

## Summary

### Report of the Task Force on Housing and Urban Renewal

Chairman: James Wm. Gaynor

This report recommends that the new Administration:

- Establish an urban policy and urban goals relating to housing and community improvement on a total basis, not exclusively for low-income groups.
- Determine priorities among domestic and foreign programs.

The goal of the 1968 Housing and Urban Development Act - 26 million new units in 10 years - will be difficult to meet under present circumstances.

- Stress programs in the construction field to end job discrimination, increase job opportunities, introduce off-site fabrication, and expand training programs.
- Support vigorously Title VIII of the 1968 Act - providing for a reconstituted FNMA - to attract additional funds to the mortgage market at reasonable rates.
- Encourage government assistance to non-profit housing sponsors through the 1968 Act.
- Establish an urban affairs advisory council composed of representatives of leading professional and community organizations.
- Decide whether Model Cities programs or Anti-poverty programs are to be used in areas where they now compete.
- Provide an urban policy for land banks, minimum model code standards, and effective relocation policies, with recognition of states' rights and home rule.

- Decide policy on use of Federal block grants to the states for welfare and health care.
- Decide whether to support new towns or satellite cities.
- Encourage the states to take a more active role in urban problems.
- Assure revitalization of central business districts.
- Name the members of the National Home Ownership Foundation and encourage Congress to fund it.

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The Task Force report further recommends:

- Reorganization of HUD on a mission rather than a program basis.
- Use of the department's electronic data processing equipment to compile meaningful statistics and to measure the effectiveness of programs.
- Unification of HUD's technical review activities.
- Intensification of research and development studies on construction problems.
- Assignment of responsibility for administrative limitations on development costs to regional administrators.

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Additionally, the report recommends that the Administration:

- Recognize the housing provisions of the welfare program as a form of rent supplement.
- Have HEW coordinate standards for the operation and administration of the housing provisions of welfare legislation with HUD.

- Place all rent assistance programs under one administrative unit.
  - Encourage the turnkey program and the lease-out of private apartments by local housing officials under Section 23.
  - Make Section 235 and Section 236 programs effective by
    - (a) allowing the Government National Mortgage Association to sell its mortgages at a discount and absorb the cost; (b) using subsidy provisions to the maximum; and (c) recognizing differences in construction costs in different areas.
  - Stimulate acquisition of homes by ghetto residents.
  - Consider new FIAA program to encourage creation and ownership, with 100 percent mortgage and rent supplements.
  - Review urban relocation programs.
  - Provide a fund reserve to ensure completion of Neighborhood Development Programs. Put action programs on a two-year basis and make the cost of preparing NDP applications eligible for reimbursement.
  - Consider restricting the Model Cities program in most cities to one phase of activity so that the original objective - of a massive, intensive attack on a multitude of problems - can in fact be attained in a restricted number of cities; the Task Force believes that too much dilution of the program has occurred.
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- A dissenting paper was submitted by one member of the Task Force. It emphasizes the need to consider housing construction in the context of the total environment and to establish a national urbanization policy that would include:

- A general resettlement policy.
- A conservation program.
- Adjustment of other social and economic programs to ensure consistency with the urbanization policy.
- Revitalization of existing communities and plans for new communities.
- Programs to improve the responsiveness of government institutions.
- Programs for technological advance in areas related to urban problems.

The dissenting paper recommends that the President's Council on Urban Affairs be developed and asked to review programs and make an annual report to Congress and the President. It also recommends that the President ask Congress to create a Joint Congressional Committee on Urban Policy and that he reaffirm the housing goals of the 1968 Housing and Urban Development Act.

The dissenting paper puts more emphasis on the Model Cities program than does the Task Force report. It acknowledges that the program is characterized by administrative shortcomings but holds that it should be supported as the best strategy for coordinating Federal, state and local government programs at the community level. The dissenting paper recommends that Model Cities be used as the instrument for coordinated assistance to neighborhoods for the entire Federal government, not just HUD.

It argues further that the Model Cities program should be used as a long-term strategy applied to all major cities and urban centers, with Federal financial support designed as part of a continuing delivery system rather than as project grants to a short-run program.