. Kuntzman/D.D. Knokey	Burns	OR	2,000	R	
South Street Design	Unionville	PA	5,000	D	
Jim Morgan	Bedminster Twp	PA	5,000	D	
Jim Morgan	Bedminster Twp	PA	7,000	C	1
Michael V. Arnold	Carlisle	PA	5,000	D	
deVitry, Gilbert & Bradley	Lititz	PA	5,000	D	
Ecol Lection	Chicora	PA	5,000	D	
Charles Skowronski	Lakeville	PA	5,000	D	
Shelter Design/Build	New Tripoli	PA	5,000	D	
Peter-Paul D'Entremont	Feasterville	PA	5,000	D	
Peter-Paul D'Entremont	Feasterville	PA	7,000	C	1
Helio Thermics, Inc.	Greenville	SC	5,000	D	
Helio Thermics, Inc.	Greenville	SC	7,000	C	1
Solar Engineering	Summerville	SC	5,000	D	
Curry-Lane Properties	Summerville	SC	7,000	C	1
Land Systems, Inc.	Oak Ridge	TN	5,000	D	
Land Systems, Inc.	Oak Ridge	TN	7,000	C	1
Barth & Ramsbottom	Knoxville	TN	5,000	D	

DESIGNER/BUILDER	PROJECT LOCATION		AWARD AMOUNT	AWARD TYPE	NO. OF UNITS
Phillip Mack Caldwell, Architect	El Paso	TX	5,000	D	
Southwestern Homes	El Paso	TX	7,000	C	1
Boothe & Associates, Architects	Parker County	TX	5,000	D	
Concept Consultants, Inc.	Arlington	TX	5,000	D	
Spartan Technologies, Inc.	Spring	TX	5,000	D	
Spartan Technologies, Inc.	Spring	TX	7,000	C	1
Design Services	Bovina	TX	5,000	D	
Design Technology, Inc.	Hockley	TX	5,000	D	
Judson Bryant	Hockley	TX	7,000	C	1
Solarama	Kanab	UT	5,000	D	
C & C Construction	Kanab	UT	7,000	C	1
Solarama	Cedar City	UT	5,000	D	
Inter-City Builders	Cedar City	UT	7,000	C	1
Parallax, Inc.	Hinesburg,Shelburne	VT	5,000	D	
John P. Skinner, Inc.	Shelburne	VT	7,000	C	1
Robert Melik Finkle	Middleburg	VT	5,000	D	
One Design, Inc.	Strasberg	VA	5,000	D	
Hinman Homes, Inc.	Strasberg	VA	7,000	C	1
Christopher Umberger, Architect	Wytheville	VA	5,000	D	
Walter F. Roberts, Jr. Architect	Reston	VA	5,000	D	
Walter F. Roberts, Jr.	Reston	VA	7,000	C	1
Star Tannery Design Studio	Winchester	VA	5,000	D	
Genesco Properties, Ltd.	Winchester	VA	7,000	C	1
Richard J. Fitts	Norfolk	VA	5,000	D	
Tennessee Valley Authority Architectural Design Branch	Duffield	VA	***	D	
Southwest Development Corp.	Duffield	VA	7,000	C	1
Tennessee Valley Authority Architectural Design Branch	Duffield	VA	***	D	
Southwest Development Corp.	Duffield	VA	7,000	C	1
Tennessee Valley Authority Architectural Design Branch	Duffield	VA	***	D	
Southwest Development Corp.	Duffield	VA	7,000	C	1

*** Certificate of Award only; designers are employees of Tennessee Valley Authority.

DESIGNER/BUILDER	PROJECT LOCATION		AWARD AMOUNT	AWARD TYPE	NO. OF UNITS
Natural Sun Homes	Berkley Springs	WV	5,000	D	
Natural Sun Homes	Berkley Springs	WV	7,000	C	1
David Reynolds	Harrisville	WV	5,000	D	
North Design Architectures/ Engineering/Planning	Middleton	WI	5,000	D	
Northland Country Homes, Inc.	Middleton	WI	11,000	C	3
Douglas Steege	Chilton	WI	5,000	D	
Alpine Builders	Chilton	WI	7,000	C	1
PRADO	Madison	WI	5,000	D	
James Cardwell, Architect & Associates	Beloit	WI	5,000	D	
Area Developers	Beloit	WI	15,000	C	5
Peter Pfister, Architect	Amory	WI	5,000	D	
Framson General Construction	Riverside	WY	5,000	D	
Framson General Construction	Riverside	WY	7,000	C	1
McStain Enterprises	Sheridan	WY	*	C	2

TOTAL GRANTS: 242 DOLLARS: $1,396,000

LEGEND
D = Design (New Construction)
C = Construction
R = Design (Retrofit)

* Award Amount covered in Colorado listing
** Award Amount covered in Ohio listing
*** Certificate of Award only; designers are employees of Tennessee Valley Authority

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

HUD No. 78-435
Dan Day (202) 755-5284
Warren Dunn (202) 755-6980

FOR RELEASE:
Friday
December 22, 1978

GNMA TANDEM PROGRAM CONTINUED

An additional $1.5 billion in mortgage money will become available on January 8 to finance the production of some 50,000 new and substantially rehabilitated housing units for low and moderate income families, John H. Dalton, President of the Government National Mortgage Association (GNMA), announced today.

Dalton said the funds will be committed by GNMA, a corporation within the Department of Housing and Urban Development, under its Section 8 Tandem Program for the purchase of mortgages covering projects with Section 8 rental assistance payments.

The assurance of permanent financing provided by GNMA mortgage purchase commitments enables private lenders to originate below market interest rate loans. These loans are purchased by GNMA at favorable prices.

GNMA later sells the loans at the going market price to private investors and absorbs the difference as a subsidy.

-more-

Multifamily projects insured by the Federal Housing Administration will qualify for this program, Dalton said, provided they are under contract for Section 8 rental assistance payments for more than 20 per cent of their units.

As with past GNMA mortgage purchase programs, Dalton added, the Federal National Mortgage Association (FNMA) will administer the program as agent for GNMA. Program guidelines have been printed and are being mailed to GNMA-approved mortgage lenders this week.

# # #

(To accompany HUD-No. 78-435)

QUESTIONS AND ANSWERS ON GNMA FISCAL YEAR 1979 SECTION 8 TANDEM PROGRAM

(Program 25)

On January 8, 1979 the Government National Mortgage Association will begin taking applications for commitments to purchase FHA-insured mortgages on Section 8 assisted housing projects. Authority in the amount of $1.5 billion is being made available for commitments under the Fiscal Year '79 phase of GNMA's Section 8 Tandem Program (Program 25). The program remains basically the same as it was last year; however, some significant features have been added. Some general questions are answered below.

Q. During what period of time may commitments under Program 25 be obtained?

A. Commitments may be obtained by GNMA-approved mortgage lenders beginning January 8, 1979 and through September 28, 1979, unless available funds are exhausted sooner.

Q. How can lenders and developers know the amount of funds remaining available at any given time?

A. Lenders and developers may call the Federal National Mortgage Association (FNMA), GNMA's agent, at (202) 293-5240 at any time, any day, for a recorded announcement of the remaining amount of Program 25 funds.

Q. Will commitments be allocated by state or limited in amount?

A. No. Commitments will be available on a first-come, first-serve basis to all qualified lenders. There are no limitations as to the total number of commitments a lender or builder/developer may obtain (except, of course, that the commitment contract amount must correspond to the project mortgage amount).

Q. What mortgages are eligible for purchase by GNMA under Program 25?

A. Eligible mortgages are those which (a) are insured by FHA, (b) bear an interest rate of not less than 7-1/2 percent, and (c) cover projects to be newly constructed or substantially rehabilitated which will be under Section 8 rental assistance payments for more than 20 percent of the units.

Q. What size mortgage is eligible for purchase under this program?

A. The amount of the project mortgage will be determined by FHA, but GNMA will be able to purchase it only if the average mortgage amount per dwelling unit does not exceed $45,000 (just increased from the previous $38,000 limitation), figured on space attributable to dwelling use in accordance with the formula set forth in Section 422c of the GNMA Sellers Guide.

Q. At which price will GNMA purchase these mortgages?

A. GNMA will purchase these mortgages at 97-1/2 percent of par.

Q. What lenders are eligible to obtain Program 25 commitments?

A. FHA-approved mortgages (except authorized loan correspondents of approved mortgagees) which also are GNMA-approved Sellers. State, territorial or municipal authorities are not eligible to apply for commitment contracts.

Q. When may a lender obtain a GNMA commitment?

A. The lender may obtain the commitment as soon as it has completed the required FHA and Section 8 documentation: (a) for rehabilitation projects only, an FHA Feasibility Letter and a Section 8 Notification of Selection of Preliminary Proposal, or (b) for rehabilitation and new

construction projects, an FHA Conditional Commitment and a Section 8 Notification of Approval of Final Proposal, except that if that has not been issued, GNMA will accept a Section 8 Notification of Selection of Preliminary Proposal; or, an FHA Firm Commitment and a Section 8 Notification of Approval of Final Proposal.

Q. Must the lender apply for the GNMA commitment within a prescribed period of time?

A. Yes, for lenders holding the required documents on January 8, 1979, the application for the GNMA commitment must be made by February 7, 1979. For lenders not holding the documents on January 8, 1979, the application must be made within 30 days after they have obtained the minimum required documentation.

Q. Is a lender, which was eligible in 1978 but did not apply for a GNMA commitment, eligible under the Fiscal Year '79 program?

A. Only if the lender did not obtain the required documentation until on or after August 31, 1978. Lenders who had the required documentation prior to August 31 and failed to apply within the prescribed 30-day period will not be eligible to obtain a commitment for the subject project under this year's program.

Q. How long are the commitment periods and what is the commitment fee?

A. The initial commitment period may be for from 24 to 36 months for a fee of 2 percent for a 24-month commitment plus 1/10 of 1 percent for each month over 24. If the lender assumes the commitment contract during the initial commitment period, in effect cancelling the contract, he is entitled to a partial refund of the commitment fee. Commitments may be extended by 30-day periods for a 1/10 of 1 percent fee as long as the extension request is made prior to the expiration of the previous commitment period. The method of charging extension fees is further described below.

Q. In the past lenders have waited as long as they could to apply for GNMA commitments with the purpose of postponing the expiration dates of the commitments after which they would have to pay extension fees to keep the commitments current. Will lenders, in obtaining GNMA commitments earlier to comply with the 30-day

requirement, have to pay excessive extension fees because of the early expiration dates of the commitments?

A. No. GNMA has eliminated "excessive" extension fees which may result from having to apply for the GNMA commitment within 30 days after receiving the required documentation. This year's program provides that regardless of the date of issuance of the GNMA commitment, extension fees will not be charged for extensions lapsing prior to two years from the date of initial endorsement. It works this way: Assume a mortgage, covered by a two-year GNMA commitment due to expire on February 8, 1981, was initially endorsed on June 15, 1979. The lender will request 30-day extensions to avoid expiration of the commitment, but will not have to pay extension fees until he requests an extension covering a 30-day period which includes June 15, 1981; all prior extensions will be free. After that, the lender will pay fees for all subsequent extensions. This provision will apply to commitments issued on or after August 14, 1978, when the 30-day requirement first became effective.

Q. What are the other fees and allowable charges under the program?

A. GNMA purchases mortgages under this program at a discounted price of 97.5 percent. The resulting 2-1/2 discount points may be passed on by the lender to the sponsor/developer. GNMA also allows the originator of the mortgage to charge up to 1-1/2 percent as an origination, or financing, fee. Thus, together, with the 2 percent commitment fee, the initial fees associated with the program total six percent. The commitment and financing fees are mortgageable. The discount points are mortgageable only if there are qualified cost savings.

Q. Can lenders obtain a GNMA commitment by paying 1/4 of 1 percent toward the 2 percent commitment fee and the remaining 1-3/4 percent by the end of Fiscal Year '79?

A. No. That provision, which was implemented for the Fiscal Year '78 program, is no longer in effect. For the Fiscal Year '79 program the lender must pay the full 2 percent commitment fee at the time the lender requests the commitment.

Q. Can the amount of the GNMA commitment be increased after issuance of the commitment?

A. Yes, if the mortgage is increased because of FHA-approved cost increases. However, GNMA will not grant commitment increases for mortgage increases resulting from actions such as the addition of units not included in the project at the time of application for the GNMA commitment.

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HUD Gen.

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WASHINGTON D.C. 20410

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FOR RELEASE:
Friday
December 29, 1978

OUTSTANDING AWARD GOES TO TWO HUD EMPLOYEES

Two top assistants to Secretary Patricia Roberts Harris have been named the first recipients of the newly established "Outstanding Achievement Award" for their efforts in "furthering the goals and objectives" of the Department of Housing and Urban Development.

They are Henry A. Hubschman, who has been Executive Assistant to the Secretary since July 1977, and James R. Walker, who has served as Administrative Officer of the Office of the Secretary since 1970.

A native of Newark, N.J., Hubschman is a former member of the Washington law firm of Fried, Frank, Harris, Shriver and Kampelman. He previously served as a senior law clerk to the U.S. District Court Judge for the District of Massachusetts.

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Hubschman, who has been primarily concerned with providing advice and assistance to the Secretary on management and program goals, holds degrees from Rutgers University, Harvard Law School and the Kennedy School of Government at Harvard. He is a member of the Massachusetts, New Jersey, and District of Columbia Bars and Phi Beta Kappa Fraternity.

Before joining HUD, Walker, a resident of Annandale, Va., was Personnel Sergeant Major in charge of the Military Personnel Branch in the Office of the Secretary of Defense at the Pentagon. A military retiree, his 20-year stint included duty in Japan and Vietnam. His service decorations include the Legion of Merit, the Bronze Star and the Army Commendation Medal.

# # #

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WASHINGTON D.C. 20410

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FOR RELEASE:
Friday
December 29, 1978

FINAL RULES ISSUED FOR URBAN HOMESTEADING

Urban Homesteading, previously tested in 39 cities, is being expanded into a nationwide program under final rules issued today by the Department of Housing and Urban Development.

Homesteading is an urban version of the concept used in 1862 to settle the West. Today, 20th Century homesteaders are given title to vacant homes in need of repair on condition that they rehabilitate, maintain and occupy the dwellings for a designated period of time.

Under rules published today in the Federal Register, HUD will allow local governments to request available, vacant, unrepaired one-to-four-family properties acquired by HUD through foreclosure.

Communities will be encouraged to incorporate proposed homesteading areas into their community development programs, or designate areas for homesteading that are the same as Neighborhood Strategy Areas.

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Robert C. Embry, Jr., Assistant Secretary for Community Planning and Development, said the new rules underscore the need for communities to coordinate and concentrate all available resources--local, State and Federal--in revitalizing declining neighborhoods.

The final rules outline minimum requirements for a local homesteading program, including:

° an equitable procedure for selecting capable homesteaders;

° an agreement between the homesteader and community covering repair, occupancy, and inspection of the property, and conditions for cancelling the agreement;

° terms for conveying title to the homesteader for a nominal fee, and the need for a neighborhood improvement plan that includes upgrading of public services and facilities and encourages private investment in the area.

These rules permit communities to integrate locally owned vacant or abandoned properties (acquired by local governments through tax foreclosure or acquired with their community development funds) into their HUD approved urban homesteading program. These houses are another resource for potential homesteaders.

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Also under the rules, "as-is" fair market value of properties to be transferred by HUD to localities cannot exceed $15,000 for a one unit, single-family residence, or an additional $5,000 for each unit of a two-to-four family residence, and the estimated cost of repairs cannot exceed $27,000. These values may be waived by the HUD Area Office Manager if the benefits to the community justify it.

During fiscal year 1979, HUD will set aside $20 million in low interest rehabilitation loans to assist existing and new homesteading programs approved under these final rules.

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