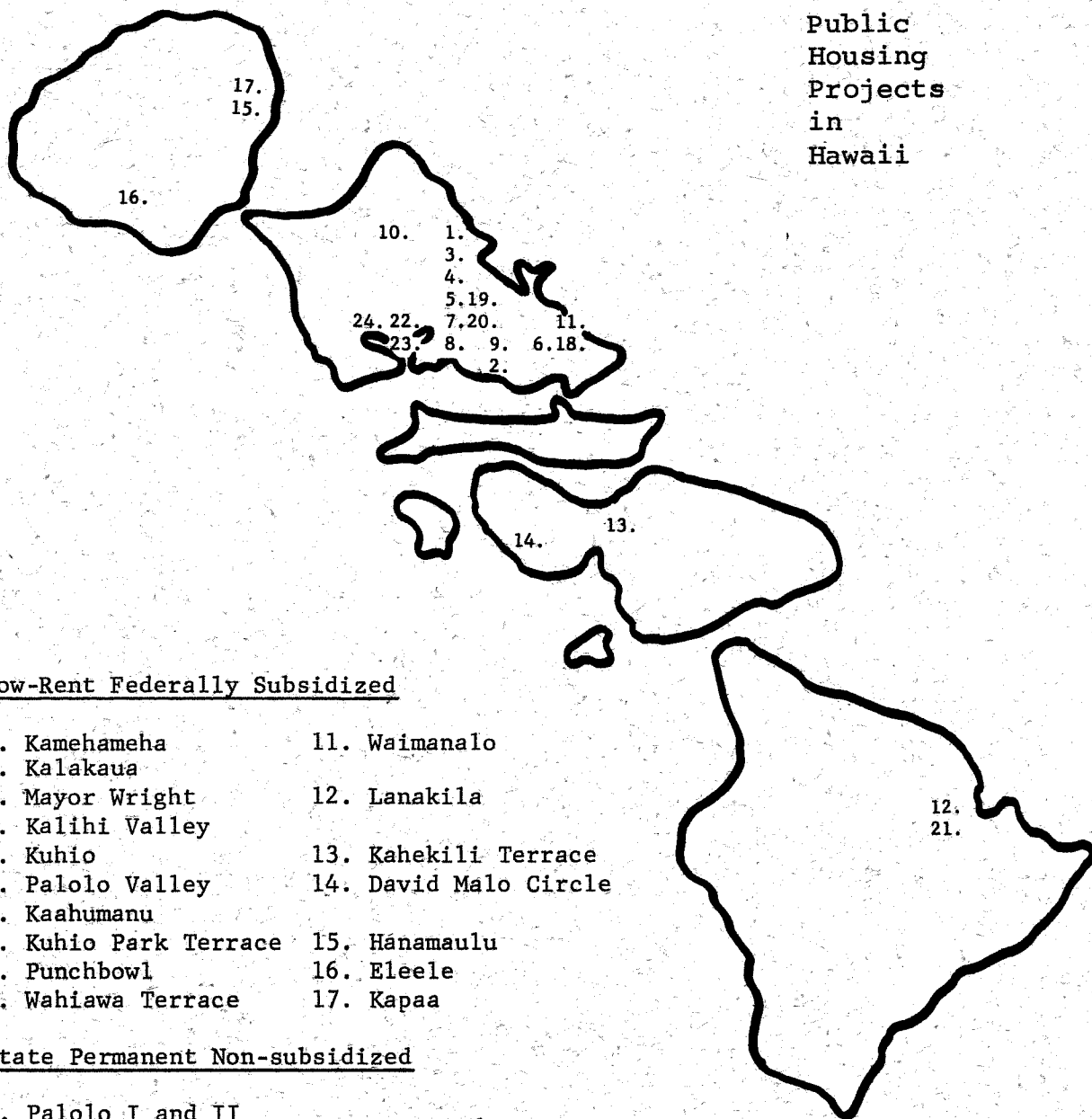


Public
Housing
Projects
in
Hawaii



Low-Rent Federally Subsidized

- | | |
|-----------------------|-----------------------|
| 1. Kamehameha | 11. Waimanalo |
| 2. Kalakaua | 12. Lanakila |
| 3. Mayor Wright | 13. Kahekili Terrace |
| 4. Kalihi Valley | 14. David Malo Circle |
| 5. Kuhio | 15. Hanamaulu |
| 6. Palolo Valley | 16. Eleele |
| 7. Kaahumanu | 17. Kapaa |
| 8. Kuhio Park Terrace | |
| 9. Punchbowl | |
| 10. Wahiawa Terrace | |

State Permanent Non-subsidized

18. Palolo I and II
19. Puahala
20. Hauiki
21. Lokahi

Navy Leased

22. Halawa
23. John Rodgers
24. Manana

PUBLIC HOUSING

IN HAWAII --

THE EVOLUTION OF

HOUSING POLICY

**Volume II: Appendices and
Bibliography**

They turn the needy out of way;
the poor of the earth hide them-
selves together . . . and embrace
the rock for want of a shelter.
Job 24: 4-8

PATRICK A. STANLEY
Research Assistant

and

ROGER Y. DEWA
Assistant Researcher

Report No. 2, 1967

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APPENDIX A

(To be made one and eight copies)
THIRD LEGISLATURE, 1965
STATE OF HAWAII

H.C.R. NO. 56
H. D. 1
S. D. 1

COPY

HOUSE CONCURRENT RESOLUTION

RELATING TO A STUDY OF PUBLIC HOUSING.

WHEREAS, the national and the state and the general community has acknowledged its obligation to provide a decent home and suitable living environment for every family and individual especially those with limited resources of their own; and

WHEREAS, the concentration of large numbers of low-income families in high-density public housing units appears to have the effect of isolating these people from the rest of the community, limiting their opportunities to improve their own and their family's well-being, and contributing to the continuance of a socially disadvantaged sub-culture within our society; and

WHEREAS, the Hawaii Housing Authority has done an admirable job of providing a large number of housing units for those of low income but because of economic barriers has not been able to develop low-density projects; and

WHEREAS, The New Hawaii program calls for "Providing decent low-cost housing designed and administered to avoid creating the social problems that may be associated with mass housing projects" and for "Encouraging experimentation designed to find means for needy individuals to restore themselves to a productive role in society"; and

WHEREAS, the United States Congress is now considering such important innovations in the federal housing program as "middle-income rent supplements" and "scattered housing" and increasing the emphasis on community development training and research programs; and

WHEREAS, feasible alternatives to high-density public housing are likely to become available including such approaches as rental assistance, purchase and rehabilitation of existing structures as scattered rental units, and subsidy of land acquisition for low

density public housing projects; and

WHEREAS, there is a lack of available social, economic and legal data and analyses concerning existing needs and alternative approaches and their effects; now, therefore,

BE IT RESOLVED by the Senate of the Third Legislature of the State of Hawaii, General Session of 1965, the House of Representatives concurring, that the University of Hawaii be and it is hereby requested to undertake a study of the social, economic and legal aspects of public housing in Hawaii today and to propose means for public housing to meet existing housing needs while insuring that those in need of help have improved opportunities for self-development and for participating in and contributing to society; and

BE IT FURTHER RESOLVED that the Hawaii Housing Authority, the Department of Social Services, the Department of Land and Natural Resources, the Department of Planning and Economic Development, and public and private agencies concerned with the housing of families with limited resources be and they are hereby requested to cooperate with the University in the conduct of the study, and that the Governor's Housing Study Committee be and it is hereby requested to serve as a resource panel for the study; and

BE IT FURTHER RESOLVED that the Hawaii Housing Authority shall underwrite the cost of the study; provided that federal and other funds which may become available may also be utilized; and

BE IT FURTHER RESOLVED that the University is requested to submit an interim report to the 1966 Budget Session of the Legislature, twenty days prior to the convening thereof, outlining progress to date and presenting the plan of study and timetable therefor; and

BE IT FURTHER RESOLVED that duly certified copies of this Concurrent Resolution be transmitted to the President of the University of Hawaii, the Chairman of the Hawaii Housing Authority, the Director of Social Services, the Chairman of the Board of Land and Natural Resources, the Director of Planning and Economic Development, and the Chairman of the Governor's Housing Study Committee.

APPENDIX B

CHRONOLOGICAL DEVELOPMENT OF PUBLIC HOUSING LEGISLATION

Federal

- 1892 Public Resolution 22, 52nd Congress (27 Stat. 399).

Authorized an investigation of slums in cities with a population of 200,000 or larger.
- 1918 P.L. 65-102.

Provided loans to realty companies to construct housing for shipyard employees in 24 localities. Nine thousand houses, 1,100 apartments, 19 dormitories, and 8 hotels were built.

P.L. 65-149 and P.L. 65-164.

Authorized funds to construct housing for war workers near industrial plants. Five thousand single-family dwellings were constructed.
- 1931 President's Conference on Home Building and Home Ownership, Washington, D. C., Dec. 2-4, 1931.

Adopted resolution endorsing President Hoover's recommendation for establishing system of home loan discount banks (culminated in enactment of Federal Home Loan Bank Act of 1932). Committee recommendations emphasized development of building programs meeting local needs.
- 1932 P.L. 72-302--Emergency Relief and Construction Act of 1932.

Authorized Reconstruction Finance Corporation to make loans to private corporations for construction of housing for low-income families or reconstruction of slum areas. Loaned \$8,059,000 to finance Knickerbocker Village in New York City and \$155,000 to finance rural homes in Ford County, Kansas.

P.L. 72-304--Federal Home Loan Bank Act.

Authorized creation of Federal Home Loan Bank Board with authority to make loans to member home-financing institutions secured by first mortgages.
- 1933 P.L. 73-43--Home Owner's Loan Act of 1933.

Authorized creation of Home Owner's Loan Corporation (HOLC) to refinance mortgages of distressed homeowners and the chartering of federal savings and loan associations. Invested nearly \$3.5 billion in refinancing more than 1,000,000 home loans from 1933 to 1936. Appropriated \$49.3 million to purchase shares in federal savings and loan associations to

APPENDIX B (Continued)

assist in financing of homes.

P.L. 73-67--National Industrial Recovery Act.

- (1) Authorized financing of low-cost and slum clearance housing and subsistence homesteads. Fifty low-rent public housing projects (21,600 units) and 15,000 units provided in resettlement projects and greenbelt towns.
- (2) Provided loans to construct 7 limited-dividend projects (3,065 units).

1934

P.L. 73-479--National Housing Act.

Established Federal Housing Administration to provide government insurance against loss on long-term first mortgage loans made by private lending institutions for homes and home repairs.

Authorized establishment of national mortgage associations to provide secondary market for home mortgages. Created Federal Savings and Loan Insurance Corporation to insure savings.

1937

P.L. 75-412--United States Housing Act of 1937 (50 Stat. 888).

- (1) Created U. S. Housing Authority to provide 90 per cent loans and capital grants or annual contributions to local public housing agencies for low-rent housing and slum-clearance projects.
- (2) Established eligibility requirements to include families whose net income does not exceed 5 times the rental charge or 6 times for families with 3 or more dependents.
- (3) Annual contributions contract required elimination or repair of slum dwellings in the locality or metropolitan area substantially equal to the number of new dwellings provided by the project. Exception provided in case of acute shortage of decent housing.
- (4) Construction of 114,000 units of public low-rent housing subsidized under this Act (Congressional Quarterly Service, Housing a Nation, Washington, D. C., 1966, p. 4).
- (5) Established maximum cost limitations on family-dwelling units of \$4,000 per family-dwelling-unit or \$1,000 per room (excluding land demolition and non-dwelling facilities). Cities with populations over 500,000 authorized maximum costs of \$5,000 and \$1,250 respectively.

1938

Federal National Mortgage Association created by Reconstruction Finance Corporation (Fanny Mae). The transactions of "Fanny Mae" intended to improve the liquidity for buying and selling insured mortgages in the government supported market and to provide stability by counter balancing

APPENDIX B (Continued)

the prevailing economic situation in the existing mortgage market. ("Fanny Mae" purchased FHA and VA-insured mortgages in "tight" money situations which results in channeling money into mortgage lending institutions to enable many more home builders and buyers to obtain financing which would not otherwise be available.)

1939 P.L. 76-385.

Authorized the Census Bureau, in connection with the 1940 census, to obtain housing data to become first census on housing.

1940 P.L. 76-671.

Amended U. S. Housing Act of 1937 to authorize use of its loan and subsidy provisions for housing defense and war workers.

P.L. 76-849--National Defense Housing Act of 1940 (Lanham Act).

Basic war and housing law providing public housing for servicemen and defense workers. Nearly one million housing units built under this Act which expired July 1, 1953 (Congressional Quarterly Service, Housing a Nation, Washington, D. C., 1966, p. 4).

1941 P.L. 77-24--Defense Housing Amendment (Title VI) to the National Housing Act.

Liberalized mortgage insurance to builders providing new homes in critical defense areas. Nine hundred twenty-six thousand dwellings provided for war workers and later for veterans under this Act (Congressional Quarterly Service, Housing a Nation, Washington, D.C., p. 20).

1942 P.L. 77-421--Emergency Price Control Act of 1942.

Authorized rent control.

Executive Order 9070.

Established National Housing Agency to administer federal non-farm housing programs.

1944 P.L. 78-346--Servicemen's Readjustment Act (G.I. Bill of Rights).

Authorized guarantee of home loans to veterans by the Veterans Administration.

1945 P.L. 79-87--Amended Lanham Act (new Title V).

Authorized use of public war housing for families of servicemen and veterans and their families and construction of temporary housing for such purposes.

APPENDIX B (Continued)

P.L. 79-292--Amended Title V of Lanham Act.

Authorized funds to convert surplus war housing and place them on land supplied by educational institutions, state and local bodies and non-profit organizations, to provide housing for veterans and their families and families of servicemen.

1946

P.L. 79-388--Veteran's Emergency Housing Act of 1946.

Granted veterans preference in the rental or sale of low-cost new housing.

1947

July 27, 1947; 80th Congress, Reorganization Plan No. 3.

Established Housing and Home Finance Agency to succeed National Housing Agency.

P.L. 80-301--Amended U. S. Housing Act of 1937.

Permitted local housing agencies to exceed statutory cost limitation if they provided the difference between the limitations and actual construction cost.

Prohibited eviction of over-income tenants from public housing if eviction would result in undue hardship.

1948

P.L. 80-901--Housing Act of 1948.

Lowered down payments from 10 per cent to 5 per cent on homes up to \$6,300, and extended maximum mortgage term from 25 to 30 years.

Eliminated restriction on removal of over-income tenants of low-rent housing projects.

1949

P.L. 81-171--Housing Act of 1949 (63 Stat. 413).

(1) Established national housing objective and policies ("a decent home and a suitable living environment for every American family").

(2) Created new slum clearance and community development and redevelopment programs and authorized \$500 million in capital grants over a five-year period and \$1 billion loan fund to finance projects.

(3) Established rural housing loan program to be administered by the Farmers Home Administration.

(4) Authorized the Housing and Home Finance Agency one billion dollars in federal loans and 500 million dollars in federal grants to be expended over a five-year period to make loans and capital grants to localities equal to two-thirds of the "net project cost". Net project cost is the difference between the "gross project cost" and

APPENDIX B (Continued)

income from sale of cleared land. Gross project cost includes costs such as administration, legal, property acquisition, demolition, site development, relocation, property management and preparation for disposition of land. Properties are bought and sold by the redevelopment agency at fair market values arrived at by competent appraisers. Required local government or other public body to furnish grants-in-aid equal to at least one-third or one-fourth of the "net project cost". Grants-in-aid to be in the form of cash, donation of land, the use of municipal labor and equipment to clear a project area, or the installation of streets, utilities, and other site improvements, or by the provision of parks, schools or other public facilities necessary to serve the new users of land in the project area. The Act contained the following requirements for contracts for loans or capital grants:

- (a) the redevelopment plan be approved by the governing body of the locality;
- (b) the local governing body find, among other things, that the plan conforms to a general plan for the development of the locality as a whole;
- (c) the purchaser or lessee of the land be obligated to devote it to the uses specified in the redevelopment plan and to begin building his improvements on the land within a reasonable time;
- (d) there be a feasible method for the temporary relocation of the families displaced from the project area and for the permanent provision of decent, safe, and sanitary dwellings at prices and rents within the financial means of such families; and
- (e) none of the project land be acquired by the local public agency until after a public hearing.

(5) Amended U. S. Housing Act of 1937:

- (a) Authorized federal contributions and loans for a maximum 810,000 additional units of low-rent public housing over a six-year period;
- (b) Gave preference to families displaced by urban redevelopment and to veterans;
- (c) Repealed the requirement in the Housing Act of 1937 for elimination of equivalent number of substandard units equal to proposed low-rent units;
- (d) Required public housing rents to be at least 20 per cent below lowest rents charged by private enterprise for

APPENDIX B (Continued)

comparable housing;

- (e) Required public housing agency to fix maximum income limits for admission and continued occupancy;
- (f) No discrimination against families receiving public assistance;
- (g) Raised maximum construction cost limits from \$1,000 to \$1,750 per room. Additional \$250 authorized for areas of acute housing needs.

1950

P.L. 81-774--Defense Production Act of 1950.

Authorized President to control real estate credit and requisition defense equipment and supplies. Public housing construction limited to maximum 30,000 units in first six months of fiscal 1951.

1951

P.L. 82-137--Independent Offices Appropriation Act, 1952.

Limited construction during fiscal 1952 to a maximum of 50,000 units.

P.L. 82-214.

Amended public housing law to grant preferences to veterans of the Korean conflict.

1952

P.L. 82-455--Independent Offices Appropriation Act.

Limited construction of public housing units during fiscal 1953 and subsequent fiscal years to 35,000.

1953

P.L. 83-176--First Independent Offices Appropriation Act, 1954.

Limited construction during fiscal 1954 to a maximum of 20,000 public housing units.

1954

P.L. 83-560--Housing Act of 1954 (68 Stat. 590).

- (1) Authorized construction of 35,000 public housing units for one year (1955); provided that such units be built only where required for persons displaced by authorized slum clearance operation or other governmental programs. Annual contributions assistance contingent on adoption of workable program. Required public housing agency to make payments in lieu of taxes equal to 10 per cent of annual shelter rents; provided that exemptions from local real and personal taxes be granted to the housing agency.
- (2) Slum clearance and urban renewal--authorized additional \$500 million capital grant for rehabilitation of existing dwellings and construction of new housing in blighted urban areas. Capital grants up to

APPENDIX B (Continued)

two-thirds of aggregate net project costs. Assistance contingent on adoption by communities of comprehensive "workable programs" to attack and prevent development of slums and blight. Requirements of a workable program are as follows:

- (a) Codes and ordinances establishing adequate standards of health and safety for a community's housing;
- (b) A comprehensive plan for the community's future development;
- (c) Analyses of the neighborhoods in the community to identify those where something should be done about blight;
- (d) Administrative organization capable of coordinating and carrying out a community program;
- (e) Financial resources to support the localities' share of an urban renewal program;
- (f) Housing resources to meet the needs of those displaced by urban renewal;
- (g) Assurance that the community as a whole is fully informed and has the fullest opportunity to take part in developing and executing an urban renewal program.

The term "urban renewal" was incorporated in Housing Act to include rehabilitation and conservation activities in blighted urban areas.

(3) Rehabilitation and neighborhood conservation housing insurance.

- (a) Section 220 - assistance for new or rehabilitated multi-family dwellings in urban renewal areas established the following maximum mortgage limits--not to exceed 90 per cent of estimated value of completed project (changed to replacement cost in 1955):

- (1) one or two-family residence - \$20,000
- (2) three-family residence - \$27,500
- (3) four-family residence - \$35,000
- (4) five or more family residence - \$35,000 plus \$7,000 for each additional unit
- (5) \$2,250 per room or \$8,100 per family unit (less than four family units)
- (6) \$2,700 per room or \$8,400 per family unit when elevator-type structure.

APPENDIX B (Continued)

Authorized a thirty-year mortgage amortization period with 5 per cent premium charge; 6 per cent if necessary to meet the mortgage market.

- (b) Section 221 - Aid to construct housing for families displaced by urban renewal or other governmental action within or outside urban renewal areas established the following mortgage limitations:

- (1) owner-occupied single-family dwelling - 95 per cent of appraised value;
- (2) rehabilitated dwelling pending subsequent sale to qualified owner-occupant - 85 per cent of appraised value;
- (3) maximum mortgage obligations - \$7,600 per family unit up to \$8,600 in high cost area (95 per cent of estimated value of project for 10 or more families).

Authorized a thirty-year amortization period with 5 per cent premium charge; 6 per cent if necessary to meet mortgage market.

Authorized a mortgagee after 20 years, to exchange mortgage for debentures of value equal to original mortgage bearing interest at "going federal rate" (equal to average yield on all outstanding marketable obligations of U. S. government) maturing in 10 years.

1955

P.L. 84-345--Housing Amendments of 1955.

Authorized 45,000 public housing units for fiscal 1956. Removed 1954 occupancy restriction which limited public housing to persons displaced by urban renewal or other governmental action.

Authorized additional \$200 million annually for two years for slum clearance and urban renewal programs.

Authorized \$200 million for college housing programs and other educational facilities.

1956

P.L. 84-1020 (70 Stat. 1091).

- (1) Authorized 35,000 public housing units a year for two years. Provided special priorities for persons over 65 and \$500 increase in maximum construction cost limitations per room for units designed for elderly persons. Required HHFA certified workable program for annual contributions contract.

APPENDIX B (Continued)

Redefined the term "families" to include a single person 65 years of age or older, as well as a family with a family head 65 years or older.

(2) Slum clearance and urban renewal.

- (a) Expanded program and redefined it to include both slum clearance and rehabilitation of predominantly residential areas. Exception provided to permit 10 per cent of total capital grants to non-residential areas.
- (b) Authorized funds to prepare General Neighborhood Renewal Plans providing for large scale activities to be carried out in stages. These plans to be preliminary to and conform to the general plan of the locality.
- (c) Authorized relocation payments to individuals, families (\$100) and business concerns (\$2,000) displaced by urban renewal for moving expenses and direct loss of property except goodwill or profit.
- (d) Required state grants-in-aid of one-third of the net project cost (the difference between the cost of the project and the amount received from the sale of such project).

(3) FHA mortgage insurance programs.

- (a) Section 213 - Cooperative housing--middle-income families. Increased FHA insurance from 65 to 85 per cent of replacement cost.
- (b) Section 220 - Housing in urban renewal areas. Authorized a profit and risk allowance for builders and sponsor's profit of 10 per cent of project costs (excluding land).
- (c) Section 221 - Housing for displaced families.
 - (1) Increased maximum mortgage obligations to \$9,000 (1954 maximum \$7,600) per family unit or up to \$10,000 (1954 maximum of \$8,600) in high cost areas.
 - (2) Increased loan maturity from 30 to 40 years.
 - (3) 221(d) - non-profit rental projects. Deleted provision limiting mortgage insurance to 95 per cent of estimated value of project.

1957

P.L. 85-104--Housing Act of 1957 (71 Stat. 294).

(1) Public housing.

APPENDIX B (Continued)

(a) Income eligibility requirements.

- (1) Authorized a \$100 exemption for each adult dependent member of the family having no income and for each minor (other than the head of the family and his spouse); not to exceed \$600 of the income of each member of the family other than the principal wage earner.
- (2) Required net family income not to exceed five times the annual rental (including value or cost of water, electricity, gas, fuels and utilities).

(b) Eligibility requirements for continued occupancy.

- (1) Authorized exemption for each minor member of the family (other than head of family and spouse) of either \$100 or all or any part of the income of such minor.
- (2) Authorized \$100 exemption for each adult dependent member of the family having no income; not to exceed \$600 of the income of any other member of the family other than the principal wage earner.

(c) Increased maximum cost limits from \$1,750 to \$2,000 per room.

- (2) Urban renewal--Permitted a local agency to elect to receive federal grants for three-fourths of the project cost with the community bearing one-fourth of the project cost in addition to the cost of planning, survey, legal and administrative costs.

1959

P.L. 86-372--Housing Act of 1959 (73 Stat. 654).

(1) Public housing.

- (a) Permitted income limits to be fixed by local public housing agency and approved by federal public housing authority after considering the following factors:
 - (1) family size, composition, age, physical handicaps, and other factors which might affect rent-paying ability of the family;
 - (2) economic factors which affect the financial stability and solvency of a project.
- (b) Redefined the term "families" to include two or more persons, a single person or head of an elderly family who has reached retirement age (as defined by the Social

APPENDIX B (Continued)

Security Act) or reached the age of 50 years and is under a disability, or a remaining member of a tenant family.

- (c) Authorized subsidy for construction of 37,000 public housing units.

(2) FHA mortgage insurance programs.

- (a) Section 220 - Housing in urban renewal areas.
Increased maximum mortgage amount that may be insured for:

- (1) one family home - \$20,000 to \$22,500
- (2) two-family home - \$20,000 to \$25,000
- (3) three-family home - \$27,500 to \$30,000

- (b) Section 221 - Relocation housing.

- (1) Authorized maximum loan ratio of 100 per cent for non-profit organizations based on replacement cost for new construction and on estimated value for rehabilitation projects.
- (2) Established rental housing program for profit organizations. Maximum loan ratio of 90 per cent of replacement cost for new construction and 90 per cent of estimated value for rehabilitation projects.
- (3) Extended eligibility to displaced families residing in the environs of a community with a workable program.

- (c) Section 231 - Housing for elderly persons--direct loans required the following:

- (1) eight or more--new or rehabilitated buildings;
- (2) one-half designed for use and occupancy of elderly persons (married or single persons 62 years old or over);
- (3) \$9,000 maximum cost per unit not to exceed \$9,400 per unit for elevator-type structure;
- (4) non-profit sponsor authorized to receive mortgage insurance for 100 per cent of replacement cost of new construction and 100 per cent of estimated value for existing construction;

APPENDIX B (Continued)

(5) private profit organization sponsor

- (a) mortgage insured for 90 per cent of estimated value of project
- (b) builder's and sponsor's profit and risk of 10 per cent on project (not including land) permitted;

(6) \$50 million loan authorized to finance program.

(3) Urban renewal.

- (a) Relocation payments increased to \$200 for individual families and \$3,000 for business concerns displaced by urban renewal.
- (b) Provided additional grant authorization of \$350 million upon enactment and \$300 million on July 1, 1960.
- (c) Permitted public housing in urban renewal area by assessing the value of land at the fair market value to a private re-developer.
- (d) Permitted expenditures made by an educational institution in purchasing and clearing property to be credited toward the locality's share if made within five years prior to the signing of a loan and grant contract for the urban renewal project.

1961

P.L. 87-70 (75 Stat. 149)

(1) Public housing.

- (a) Authorized 336 million dollars for annual contributions (approximately 100,000 public housing units) to construct as many public housing units needed to use up the appropriation.
- (b) Authorized local public housing authority to establish maximum income limits subject to prior approval by PHA.
- (c) Required local public housing authority to adopt regulations establishing admission policies giving consideration to its responsibility to the following factors:
 - (1) persons displaced by urban renewal or other governmental action.
 - (2) applicant's status as a serviceman or veteran or relatives.

APPENDIX B (Continued)

- (3) applicant's age or disability, housing conditions, urgency of housing need and source of income.
 - (d) Required local public housing agency to make periodic re-examination of incomes of families.
 - (e) Families whose incomes increase beyond the approved maximum income limits for continued occupancy were required to move unless unable to find adequate housing within their financial means. Such families required to pay an increased rent during this holdover period consistent with the family's increased income.
 - (f) Paid additional subsidy of \$120 per annum per dwelling unit to local public housing authority for units occupied by an elderly family.
 - (g) Raised building cost limit per room for elderly from \$2,500 to \$3,000.
 - (h) Required certification of local community's "workable program" before approval of annual contributions contract.
 - (i) Authorized 5 million dollars for demonstration programs by public or private bodies to develop new methods of providing housing and a suitable living environment for low-income persons and families.
- (2) Section 202 - Housing for elderly persons.
- (a) Authorized consumer cooperatives and public bodies or agencies to receive direct loans for elderly housing.
 - (b) Increased elderly housing direct loan authorization from \$50 million to \$125 million.
- (3) Section 221 - Housing for moderate-income and displaced families.
- (a) 221(d)(2) Market rate sales housing program (5-6% interest rate) mortgage limitation amounts.
 - (1) 1 - family dwelling - \$11,000 up to \$15,000 for high cost area.
 - (2) 2 - family dwelling - \$18,000 up to \$25,000 for high cost area.
 - (3) 3 - family dwelling - \$27,000 up to \$32,000 for high cost area.

APPENDIX B (Continued)

- (4) 4 - family dwelling - \$33,000 up to \$38,000 for high cost area.

(b) Section 221(d)(4) Market rate rental housing program.

- (1) loan ratio based on 90 per cent of replacement cost of new construction.
- (2) mortgage interest rate of 5 to 6 per cent.
- (3) loan ratio on rehabilitated structure based on 90 per cent of rehabilitation cost.

(c) Section 221(d)(3) Below market rate rental housing program.

- (1) Eligible sponsors to include cooperatives, limited dividend corporation, private non-profit corporation or public agency not receiving financial aid exclusively under the Housing Act of 1937.
- (2) Authorized low and moderate income families as well as families displaced by urban renewal or government action to be eligible as tenants in this program.
- (3) Maximum cost limitation of \$2,250 per room or \$8,500 per family unit with increases authorized up to \$2,750 and \$9,000 respectively for elevator-type structures.
- (4) Maximum loan ratio 100 per cent of replacement cost for a maximum period of 40 years.
- (5) Established mortgage interest rate at the same rate as the annual rate of interest determined by the average market yield on all outstanding United States market obligations adjusted to the nearest one-eighth of one per cent.

(d) Urban renewal - Authorized resale of property in urban renewal areas for public housing or for housing for moderate income families. Authorized sponsors to include limited dividend corporations, non-profit corporations, associations, cooperatives, public agency or FHA Section 221(d)(4) profitmaking rental housing mortgagor.

1962

P.L. 87-723 (76 Stat. 670)

Senior Citizen Housing Act of 1962. Housing for the Elderly.

- (1) Amended Section 202 of the Housing Act of 1959 administered by HHFA.

APPENDIX B (Continued)

Authorized appropriation of additional 100 million dollars (from \$125 million to \$225 million) for low interest direct loans to provide new rental housing for the elderly.

(2) Amended Title V of the Housing Act of 1949 administered by Secretary of Agriculture. Authorized appropriation of \$50 million in a revolving fund to carry out the following:

- (a) Authorized Secretary of Agriculture (through Farmers Home Administration) to make loans to elderly person (62 years old or over) to purchase existing homes or improve and repair dwellings and related facilities in rural areas for their own use, including the purchase of the land. The Secretary of Agriculture also authorized to accept the personal liability of a cosigner with adequate repayment ability to compensate for any deficiency in the applicant's repayment ability.
- (b) Established a program of direct and insured loans to private non-profit corporations and consumer cooperatives for the provision of rental housing and related facilities for elderly persons and families of low or moderate income in rural and non-farm areas.
- (c) Permitted maximum fifty-year mortgage loan maturity period not to exceed a 6 per cent interest rate.

1962 November 24, 1962. Executive Order No. 11063, (27 Fed. Reg. 11527) Equal Opportunity in Housing.

President Kennedy issued this directive to all departments and agencies in the executive branch to take all action necessary and appropriate to prevent discrimination in all housing owned, operated, leased, rented, and financially assisted by direct or insured loans by the Federal Government. He recognized the existence of discriminatory policies and practices which result in segregated patterns of housing and deprive many Americans the equal opportunity to realize the goal of a decent home and a suitable living environment for every American family as declared in the Housing Act of 1949. The President's Committee on Equal Opportunity in Housing was also established to implement this order with due consideration of the overall objectives of federal housing legislation and the right of every individual to participate and receive the benefits provided by federal housing programs without discrimination as to race, color, creed, or national origin.

1964 P.L. 88-560 (78 Stat. 769) Housing Act of 1964.

(1) Public housing for low-income families.

- (a) Section 2 (2) Redefined the term "families" to include families consisting of a single person in the case of elderly

APPENDIX B (Continued)

families and displaced families including the remaining member of a tenant family. Repealed the requirement that a single person must be handicapped.

- (b) Amended Section 10(g)(2) to substitute "displaced families" for those displaced by urban renewal or other governmental action.
- (c) Added proviso to require public housing agency in establishing its admission policies to accord families of low-income priority over single persons to avoid undue hardship.
- (d) Section 10(a) authorized payment of additional subsidy of up to \$120 per year for units occupied by families and individuals displaced by an urban renewal or low-rent housing project. This special subsidy was intended to enable the public housing agency to lease the unit at a rental the elderly or displaced family can afford and to maintain the operation of the project on a solvent basis when the rental for such unit was less than what would normally be charged if they were leased to other low-income families.
- (e) Section 10(e) authorization for annual contributions increased by \$30,250,000 in order to authorize construction of approximately 37,500 additional public housing units.
- (f) Section 10(h) provided that annual contributions shall be made available to projects situated in any state, city, county, or other political subdivision that does not exempt a public housing project from all real and personal property taxes if such governing bodies contribute either cash or tax remission, equal to the amount of the taxes paid with respect to the project that exceed 10 per cent of the annual shelter rents charged in such project (shelter rent is equal to the rental charged less cost of utilities).

[Section 1006 (78 Stat. 769,807). Authorized payment in lieu of taxes by Hawaii Housing Authority to the city and county of Honolulu for the fiscal year ended June 30, 1959, in the amount of \$24,167.78.]

- (g) Section 15(7)(b) required the relocation of families and individuals displaced from a project site, and the provision of sufficient safe and sanitary housing equal to the number of the displacees and within their financial means.
- (h) Section 15(8) - Relocation payments. Authorized relocation payments to individuals, families, businesses and non-profit organizations displaced from low-rent housing project sites. These payments are to be made on the same basis and limitations as those provided to displacees by urban renewal.

APPENDIX B (Continued)

projects. However, payments under this section are only authorized where similar payments are not otherwise authorized under any federal law as in cases of payments to urban renewal displacees.

- (i) Section 207 - Low-income housing demonstration program. Increased authorization from \$5,000,000 to \$10,000,000 for grants to assist in developing and demonstrating new and improved means of providing housing for low-income persons and families (including handicapped families).

(2) Urban renewal.

- (a) Section 101(c) required that commencing 3 years after the date of enactment of the Housing Act of 1964, no workable program shall be certified or re-certified unless the locality has had in effect for 6 months a minimum standards housing code. Such code to be related to, but not limited to, health, sanitation and occupancy requirements and to be effectively enforced. The expenditures for code enforcement activities are permitted to be included as an eligible project cost; provided the local community increases its expenditures for code enforcement by an amount equal to its share of the project cost attributable to the code enforcement activities in the project area.
- (b) Relocation of displacees from urban renewal areas. Required the establishment of a relocation assistance program designed to determine the needs of displacees including individuals, families, and businesses, to provide information and assistance and coordinate relocation activities with other related governmental activities.
- (c) Small Business Administration also required to provide relocation assistance and information for small business concerns to be displaced from urban renewal areas.
- (d) Section 107 - Disposal of land for low- and moderate-income housing.

Permitted the sale of real property in an urban renewal area at a reduced price to a limited dividend corporation, non-profit corporation or association, cooperative or public body or agency, or purchaser eligible for a mortgage insured under section 221(d)(3) or (d)(4) of The National Housing Act for housing for low or moderate-income individuals as well as families. The fair value price of the real property is to be the same reduced price charged for housing for moderate income families.

APPENDIX B (Continued)

(e) Section 114 - Relocation payments to displaced persons and businesses.

- (1) Business concerns - authorized to receive compensation for reasonable and necessary moving expenses and any actual or direct loss of property except goodwill or profit. Maximum payment not to exceed \$3,000 or certified actual moving expenses. An additional \$1,500 may be paid to a private business with an average annual earning of \$10,000.
- (2) Families and elderly individuals (62 years or over) - authorized to receive a relocation adjustment payment not to exceed \$500 to assist them in acquiring a safe and sanitary dwelling. This payment is authorized only to persons who are unable to secure a unit in a federally assisted low-rent housing project or any state or local low-rent program.

(f) Section 312 - Rehabilitation Loan Program authorized low-interest 3 per cent loans with the lesser of either a 20-year maturity or three-fourths of the remaining economic life of the rehabilitated structure. The maximum amount of the loan is limited to \$10,000 for a home or dwelling unit or \$50,000 in the case of a business.

(3) FHA mortgage insurance programs.

(a) Section 221(d)(3) Housing for low- or moderate-income persons.

- (1) Permitted any mortgagor (to include a trust, partnership, or individual) approved by the Federal Housing Commissioner to qualify as a mortgagor under this below-market rental housing program for low- and moderate-income families if such mortgagor agrees to be regulated by the Commissioner as to profits, rents, charges and methods of operation.
- (2) (e) (1) Permitted a mortgagor to qualify for this program and obtain insurance of the mortgage; provided he agrees to sell the completed project at its actual certified cost to a private non-profit corporation eligible for an insured mortgage under this section. The mortgagor to whom the property is sold is regulated as to occupancy restrictions, income limits on tenants or rental charges as prescribed by the Commissioner.
- (3) The amount of the mortgage is not to exceed 90 per cent for a mortgage other than a non-profit corporation or association, cooperative (including an

APPENDIX B (Continued)

investor-sponsor), or public body, or a mortgagor described in (e)(1).

(4)(d)(ii) Cost limitations.

Deleted the per room limits on the amount of a mortgage and substituted dollar amount limitations based on the number of family units in a project with the dollar amount limitations varying according to the number of bedrooms in each unit (figures for non-elevator-type structures are given first with the higher maximum limit applying to elevator-type structures only).

- (a) \$8,000 per family unit without a bedroom up to a maximum of \$9,500.
- (b) \$11,250 per family unit with one bedroom up to a maximum of \$13,500.
- (c) \$13,500 per family unit with two bedrooms up to a maximum of \$16,000.
- (d) \$17,000 per family unit with three bedrooms up to \$20,000.
- (e) \$19,250 per family unit with four or more bedrooms up to \$22,750.

[FHA Commissioner may increase limits by 45 per cent over basic limits in high cost areas (79 Stat. 451,467).]

(4) Housing for the elderly and handicapped.

- (a) Housing for the elderly - loan program Section 202(a)(4) amended to increase authorization from \$275 to \$350 million for direct loans for housing the elderly.
- (b) FHA Section 221(f) housing for low- or moderate-income elderly persons. Individual elderly persons 62 years of age or over made eligible to purchase or occupy sales or rental housing under Section 221 programs for low- and moderate-income and displaced families.
- (c) Section 202 - Housing for the handicapped.
 - (1) Required handicapped persons to be treated the same as the elderly in the provisions of the housing laws.

APPENDIX B (Continued)

- (2) Defined a handicapped person as a person determined to have a physical impairment which (a) is expected to be of long-continued and indefinite duration, (b) substantially impedes his ability to live independently, and (c) is of such a nature that this ability could be improved by more suitable housing conditions.

(d) Section 2(2) U.S. Housing Act of 1937.

Amended the Act to permit the handicapped individuals, like elderly individuals, to be eligible for low-rent public housing.

1965 P.L. 89-117--Housing and Urban Development Act of 1965 (79 Stat. 451).

- (1) Special provisions for disadvantaged persons. Provided financial assistance to enable certain private housing to be available for lower income families who are elderly, handicapped, displaced, victims of a natural disaster, or occupants of substandard housing.

(a) Rent supplement payments.

- (1) Housing and Home Finance Administrator authorized to make annual payments to a housing owner (private non-profit corporation, limited dividend corporation or cooperative housing corporation) which is a qualified mortgagor under Section 221(d)(3) of the National Housing Act. Authorized maximum 40-year contracts with housing owners for the purposes of rent supplement payments.
- (2) Authorized payments to be made on behalf of tenants who qualify for occupancy in public housing; and are either (a) displaced by governmental action, (b) 62 years of age or older, (c) physically handicapped, (d) occupying substandard housing or (e) an occupant or former occupant of a dwelling situated in an area determined by the Small Business Administration, after April 1, 1965, to have been affected by a natural disaster, and which has been extensively damaged or destroyed.
- (3) Limited the amount of any payment to the difference between 25 per cent of the occupant's income and the economic rent charged for his dwelling unit.
- (4) Required payments to be made directly to the housing owner on behalf of the occupant. (As the income of the occupant increases, the supplement payment

APPENDIX B (Continued)

decreases until the occupant can pay the entire rent. When this point is reached, the supplement payment is stopped and the occupant can continue to live in the same unit.)

- (5) Authorized \$30 million for fiscal 1966, to be increased by 35 million dollars in fiscal 1967, by 40 million dollars in fiscal 1968, and by 45 million dollars in fiscal 1969. (Funds were not appropriated for fiscal 1966 during the 1965 Session of Congress. In 1966, Congress provided the initial funding for the program, authorizing \$12 million in contractual authority for fiscal 1966 and \$20 million in contracts for fiscal 1967.) Approval of project by local officials required prior to receipt of contract funds for projects outside urban renewal areas.
- (6) Provided for an experimental program using 10 per cent of total rent supplement funds for payments on behalf of eligible tenants in housing projects financed by the following:

- (a) Section 221(d)(3)--below market interest rate mortgages.

- (b) Section 202 and Section 231(c)(3)--housing for the elderly, direct loans for senior citizens housing and FHA insured loans.

Limited program to a maximum of 20 per cent of the dwelling units in an existing structure.

- (7) Required recertification of tenant's income every two years except for elderly.
- (8) Authorized rent supplement payments to be made with respect to units rented under a lease with option to purchase. (Cooperative and sales type projects.)
- (9) Established limitations on amounts to be contracted for rent supplement payments and to be approved in later appropriation acts to \$30 million for fiscal 1966, an additional \$35 million in fiscal 1967, \$40 million in fiscal 1968, and \$45 million in fiscal 1969.

- (b) Section 221(d)(3) - FHA loan programs for low- and moderate-income persons and displaced persons.

- (1) FHA authority continued to October 1, 1969, to insure mortgages under these programs.

APPENDIX B (Continued)

- (2) Established interest rate ceiling on loans under FHA below-market interest rate program at the lower of either 3 per cent or the existing statutory rate formula.

(c) Section 23 - Low-rent housing in private accommodations .

- (1) Authorized local public housing authorities to lease vacant units in existing private housing for one to three year periods for occupancy by low-income families at the same rentals charged for newly constructed public housing units.
- (2) Authorized a maximum of 10 per cent of the units in any single structure to be leased except when the local public housing agency determines the limit should not be applied.
- (3) Removed the requirement that a 20 per cent gap exist between the upper rental limits for admission to a low-rent housing project and the lowest rent charged for a similar private housing unit.
- (4) Authorized payment of an additional \$120 per year subsidy for units occupied by elderly, displaced or handicapped persons.
- (5) Required local governing body to approve of program by resolution prior to its application to the locality.

(d) Section 2(2) - Public housing for the handicapped and elderly. Amended housing laws to establish parity of treatment between elderly and handicapped in public housing. The special advantages to include the following:

- (1) Special contribution of up to \$120 per year for units occupied by the handicapped as well as elderly and displacees.
- (2) Maximum limitations on room costs increased by \$1,100 for housing designed specifically for the handicapped.
- (3) Handicapped exempt from provision that there exist a 20 per cent gap between the upper rental limits for admission to a proposed low-rent project and the lowest rents charged by private enterprise for adequate housing.

APPENDIX B (Continued)

- (e) Section 202 - Modification of interest rate on loans to provide housing for the elderly or handicapped.
 - (1) Established a maximum ceiling of 3 per cent on the interest rate under the direct loan program.
 - (2) Increased authorization for appropriation of funds from \$350 million to \$500 million.
- (2) Urban renewal.
 - (a) Authorized continuation of current programs for four years and appropriated \$2.9 billion in additional urban renewal grant funds.
 - (b) General Neighborhood Renewal Plans
 - (1) Authorized inclusion of non-renewal areas having specially related problems in the general neighborhood renewal plans in order to permit urban renewal programs to deal with unfragmented neighborhoods.
 - (2) Required all projects in the plan area be initiated in eight years.
 - (c) Section 307 - Code enforcement and rehabilitation. Required that a minimum of 10 per cent of the \$2.9 billion for capital grants and subsequent legislation and funds for rehabilitation loans under the 1964 Housing Act be used for code enforcement and rehabilitation projects aimed at minimizing the need for demolition and clearance in urban renewal areas.
 - (d) Section 110(c) - Preservation of historic sites. Authorized urban renewal project to include the cost of relocating historic structures within the project area.
 - (e) Section 106(a) - Rehabilitation grants to homeowners in urban renewal areas.

Authorized grants to assist families who have no other means of financing repairs and improvements which must be made to their homes to bring them up to decent, safe, and sanitary housing standards established by the local housing code or the urban renewal plan for the area. The repair or replacement of plumbing facilities, such as hot and cold running water pipes, hot water heaters, flush toilets, or bathtubs, and other basic rehabilitation work are examples of what would be included under these grants. Successful execution of this program intended to result in reduction

APPENDIX B (Continued)

in displacement of long time residents and attendant problems of adjustment to new living areas.

Provided assistance to individuals and families whose income does not exceed \$3,000 a year, and limited to the amount which does not exceed the lesser of the actual and approved cost of the repairs and improvements or \$1,500. Permitted grants to be made to families or individuals whose income exceeds \$3,000 a year, subject to the limitations of the preceding sentence and limited to the amount that the amortization cost of the loan for repairs and improvements together with the monthly housing expenses, exceeds 25 per cent of the family's income. This limitation would require most individuals and families with incomes over \$3,000 a year to finance the cost of repairs and improvements with private loans and establishes the program on an ability to pay basis.

- (f) Section 101 - Workable program requirements. Amended the Housing Act of 1949 to require that each workable program for community improvement be of sufficient scope to furnish a basis for evaluation of the need for the urban renewal project. Also required that the project be in accord with the workable program.
- (g) Section 110 - Non-residential projects. Authorized expenditure of up to 35 per cent of the \$2.9 billion capital grant authorization for urban renewal activities to be used for projects predominantly non-residential.
- (h) Directed the Housing Administrator to study and report to the President and Congress on housing and building laws, codes, standards and regulations, zoning and land-use laws, codes and regulations, and federal, state and local tax policies. The study is to be submitted not later than two years after the appropriation of funds for the study.

(3) Low-rent public housing.

- (a) Section 10(e) - Increased authorization for contracts by \$47 million annually during fiscal 1966-69. This appropriation would provide approximately 60,000 units per year over the four year period.
- (b) Section 10(e) - Reallocation of units. Authorized the reallocation of public housing units not placed under construction within five years from the date they were reserved for a state, without regard to limits on the amount of units which may be placed under contract in any one state.

APPENDIX B (Continued)

- (c) Section 10(a) - Acceptance of local certification of equivalent elimination.

Permitted acceptance of certifications by the local governing body that they have complied with the equivalent elimination requirements of U.S. Housing Act of 1937. This Act required a local governing body to agree to provide for the elimination, within 5 years, of a number of substandard dwelling units equal to the new low-rent housing units to be constructed.

- (d) Section 12(c) - Sale of federally owned projects. Authorized the sale of a federal project to a public housing agency or to a non-profit body for use as a low-rent housing project.

- (e) Section 15(5) - Cost limitations per room. Increased the limitations on the cost of construction per room for low-rent housing from \$2,000 to \$2,400 for regular units, from \$3,000 to \$3,500 for units constructed in Alaska or for the elderly and from \$3,500 to \$4,000 for units in Alaska for the elderly.

- (f) Section 15(9) - Purchase of units by tenants. Authorized a local housing authority receiving assistance under the U.S. Housing Act of 1937 to permit any member of a tenant family to enter into a contract to acquire a dwelling unit in a project that is suitable for purchase by being detached, semidetached, or row public housing units. The purchaser would be required to pay at least:

- (1) a pro rata share of the cost of services continuing to be furnished by the local housing authority
- (2) local property taxes
- (3) monthly amortization payments of interest and principal up to a maximum of 40 years.

- (4) Section 305(c) - Federal National Mortgage Association (FNMA)

- (a) Increased by \$1,625 million the total amount of special assistance which the President could authorize FNMA to make commitments to purchase FHA - insured mortgages financing housing for low- and moderate-income families, housing in urban renewal areas, housing for the elderly and for disaster victims, and other special types of housing. This appropriation to be provided by authorizing \$100 million in fiscal 1966; \$450 million in fiscal 1967; \$550 million in fiscal 1968; and \$525 million in fiscal 1969.

APPENDIX B (Continued)

(b) Authorized FNMA to purchase a mortgage with an original principal obligation that exceed \$17,500 per dwelling unit if the mortgage is:

- (1) a below-market interest rate mortgage insured under Section 221(d)(3).
- (2) covers property that has a local tax abatement in an amount sufficient so possible rentals do not exceed those that would be charged if the mortgage amount did not exceed \$17,500 per dwelling unit and if local tax abatement were not provided.

1965

P.L. 89-174 Department of Housing and Urban Development Act (HUD) (79 Stat. 667).

Created a Cabinet-level Department of Housing and Urban Development (HUD) under a Secretary of Housing and Urban Development. The Secretary was given all the powers, functions, and duties of the Housing and Home Finance Agency (HHFA) and its components. The Department consists of an office of the Administrator, an Under Secretary, four Assistant Secretaries and a General Counsel. Five operating units composed of the Federal Housing Administration (FHA), the Public Housing Administration (PHA) (more recently known as the Housing Assistance Administration), Community Facilities Administration, Urban Renewal Administration, and the Federal National Mortgage Association (FNMA) administer the programs of the new Department.

The Federal Housing Administration (FHA) was retained as a separate entity within the new Department to be administered by a Federal Housing Commissioner who would also be an Assistant Secretary. The Act also authorized the Secretary to designate a Director of Urban Program Coordination to coordinate federal programs which have a major impact on community development.

1966

P.L. 89-754--Demonstration Cities and Metropolitan Development Act of 1966. (80 Stat. 1255) (More recently known as the Model Cities program.)

(1) Comprehensive city demonstration programs.

(a) Section 102 - Authorized the Secretary of Housing and Urban Development to make grants and provide technical assistance to enable city demonstration agencies to plan, develop, and carry out comprehensive city demonstration programs.

(b) Section 103 - Established eligibility requirements for assistance:

- (1) physical and social problems in the area of the city covered by the program require a comprehensive

APPENDIX B (Continued)

city demonstration program to attack the critical problems of urban life.

- (2) the program is of sufficient magnitude to make a substantial impact on the physical, social and economic problems of the selected area. Such program to make substantial progress in reducing social and educational disadvantages, ill health, under employment and permit widespread citizen participation in the program.
- (3) the program will substantially increase the supply of standard housing of low and moderate cost and provide maximum opportunities in the choice of housing accommodations for all citizens of all income levels including adequate public facilities for health, education, social services, transportation and recreational purposes.
- (4) all demonstration projects to be scheduled for initiation within a short time.
- (5) private enterprise and initiative will be utilized fully.
- (6) adequate local resources will be available to carry out and complete the program as scheduled.
- (7) existence of relocation plan consistent with standards set forth in the Housing Act of 1949, to adequately serve displaced individuals, families, business concerns and non-profit organizations.
- (8) approval of program by local governing body.
- (9) the program is consistent with the comprehensive planning for the entire urban or metropolitan area.
- (10) the locality must maintain its aggregate expenditures for current activities similar to those being assisted in an approved comprehensive city demonstration program during the period the program is being carried out.
- (11) Secretary not authorized to require or condition financial assistance on the adoption by any community of a program providing for the transfer of pupils to schools within or outside an area covered by the city demonstration program.

APPENDIX B (Continued)

(c) Section 104 - Financial assistance for planning comprehensive city demonstration programs.

- (1) authorized Secretary to make grants to and contract with city demonstration agencies to pay up to 80 per cent of the costs of planning and developing comprehensive city demonstration programs.
- (2) local governing body of the city must approve the application for federal financial assistance.

(d) Section 105 - Financial assistance for approved comprehensive city demonstration programs.

- (1) authorized the Secretary to make grants to city demonstration agencies to pay up to 80 per cent of the cost of administering new and existing non-federally assisted approved programs, but not the cost of administering projects or activities assisted under a federal grant-in-aid program.
- (2) supplemental demonstration cities grant. Authorized the Secretary to make grants to city demonstration agencies of up to 80 per cent of the total nonfederal contributions required to be made to all projects or activities assisted by existing federal grant-in-aid programs which are carried out as part of a comprehensive city demonstration program. Grant funds authorized under this section are to be made available first, to finance new or existing nonfederally assisted programs approved as part of the demonstration and secondly, if any funds are leftover, to help pay the local share of existing federal programs. These grant funds are prohibited from being used for the general administration of local government, or to replace local contributions already obligated for a federally aided project prior to the demonstration program agreement.

(e) Section 111 - Appropriations .

Authorized \$12 million for planning purposes for each of the fiscal years 1967 and 1968. Authorized \$400 million in fiscal 1968 and \$500 million in fiscal 1969 for grants to implement the program.

(f) Section 114 - State limit .

APPENDIX B (Continued)

Provided that grants for projects in any one state shall not exceed 15 per cent of the aggregate amount of funds authorized to be appropriated.

(2) Planned metropolitan development.

(a) Section 202 - Cooperation between federal agencies.

Authorized HUD Secretary to obtain from other federal agencies statistical data, program reports and other material needed to carry out HUD's metropolitan area responsibilities.

(b) Section 203 - Metropolitan expeditors.

Authorized appointment of "metropolitan expeditors", upon request of local officials and after consultation with the HUD Secretary. The expeditor is intended to provide information, data and assistance to local authorities and private persons concerning HUD programs and programs of other federal and state agencies related to HUD activities.

(c) Section 204 - Coordination of federal aids in metropolitan areas.

Required that beginning July 1, 1967, all applications for federal assistance in carrying out open-space land projects, planning or construction of hospitals, airports, libraries, water supply and distribution facilities, sewerage facilities and waste treatment works, highways, transportation facilities, and water development and land conservation projects within any metropolitan area shall be submitted for review of a metropolitan-wide planning agency. Such agency to be responsible to local officials of a unit of areawide government or of the local governments involved.

(3) FHA insurance operations.

(a) Section 221(f) - Single occupants in Section 221(d)(3) housing.

Authorized low- and moderate-income persons who are less than 62 years of age to occupy dwelling units in projects financed with a mortgage insured under Section 221(d)(3) of the National Housing Act. Limited occupancy to a maximum of 10 per cent of the units in any project.

(b) Section 221 of the National Housing Act

(1) Section 221(h)(1) Authorized insurance of mortgages

APPENDIX B (Continued)

to finance purchase and rehabilitation by non-profit organizations of housing for resale to low-income purchasers.

(2) Required property containing five or more single-family dwellings of detached, semi-detached, or row construction.

(3) Limited the aggregate amount of insured mortgages outstanding at any one time to \$20 million.

(4) Urban renewal.

(a) Section 103(b) - Housing Act of 1949 amended to authorize Secretary to contract for grants up to \$250 million in urban renewal funds for fiscal 1968 for projects which are part of approved comprehensive city demonstration programs.

(b) Section 105(f) Housing Act of 1949 amended to require that the residential redevelopment of any urban renewal area provide a substantial supply of standard housing of low and moderate cost and result in marked progress in serving the poor and disadvantaged people living in slum and blighted areas. This amendment to apply to contracts for loans or capital grants for urban renewal projects whose plans are approved after the enactment of this Act.

(5) Section 23(d) U.S. Housing Act of 1937 amended to increase from 36 months to 60 months the maximum term of lease for private accommodations to be used as public housing.

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STATE

1935 Act 190, Session Laws of Hawaii 1935, Hawaii Housing Authority.

Created the Hawaii Housing Authority composed of five commissioners appointed by the Governor, to engage in slum clearance programs and to provide housing for persons of low income. Authorized the Authority to acquire property by purchase, lease, gift or eminent domain and to lease, rent, sell, exchange, transfer, assign or pledge its interest in such property to anyone. Also authorized the Authority to contract for assistance with the federal government and to issue bonds declared to be legal investments with the approval of the Governor and the President of the United States. Such bonds to be the sole liability of the Authority.

Required the Authority to make its projects conform to all zoning and building laws and to file an annual report with the Governor of its activities for the preceding year with recommendations for additional legislation or action it deemed necessary. Fixed the real property tax to be paid by the Authority, in the amount which was last levied on the property prior to its acquisition by the Authority and exempted the Authority from all other territorial taxes. Made the effective date of the Act dependent upon enactment of federal legislation enabling the Territorial Legislature to authorize the issuance of bonds.

Act 118, Session Laws of Hawaii 1935, Counties General-Eminent Domain.

Authorized the United States and its agency or instrumentality (Hawaii Housing Authority) to acquire real property by eminent domain for housing projects to house low-income persons.

Act 173, Session Laws of Hawaii 1935, Hawaii Housing Authority.

Authorized the Territory of Hawaii, its political subdivisions and agencies to cooperate with the Hawaii Housing Authority or the United States by rendering services, conveying or leasing property, and providing for streets, roads and other facilities. Required the Governor to submit an estimate of the amount required to administer the Hawaii Housing Authority to enable the Legislature to appropriate funds for administrative expenses. Permitted political subdivisions with projects located within their boundaries to make donations or advances to the Authority.

1937 Act 179, Session Laws of Hawaii 1937, Hawaii Housing Authority.

Amended Act 190, Session Laws of Hawaii 1935, to make state housing laws conform to the United States Housing Act of 1937, in the following respects:

(1) Authorized the issuance of refunding bonds to pay or retire bonds previously issued by the Authority;

APPENDIX B (Continued)

(2) Provided that officers issuing the bonds be protected from personal liability;

(3) Created a conclusive presumption as to the purposes for which the bonds were issued;

(4) Clarified the provisions relating to the specific income and revenues of the housing authority out of which the bonds are payable.

Required the Authority to fix the lowest rate of rentals possible for dwelling accommodations consistent with the requirement that the project be self-sufficient and not operate for profit or as a source of revenue to the Territory. The Authority was also required to limit the tenants of public housing to persons whose aggregate annual income is not sufficient to secure safe, sanitary and uncongested private accommodations and to establish rentals within the means of such persons.

1939

Act 90, Session Laws of Hawaii 1939, Assistance to the Hawaii Housing Authority.

Authorized the Territory, its political subdivisions and agencies to convey, lease and sell any of its property, grant any rights or privileges, purchase bonds of the Authority and do all things necessary to aid the Hawaii Housing Authority.

Act 91, Session Laws of Hawaii 1939, Assistance to The Hawaii Housing Authority.

Declared that bonds of the Hawaii Housing Authority are legal investments and exempted the Authority and its property, including bonds, notes and debentures, from all taxes and assessments. Exempted the real property of the Authority from liens and execution sales. Required the Authority to establish the following eligibility requirement with respect to rentals and tenant selection:

limited occupants to those having an annual net income not in excess of five times the annual rental charges, or six times the rental with three or more minor dependents.

Act 42, Session Laws of Hawaii 1939, Expenditures to the Hawaii Housing Authority.

Appropriated \$33,000 from the general revenues of the Territory to the Hawaii Housing Authority as an advancement (to be expended for personal services, current expenses and equipment), and required that the general revenues be reimbursed for this amount from any available federal funds received by the Housing Authority.

1945

Act 200, Session Laws of Hawaii 1945, Hawaii Housing Authority.

APPENDIX B (Continued)

Eliminated the requirement that the President of the United States approve the issuance of Hawaii Housing Authority bonds. Authorized the Hawaii Housing Authority to: (1) sell or rent dwellings in rural areas; (2) contract with the federal government to receive federal loans or contributions, and to convey particular projects to the federal government upon occurrence of substantial defaults on the contract related to such project with the provision to reconvey the project to the Authority after the defaults have been remedied; (3) make payments to the Territory, or any political subdivisions in which a housing project is located.

1947

Act 167, Session Laws of Hawaii 1947, Temporary Transfers and Loans to the Hawaii Housing Authority.

Authorized excess funds in the general, special or revolving funds of the Territory to be temporarily loaned at no interest charge to the Hawaii Housing Authority and other public agencies.

Act 232, Session Laws of Hawaii 1947, amending Act 42, Session Laws of Hawaii 1939.

Appropriated \$10,000 to the Hawaii Housing Authority for the purpose of constructing a general office building and authorized the use of such building by the Federal Public Housing Authority. Required rentals to be paid for the use of the office building, such rental payments to be credited toward repayment of the \$10,000 appropriation.

Joint Resolution 4 (Housing Act of 1947) - Territorial Housing Projects.

Part I of this Act authorized the Hawaii Housing Authority to own, develop, administer and provide housing and other facilities under a housing program subsidized solely by state appropriations. This program was intended to alleviate the acute shortage of housing existing in the Territory for persons in need, including veterans, families of veterans and families of servicemen. Granted the Authority all the rights, powers, privileges and immunities in the ownership, development or administration of housing developed under this part that the Authority has for housing developed with federal assistance except the power of eminent domain (except where expressly granted).

Permitted state subsidized housing to be operated for profit, to establish its own regulations governing rental rates and tenant selection procedures, and to be exempt from the requirements of all zoning and building laws. Authorized the Governor to dispose of any housing administered under this Act upon determination that the need for such housing no longer exists or upon expiration of this Act. Authorized the Authority to obligate itself or the Territory to give a preference in the selection of tenants to veterans, families of veterans, families of servicemen, or to classes of persons who are unable to secure housing at rents within their financial reach, or when required by federal law or regulation as a term or condition to obtaining assistance.

APPENDIX B (Continued)

Authorized the creation of "The Housing Revolving Fund" composed of any moneys appropriated for the purposes of this Act or any unexpended funds available for the purposes of this Act. Required all moneys received by the Authority pursuant to the provisions of this Act, including refunds, reimbursements, and rentals received from tenants, to be deposited in such fund.

Established a termination date for the development and administration of housing under this Act of June 30, 1953, unless required to remain in force for a longer period by the federal government.

Limited the expenditure of moneys appropriated by this Act for projects being developed or administered on the date of enactment of this Act and for other projects which can be developed without the exercise of eminent domain.

Part II of this Act appropriated \$5,000,000 out of the general fund of the Territory to be advanced to the Hawaii Housing Authority for the development and administration of state subsidized housing and for the improvement of land and structures owned by the federal government and administered by the Authority. Required all of the net revenues after payment of expenses of management, operation, maintenance, administration, insurance and maintenance of a reserve fund from all housing developed from moneys appropriated by this Act, to be deposited in the general fund.

1949

Act 302, Session Laws of Hawaii 1949, Appointment of an Acting Commissioner.

Authorized the Governor to appoint an acting commissioner to serve during the temporary absence or illness of any regular commissioner. Granted the acting commissioner the same powers and duties as the regular commissioner.

Act 229, Session Laws of Hawaii 1949, Contracts and Performance Bonds.

Authorized the Authority to make, execute and carry out contracts to develop housing projects for or in the name of the Territory, or in its own name. Permitted the Authority to require a performance bond with respect to any of its contracts and exempted its real property from mechanics or materialmen's liens and from levy and execution sales. Reserved the right of an obligee to foreclose or enforce a mortgage or enforce a pledge or lien on the Authority's rents, fees or revenues.

Act 384, Session Laws of Hawaii 1949, Termination and Eviction.

Authorized the Hawaii Housing Authority to terminate any lease and evict a tenant for the following reasons: (1) failure to pay rent within five days after it is due; (2) violation of any of the provisions of a lease; (3) violation of any of the rules and regulations of the Authority;

APPENDIX B (Continued)

(4) gross immorality; (5) conviction of a crime involving moral turpitude; (6) habitual intemperance in the use of alcoholic beverages or addiction to the use of narcotic drugs; and (7) the existence of any other circumstances giving rise to an immediate right to possession in the Authority.

Established safeguards to protect the rights of evicted tenants by requiring written notice of eviction, full and fair hearing, the right to be heard personally or through counsel and the right to appeal the decision and order of eviction. Required hearings to be conducted by a trial examiner or board appointed by the Authority, such persons to be either commissioners or employees of the Authority.

Act 220, Session Laws of Hawaii 1949, Liens on Tenant Property.

Granted the Authority a one year lien on all personal property of the tenant in the housing project in the amount of the charges against the tenant for rent, utilities, facilities or services. Authorized the Authority to seize and retain any personal property of the tenant without process of law and without liability for such taking until the charges are paid. Such property to be sold if the charges are not paid and discharged within thirty days after the taking and seizure.

Required the foreclosure of a lien on personal property and sale at public auction to conform to specific notice procedures as set forth in this section. The lien to have priority over all other liens or claims and over all attachments or other process.

Act 128, Session Laws of Hawaii 1949, Liens upon Certain Property.

Authorized the Authority to sell abandoned personal property left in its possession for four months by a former tenant. Required such property to be sold at a public auction after compliance with proper notice procedures with the proceeds applied to the payment of storage charges, advertising, sale, rent, utilities or services. Provided that surplus proceeds be paid to the former tenant and for unclaimed balances to be paid into the general fund after six months. Granted the Authority's lien priority over all other liens, claims or attachments.

Act 338, Session Laws of Hawaii 1949, Hawaii Housing Authority, Housing Act of 1949, State Housing.

Authorized the Authority to make housing available in areas of the Territory affected by an acute shortage of housing due to greatly increased population, severe limitation on land use and the failure of private enterprise to provide an adequate supply of housing. Granted the Authority the same rights, privileges, immunities, and powers to operate state housing projects authorized under this Act as it has under its federally assisted housing programs, including the power of eminent domain. Required housing projects to conform to all zoning and building

APPENDIX B (Continued)

laws. Required the Authority to select tenants on the basis of greatest need for housing. Permitted the Authority to limit tenants to veterans, families of veterans, families of servicemen, or to classes of persons unable to secure housing at rents within their financial reach, or when required by the federal government to obtain financial assistance. Required the Authority to fix rental charges at the rates necessary to permit projects to be self-supporting.

Permitted projects developed under this Act to be transferred and administered under the federally assisted housing program when determined by the Governor that the need for such housing no longer exists.

Authorized revenue bonds to be issued in the amount of \$18,000,000 for the development of housing projects under this Act. Provided that moneys which the Authority may pay into the general fund as required under Joint Resolution 4, Session Laws of Hawaii 1947, may be used for payment of the cost of issuing bonds, plans, surveys, appraisals, and other expenses of initiating housing projects.

Act 342, Session Laws of Hawaii 1949, Temporary Loans.

Authorized the Territorial Treasurer to make temporary loans to the Hawaii Housing Authority and other designated departments upon determination that funds exist in the general, special or revolving funds of the Territory in excess of the amounts necessary for immediate territorial requirements.

Act 268, Session Laws of Hawaii 1949, Gifts and Donations to Counties.

Authorized the Hawaii Housing Authority to make gifts and donations of money, including payments in lieu of taxes or charges, directly to any county for all housing projects located within the county's boundaries except projects developed under Joint Resolution 4, Session Laws of Hawaii, 1947.

A county receiving such payments, gifts, and donations, upon request of the Authority, required to provide without charge all facilities, services and privileges to the tenants and projects located in its boundaries, including police and fire protection, street lighting or paving maintenance, traffic control, garbage or trash collection and disposal, use of streets or highways, use of county incinerators or garbage dumps, storm drainage, and sewage disposal.

Act 281, Session Laws of Hawaii 1949, Services by Counties to Hawaii Housing Authority.

Prohibited counties providing services, facilities or privileges to the Hawaii Housing Authority from charging for such services, facilities or privileges except for such sums as the Authority may agree to pay.

APPENDIX B (Continued)

Counties required to provide garbage or trash collection and disposal service free of charge, or permit the Authority, upon request, to operate such services and allow the Authority to use, free of charge, all incinerators, garbage dumps and other facilities of the county.

Act 379, Session Laws of Hawaii 1949, Urban Redevelopment Act.

Authorized the board of supervisors of a county to create a local redevelopment agency for the County by resolution. Such agency to consist of five members, to serve for five years each, two appointed by the mayor or chairman of the board, two by the Governor and one by the presiding judge of the Circuit Court for the county, or the presiding judge of the land court for the City and County of Honolulu.

Authorized the agency to undertake redevelopment plans and projects; to acquire by condemnation or otherwise, assemble, clear, improve, replan and rehabilitate property to make it available; and to dispose of it by sale or lease for the use of redevelopment corporations or former owners of the property for redevelopment according to the redevelopment plan.

Required the agency before adoption of a general redevelopment plan, to confer with the Hawaii Housing Authority and secure approval for handling the displaced families that would be eligible for occupancy in low-rent projects. The agency to be assured that satisfactory facilities or reasonable provisions for temporary housing will be available for displaced families.

Authorized the agency to issue bonds which are declared to be legal investments. Required the Governor to submit an annual report to the legislature with estimates of the amount of funds required for redevelopment projects and to house families displaced by such projects. Appropriated five thousand dollars out of the general fund for the purposes of this Act, commencing with its enactment and ending June 30, 1951.

Authorized the creation of redevelopment corporations entitled to a maximum annual cumulative return on its investment of eight per cent of the actual final cost of a project.

Granted the following tax abatement for projects composed primarily of residential units charging reasonable rentals. Provided that for ten years from the date of acquisition, the real property tax be fixed at the amount paid for the year prior to commencement of proceedings for the acquisition of the land by the agency; and for the next succeeding fifteen-year period, at a tax rate of fifty per cent of the assessed valuation of the property and improvements. Permitted additional tax abatements for extenuating circumstances. Prohibited the granting of tax abatements for land and improvements used for commercial, industrial or any other non-residential purposes.

APPENDIX B (Continued)

Act 362, Session Laws of Hawaii 1949, State Assistance to Federally Assisted Housing Projects.

Decreased the appropriation authorized for the development and administration of territorial housing from \$5,000,000 to \$3,500,000 as provided by Joint Resolution 4, Session Laws of Hawaii, 1947.

Appropriated from the general revenues of the Territory \$1,500,000 to be paid as an advancement to the Hawaii Housing Authority to assist it in developing specific housing projects and to be repaid to the Territory in 40 years from the net revenues of each of the respective housing projects:

- (a) Lanakila homes project (Project TH 1-4), Hilo, Hawaii---\$300,000
- (b) Mayor Wright homes project (Project TH 1-3), Honolulu, Oahu---\$1,200,000

1951 Act 134, Session Laws of Hawaii 1951, Federally Assisted Housing Projects.

Conformed provisions of the Revised Laws of Hawaii relating to federally assisted public housing projects to requirements of the United States Housing Act of 1937, as amended.

- (1) Amended the definition of housing project to include all other real and personal property and all tangible and intangible assets held or used in connection with a housing project.
- (2) Amended the flat prohibition against members or employees of the Authority having an interest in a project, to allow for cases of involuntary acquisition such as by inheritance, any interest in notes or funds of the Authority, or to the execution of depository agreements with banking institutions or to act as trustee under any trust indenture.
- (3) Authorized the Authority to agree to any conditions relating to receipt of federal assistance to permit the Secretary of Labor to establish the labor standards and salaries in the construction of projects.
- (4) Declared housing bonds to be legal investments and permitted investment in bonds issued by any public housing authority or agency when the bonds are secured by a pledge or annual contributions or other financial assistance to be paid by the federal government.
- (5) Amended rental and tenant selection requirements to permit exemptions of \$100 for each minor member of the family other than the head of the family and his spouse, and required that

APPENDIX B (Continued)

the aggregate annual income not be in excess of five times the annual rental charge.

- (6) Provided a broad general authorization to undertake rural housing.
- (7) Authorized the Authority to convey the possession or title to a project to the federal government upon substantial default of a covenant or contract providing for annual contributions from the federal government, with provisions to reconvey the project after the defect is cured.

Act 236, Session Laws of Hawaii 1951, Authorized Expenditures for Housing Projects.

Authorized the Hawaii Housing Authority to expend \$600,000 from moneys appropriated from the general funds as provided in Act 362 of the Session Laws of Hawaii 1949 and by Act 338, Session Laws of Hawaii 1949, for the Lanakila Homes Project and the Mayor Wright Homes Project.

1953

Act 44, Session Laws of Hawaii 1953, Extension of Housing Power.--amended Joint Resolution 4 of the Session Laws of Hawaii 1947.

- (1) Extended the development and administration of state housing programs from June 30, 1953 to June 30, 1959.
- (2) Required that the Housing Authority insure all housing projects and equipment.

Act 7, Session Laws of Hawaii 1953, Expenditures to the Hawaii Housing Authority.

Repealed Act 42 of the Session Laws of Hawaii 1939, as amended by Act 232 of the Session Laws of Hawaii 1947, which required the reimbursement of \$33,000 and \$10,000 advanced to the Hawaii Housing Authority in 1939 and 1947 respectively.

1955

Act 171, Session Laws of Hawaii 1955, Regulation of Traffic in Housing Projects.

Authorized the board of supervisors of each county to regulate the traffic within projects of the Hawaii Housing Authority, provided the Authority enter into a written contract with the county absolving the county from all liability for roadways, markers and signals within the projects.

Joint Resolution 51 Session Laws of Hawaii 1955, Housing for the Elderly.

Required the Hawaii Housing Authority to investigate, determine the need for, develop, administer and provide housing for elderly persons.

APPENDIX B (Continued)

Authorized the Authority to borrow money, issue and sell bonds, exercise the power of eminent domain and have all the rights, powers, privileges and immunities provided by statute in the operation of its federally assisted housing program. Defined elderly person as a person over 65 years of age who has resided in the Territory for at least 3 years and is unable to secure safe and sanitary housing at rentals he can afford. Required that rental charges be sufficient to permit the project to be self-sufficient. Authorized the Authority to expend moneys available from the housing revolving fund created by Joint Resolution 4, Session Laws of Hawaii 1947, to carry out the purposes of this Joint Resolution.

Provided that any housing project for the elderly may be disposed and administered under the federally assisted low-rent program upon determination by the Authority that a need no longer exists for such housing.

1957 Act 101, Session Laws of Hawaii 1957, Urban Redevelopment.

Authorized a redevelopment agency to undertake the development of vacant land called an auxiliary redevelopment project for housing displaced families as a redevelopment project.

Act 226, Session Laws of Hawaii 1957, Appropriation to the City and County of Honolulu.

Authorized appropriation of \$25,896.64 out of the Hawaii Housing Authority revolving fund to reimburse the City and County of Honolulu for payments made by it as assessments on lands owned by the Authority for the cost of general improvements in Improvement District No. 109, Kam IV Road, Honolulu.

1959 Act 31, Session Laws of Hawaii 1959.

Authorized the Hawaii Housing Authority to continue to develop and administer its territorial housing programs for families of low- and middle-income at rentals they can afford until the Act is repealed by the legislature.

Act 158, Session Laws of Hawaii 1959.

Priority to Disabled Veterans and Their Dependents in Territorial Housing Projects Developed under the Housing Act of 1947.

Required that the Authority select tenants on the basis of need and within the priorities recognizing need, first preference to be given to veterans with a permanent disability of ten per cent or more as certified by the Veterans Administration or the dependent parents of the veteran or his widow.

APPENDIX B (Continued)

Act 168, Session Laws of Hawaii 1959.

Repealed the authorization for appropriating \$25,896.64 from the Hawaii Housing revolving fund to the City and County of Honolulu as reimbursements for general improvement assessments.

Act 266, Session Laws of Hawaii 1959.

Part IV Housing Bonds--Territorial Housing Program

- (a) Amended the territorial housing program by authorizing the Hawaii Housing Authority to issue and sell housing bonds with the approval of the Governor, and to secure the payment of such bonds or pledge the revenues from the income and revenues of a designated housing project or projects or from any project or projects. Declared that the Territory is not liable for the housing bonds which are not a debt or general obligation of the Territory. Required bonds to be issued in accordance with a resolution of the commissioners. Housing bonds may be secured in addition by the mortgage of any housing project. Provided that bonds and interest thereon are exempt from taxation and are declared to be legal investments.
- (b) Tenant selection shall be on the basis of those in greatest need for such housing.
- (c) Rentals to be fixed to enable the housing project to be self-supporting. An additional amount sufficient to amortize the cost of such project may be charged.
- (d) Required that all moneys received under the provisions of this part shall be deposited in the housing revolving fund.
- (e) Required that every project developed after April 1, 1959 under this part shall be first approved by the Governor.
- (f) Section 77-20--required that net revenues be deposited in the general fund of the Territory except as provided by Part IV of this Act or by any other resolution of issuance adopted or by any bonds issued.
- (g) Granted the Authority powers of eminent domain and not to be subject to obligations and requirements set forth by the federal government. Permitted the Authority to make payments for services, facilities, privileges or improvements furnished to it and required that every project be subject to the zoning and building laws of its locality.
- (h) Authorized all funds which are in the future deposited in the general fund pursuant to Section 77-20, to be appropriated for the purposes of this part.

APPENDIX B (Continued)

- (i) Section 77-37--required the Authority to fix the rentals to permit such projects to be self-supporting and in addition charge such rates as will produce additional revenues sufficient to amortize the cost of such projects.
- (j) Section 77-39--required the Authority to select tenants on the basis of those in the greatest need for such housing.

Joint Resolution 11, Session Laws of Hawaii 1959.

Requesting Hawaii Housing Authority to Study Feasibility of Providing Suitable Housing for Retired Persons.

Act 1, Session Laws of Hawaii 1959, Second Special Session, Hawaii State Government Reorganization Act of 1959.

Established the Hawaii Housing Authority as a constituent corporate unit of the Department of Social Services with the director of the department as ex officio chairman and included as an additional commissioner of the Housing Authority.

1961 Act 46, Session Laws of Hawaii 1961, Commissioners.

Increased membership of the Hawaii Housing Authority from five to six commissioners and provided for the Director of Social Services to sit as an ex officio voting member and be a seventh member of such commission but not as the ex officio chairman.

Act 189, Session Laws of Hawaii 1961, State Disaster Relief.--Part II, Housing.

Provided that in case of a state disaster as determined by the Governor, the Hawaii Housing Authority may be required to construct public housing units on public lands set aside by the Governor.

1962 House Resolution No. 57.

Requested the Hawaii Housing Authority to communicate more frequently with governmental departments and agencies and community organizations involved or affected by housing projects.

1963 Act 155, Session Laws of Hawaii 1963, Employees of the Hawaii Housing Authority.

Required the Authority to select a vice-chairman from among its members and to employ, subject to the civil service and compensation laws, an executive secretary, technical experts and such other officers, agents and employees as required.

Act 193, Session Laws of Hawaii 1963, Statutory Revision.

APPENDIX B (Continued)

Amended section 14A-19, Session Laws of Hawaii 1959 Second Special Session of 1959, to delete the requirement that "the director of social services serve as ex officio chairman and an additional commissioner of the housing authority" and substituted the requirement that "the director of social services serve as an additional commissioner, ex officio of the housing authority".

Senate Concurrent Resolution No. 58.

Requested the Hawaii Housing Authority to study the feasibility of a public housing program designed to assist the tenant to accumulate funds for a down payment on his own home and report to the next session of the legislature.

1964

Act 22, Session Laws of Hawaii 1964, Down Payment Reserve Plan for State Permanent Non-subsidized Housing Programs.

Part V Down payment reserve plan

- (1) Required the Authority to develop and administer a housing program providing that a portion of the rent be placed in a down payment reserve plan fund.
- (2) Authorized tenants in permanent non-subsidized housing projects to voluntarily participate in the plan.
- (3) Based rental charges on the formula used in determining the rent charged tenants in federally subsidized housing for low-income families.
- (4) Credited a participant's down payment reserve with the difference between the Authority's per unit operating cost and the amount paid by him as rent.
- (5) Provided that when a participant has found a suitable home approved by the Authority, the amount in the participant's reserve fund is paid to the seller.
- (6) Required a participant to purchase a suitable low cost home, or withdraw from participation in the plan, when his reserve is sufficient for a down payment as determined by the Authority.
- (7) Authorized a participant to withdraw from the plan at any time, by written notice to the Authority.
- (8) Provided for a retroactive rental charge against a participant who withdraws from the program without purchasing a home for the period of occupancy at a rate which would have been charged against his reserve with the sum remaining returned to the tenant.

APPENDIX B (Continued)

Act 52, Session Laws of Hawaii 1964.

Authorized the Hawaii Housing Authority to issue revenue bonds not in excess of \$9,366,000 for the projects presented in the Executive Budget for the fiscal year 1965, Volume II.

HAWAII HOUSING AUTHORITY

Oahu

(1) Kuhio Park Terrace (614 units)	\$1,315,000
(2) Wahiawa low-income housing (60 units)	941,000
(3) Kalakaua low-income housing (elderly)(210 units)	890,000
(4) Waimanalo low-income housing (60 units)	806,000
(5) Kukui low-income housing (elderly)(150 units)	1,189,800

Maui

(6) Kahekili Terrace (82 units)	\$ 880,000
(7) Lahaina low-income housing (18 units)	295,000

Hawaii

(8) Hilo low-income housing (elderly)(20 units)	\$ 312,000
(9) Hilo low-income housing (30 units)	473,000

Kauai

(10) Eleele low-income housing (24 units)	\$ 400,000
(11) Koloa low-income housing (10 units)	158,000
(12) Waimea low-income housing (16 units)	330,000
(13) Kalaheo low-income housing (8 units)	119,000
(14) Lihue low-income housing (46 units)	750,000
(15) Kapaa low-income housing (36 units)	508,000

1964 Senate Concurrent Resolution No. 1.

Requested the Governor to appoint a citizens committee to study and

APPENDIX B (Continued)

to report to the 1965 General Session of the Legislature on ways of improving public housing programs.

House Resolution No. 121.

Requested the Hawaii Housing Authority to study the need for low-rent housing facilities along the Hamakua coast in the county of Hawaii.

1965

Act 96, Session Laws of Hawaii 1965, Administrative Procedure.

Required that rules and regulations of the Authority for the development, operation, maintenance and administration of its housing projects for the elderly be approved by the Director of Social Services.

Act 199, Session Laws of Hawaii 1965, Maximum Income Limits for Tenant Selection in Federally Assisted Housing Projects.

Required the Authority to establish maximum limits of annual net income for the selection of tenants, less an appropriate exemption for each minor member of the family other than the head of the family and his spouse. Required that such maximum limits be adjusted in accordance with a proper and reliable cost of living index.

Senate Resolution No. 70.

Requested the Hawaii Housing Authority to study and report to the Legislature on the feasibility of establishing low-income housing in the following areas: Hilo, Puna, Kona, Kamuela, Hamakua on the island of Hawaii; the island of Maui, the island of Molokai and the island of Kauai.

House Concurrent Resolution No. 56.

Requested the University of Hawaii to study and submit an interim report on the social, economic and legal aspects of public housing in Hawaii today.

House Resolution No. 161.

Required the Hawaii Housing Authority to promulgate appropriate rules and regulations to exempt \$400 of the annual income of a minor in computing aggregate family income in the determination of rentals.

1966

Act 38, 1966.

Appropriated \$20,000 for the installation of lights for night recreation at Kuhio Park Terrace, Oahu. Authorized the Hawaii Housing

APPENDIX B (Continued)

Authority to issue revenue bonds for the following projects:

- | | |
|---|---------------------------|
| (1) Kaneohe, Oahu, low-income housing (80 units)..... | \$1,580,000 |
| (2) Maui low-income housing (elderly)(50 units)..... | 960,000 |
| (3) Kona, Hawaii low-income housing (50 units)..... | 1,070,000 |
| (4) Hamakua, Hawaii low-income housing (elderly)(50 units)... | 960,000 |
| (5) Community facilities, Hilo, Hawaii | 60,000
(special funds) |
| (6) Senior Citizens Center, Hamakua, Hawaii
in conjunction with low-income project | 15,000
(general fund) |

Senate Resolution No. 36.

Requested the Hawaii Housing Authority to give serious consideration in planning new projects to provide space for such facilities as might be needed to implement and carry out programs in education, anti-poverty, and social and health services for the tenants of public housing and its environs.

House Resolution No. 66.

Requested the Hawaii Housing Authority together with the Honolulu Redevelopment Agency to report on the program for the relocation of the Halawa homes residents and their families who will be displaced by the proposed stadium and to properly plan so that relocation resources can be made available prior to displacement of these residents and families.

House Resolution No. 77.

Requested the Department of Land and Natural Resources to assist the Hawaii Housing Authority in making a site available by exchange of lands or by any other means feasible for the proposed low rent housing project for the elderly in the Hamakua area.

APPENDIX C

Table 1

PUBLIC HOUSING PROJECTS IN HAWAII-- EXISTING OR NEAR COMPLETION

<u>Low-Rent Federally Subsidized</u>		2,800 units
Oahu	2,364 units	
Kamehameha (Kalihi)	221	
Kalakaua (McCully)	106	
Mayor Wright (Palama)	363	
Kalihi Valley (Kalihi)	390	
Kuhio (Kalihi)	134	
Palolo Valley (Palolo)	118	
Kaahumanu (Kalihi)	152	
Kuhio Park Terrace (Kalihi)	614	
Punchbowl-elderly	156	
Wahiawa Terrace	60	
Waimanalo	50	
Hawaii	230 units	
Lanakila (Hilo)	230	
Maui	100 units	
Kahekili Terrace (Wailuku)	82	
David Malo Circle (Lahaina)	18	
Kauai	106 units	
Hanamaulu	46	
Eleele	24	
Kapaa	36	
<u>State Permanent Non-Subsidized</u>		510 units
Oahu	480 units	
Palolo I and II (Palolo)	306	
Puahala Homes (Kalihi)	128	
Hauiki (Kalihi)	46	
Hawaii	30 units	
Lokahi (Hilo)	30	
<u>Navy Leased</u>		1,351 units
Oahu	1,351 units	
Halawa	1,021	
John Rodgers	131	
Manana	199	

APPENDIX C (Continued)

Table 2

LOW-RENT HOUSING--SOCIAL CHARACTERISTICS
 (2,478 FAMILIES)
 AS OF DECEMBER 31, 1965

	Number	Per Cent
<u>Income</u>		
Under \$2,000		11.3
\$2,000-\$2,999		12.4
3,000- 3,999		20.2
4,000- 4,999		18.3
5,000- 5,999		8.3
6,000- 6,999		2.6
7,000- 7,999		.6
8,000 and over		.3
Welfare		26.0
<u>Age</u>		
13 and under		50.5
14-25		20.6
26-44		16.9
45-61		6.5
62 and over		5.5
<u>Marital Status</u>		
Couples	1,448	58.5
Women with dependent (696)	784	31.7
Men with dependent (88)		
Women--husband temporarily absent (15)	16	.6
Men--wife temporarily absent (1)		
Women--single (161)	226	9.1
Men--single (65)		
<u>Turnover Per Year</u>		
$404 = \frac{404}{2,492} = 16.2\%$		
<u>Average Length of Stay</u>		
3.75 years		

Source: 1965 Hawaii Housing Authority
Composite Report.

APPENDIX C (Continued)

Table 3

STATE HOUSING--SOCIAL CHARACTERISTICS
(509 FAMILIES)
AS OF DECEMBER 31, 1965

	Number	Per Cent
<u>Income</u>		
Under \$2,000		1.2
\$2,000-\$2,999		2.2
3,000- 3,999		4.9
4,000- 4,999		13.9
5,000- 5,999		27.9
6,000- 6,999		24.9
7,000- 7,999		11.0
8,000 and over		8.1
Welfare		5.9
<u>Age</u>		
13 and under		52.1
14-25		19.0
26-44		31.7
45-61		6.0
62 and over		1.2
<u>Marital Status</u>		
Couples	520	86.7
Women with dependent (60)	73	12.2
Men with dependent (13)		
Women--husband temporarily absent (4)	4	.7
Men--wife temporarily absent (0)		
Women--single (1)	3	.5
Men--single (2)		
<u>Turnover Per Year</u>		
135 = $\frac{135}{510}$ = 26.5%		
<u>Average Length of Stay</u>		
3.75 years		

Source: 1965 Hawaii Housing Authority
Composite Report.

APPENDIX C (Continued)

Table 4

NAVY LEASED HOUSING--SOCIAL CHARACTERISTICS
(1,512 FAMILIES)
AS OF DECEMBER 31, 1965

	Number	Per Cent
<u>Income</u>		
Under \$2,000		3.9
\$2,000-\$2,999		13.6
3,000- 3,999		21.1
4,000- 4,999		20.8
5,000- 5,999		14.8
6,000- 6,999		9.7
7,000- 7,999		6.5
8,000 and over		6.2
Welfare		3.4
<u>Age</u>		
13 and under		39.3
14-25		30.8
26-44		23.7
45-61		5.2
62 and over		1.0
<u>Marital Status</u>		
Couples	1,368	90.5
Women with dependent (81)	116	7.7
Men with dependent (35)		
Women--husband temporarily absent (13)	14	.9
Men--wife temporarily absent (1)		
Women--single (9)	14	.9
Men--single (5)		
<u>Turnover Per Year</u>		
709 = $\frac{709}{1,611}$ = 44.0%		

Source: 1965 Hawaii Housing Authority
Composite Report.

APPENDIX C (Continued)

Table 5

LOW-RENT HOUSING, FAMILY INCOME
AS OF DECEMBER 31, 1965

Project	Total	Military Families		Under \$2,000		\$2,000-2,999		\$3,000-3,999		\$4,000-4,999		\$5,000-5,999		\$6,000-6,999		\$7,000-7,999		\$8,000 and Over		Welfare	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Kamehameha	222	1	--	39	18	28	13	44	20	34	15	17	8	4	2	2	1	--	--	53	24
Kalakaua	119	3	3	6	6	15	14	27	25	32	30	6	6	4	4	--	--	--	--	26	25
Mayor Wright	363	--	--	31	9	42	12	65	18	48	13	39	11	13	4	4	1	1	--	120	33
Kalihi Valley	398	9	2	27	7	39	10	52	13	71	18	54	19	22	6	3	--	3	--	118	30
Kuhio	136	2	1	17	13	19	14	13	10	28	21	24	18	5	4	1	1	2	2	25	18
Palolo Valley	123	5	4	5	4	9	8	25	21	21	18	10	8	10	8	1	1	--	--	37	31
Kaahumanu	154	2	1	15	10	18	12	31	20	36	24	14	10	2	1	--	--	1	--	35	24
Kuhio Park Terrace	633	28	5	50	8	54	9	176	29	155	26	29	5	4	1	2	--	1	--	134	22
Punchbowl	156	--	--	67	43	42	27	17	11	3	2	1	1	2	2	1	1	--	--	23	15
Lanakila	232	2	1	23	11	40	20	49	24	34	17	11	5	--	--	--	--	--	--	73	36

Table 6

STATE HOUSING, FAMILY INCOME
AS OF DECEMBER 31, 1965

Project	Total	Military Families		Under \$2,000		\$2,000-2,999		\$3,000-3,999		\$4,000-4,999		\$5,000-5,999		\$6,000-6,999		\$7,000-7,999		\$8,000 and Over		Welfare	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Palolo I and II	333	23	8	6	2	7	2	16	5	39	13	79	26	79	26	29	10	29	10	26	6
Puuhala	133	5	4	--	--	3	2	5	4	20	16	37	29	34	27	17	13	9	7	3	2
Hauiki	47	1	--	--	--	1	2	3	6	3	6	14	30	12	26	10	20	3	6	--	--
Lokahi	30	--	--	--	--	--	--	1	3	9	30	12	40	7	23	--	--	--	--	1	3

APPENDIX C (Continued)

Table 7

NAVY LEASED HOUSING, FAMILY INCOME
AS OF DECEMBER 31, 1965

Project	Total	Military Families		Under \$2,000		\$2,000-2,999		\$3,000-3,999		\$4,000-4,999		\$5,000-5,999		\$6,000-6,999		\$7,000-7,999		\$8,000 and Over		Welfare	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Halawa	1,466	454	45	52	5	139	14	214	21	183	18	159	16	103	10	62	6	55	5	45	4
John Rodgers	204	82	62	4	3	17	13	21	16	21	16	21	16	9	7	10	8	17	13	2	2
Red Hill	299	112	57	6	3	27	14	45	23	42	21	18	9	16	8	15	8	17	8	1	--
Manana	295	103	54	4	2	16	8	38	20	59	31	27	14	20	10	12	6	5	3	11	6

APPENDIX C (Continued)

Table 8

LOW-RENT HOUSING, PER PROJECT, POPULATION
AS OF DECEMBER 31, 1965

	Total	13 and under		14-25		26-44		45-61		62 and over	
		#	%	#	%	#	%	#	%	#	%
Kamehameha	742	328	44	128	17	132	18	74	10	80	11
Kalakaua	418	203	49	81	19	84	20	34	8	16	4
Mayor Wright	1,827	940	51	363	20	329	18	139	8	56	3
Kalihi Valley	2,321	1,286	55	466	20	381	16	132	6	56	2
Kuhio	709	358	50	137	19	132	19	53	7	29	4
Palolo Valley	634	354	56	118	19	114	18	39	6	9	1
Kaahumanu	602	274	46	114	19	99	16	72	12	43	7
Kuhio Park Terrace	2,481	1,311	53	615	25	418	17	68	3	69	3
Punchbowl	251	10	4	20	8	11	4	29	12	181	72
Lanakila	1,049	504	48	235	22	163	16	82	8	65	6

Table 9

STATE HOUSING, PER PROJECT, POPULATION
AS OF DECEMBER 31, 1965

	Total	13 and under		14-25		26-44		45-61		62 and over	
		#	%	#	%	#	%	#	%	#	%
Palolo I and II	1,937	1,025	53	377	19	411	21	102	5	22	1
Puahala	680	330	49	136	20	147	22	55	8	12	2
Hauiki	261	144	55	40	15	59	22	15	6	3	1
Lokahi	142	76	54	23	16	36	18	7	5	--	--

APPENDIX C (Continued)

Table 10

NAVY LEASED HOUSING, PER PROJECT, POPULATION
AS OF DECEMBER 31, 1965

	Total	13 and under		14-25		26-44		45-61		62 and over	
		#	%	#	%	#	%	#	%	#	%
Halawa	4,422	1,670	38	1,369	31	1,069	24	266	6	48	1
John Rodgers	571	217	38	197	34	124	22	29	5	4	1
Red Hill	754	290	38	264	35	170	23	25	3	5	1
Manana	971	463	48	241	25	228	23	32	3	8	1

APPENDIX C (Continued)

Table 11

TPOLOGY OF BENEFITS FROM IMPROVED HOUSING

(After Leland S. Burns)

- I. Macro-economic Benefits
 - A. Increased national or area income
 - 1. Higher wages and salaries through increased availability for work and higher motivation
 - 2. Higher product
 - 3. Higher returns on investment
 - B. Reduced public costs
 - 1. Reduction in hazards such as crime and fire
 - 2. Reduction in hospital and medical care from injuries and disease
- II. Micro-economic Benefits
 - A. Increased returns on housing investment
 - 1. Higher rents
 - 2. Higher interest or other direct returns
- III. Micro- and Macro-social Benefits
 - A. Improved family stability
 - B. Increased privacy
 - C. Improved physical health and nutrition
 - D. Improved mental attitude, morale, and aspirations
 - E. Greater neighborliness
 - F. Better work and study attitude

APPENDIX D

ANNOTATED BIBLIOGRAPHY

I. GENERAL, INCLUDING HOUSING AND URBAN PLANNING

Abrams, Charles. Man's Struggle for Shelter in an Urbanizing World. Cambridge, Mass.: M.I.T. Press, 1964. 307pp.

This book pools together the author's previous studies not only on the American land problem, but also on the world's urban land problems, policies, and need for shelter of fourteen less developed nations in four continents. The author delves into the dynamic revolution of the world--urbanization.

Although this book highlights housing as an important element of the urbanizing process, it deals with many interrelated problems, such as industrialization; the immaturity of the legal, political, and administrative devices to deal with the urban land problem; the necessity for training and education; the technological lag in housing production; and the place of private and public investment.

The author discusses the gravity of the problem of shelter and various proposals as solutions and calls attention to the need for greater attention to this problem in aid programs.

He postulates that a universal urbanization--the intensive competition for the compact spaces in and around cities within each nation--might at last lay to rest the lebensraum concept that has continually arisen to threaten world peace.

American Assembly. Goals for Americans; Program for Action in the Sixties, comprising the Report of the President's Commission on National Goals and Chapters Submitted for the Consideration of the Commission. Englewood Cliffs, N.J.: Prentice-Hall, 1960. 372pp.

This book presents the Report of the President's Commission on National Goals and essays by individuals written for the Commission as part of the basis for its consideration of the national goals. The goals of the Commission's report comprised goals of Americans with regard to the individual, equality, the democratic process, education, the arts and sciences, the democratic economy, economic growth, technological change, agriculture, living conditions, and health and welfare; and goals abroad, dealing with building an open and peaceful world, the defense of the free world, disarmament, and the United Nations.

American Conservation Association. Cluster Development, by William H. Whyte. New York: 1964. 130pp.

The author advocates the cluster principle of developing houses and land: grouping houses more tightly together with the bulk of the land left for the common use of the open spaces. The author discusses the economic feasibility of clustering; the problem of overcoming community resistance; the market demand; the legal problems, especially ownership of the open spaces; homeowners associations' possession of the open spaces and conditions necessary to the success of such

associations; the different types of cluster developments; the linkage of the open spaces; and the creative and functional uses of both small and large open spaces.

American Society of Planning Officials. Planning 1961; Selected Papers from the ASPO National Planning Conference, Denver, Colorado, April 30-May 4, 1961. Chicago: 1961. 218pp.

The selected papers from the American Society of Planning Officials comprise these varied topics: "Who Shot Metropolis?" "One Judge Looks at Land Use Regulation in 1961," "Code Enforcement--a Neglected Tool in Planning and Urban Renewal," "Counties in the Metropolitan Future," "The Strategy of Human Desires," "Migration, Minorities, and the Implications for Planning," "Metropolitan Transportation," "Experience with Jets--and a Look Ahead," "Town and Gown [higher education]," "Water: a Growing Crisis," "Planning for Tourists," "Library Planning," "Critique of Planning Education," and "People, Positions, and Pay, [job classification and salary administration plans as they apply to a planning organization]".

American Society of Planning Officials. Planning 1965; Selected Papers from the Joint Planning Conference of the American Society of Planning Officials and the Community Planning Association of Canada, Toronto, Canada, April 25-29, 1965. Chicago: 1965. 351pp.

This publication contains articles by various authors on topics such as these: "The Significance of the City"; "Metropolitan Toronto and the Metropolitan Plight"; "Organizing Metropolitan and Regional Planning"; "Current Developments in Regional Planning in the United States"; "Planning for the Regional City"; "Planning International Border Areas"; "Fundamentals of Planning"; "Public Consultation in the Planning Process"; "Experiments in Transportation"; and "Simulators for Planning".

Architectural Forum. Building, U.S.A.; The Men and Methods That Influence Architecture in America Today. New York: McGraw-Hill, 1957. 147pp.

The book shows how various segments of society--the real estate operator, the lender, the contractor, the labor force, the manufacturer, the engineer, the corporate client, the public, and the architect--collectively influence important building decisions. The architect is, in the end, however, the one who can really create architecture in America by organizing and synthesizing the various building forces for his client.

Banfield, Edward C. and Morton Grodzins. Government and Housing in Metropolitan Areas. (ACTION Series in Housing and Community Development) New York: McGraw-Hill, 1958. 177pp.

This book deals with the effects on housing of the structure of government rather than with the effects on housing of the policy of government, but does not deny the importance of changing the governmental housing policies.

Part One describes the existing governmental structure in metropolitan areas, the problem of metropolitan organization, and the reasons for not effecting the many proposed solutions to the problem. Part Two analyzes how inadequate governmental structure produces impediments to improving housing situations, such obstacles as inadequacies in leadership, fiscal capacities, legal powers, metropolitan planning, and regulations and policies. Part Three examines current proposals for governmental reorganization and sets forth recommendations.

The report also touches on the problem of structure and its relation to class and racial differences between the populations in central cities and suburbs.

Bank of Hawaii. Growth of Employment, Population, and Housing on Oahu 1951 - 1970, a joint study by...and Hawaiian Electric Co. Honolulu: 1960. 107pp.

The purpose of this study is to estimate the growth of Oahu during 1960-70 in terms of (1) employment, (2) population, and (3) housing--as an aid to forward planning by those businesses which, of necessity, must make capital investments that are geared to long-range growth. The report first gives a historical review of the economy of Hawaii and then discusses the employment on Oahu 1951-1958 with projections for 1965 and 1970. Population is next discussed in terms of natural increase, immigration of workers, and retirement in Hawaii. The study concludes that growth in dwelling units has been and is estimated to be somewhat more rapid than that of employment or population. One of the effects of the rising standards of living of Hawaii's people is a decline in the average number of persons per dwelling unit.

Beyer, Glenn H. Housing and Society. New York: Macmillan, 1965. 595pp.

This book is based on an earlier one entitled Housing: A Factual Analysis, and is divided into five parts: Part 1 provides background and historical material concerning housing, families and cities; Part 2 focuses on the housing market, financing, and the provision of new housing; Part 3 describes the acquisition and consumption of housing; Part 4 discusses housing problems and progress; and Part 5 is concerned with the international picture--first, housing in Western Europe and then housing in the developing countries; the book relies heavily upon the 1960 federal census of population and housing.

California. Governor's Advisory Commission on Housing Problems. Report on Housing in California. Sacramento: 1963. 78pp.

The report examines a wide range of areas related to housing in California--e.g., the population growth and pattern of the growth in California; the condition of existing dwellings; home building; land and land costs; sources of funds for financing developments; and special housing needs of various segments of the community, such as the agricultural worker, the low-income family, the minority groups, the elderly, and the displaced.

Recommendations concerning the following are made: the State Planning Office, the federal housing programs for California, state supplementation of federal programs, state statutory and policy modification, and the need for a state housing agency.

California. Governor's Advisory Commission on Housing Problems. Report on Housing in California. Appendix. Sacramento, 1963. 816pp.

This appendix contains the background studies, reports of research projections, memoranda, and analyses for The Report on Housing in California.

Chute, Charlton F. "The Honolulu Metropolitan Area." Public Administration Review, XVIII, no. 1 (Winter 1958), 7-13.

The author discusses points which the Honolulu metropolitan area enlarges our thinking about metropolitan areas generally:

1. The definition of a metropolitan area.
2. The nature of the governmental problems of a metropolitan area.

3. Intergovernmental cooperation and certain other administrative problems.
4. The theory of municipal home rule, and its limitations.
5. The economic characteristics of a metropolitan area.
6. The equalization of governmental services and of the burden of supporting them.
7. Some implications of a limited supply of land in metropolitan areas.
8. Conservation of natural resources and metropolitan areas.
9. A solution of our metropolitan area problem of racial segregation.

Colean, Miles L. Renewing Our Cities. New York: Twentieth Century Fund, 1953. 181pp.

The book analyzes the decay of cities--their origin and persistence--and the means to eliminate deterioration. The author is concerned with maintaining the vitality of cities amid the onrush of population increase and technological changes and reviews some of the efforts to cope with these problems. The emphasis is on treating the deep-seated ills rather than the symptoms.

Congressional Quarterly Service. Housing a Nation. Washington: 1966. 96pp.

This publication concisely presents the government's objectives, methods and programs in housing the nation. It covers, among other topics, the agencies involved and their functions, the controversy over public housing and urban renewal, the chronology of housing legislation and the establishment of the Housing and Urban Development Department.

Connery, Robert H. and Robert H. Leach, The Federal Government and Metropolitan Areas. Cambridge, Mass.: Published for the Governmental Affairs Institute by Harvard University Press, 1960. 275pp.

The authors state that the approach of the national government to urban problems has been piecemeal--study should be made of the total impact of federal programs on government in metropolitan areas, such programs as those dealing with housing, urban renewal, highways, water resources, civil defense, and military installations and defense industries. The need for local-state-federal cooperation for metropolitan planning--with federal leadership paving the way--is stressed.

The book also discusses the adequacy or lack of adequacy in these areas: the representation and expression of metropolitan interests in Washington; the steps taken to understand the problems of government in metropolitan areas and to give coordinated leadership in solving them; the leadership of Congress, the White House, and the administrative agencies; and the organization of the various branches of the national government to provide effective leadership.

Recommendations for specific federal programs are made.

Engles, Frederick. The Housing Question. (Marxist Library Vol. XXIII) New York; International Publishers, 1935. 103pp.

In this philosophical treatise Engles argues against the "petty bourgeois socialist" solutions of Proudhon to housing the masses; Engles maintains that the relation between tenant and landlord is simply one of commodity sale and not one between worker and capitalist involving the surplus value of labor.

Fiser, Webb S. Mastery of the Metropolis. Englewood Cliffs, N.J.: Prentice-Hall, 1962. 168pp.

This book presents the problems arising from the mushrooming of the metropolis and the considerations involved in mastering the metropolis. The considerations include the future trends of the metropolis in housing, the neighborhood, and the downtown area; the potentialities and problems of the city in the context of national forces--the technological, economic, social and political forces of the greater society; the changing relations between the public and the private spheres of action; the need for greater sophisticated knowledge and acumen by both government administrators and citizen groups to tackle the problems of urban renewal; the need for governmental reorganization on the various levels--federal, state, and local; the necessity for citizen action to grow from neighborhood action to city-wide policy; and the present lack of comprehensive planning.

The author states that planners should dream of various alternatives as to the kind of city citizens want so that a broad spectrum of human values is represented.

Futterman, Robert A. The Future of Our Cities. Garden City, N.Y.: Doubleday and Co., 1961. 360pp.

The author first traces the origin and development of cities in our country and the concomitant problems which arose. He explains how the changing occupational structure, the role of the immigrant in the city, the move to the suburbs, the Negroes' concentration in ghettos, the failure of transit and the development of the automobile, and inadequate governmental units have affected the situation of today's city. Although the situation looks gloomy, the author states that with major surgery and comprehensive planning, rectification can be made.

Part II traces the growth pattern of the following cities and their successes and failures in handling their problems: Chicago, Los Angeles, Washington, Dallas, Kansas City, Atlanta, Denver, Norfolk, Philadelphia, Cincinnati, Louisville, New York, New Orleans, Baton Rouge, Boston, Akron, Grand Rapids, Tulsa, and San Francisco.

Gazzolo, Dorothy. "Municipal Housing Codes." Public Management, XXXVIII, no. 5 (May 1956), 105-107.

The municipal housing code, an essential tool of neighborhood conservation, provides a new approach to better standards for existing housing. To qualify for federal aid for either clearance or conservation, communities without a housing code or without a procedure for enforcing scattered regulations must demonstrate that they are working toward this goal. A municipal housing code is distinctly different from the usual building code not only because it applies to existing rather than new housing but also because it seeks to achieve some of the environmental standards for existing housing that zoning ordinances, subdivision controls, and modern fire, health, and safety codes provide for new housing.

The author discusses what various cities have done with respect to housing code administration, occupancy standards, building facilities and maintenance, and housing inspection and enforcement.

Georgia State College of Business Administration. Bureau of Business and Economic Research. The Development of the Public Housing Program in the United States, by Robert K. Brown. (Studies in Business and Economics, Bulletin No. 7) Atlanta: 1960. 92pp.

This publication traces the development of the public housing program in the United States: the legislative origin of public housing with the passage of the National Industrial Recovery Act of 1933, making possible the entry of the federal government into the low-rent housing field; the emergence of a permanent federal housing authority in the 1930's; the impact of World War II on public housing and the immediate post-war housing program; and the housing program since 1949.

The author then evaluates the development of the public housing program and presents criticisms and suggestions for change.

Goodman, Percival and Paul Goodman. Communitas: Means of Livelihood and Ways of Life. Chicago: University of Chicago Press, 1947. 141pp.

The authors describe and criticize what they think are the most original and serious major physical plans of the last hundred years. They also present in a series of model, through somewhat unorthodox solutions the fundamental issues that every contemporary physical plan must face and satisfy.

Hawaii. University. Economic Research Center. Housing Needs in Hawaii, by Sherman J. Maisel. Honolulu: 1961. 65pp.

Public intervention in our private enterprise economy has occurred mainly because of differing views as to what constitutes adequate housing and what represents an equitable amount to pay for it. In other words, notions of adequacy and equity often involve value judgments, which must be made by public authorities acting as best they can in accordance with the wishes of their electorate.

This report attempts to furnish some guidelines to the decision-making process by bringing together essential facts on housing needs in Hawaii and interpreting the data. A "Housing Needs Index" is constructed. The report was prepared in response to a request from the Committee on Housing, State House of Representatives, as transmitted by the House Policy Committee.

The author is a professor of urban land economics at the University of California at Berkeley.

Hawaii. University. Romanzo Adams Social Research Laboratory. Selected Bibliography on Social Research in Hawaii, by Bernhard L. Hormann. (Report No. 37) Honolulu: 1963. 41pp.

This bibliography of 700 items updates the 1955 bibliography issued by the Romanzo Adams Social Research Laboratory as a service to the social researcher. The list contains not only works by sociologists, although their work predominates.

Ireland. Institute of Public Administration. The Dynamics of Irish Housing, by Paul A. Pfretzchner. Dublin: 1965. 137pp.

This monograph concentrates upon one narrow fragment of the social apparatus of Ireland, specifically that portion having to do with the production and distribution of housing within that nation: "Not content with one or a few simple programs, the people of Ireland today live in what might be regarded as the world's most heavily subsidized houses built under the aegis of a most complex set of economic supports." [p. 125]. Of particular interest is the description of the variable rental rates and lack of continued occupancy standards for low-income families.

Kelly, Burnham and others. Design and the Production of Houses. (ACTION Series in Housing and Community Development) New York: McGraw-Hill, 1959. 401pp.

Burnham Kelly and a team of associated experts at the Massachusetts Institute of Technology studied the ways to achieve the potential opportunities for technological change in the design and production of housing. They analyze the blocks which prevent the housing industry from taking advantage of a new way of life and cost-saving features offered by new design and technology. Their book explores the roles of the builder, the labor union, the manufacturer of building materials, the architect, and the public official and points out ways in which their combined efforts can introduce many forms of improved design and technological innovation into future home-building operations.

McDonnell, Timothy L. The Wagner Housing Act; A Case Study of the Legislative Process. Chicago: Loyola University Press, 1957. 470pp.

This case study exposes the activities involved in the making of a federal law. The long and complicated struggle to enact what became known as The Housing Act of 1937 took three successive sessions of Congress before enactment. It is thus a good subject for the study of the development and technical expression of an entirely new program and of special financial plans and administrative structures to implement the program as formed and influenced by powerful lobby groups representing the executive agencies, the real-estate organizations, the labor unions, and the welfare groups.

Meyerson, Martin and Edward C. Banfield. Politics and the Public Interest; The Case of Public Housing in Chicago. Glencoe, Ill.: Free Press, 1955. 353pp.

This study focuses on the decision making powers concerning the location of public housing projects in Chicago. The difficulties encountered had to do with the disturbance of the population equilibrium--the racial and class composition of communities.

The report analyzes the decisions made by the Chicago Housing Authority, the City Council, the Mayor, the Plan Commission, influential opinion-interest groups, the Public Housing Administration, and other agencies.

Michigan. University. Law School. Legislative Research Center. Metropolitan Area Problems: The Role of the Federal Government, by Theodore M. Hutchinson. (Legal Problems in Metropolitan Area Series) Ann Arbor: 1961. 65pp.

After examining ten federal programs--air pollution abatement, federal airport aid, civil defense, natural disaster relief, federal aid for urban highways, hospital and medical facilities survey and construction, public works, school lunch and milk program, low-rent housing and urban renewal, and water pollution control--affecting the service and regulatory problems of local governments in metropolitan areas, the author suggests methods by which the federal government could assume a more predominant role in combating such problems. The establishment of a metropolitan area information, research, and coordination center within the organization of the federal government would be a significant first step.

Mumford, Lewis. The City in History; Its Origins, Its Transformations, and Its Prospects. New York: Harcourt, Brace, and World, 1961. 657pp.

The author traces the 5,000 year historical development of the city, and attempts to deal with its form, function, and purposes; moral and philosophical questions concern the author who seems to esteem the medieval city over the modern.

Nash, William W. Residential Rehabilitation: Private Profits and Public Purposes, directed and with preface by Miles L. Colean. (ACTION Series in Housing and Community Development) New York: McGraw-Hill, 1959. 272pp.

This study investigates rehabilitation of housing for different income groups, on both an individual structure and a neighborhood basis, examining the physical standards which are achieved by private investors under varying conditions of consumer demand and public activity.

Based on intensive field investigation and factual accounts of operations by well-known rehabilitators in a number of cities, the report also covers methods in locating a suitable market for rehabilitation, ways of estimating the cost, and then the means to finance the project. The study demonstrates how businessmen and government can stimulate rehabilitation either inside or outside official urban renewal areas.

Resources for the Future. A National Program of Research in Housing and Urban Development; the Major Requirements and Suggested Approach, by Harvey S. Perloff. Washington: 1961. 32pp.

In examining urban research needs and a suggested approach to the establishment of a national program of research in housing and urban developments, the author covers these major topics: (1) needed: a national program of research; (2) the scope of urban research; (3) organizing a nation-wide program of research; and (4) implementation.

Rodwin, Lloyd. Housing and Economic Progress; A Study of the Housing Experiences of Boston's Middle-Income Families. Cambridge, Mass.: Harvard University Press and M.I.T. Press, 1961. 228 pp.

The author feels that too often housing problems are identified with slums and poverty. But most housing problems, he believes, stem from economic progress, from rising income and inadequate market responses to such rises in income. Economic progress prompts or accentuates the growth of families, rising standards of demand, the desires and problems of ownership, shortages of housing, controversy over rent control, and the efforts to make existing cities better places in which to live.

Because of the previous reasons, the numerous reports about slum dwellers, and the abundance of information about the well-to-do, the author chose the housing problems of middle-income families, taking Boston's middle-income families as the basic source material.

Schmitt, Robert C. "Mobility, Turnover and Vacancy Rates," Land Economics; A Quarterly Journal of Planning, Housing and Public Utilities, XXXIII, no. 3 (August 1957), 261-264.

The author discusses the amount and kind of research done on the topic of mobility, turnover, and vacancy rates and the availability of housing and the importance of such studies. Included in his discussion is a mention of a joint study in January 1957 by the Honolulu Star-Bulletin and Honolulu Redevelopment Agency.

Straus, Nathan. The Seven Myths of Housing. New York: Alfred A. Knopf, 1944. 314 pp.

This rather polemic work by the former Public Housing Administrator attempts to answer hypothetical objections to public housing, viz., (1) "There are no slums in my town," (2) "Public housing does not clear slums," (3) "The government should buy up the slums," (4) "Public housing is costly and extravagant," (5) "Public housing does not rehouse families from slums," (6) "The slum dweller creates the slums," (7) "Public housing injures private business and threatens to bankrupt the country."

U.S. Congress. House. Committee on Banking and Currency. Subcommittee on Housing. Housing and Urban Development Act of 1965; Hearings before ... on H.R. 5840 and related bills.... Parts 1 and 2, April 1, 2, 5 - 7, 1965. Washington: U.S. Govt. Print. Off.; 1215 pp.

This legal document explains the subject matter of the hearings, before which, various interest groups and public officials testified on A Bill to Assist in the Provision of Housing for Low- and Moderate-Income Families, to Promote Orderly Urban Development, to Improve Living Environment in Urban Areas, and to Extend and Amend Laws Relating to Housing, Urban Renewal, Urban Mass Transportation, and Community Facilities.

U.S. Congress. House. Committee on Banking and Currency. Subcommittee on Housing. Housing and Community Development Legislation. Hearings before... 88th Congress, 2d Session on H.R. 9751.... February 17-27, 1964. Washington: U.S. Govt. Print. Off.; VIII + 929 pp.

This document contains statements of and additional information submitted to the Subcommittee from various public and private officials and groups on the subject amply described in the title of this publication.

U.S. Housing and Home Finance Agency. Housing and Planning References No. 117. (September/October 1963). Washington: 1963. 103 pp.

This is a selected list of publications and an index of articles on housing and planning, newly acquired or noted in the libraries of the U. S. Housing and Home Finance Agency; Office of the Administrator, Federal Housing Administration, and Public Housing Administration; and The Federal Home Loan Bank Board.

U.S. Housing and Home Finance Agency. Housing Definitions... as They Relate to Programs of the Housing and Home Finance Agency. Washington: 1959. 46 pp.

This booklet offers popular, not legal or technical, definitions of terms and names commonly used in connection with Housing and Home Finance programs. The definitions also include organizations, groups, and government agencies which are regularly concerned with housing and urban matters on a national basis.

U.S. Housing and Home Finance Agency. Office of International Housing. Bibliography on Housing, Building and Planning for Use of U.S. A.I.D. Missions. Washington: 1963. 43pp.

Where the titles in the bibliography are not self-explanatory, brief annotations have been made. The bibliography is organized under these headings: Aided Self-help Housing, Architecture, Building Codes and Standards, Building Industry, Building Methods and Materials, Central Business Districts, City and Regional Planning, Community Facilities, Cooperative Housing, Housing, Housing and Building Research, Housing Finance, Housing Policy and Legislation, Housing Project Management, Industrial Location, Land Problems, Market Analysis, Public Housing, Real Estate, Rural Housing, Shopping Centers, Urban Renewal, and Zoning.

U.S. Housing and Home Finance Agency. Office of the Administrator. Proceedings of the Interfaith Conference on Housing for Senior Citizens; April 20-21, 1964, Washington, D. C. Washington: 1964. 75 pp.

This publication is a collection of the major addresses and statements with summary reports of the regional workshops of the Interfaith Conference on Housing for Senior Citizens. The addresses included "The Responsibility of the Church in Meeting the Housing Needs of Senior Citizens," "The Catholic Church and Housing for the Elderly," "Protestant Church-Related Programs for the Aging," "Older Persons and Their Special Needs," "Opportunities for Church Sponsorship of Housing for Senior Citizens," "Legislative Efforts in Meeting the Housing Needs of Older Americans," and "Direct Loans for Senior Citizens Housing."

The summary reports of the regional workshops were on these topics: "The Role and Responsibility of Church Bodies," "The Need and Demand for Housing for Senior Citizens," "The Programs and Policies of HHFA," "Case Examples in Developing and Carrying through a Project," "Cooperative Efforts in Evaluating Proposals in this Field," and "Training Administrators to Manage Housing for the Elderly."

U.S. Housing and Home Finance Agency. Office of the Administrator. Sixty Books on Housing and Community Planning. Washington: 1963. 21 pp.

This Bibliography is a selection of generally recent publications, deliberately limited to sixty for maximum usability. They are introductory and orientation readings for anyone interested in housing and community planning. A few older core books are included. Representative associations are noted.

U.S. Housing and Home Finance Agency. Selected Aspects of Administration of Publicly Owned Housing: Great Britain, Netherlands, and Sweden, by Abner D. Silverman. Washington: U. S. Govt. Print. Off.; 1961. 238 pp.

A full half of this monograph deals with public housing in England: its governmental relationships, legislative history, management practices, and a significant portion concerns problem families and services provided them. The general structure of policy and management of public housing in Scotland and the Netherlands is given treatment along with some description of specific projects. Sweden is dealt with briefly, but the attempt at analyzing the results of Sweden's housing policies is significant. The bibliography is helpful.

"Urban Revival: Goals and Standards." Annals of American Academy of Political and Social Science, CCCLII (March 1964) entire issue.

This issue on "Urban Revival: Goals and Standards" contains the following articles: "The Place of Nature in the City of Man" by Ian L. McHarg; "Physical and Mental Health in the City" by Leonard J. Duhl and E. James Leiberman; "Urban Social Differentiation and the Allocation of Resources" by Raymond W. Mack and Dennis C. McElrath; "Culture Change and the Planner" by Anthony N. B. Garvan; "Urban Economic Development" by John H. Nixon and Paul H. Gerhardt; "Administrative and Fiscal Consideration in Urban Development" by Werner Z. Hirsch; "The Political Side of Urban Development" by Scott Greer and David W. Minar; "The Urban Pattern" by Hans Blumenfeld; "The Public Art of City Building" by David A. Crane; "City Schools" by Patricia Cayo Sexton; "Housing and Slum Clearance: Elusive Goals" by William G. Grigsby; "Social-Welfare Planning" by Elizabeth Wood; "Recreation and Urban Development: A Policy Perspective by Lowdon Wingo, Jr.; and "Urban Transportation Criteria" by Henry Fagin.

Vernon, Raymond. Metropolis 1985; an Interpretation of the Findings of the New York Metropolitan Region Study. (Metropolitan Region Study No. 9) Cambridge, Mass.: Published for the Regional Plan Association by Harvard University Press, 1960. 252 pp.

This volume analyzes the key economic and demographic features of the New York Metropolitan Region--a twenty-two county area taking in parts of three states--and projects these features to 1965, 1975, and 1985. The analysis of the Region's probable development assumes that the economic and demographic forces cited follow their indicated course and that the role of government is largely limited to existing policies.

Vernon, Raymond. The Myth and Reality of Our Urban Problems (Stafford Little Lectures of 1961). Cambridge, Mass.: Joint Center for Urban Studies of the Massachusetts Institute of Technology and Harvard University, 1962. 84 pp.

The author posits that the difficulties of urban development--housing, transportation, and communication--are more serious problems for the well-to-do and for the intellectual elite than for the middle and poor classes.

The middle-income group, in spreading out to the suburbs, and the poor, in taking over the housing left by the middle class, gain contentment because of the bettering of their lot and the services and jobs which often follow them. But it is the elite who feel offended by the course of urban development problems because their suburban homes have been invaded by the middle class and their jobs place them in the central districts of cities so that they have to pass the blight and decaying areas to get to their elite jobs. Moreover, this exclusive group feels an attachment to the central city because of sentiment, tradition, and cultural ties and want to live near the city. Thus rehabilitation of the city often is in the center of town and benefits the elite, rather than the poor.

Though the poor often benefit by taking over the homes of the middle-income group who spread out to the suburbs, there is a segment of the poor who cannot make the outward movement. Government must have enough power in rebuilding the city to help this destitute group as well--rehabilitation must benefit all groups.

Weaver, Robert C. Dilemmas of Urban America. (Godkin Lectures of 1961)
Cambridge, Mass.: Harvard University Press, 1965. 138 pp.

This relatively small book deals in general terms with a few of the currently suggested approaches to the housing, urban, and racial problems in America today: new towns, rent supplements, public-private cooperation, etc.; but the author concludes that no single answer to the urban dilemma exists.

Wendt, Paul F. Housing Policy--The Search for Solutions: A Comparison of the United Kingdom, Sweden, West Germany, and the United States Since World War II.
Berkeley: University of California Press, 1963. 283pp.

The author first presents the critical housing shortages most countries faced following World War II and then examines the national housing programs and policies in four countries--the United Kingdom, Sweden, West Germany, and the United States--since World War II in terms of the evolution of national housing policies, the record of housing production, and the impact of housing policies upon housing standards. The final chapter summarizes and evaluates the post-World War II housing policies examined.

II. FINANCES AND ECONOMICS

Agnew, John W. "The Economics of Urban Redevelopment." Municipal Finance, XXXV, No. 1 (August 1962), 24-27.

The author discusses various problems in urban renewal and redevelopment projects, such as the interpretation of the Urban Renewal Act, a comprehensive and valid analysis of renewal and redevelopment programs because of the newness of the programs, the lack of integrating the financial problems of the fiscal policy of the city into the financial problems of the urban redevelopment project, the lack of local leadership, the problem of constitutionality in using the power of eminent domain when a person refuses to rehabilitate his property, the excessive cost of rehabilitation, the bulldozing of revenue producing properties without first having assurance that redevelopment in the form of revenue producing properties would definitely take place, and the controversial use of tax allocation and

industrial revenue bonds.

The author concludes by advocating a cost and income study and a plan that integrates the fiscal problems of the city into the fiscal problems of the redevelopment project to provide a sound approach to solving the economics of urban redevelopment.

Brookings Institution. Federal Lending and Economic Stability, by George F. Break. Washington: 1965. 185 pp.

In the process of expansion, direct federal loan programs both helped and hindered efforts of policy-makers to maintain stable economic growth in the United States. These conflicting effects and their implications for future stabilization policy are examined in this study.

The author discusses direct loans in relation to post-war debt trends, the federal budget, resource reallocations and economic stabilization; the economic effects of federal lending; global trends and cycles in post-war federal lending; and the basic behavioral patterns of federal loan programs. The appendix gives major lending program summaries.

Brookings Institution. Measuring Benefits of Government Investments; Papers Presented at a Conference of Experts held November 7-9, 1963, edited by Robert Dorfman. (Studies of Government Finance) Washington: 1965. 430 pp.

Herbert Mohring's paper on "Urban Highway Investments" tries to demonstrate that an optimum highway system can be characterized in essentially the same terms as can long-run equilibrium in a competitive industry. In the absence of scale economies, a highway authority could maximize the benefits to be derived from an existing, perhaps nonoptimal, highway network and ultimately provide an optimum network by adopting these rules: establish short-run marginal cost prices for the use of each link in the existing network and alter the size of each link to the point where toll revenues equal the total costs to the authority of providing that link. The author then develops estimates of the costs of urban freeway capacity and rough estimates of the benefits that would result from expanding urban transportation systems through construction of new freeways.

Jerome Rothenberg's paper on "Urban Renewal Programs" discusses the nature of redevelopment benefits, the structure of benefit-cost comparisons, and the measurements of benefits and ends with an illustrative numerical example.

Brookings Institution. Taxes and Economic Incentives, by Lewis H. Kimmel. Washington: 1950. 217 pp.

The study is concerned primarily with taxpayers' reactions and their repercussions in the economic sphere. With the present heavy tax burdens, the effects of taxes on decisions with respect to investment and economic expansion are important. Intelligent formulation of tax policy will be facilitated if the economic aspects of the several classes of taxes are more fully understood.

The author discusses these areas: the nature of taxable capacity, the corporate income tax, problems relating to the corporate income tax, personal income taxes, income tax policy and economic incentives, sales and excise taxes, property taxes, and payroll or employment taxes.

Chamber of Commerce of the United States. The Impact of Federal Urban Renewal and Public Housing Subsidies. Washington: 1964. 87 pp.

This report, in the controversy over the federal government's role in subsidizing local operations for urban renewal and public housing, attempts to show that:

1. The net impact of federal taxation and federal renewal and housing subsidy programs is, generally, that the more affluent communities are subsidized at the expense of those less well off.
2. The costs of federal control of urban renewal and public housing programs, through June 30, 1962, were equivalent to 13% of subsidy payments--or about \$1 in control costs for every \$7.50 in subsidies.
3. If all jurisdictions in the United States had received "fair shares" of federal subsidies, relative to housing and income conditions, subsidy payments and commitments (as of June 30, 1962) would have totaled an amount equivalent to more than one-third of the national debt.
4. Among the 50 states, federal urban renewal and public housing subsidies relative to substandard housing conditions tended to be higher in states which were utilizing lesser amounts of their own state-and-local tax resources, and the subsidies tended to be lower in states utilizing greater amounts of their tax resources.

Dyckman, John W. and Reginald R. Isaacs, Capital Requirements for Urban Development and Renewal. (ACTION Series in Housing and Community Development) New York: McGraw-Hill, 1961. 334 pp.

The authors explore the questions of our ability to pay for urban renewal and the organization of our economy necessary to realize redevelopment goals. They translate the national cost of urban rehabilitation into specific changes in the urban environment and demonstrate how specific local programs can be worked out for the whole nation in the broad prospective of our country's economy.

Fisher, Ernest M. Urban Real Estate Markets: Characteristics and Financing. (Financial Research Program, Studies in Urban Mortgage Financing) New York: National Bureau of Economic Research, 1951. 186 pp.

The author first describes the characteristics of private property--e.g., fee and leasehold estate--with regard to land, improvements, and services. Then comes an exploration of the various instruments of real estate finance--the use of equity funds and borrowed funds (the mortgage). The discussion moves to how the proportion between owner-occupied and rented homes has varied from time to time and from one part of the country to another: information is given concerning percentage of homes owner-occupied over a period of time, influences affecting percentage of home ownership, length of tenure of owner-occupied homes, characteristics of a buyer's market and a seller's market, and market changes and price movement.

Next, financing home ownership is discussed: the extent to which credit is used in financing home ownership, the source of mortgage funds, the requirement

for down payment, and the relation among these elements in the mortgage contract--amount of debt, interest rate, and term of mortgage.

The author goes on by examining the rental market and the market for investment, and concludes with the markets for miscellaneous types of land and improvements, such as subdivisions, commercial and office space, and industrial land and buildings.

Grebler, Leo, M. David and Louis Winnick. Capital Formation in Residential Real Estate: Trends and Prospects, a study by National Bureau of Economic Research. Princeton, N.J.: Princeton University Press, 1956. 519 pp.

Part A deals with the trends in residential construction--new construction, additions and alterations--and financing in the first acquisition of new residential facilities upon completion. Some of the findings indicate a marked retardation in the rate of growth of residential construction, despite the large rise in national product and the greater facilities for financing. Other developments are a decline in real capital in investment and the demand for new consumer goods strongly competing with housing in the family budget.

Part B analyzes the flow, uses and sources of capital funds for residential construction. The study also traces the increasingly important role the federal government has played in this phase of residential construction.

Part C attempts to appraise future growth in residential real estate.

Haar, Charles M. Federal Credit and Private Housing; the Mass Financing Dilemma. (ACTION Series in Housing and Community Development) New York: McGraw-Hill, 1960. 408 pp.

After briefly tracing the evolution of federal housing credit programs, the author discusses existing federal programs for residential mortgage credit, clarifies the assumptions and goals of these programs, and makes recommendations for their improvement.

Special focus is placed on the activities of the Federal Housing Administration, the Veterans Administration, and the Federal National Mortgage Association. The book also includes such matters as the relation of property improvement credit programs to urban renewal and how the traditional advantages of judicial review may be extended to the administration of government credit programs. It deals, too, with how local master planning relates to the activities of the Housing and Home Finance Agency and how the Housing and Home Finance Agency may be integrated into overall budgetary and fiscal policies.

The book provides techniques for utilizing the mortgage terms of amortization, maturity, down payment, and interest rates to attain housing and fiscal aims.

Hawaii. University. Bureau of Business Research. State Economic Goals and Federal Land Holdings in Hawaii, by Richard U. Ratcliff. Honolulu: 1962. 132 pp.

The question of the best utilization of federally controlled lands for the long-range social and economic objectives of Hawaii arose with the Statehood Act

and the determination of which of the federally held lands were to be restored to Hawaii. The author concludes that because only a moderate reduction in military expenditures would bring about economic distress, the major resource of the State --land, including federally held lands--must be fully exploited.

The author discusses state economic goals and land policy; the economic structure of Hawaii--past, present, and future; land market restraints--land use patterns, land costs, future land requirements on Oahu, and land problems on the neighborhood islands; and state land policy and federal landholdings.

Kurnow, Ernest. "Land Value Trends in the United States." Land Economics; A Quarterly Journal of Planning, Housing, and Public Utilities, XXXVI, No. 4 (November 1960), 341-348.

The 1957 Census of Governments made available the basic data needed to estimate land values by states. The author's study was undertaken to make such estimates as well as to trace the trend and cyclical fluctuations in the distribution of land values among the states since 1922.

Lowry, Ira S. "Filtering and Housing Standards: A Conceptual Analysis." Land Economics; A Quarterly Journal of Planning, Housing, and Public Utilities, XXXVI, No. 4 (November 1960), 362-370.

The author analyzes the housing market behavior presented by the proponents of the filtering method of raising housing standards. This study concludes that owners and tenants will respond to changes in the market evaluation of a dwelling unit with behavior which accelerates or delays the physical deterioration of the dwelling. Thus, a policy which implements price decline within the standing stock of housing cannot also nourish the hope of using this stock to raise housing standards.

Pennsylvania. Department of Commerce. Bureau of Community Development. Financing Lower-Middle Income Housing. (Demonstration Project PA. D-3) Harrisburg, Pa.: 1964. 107 pp.

This report demonstrates the use of electronic data processing equipment to analyze the sales housing, rental housing, and rehabilitation loan market effects of liberalizing any one or a combination of credit conditions to make more private housing available to lower-middle income families.

The findings of the demonstration project may be summarized under four headings:

1. The socio-economic characteristics of the sample, including the age, sex, and size composition of the family household cases, as well as their financial capabilities. These factors are often indicative of the size, quality, and tenure of the housing that will be demanded by the various sub-groups of the sample.
2. The sales housing findings.
3. The rental housing findings.
4. The rehabilitation findings.

Ratcliff, Richard U., Daniel B. Rathbun, and Junia Honnold. Residential Finance, 1950. (Census Monograph Series) New York: Published for the Social Science Research Council by John Wiley and Sons, 1957. 180 pp.

After discussing the trends in residential finance from 1890 to 1950, the authors analyze (1) the lending institutions--use of government insurance, characteristics of the property securing the mortgage debt, mortgage contract terms, and the nature of borrowers; (2) the borrowing public--the recipients of the several types of mortgage credit, the terms of the mortgage credit, and the burden of mortgage indebtedness; (3) the use of junior mortgages; (4) the financing of rental housing; and (5) the impact of government mortgage guarantees.

Reid, Margaret G. Housing and Income. Chicago: University of Chicago Press, 1962. 415 pp.

The author's study concludes that values and rents of dwelling units tend to rise markedly with normal or expected income of consumers. This finding, according to the author, disproves the theme in economic literature of the past: the higher the income, the lower the proportion of income going to housing.

But the high housing-income ratio may be checked if the price of housing rises faster than the price of other consumer products.

In this study, variables affecting the housing-income ratio have been studied --such variables as price; household size and type, such as age of head; cyclical change; migration; and rent control. Rooms and their occupancy in relation to income have also been examined.

In the final chapter some implications of the findings bearing on normative problems of the housing industry and of public housing programs are briefly considered.

Sporn, Arthur D. "Empirical Studies in the Economics of Slum Ownership." Land Economics; A Quarterly Journal of Planning, Housing, and Public Utilities, XXXVI, No. 4 (November 1960), 333-340.

The availability of the Wisconsin income tax returns prompted the writer in 1958 to 1960 to investigate the ownership history and the owners' financial operating record for two separate samples of substandard housing in the City of Milwaukee to test two separate hypotheses:

1. that the availability under state and federal income tax laws to successive purchasers of residential property of repeated depreciation deductions, based upon each owner's acquisition cost, stimulates an unhealthy turnover in such property by encouraging each owner to operate it irresponsibly while writing it off in the shortest possible time and then to pass it on to a purchaser who repeats the process; and
2. that the prospect or actuality of condemnation proceedings to acquire substandard housing exerts an inflating effect on its market price, with the result that the process of public acquisition confers an indirect subsidy upon such property's owners.

The author discusses the results of his findings. In the process of his investigation, it proved possible in a number of cases to determine the rate of return which the property was yielding to the owners on their capital investments.

U.S. National Commission on Technology, Automation, and Economic Progress. Technology and the American Economy. Washington: U.S. Govt. Print. Off.; 1966. 115 pp.

This report deals with the many aspects of technological and economic progress: the pace of technological change; technological change and unemployment; creating an environment for adjustment to change: employment and income; facilitating adjustment to change: public policies and private policies; technology and unmet human and community needs: general considerations; applying technology to community needs; technology and the work environment; and improving public decision making (a system of social accounts).

III. LAND USE

Babcock, Richard F. The Zoning Game; Municipal Practices and Politics. Madison: University of Wisconsin Press, 1966. 202pp.

The author's observations on zoning fall into two well-defined but not mutually exclusive categories: a commentary upon the words and deeds of the lay and professional participants, and a few suggestions on the appropriate bases for decision-making.

Chapin, F. Stuart, Jr. Urban Land Use Planning. (2d ed.) Urbana, Ill.: University of Illinois Press, 1965. 498pp.

Part I explores various theories of urban land use, growth, and development. Part II is concerned with data collection and data processing in a number of areas in preparation for Part III, land use planning. Part II thus deals with studies of the urban economy, urban transportation, employment, population, activities and land as prerequisites for estimating amounts and rates of future land development and the development of a land use plan. Drawing upon Parts I and II, Part III deals with the land use planning process itself.

Haar, Charles M. Land-Use Planning; A Casebook on the Use, Misuse, and Re-Use of Urban Land. Boston: Little, Brown, and Co., 1959. 790pp.

This book through case studies shows the evolution of property law and the intervention of government in the real estate market and in land development. The aim is to analyze the legal and administrative problems of allocating and developing that increasingly scarce resource--urban land in metropolitan areas.

This book is divided into eight chapters:

1. An introduction to the goals and assumptions (remedial, utopian, and emergent) of land-use planning, and the interaction of American history, planning theory, and land policies.
2. Judicial determinations of conflicting land uses in the law of nuisance, and the relation of private to public nuisance.
3. Legislative districting of permissible land use through zoning, the most extensively employed city planning tool.
4. Subdivision and street controls, including a more intensive study of the regional framework for land planning already implicit in the zoning materials.

5. The use of eminent domain by government as landowner and redistributor, stressing the issues of public use and just compensation, as well as the English experience with compensation.
6. The private planning of land use through covenants, conditions, defeasible estates, easements, and other devices having their roots in feudal times, but now utilized in urban renewal.
7. The role of the federal government in land-use policies, and the indirect restraints and inducements through housing, credit, fiscal, and tax policies.
8. Land-use planning by whom, how, and for whom--the role of the master plan, and the desirability and efficacy of urban planning.

Haar, Charles M. (ed.). Law and Land; Anglo-American Planning Practice. Cambridge, Mass.: Harvard University Press and the M.I.T. Press, 1964. 290 pp.

The book is the result of a seminar in comparative law of land use. The purpose of the seminar was to compare, criticize, and evaluate the approaches taken by the United States and Great Britain toward land-use and resource-allocation planning. The aim was to understand the common problems of controlling land use from the standpoint of property rights, democratic goals, and the creation of new legal instruments and organizations capable of channeling changing social energies.

Hawaii. Planning Office. Facts Pertaining to the Protection and Zoning of Rural, Agricultural, and Urban Lands within All Counties, prepared by Hawaii State Planning Office and Harland Bartholomew and Associates. Honolulu: 1961. 25 pp.

This report was undertaken because of the concern that the urban residential "sprawl" in our nation has destroyed good agricultural land, created transportation problems, and inflicted significant damage to the nation's economy. Steps should be taken to provide for the most desirable future growth and development of the State of Hawaii because the conditions described above also pertain to our State.

This study contains a statement of support, facts, and a bill for an act relating to the protection and zoning of conservation, agricultural and urban lands within all counties.

"Land Planning in a Democracy." Law and Contemporary Problems, XX, No. 2 (Spring 1955), entire issue.

This issue on "Land Planning in a Democracy" contains these articles: "Constitutional Law and Community Planning" by Corwin W. Johnson; "Zoning for Aesthetic Objectives: A Reappraisal" by J. J. Dukeminier, Jr.; "The Relationship of Zoning to Traffic-Generators" by Allen Fonoroff; "Large Scale Developments and One House Zoning Controls" by William Charney Vladeck; "Zoning for Amenities" by Seymour I. Toll; "Discretionary Powers of the Board of Zoning Appeals" by John W. Reps; "Regulating the Timing of Urban Development" by Henry Fagin; "Elimination of Incompatible Uses and Structures" by C. McKim Norton; and "Planning Law and Democratic Living" by Norman Williams, Jr.

"Land Use and Local Finance--Part I. Land Uses and Values." Tax Policy, XXVII, No. 11-12 (November-December 1960) entire issue.

This issue, devoted to land uses and values, discusses the supply and utilization of land in various categories, such as "Land Uses in Central Cities," "Land Uses in Satellite Cities," "Residential Use of Land," "Land Area Devoted to Commerce and Industry," and "Parks and Playgrounds and Other Public Uses." The report ends with an analysis of the relationship between urban land values and utilization.

"Land Use and Local Finance--Part II. Regulation and Control of Land Use." Tax Policy, XXVIII, No. 8-9 (August-September 1961) entire issue.

This issue is devoted to regulation and control of land use and discusses types of controls, planning, determination of the land use patterns, zoning, density control, police power, public ownership, and the role of government regulation.

"Land-Use Symposium." Iowa Law Review, L, No. 2 (Winter 1965), entire issue.

This issue contains these articles: "Changing Concepts in the Law of Land Use" by John E. Cribbet, "Allocation of Rights in Land: Preliminary Considerations" by Richard G. Huber, "Federal Programs for the Direction of Land Use" by Raleigh Barlowe, "Land-Use Control--Use of Public Controls Affecting Agricultural Landownership in Europe and Great Britain" by Fred L. Mann.

Menhinick, Howard K. "Trends and Forecasts in Planning," Public Management, XXXVII, No. 1 (January 1955), 11-13.

The author discusses trends in official metropolitan planning, integration of transport systems and land use, improvement of zoning, planning as a governmental function, and planning for small cities.

Real Estate Research Corporation. Re-Study of the Kukui Urban Renewal Project Area, Honolulu, Hawaii [prepared for] Honolulu Redevelopment Agency. Honolulu: 1962. Var. paging.

Real Estate Research Corporation reviews the Kukui Urban Renewal project from economic and demographic data and then makes projections concerning such developments as these: the city-wide need for various types of real estate development based on existing and planned construction and projected economic and population growth; the market for rental housing; the commercial development in the central business district; and the best use of lands in the various redevelopment project areas. This study also considers insured and non-insured private housing and public housing, marketing procedure, and the entire building program from the standpoint of the national and local mortgage market and when applicable, the FHA. The study ends with a chapter on conclusions and recommendations.

Also studied were the ethnic organizations in the Honolulu metropolitan area --degree of vitality, purposes, facilities, relocation, and trends.

Stein, Clarence S. Toward New Towns for America. New York: Reinhold, 1957. 263 pp.

This book discusses the development and design of these projects: Sunnyside Gardens, New York City; Radburn, New Jersey; Chatham Village, Pittsburgh; Phipps Garden Apartments, New York City; Hillside Homes, New York City; Valley Stream Project; the Greenbelt towns; and Baldwin Hills Village, Los Angeles. Indications of the form of the future are examined in the final chapter.

"A Symposium on Metropolitan Regionalism: Developing Governmental Concepts." University of Pennsylvania Law Review, CV, No. 4 (February 1957), entire issue.

The entire issue is devoted to "Metropolitan Regionalism: Developing Governmental Concepts." Under the subject of "The Metropolitan Region as a Unit" are the articles "The Community and the Corporate Area," "The Economic Aspects of the Metropolitan Region," and "The Government of a Metropolitan Region;" under the topic of "Selected Problem Areas" are the articles "Fiscal Aspects of Metropolitan Regional Development," "Traffic and Transportation," and "Regionalism and Realism in Land-Use Planning;" under the heading of "New Governmental Devices" are the articles "The Organization of a Metropolitan Region," "The Public Authority," and "The Metropolitan Toronto Plan;" and under the theme of "Obstacles in Implementing New Devices" appear the articles "Metropolitan Regionalism: Legal and Constitutional Problems" and "Some Practical Obstacles in Modifying Governmental Structure to Meet Metropolitan Problems."

"Urban Housing and Planning." Law and Contemporary Problems, XX, No. 3 (Summer 1955), entire issue.

This issue on "Urban Housing and Planning" contains these articles: "The Master Plan: An Impermanent Constitution" by Charles M. Haar, "Relation of Planning and Zoning to Housing Policy and Law" by Shirley Adelson Siegel, "Conservation of Existing Housing" by William L. Slayton, "Private Enforcement of City Planning" by Allison Dunham, "Municipal Economy and Land Use Restriction" by William C. Smith, "New Developments in British Land Planning Law--1954 and After" by Desmond Heap, and "The Diminishing Fee" [value of fee simple ownership] by Harry M. Cross.

Urban Land Institute. Innovations vs. Traditions in Community Development; A Comparative Study in Residential Land Use, prepared under the auspices of the National Association of Home Builders and Urban Land Institute (Technical Bulletin 47). Washington: 1963. 111 pp.

Upon the publication of "New Approaches to Residential Land Development--A Study of Concepts and Innovations," Technical Bulletin 40, January 1961, the response was so great that the National Association of Home Builders and the Urban Land Institute undertook this report to study in depth the most promising areas revealed by Technical Bulletin 40 to provide specific guidelines for their realization.

This second study seeks to review the methods by which land and utility costs can be reduced on a per unit basis so that more people can afford better living conditions. Areas to be explored include the use of compact housing to produce optimum land densities, utilization of by-passed land, and redesign and reduction of area devoted to roads. The study predicts that innovations will call for major revisions in public regulations for more flexibility.

Urban Land Institute. New Approaches to Residential Land Development: A Study of Concepts and Innovations, prepared under the auspices of Urban Land Institute and National Association of Home Builders. (Technical Bulletin No. 40) Washington: 1961. 151 pp.

This report discusses planned unit developments of major significance; the cluster method of residential development; the town, group, or patio house; flexible zoning controls; improved subdivision regulations; and miscellaneous innovations such as loop streets, cul-de-sac streets, super blocks, interior parks, circular blocks and lots, golf courses surrounded by residential lots, curved alignment for residential sewers, and waterfront, stream and lake developments.

Winnick, Louis. American Housing and Its Uses; the Demand for Shelter Space, with assistance of Ned Shilling. For the Social Science Research Council in cooperation with the Bureau of Census. (Census Monograph Series) New York: John Wiley and Sons, 1957. 143 pp.

Employing the Bureau of the Census statistics, the author uses the persons-per-room ratio (PPR) as a measure of the utilization of housing space and correlates this ratio with income, household size, value, and rent of housing, and locational and racial differences in housing utilization. The study also attempts to quantify, via multiple correlation, the relative effects of changes in income, household size, and rent on changes in utilization of housing space.

The report then discusses the shrinkage in the average size of dwelling units, the causes of decline in household size, the influence of household composition on housing space requirements, and traces the aggregate changes in household composition between 1940 and 1950.

IV. SOCIAL AND HEALTH

American Public Health Association. Committee on the Hygiene of Housing. Planning the Neighborhood. (Standards for Healthful Housing) Chicago: Public Administration Service, 1948. 90 pp.

This report on standards for the environment of residential areas focuses on the basic health criteria which should guide the planning of residential neighborhood environment. In the light of these criteria, the Committee on the Hygiene of Housing offers recommendations for the selection and development of sites.

The report discusses requirements for site selection; development of land, utilities and services; planning for residential facilities; provision of neighborhood community facilities; layout for vehicular and pedestrian circulation; and neighborhood density--coordination of housing elements.

Back, Kurt W. Slums, Projects, and People; Social Psychological Problems of Relocation in Puerto Rico. Durham, N.C.: Duke University Press, 1962. 123 pp.

The author studies the resistance of various Puerto Ricans in slum sites to relocation in housing projects. He measures and discusses people's willingness

to be relocated with family composition, socioeconomic status, and housing conditions. He also examines various housing aspirations of various types of people; attitudes toward moving to public housing--the extent of the desire to move, reasons for resistance, and reasons for receptivity; personality as a predictor of attitude toward relocation; and the values and perceptions toward housing projects of the people to be relocated.

"Basic Data, Maui County, in Relation to Mental Health: Services Needed, Present and Projected," in Hawaii. Department of Health. Comprehensive Mental Health Planning. Maui County Steering Committee. Report and Recommendations to the State Planning Committee for a Plan of Comprehensive Community Mental Health Care, Maui County 1965-1970. Wailuku: 1965. pp. 68-81.

This report uses population (present and projected), its distribution, coupled with economic and social characteristics as well as geography and topography of the areas studied, as a guide to the mental health services required in a particular region. Figures are also given for numbers of users of mental health services in Maui County.

Bruyere, Paul T., Alice A. Scott, and Charles G. Bennett. "The Oahu Health Surveillance Program." Hawaii Medical Journal, XXIV, No. 6 (July-August 1965), 436-441.

This article describes the purposes and work of the Oahu Health Surveillance Program, supported largely by the Bureau of State Services (Community Health) of the U. S. Public Health Service as a demonstration project. Objectives of the project are "to institute, develop and demonstrate the feasibility and utility of continuing health surveillance by means of interviews conducted in small random samples of households independently selected each month; to provide sensitive, up-to-date measures of morbidity, population characteristics, health attitudes and the degree of health information in the community, and other knowledge useful in health planning, evaluation, and research."

Some preliminary results of this project are given in this article--estimates concerning acute and chronic morbidity based on interviewing for the months of April through September, 1964.

Dunham, H. Warren (ed.). The City in Mid-Century; Prospects for Human Relations in the Urban Environment. Detroit: Wayne State University Press, 1957. 198 pp.

A compilation of various lectures, this book studies some problems we confront in attempting to gain a greater control over the urban situation so that more satisfying human relations in the city may be secured. The city is examined in terms of how it has been affected by, and how in turn it has affected, physical design, political structure, technology, urban redevelopment plans, and value conflicts.

Elliott, Mabel A. and Francis E. Merrill. Social Disorganization. (8th ed.) New York: Harper and Bros., 1961. 795 pp.

This book attempts to study the problems of disorganization through viewing the social processes which bring them about. It probes into the genesis of anti-social attitudes in the individual, the family, the community, the nation, and the world, and the genesis of conflict between these attitudes and those held by the

larger defining group. For example, the disorganization of the homeless man is treated as an unfortunate victim of the larger process of human mobility. Divorce is treated in the broader context of a number of converging social movements resulting in drastic changes in the structure and function of the family.

Under "Individual Disorganization," such problems as the juvenile delinquent, the sex offender, the alcoholic, the industrial worker, and suicide are discussed; under "Family Disorganization," family tensions, desertion, and divorce; under "Community and National Disorganization," the changes in the rural community, political corruption, mobility, migration, unemployment, and racial minorities; and under "International Disorganization," revolution, totalitarianism, and war.

Foote, Nelson N., and others. Housing Choices and Housing Constraints. (ACTION Series in Housing and Community development) New York: McGraw-Hill, 1960. 450 pp.

This book analyzes the values people attach to their housing and the degree to which they appear to be realizing or sacrificing those values.

Part One discusses the seriousness of the housing problem. The discussion centers on the decline of the proportion of family incomes allocated to housing, and attributes much of this decline--much more than might logically be expected--to inordinate rise in housing costs. A way out would be inducing those who have more money to spend more on housing to allow better second-hand housing to trickle down to lower income families.

Part Two states that the maldistribution of housing is only in part a function of the unequal distribution of income. Older families whose children have left home have more space than they need, and young and growing families have too little. Because most residential migration is intracommunity and is usually motivated by discontent with smallness of previous accommodations, older families should be induced to move into smaller quarters and make more large houses available to younger families.

Part Three attacks the problem of consumer credit, especially for younger families, and proposes the desirability of making remodeling cheap so families can remain in their current neighborhoods longer by modifying the shelter space to accord with family size or correspond with the evolution of leisure interests.

Geismar, L. L. and Michael A. La Sorte. Understanding the Multi-Problem Family: a conceptual analysis and exploration in early identification. New York: Association Press, 1964. 224 pp.

This book deals with the problems of diagnosing (including early identification) and treating problem families. The authors (1) define and identify the multi-problem family; (2) describe and measure the degree of malfunctioning in problem families; (3) identify conditions, settings and characteristics associated with gross malfunctioning; and (4) interpret the findings for diagnosis, treatment, and community forces.

The findings show that poverty, character disorders, and inadequate neighborhoods are not sufficient explanations. Ineffectiveness in problem solving, poor intrafamily communication, and a general lack of confidence and trust among members must also be considered to account for the multi-problem families.

Glick, Paul C. American Families. (Census Monograph Series) New York: John Wiley and Sons, 1957. 240 pp.

This monograph gives data on family living arrangements, the cycle of family growth, and patterns of marriage and dissolution of marriage. The statistics include family composition in relation to the advancing age of the family head, and household, family, and marriage projections.

Greenleigh Associates. Home Interview Study of Low-Income Households in Detroit, Michigan. New York: 1965. 104 pp.

This study identifies the characteristics, problems and needs (e.g., income, housing, employment, the well-being of the family, and health and mental health) of a representative sample of 2,081 households living in blighted and substandard housing in Detroit. Home interviews with each family provided the data about these households, the diagnosis of their problems, and the services required to ameliorate and prevent poverty and poverty linked problems. The use of existing service agencies was also analyzed.

Hawaii (Ter.). Commission on Children and Youth. Children and Youth in Low-Income (Low-Rent) Housing Projects. Honolulu: 1959. 89 pp.

The information in this report, based on six low-income, low-rent housing projects--Kamehameha Homes, Kalakaua Homes, Mayor Wright Homes, Kalihi Valley Homes, Kuhio Homes, and Palolo Valley Homes--was obtained from actual visitations of homes in each of the housing projects and interviews with housing authority and project managers; a questionnaire to ascertain the opinions and feelings of the tenants residing in low-income houses concerning the projects and the welfare of their children; and talks with representatives of agencies that provide services to children and youth in the housing projects.

The report discusses the physical, mental, and social health and educational problems of children and youth and the welfare problems in low-income, low-rent housing and ends with a list of recommendations.

Hawaii Newspaper Agency. Research Department. A Socio-Economic Profile of Honolulu Residential Districts. Honolulu: 1962. Var. paging.

Data was compiled as part of The Honolulu Star-Bulletin's 1962 Consumer Analysis, and was based on a sample of 2,400 Oahu households. By correlating answers to the survey questions on age, race, occupation, education, and household income with each of the 31 survey districts divided along U. S. Census tract lines, a profile was developed for each of the districts throughout the island.

Hollingshead, August B. and Frederick C. Redlich. Social Class and Mental Illness: A Community Study. New York: John Wiley and Sons, 1958. 442 pp.

This report is part of a research project carried out by a team of social scientists and psychiatrists to answer these two questions from a study of the New Haven community: Is mental illness related to social class? Does a mentally ill patient's position in the status system affect how he is treated for his illness? The findings give affirmative answers to the questions and also show that each class exhibits definite types of mental illness and reacts to the presence of mental illness in its members in different ways, and the treatment of psychiatric

patients within the various classes differ accordingly. This book discusses the various classes' response to psychiatric intervention and the effects of social class on patients and therapists.

The report ends with some recommendations on what society can do about improving socially determined shortcomings of psychiatric practice.

Honolulu (City and County). Community Renewal Program. A Study of the Social Characteristics of 13 Oahu Communities, prepared for the Community Renewal Program by the Honolulu Council of Social Agencies. Honolulu: 1966. 217 pp.

This report is the first major study of the social characteristics of selected communities on Oahu to be conducted specifically for the purpose of assisting in the process of community renewal planning. The areas selected for analysis were predetermined by a committee on the basis of their probable needs for Community Renewal Planning attention. A social profile was prepared for each community, using a total of twenty indices grouped in the following categories:

1. economic status
2. health and education
3. crime
4. juvenile delinquency
5. welfare and
6. elementary schools.

Honolulu (City and County). Redevelopment Agency. Housing, Health, and Social Breakdown on Oahu: A Study of Census Tract Statistics, by Robert C. Schmitt. Honolulu: 1954. 70 pp.

This study shows the geographic distribution of mortality, morbidity, and social breakdown rates on the island of Oahu, and correlates these rates with dilapidation and overcrowding of housing. A close association between condition and occupancy (particularly the latter) of dwelling units and the various measures of health and welfare is demonstrated.

The complete study includes a forty-two page analytic text, twenty-six appendix tables, and eighteen maps and graphs.

Honolulu Council of Social Agencies. A Discussion of the Kuhio Park Terrace Project and the Social Characteristics of the Kalihi-Palama Area. Honolulu: 1964. 19 pp.

To aid the Honolulu Council of Churches, together with other religious groups and social agencies, in establishing a pastoral counseling service at Kuhio Park Terrace and the surrounding housing projects, the Honolulu Council of Social Agencies lent its assistance in producing this report. The committee which did the study felt that it was advisable to examine the overall population characteristics and the existing social problems and services in the entire Kalihi-Palama area before any definite recommendations were made.

This paper gives information concerning topics such as population and family income in the Kalihi-Palama area by 1960 census tracts; number of units in the Hawaii Housing Authority projects in the Kalihi-Palama area as of December 31, 1963; problem of families in Hawaii Housing Authority projects as of December 31, 1963; problem families and broken families classified by welfare and non-welfare; distribution of arrests by police beats; beat residence of juveniles arrested; school drop-outs in the Kalihi-Palama area; school attendance record; enrollment of housing students in schools; student academic performance; classroom behavior problems; and welfare and recreational services in the Kalihi-Palama area.

Honolulu Council of Social Agencies. A Housing Report: A Reply to Request of Social Problems Subcommittee, Governor's Low-Cost Housing Committee: by Harry V. Ball and Kiyoshi Ikeda. Honolulu: 1962. 29 pp.

The writers were asked by the Honolulu Council of Social Agencies to answer questions posed by the chairman of the Social Problems Subcommittee of the Governor's Low-Cost Housing Committee with regard to low-cost housing in the Waimanalo area:

1. If future increments of the Waimanalo development are to consist of one type of town housing for private owners and another type of town housing for public housing use, will social problems arise?
2. Would the density aspect of town housing create social or mental problems for the residents?
3. What is the possible mental reaction of adolescents to town housing?
4. How much recreational or open area do sociologists feel is necessary for residents of town housing?
5. What social problems would professional social workers expect to arise in a town housing community?
6. Do persons who make up the market for low-cost housing prefer town housing or individual houses, even though because of cost considerations the individual house would not have the quality of the town house?

In attempting to answer the questions above, the writers also bring forth new questions and areas for investigation concerning the \$4,000-\$7,000 income class.

Honolulu Council of Social Agencies. Into This Neighborhood... a Community Study of Juvenile Delinquency Conducted in the Kalihi Area. Honolulu: 1939. 56 pp.

Drawing largely upon community resources, the purposes of this 1939 study included understanding the problem of juvenile delinquency in the Kalihi area; examining various agencies, groups, and institutions and their work with juvenile delinquency; and proposing recommendations. The study was to indicate with regard to the various agencies, groups, and institutions involved, degree of overlap; areas of inadequate activity; addition, intensification or elimination of services; and areas of cooperation and coordination needed.

Honolulu Council of Social Agencies. Palolo Community; A Review of the Role of Various Organizations and Its Leadership in Developing Community Action Programs. Honolulu: 1965. 7 pp.

This paper contains a summary of the Palolo area and its social problems, the basic concerns of the Palolo Community Council, the strengths and weaknesses of the community council for social planning, the approach to community action, implementation, and the role of the church.

Honolulu Council of Social Agencies. A Report on the Population Characteristics and Social Problems in Palolo Valley. Honolulu: 1964. 19 pp.

This report contains data about areas such as family income and welfare relief, broken families, juvenile arrests, classroom behavior problems and academic performance of children from housing project, social and recreational services available, school drop-outs from the area, and population by age of residents in Palolo housing project.

Huntley, Lou, and others. "Report of Task Force V (Age 65 and over)," in Hawaii. Department of Health. Comprehensive Mental Health Planning. Kauai County Steering Committee. Comprehensive Mental Health Plan, County of Kauai. Lihue: 1965. Var. paging.

This report gives various data on the age group sixty-five and over in Kauai County, including the area of mental health: promotion, treatment, and preventive care. The study appraises the resources currently available for this age group and makes various recommendations.

Iwamasa, F. K., M. Miller, and H. Warner. "Report of Task Force V; Late Adult Years, 65 Years and Over for Hawaii County," in Hawaii. Department of Health. Comprehensive Mental Health Planning. Hawaii County Steering Committee. Comprehensive Mental Health Plan for County of Hawaii. Hilo: 1965. Var. paging.

This report discusses the aged in the County of Hawaii--general data, health characteristics, living arrangements, financial assistance, and resources available to serve the aged--and makes conclusions and recommendations.

Jacobs, Jane. The Death and Life of Great American Cities. New York: Random House, 1961. 458 pp.

The author attacks current orthodox ideas on city planning and rebuilding, such ideas as these: money is the answer in wiping out all our slums; people like to live in the suburbs and love sprawling green lawns; high density is bad; children playing in the streets is bad; certain cultural or public functions should be sorted out and decontaminated from the workday city; and the automobile eroded our cities.

The author's thesis is that what is needed in building or maintaining a successful city is diversity--e.g., diversity in terms of ages and types of buildings and diversity as reflected in the mixture of the primary uses of land--commercial, cultural, residential, and civic.

The author discusses the forces of decline and regeneration of our cities and suggests changes in housing, traffic, design, planning, and administrative

practices and changes in analytical methods of studying cities.

Joint Commission to Study Palama Settlement. Report of Palama Settlement Study. Honolulu; 1962. 50 pp.

This report first describes the area serviced by Palama Settlement and the area's characteristics and then evaluates Palama's objectives as a neighborhood settlement and its programming in relation to needs and objectives. Also appraised are its organization and administration. Lastly, proposals for action and implementation are made.

Kaplan, Harold. Urban Renewal Politics; Slum Clearance in Newark. (Metropolitan Politics Series No. 1). New York: Columbia University Press, 1963. 219 pp.

In relating Newark's experience in urban renewal, the author analyzes the distribution of power and the role of the leadership in a renewal program. The author first deals with the Newark Housing Authority, its basic strategies and its dealings with nonlocal participants; then looks at the realtors, the corporation executives, the city planners, and the grass-roots organizations and the relation of these interests to the Newark Housing Authority; and concludes by outlining the structure of the renewal system in Newark and relating this structure to the question of renewal success.

Lander, Bernard. Towards an Understanding of Juvenile Delinquency; A Study of 8,464 Cases of Juvenile Delinquency in Baltimore. New York: Columbia University Press, 1954. 143 pp.

This study tries to arrive at more authentic conclusions concerning the relationship of juvenile delinquency to various sociological variables through refined tools of statistical analysis. The social and economic data for census tracts in Baltimore came from the 1940 United States Census and the juvenile delinquency rates are for 1939 to 1942 inclusive.

The study seeks to answer questions such as these:

1. Are the highest delinquency rates found in or adjoining to the city center, industrial and/or commercial-use zones and districts of declining populations?
2. What are the correlations between the following social and economic indices by census tracts and the corresponding juvenile delinquency rates: education, rent, overcrowding, substandard housing, home-ownership and population composition?
3. To what extent can the predicting equation be simplified by the selection of one or two variables which may predict the juvenile delinquency rate almost as well as the more extensive number of variables?

Millspaugh, Martin and Gurney Breckenfeld. The Human Side of Urban Renewal; A Study of the Attitude Changes Produced by Neighborhood Rehabilitation. New York: Ives Washburn, 1960. 233 pp.

This study deals with the attitudes of people toward slum clearance, the

recipients of help, the leaders, and those who on the outside view the transformation of the city. Changing the physical condition of housing does not alone prevent and eradicate slums. Rehabilitation in terms of changed attitudes, values, and behavior crucially affects the success of urban renewal.

Through exploring experimental programs in Baltimore, Miami, New Orleans, and Chicago, the authors show how some efforts to stop neighborhood deterioration and to revive neighborhoods have accomplished little, whereas others have been fairly successful. The problem of race and its relation to urban renewal is also examined.

Morris, R. N. and John Mogey. The Sociology of Housing Studies at Berinsfield. London: Routledge and Kegan Paul, 1965. 211 pp.

In 1958 the Oxfordshire rural slum known as Field Farm began to be torn down and replaced by the model village of Berinsfield. The situation led to the complete rehousing of the Field Farm families in the new village which was to rise on the same site. This situation was a natural experiment by which the authors could measure the social consequences of rehousing a community without the usual marked changes in geographical location and in the composition of the settlement. The study concerns the social stresses and strains that accompany the rehousing of families.

This report studies four aspects of the concept of community: common roles; interlocking memberships in local voluntary organizations; common reference groups--assimilation of strangers; and the perception of warm, friendly relationships--loneliness and mental illness. Then is presented a similar analysis of relationships between immediate neighbors and the extent to which physical proximity led to the development of social groups. The final chapter discusses the relations between social research and planning, and considers some of the implications of the research for social policy.

Pearl, Arthur and Frank Riessman. New Careers for the Poor; the Nonprofessional in Human Service. New York: Free Press, 1965. 273 pp.

The book contains contributing articles as well as chapters by the authors and deals primarily with better use of human resources and use of the poor as non-professionals in human service: Poverty and New Careers for Non-professionals; Alternate Strategies for the Eradication of Poverty--A Critique; The Poor and the Schools; Education as a Model for New Careers; Nonprofessional Aids in a Community Mental Health Program; The Industry of Discovery: New Roles for the Nonprofessional; Untrained Neighborhood Workers in a Social-Work Program; Training the Non-professional; Issues and Pitfalls; A Strategy for New Careers Development; New Careers--Its Allies.

Riessman, Frank, Jerome Cohen, and Arthur Pearl (eds). Mental Health of the Poor. New York: Free Press, 1964. 648 pp.

A collection of diverse essays in four parts: Poverty, Mental Illness, and Treatment; Low Income Behavior and Cognitive Style; Psychotherapeutic Approaches for Low Income People; and Rehabilitation of the Criminal, the Delinquent, and the Drug Addict.

Rosow, Irving. Housing and Social Integration of the Aged; Final Report of a Study Submitted to Cleveland Welfare Federation and the Ford Foundation.
Cleveland: Western Reserve University, 1964. 213 pp.

This report confirms the propositions stated earlier in the study: (1) the number of old people's local friends will vary with the proportion of older neighbors; (2) regardless of the sheer number of friends, they will consist disproportionately of older rather than younger neighbors; (3) the middle class has significantly more friends than the working class; and (4) the working class has a greater local dependency for friendships than the middle class.

The study correlates density of aged residents and social class with other variables, such as friendship patterns, desire for friendship, the effective carrying out of roles and care of illness.

The author concludes by showing how these data gathered may be usefully applied.

Schmitt, Robert C. "Death, Disease, and Distance from Downtown." Hawaii Medical Journal, XV, No. 2 (November-December 1955), 131, 132.

This study presents a zonal analysis of mortality and morbidity data for the city of Honolulu, 1948-1952. The twenty-nine Honolulu census tracts were grouped into four categories on the basis of driving distance to the heart of the central business district, assumed to be at the intersection of South King and Fort Streets. Various death and disease rates were then computed for the four concentric zones thus defined.

The findings indicate that the death and disease rates are high close to the downtown area and low near the urban periphery.

"Symposium: Law of the Poor." California Law Review, LIV, No. 2 (May 1966), 319-1014.

A lengthy and intensive collection of articles dealing with the welfare, economic, psychological, legal, housing, child custody, community service, family and other problems of poverty.

U.S. Congress. Senate. Special Committee on Aging. Developments in Aging, 1959 to 1963; A Report of ... together with Supplemental and Minority Views pursuant to S. Res. 33, Feb. 13, 1961 and S. Res. 238, Feb. 7, 1962... (88th Congress, 1st Session, Senate Report No. 8) Washington: U.S. Govt. Print. Off.; 1963. 224 pp.

Chapter I discusses the developments in health--the impact of illness and injury on the elderly, the role of private health insurance, the effect of the Kerr-Mills Medical Assistance for the Aged program, the financing of hospital care through social security, and the dental health of America's elderly.

Chapter II deals with developments regarding employment and income; Chapter III, with developments in housing, homes for the aged, and nursing homes; Chapter IV, with research as a key factor in handling the problems of the aged and aging; Chapter V, with effective organization of federal programs in aging; and Chapter VI, with federal legislation and the aged, 1959-1963.

U.S. Joint Task Force on Health, Education, and Welfare Services and Housing. Services for Families Living in Public Housing; Planning for Health, Education, and Welfare Services in the Public Housing Community. Washington: 1965. 67 pp.

The purpose of this publication is to provide guidelines for local housing authorities to assist them in cooperative planning with other local agencies, especially those administering federally aided programs, and to assure the availability of health, education, rehabilitation, and social services for families living in public housing. The Joint Task Force studied the needs and problems in public housing projects for health, education, and welfare programs and services to:

1. Determine which of these needs and problems can be dealt with under present programs and develop methods for dealing with them; and
2. Determine which cannot be dealt with and why, and what can or should be done about them.

This report also attempts to demonstrate how to draw families who are socially and economically isolated into the mainstream of community living--how to involve the low-income families in public housing in efforts to improve their situation and to create a better climate for neighborhood life.

U.S. Joint Task Force on Health, Education, and Welfare Services and Housing. Services for Families Living in Public Housing, Part II--A Selected Bibliography. Washington: 1965. 43 pp.

This bibliography on services for families living in public housing lists publications under these categories: "General;" "Poor Housekeeping Skills and Use of Time;" "Debts and Money Management;" "Family Discord and Conflict, Personality Disorders and Other Problems in Family Adjustments;" "Care and Supervision of Children of Working Mothers;" "Problems of Youth: Employment, Continued Education (School Drop-Outs), Idleness, Behavior Problems;" "Insufficient Income for Unemployed;" "Illiteracy or Little Education;" "Unemployment of Youth and Adults;" "Children and Youth with Special Problems: Adjustment and Behavior, Abuse and Neglect, Physically or Mentally Disabled;" "Problems of Elderly or Disabled Adults;" "Special Needs of Disabled Youth and Adults;" and "Health: (1) Adults and Aged, (2) Children."

U.S. Housing and Home Finance Agency. Public Housing Administration. Community Service Programs for Public Housing; from Unsafe, Unsanitary Living Conditions to Wholesome Environments. Washington: 1964. 12 pp.

This brochure discusses low-rent public housing, the coordination of local housing authorities with other community agencies, family characteristics and problems requiring services from the community in low-income public housing, local housing authority responsibility, project facilities for community service, and housing and social services needs.

U.S. White House Conference on Aging. Aging in the States; A Report of Progress, Concerns, Goals. Washington: 1961. 170 pp.

The White House Conference on Aging represents a two-year cooperative effort

on the part of government, organizations, and citizens. In accordance with the law passed by Congress in the fall of 1958, and upon invitation of the Secretary of Health, Education, and Welfare, the governors of 53 states and territories established citizen committees to study the need of older people, inventory the resources serving them, and recommend suitable goals for action designed to create a climate for health and satisfying later years. These contributions have been summarized in this report to give a picture of aging across the nation.

U.S. White House Conference on Aging. Background Paper on Housing, prepared by Subcommittees of the National Advisory Committee under direction of the Committee on Housing. Washington: 1960. 73 pp.

This background paper on housing, prepared for the 1961 White House Conference on Aging, sets forth those aspects of the national scene related to the accommodations of old people and to the community situations in which they live. Section I presents a statement of the housing needs of the older couple, the surviving spouse, and the single individual. Section II points out that older individuals do not participate in the consumption of new housing to the same extent that younger persons do because older people usually continue to reside in the homes in which they have lived for some years. Section III outlines the current efforts affecting the supply of both independent houses and apartments and those facilities for group living. Section IV discusses some of the housing trends and the emerging patterns of living in retirement. Section V shows how many aspects of our present environment are not ideally suited to the patterns of life in later maturity and old age.

Weaver, Robert C. "Class, Race and Urban Renewal." Land Economics; A Quarterly Journal of Planning, Housing and Public Utilities, XXXVI, No. 3 (August 1960), 235-251.

The author analyzes how the prosperity of our nation has led to the demand for better housing so that the movement of the middle class to the suburbs and the movement of low income and minority groups to the central city exemplify the "filtering" or "trickle down" theory of raising housing standards. Although housing has improved, however, the neighborhoods have become homogeneous in class and race.

The study ends with the elements in urban renewal which will produce and maintain neighborhoods with varying degrees of class and ethnic heterogeneity.

Weaver, Robert C. The Urban Complex: Human Values in Urban Life. Garden City, N.Y.: Doubleday and Co., 1964. 297 pp.

The author describes and analyzes the urbanization of our country, urban renewal, urban planning and research, economic considerations in dealing with urban problems, and the role of the federal government in attacking the problems of urbanization. In his appraisal, he discusses such urban renewal problems as relocation and impact upon minority groups. Special attention is given to the urbanization of the Negro.

The author is concerned not only with the central city, but also with the suburbs and stresses the need to consider human values in attacking the problems of cities.

Weisbrod, Burton A. (ed.). The Economics of Poverty; An American Paradox.
Engelwood Cliffs, N.J.: Prentice-Hall, 1965. 180 pp.

This book deals briefly with a wide range of the poverty question: The general character of poverty; the measurement and interpretation of poverty; some facets of the Administration program: problems and progress; other viewpoints on what government should and should not do.

Wilner, Daniel M., and others. The Housing Environment and Family Life; A Longitudinal Study of the Effects of Housing on Morbidity and Mental Health.
Baltimore: Johns Hopkins Press, 1962. 338 pp.

This study, a project at Johns Hopkins, is an interdisciplinary effort of professionals in epidemiology, behavioral science, mental hygiene, housing and biostatistics. The topics in this volume include morbidity, mortality, child bearing experience, social adjustment, family life, and the school experience of children in relation to improved housing and substandard housing.

The research design--a longitudinal rather than a cross-sectional study--attempts to rule out non-housing variables, such as education, income, or general cultural level.

V. URBAN RENEWAL

Anderson, Martin. The Federal Bulldozer; A Critical Analysis of Urban Renewal, 1949-1962. Cambridge, Mass.: The M.I.T. Press, 1964. 272 pp.

The author concludes that the urban renewal program does not achieve the goals of a decent home and a suitable living environment for every American; free enterprise can accomplish these purposes just as, or perhaps more, rapidly and effectively. He says, "In my opinion, the federal urban renewal program is very costly, destructive of personal liberty, and is not capable of achieving the goals put forth by Congress."

He questions the desirability of the program after considering such factors as the income group that the renewal program has actually benefited, the kind of impact the program has made on the economy, the public interest in the renewal program, the amount of private investment stimulated by such a program, and the constitutionality of the program.

Baltimore Redevelopment Commission. The Legal Basis for Redevelopment in Baltimore, Maryland. Baltimore: 1949. 12 pp.

This pamphlet cites the redevelopment provisions of the state constitution, the redevelopment provisions of the city charter, the basic redevelopment ordinance of the city, the state bond issue enabling act, and the city bond issue ordinance.

California. University. Bureau of Public Administration. The New Renewal; Proceedings of a Civic Seminar on the Next Big Tasks in Urban Renewal, sponsored by ...held in San Francisco ...January 23 - March 13, 1961, edited by George S. Duggar. Berkeley: 1961. 158 pp.

The seminar proceedings reiterate one thesis: we now suffer from decreasing returns from the physical massing of large numbers of uniform or homogeneous accommodations in housing. We must therefore use mass production for these purposes: (1) to achieve variety, accommodating the individuality of human beings, their families, and their enterprises; (2) to encourage the initiation of planning and policy from diverse groups in the community; (3) to assure sufficiently varied housing in every metropolitan sector to avoid ghettoized segregation and lengthening journeys to work; and (4) to call forth a re-examination of the structure for planning and organizing renewal--the relations among private and public participants, the relations between local and federal participants, the relations among local public participants, and the relations among federal participants.

California. University. Institute of Business and Economic Research. Real Estate Research Program. Economic Aspects of Urban Renewal: Theory, Policy and Area Analysis, by A. H. Schaaf. (Research Report No. 14) Berkeley: 1960. 51 pp.

The study is concerned with renewal, whether achieved through rehabilitation or replacement. It first defines the circumstances in which private renewal may be expected, the factors determining whether such renewal will be rehabilitation or replacement, and certain policy implications. Next is an examination of the effects of public policies upon private renewal decisions. The findings arrived at in this study are then used to formulate a model or framework to make specific quantitative predictions in typical urban renewal areas--project areas so designated by a local government and thereby eligible for certain types of federal assistance. These predictions deal with such questions as the amount of private renewal that may be expected to result from public implementation, the renewal standard that will be achieved, the effects of renewal on asset and market positions, the degree to which the renewal will represent rehabilitation as opposed to replacement, and the direct public outlays required for renewal, given various public decisions.

Colean, Miles L. The Impact of Government on Real Estate Finance in the United States. (Financial Research Program. Studies in Urban Mortgage Financing) New York: National Bureau of Economic Research, 1950. 171 pp.

The author traces the historical development of government's impact on real estate and real estate financing, showing how the evolution has frequently grown out of conflicting objectives of government. Certain steps in this evolution had to be taken to mitigate unexpected and unwanted effects of earlier legislative efforts.

Conflict among objectives will continue, for example, state and local law versus federal initiative and government as a permanent directive force versus government as a salvaging or corrective agent.

This book also shows the growth of the federal government in real estate financing as the concept of government changed. Government control today is powerfully exerted through several instruments of government control: the power of eminent domain, the federal power to regulate interstate commerce, the emergency and police powers of government (the power to protect the public health and safety and to regulate financial institutions), the power to tax, and the power to extend government credit.

Colean, Miles L. and Robinson Newcomb. Stabilizing Construction: the Record and Potential. 1st ed. (Committee for Economic Development Research Study) New York: McGraw-Hill, 1952. 340 pp.

The purpose of this study is to test theories of stabilizing the construction industry in relation to the characteristics of the products of construction, the processes of getting things built, the kinds of business and labor organizations used in these processes, the practices of these organizations, and the economic and governmental influences that are brought to bear upon their operations. After giving data about the industry, such as demand, cost, initiation of activity, and organization of the industry, the authors analyze the requirements for stabilization of the industry and present recommendations for minimizing fluctuations in construction activity.

Frieden, Bernard J. The Future of Old Neighborhoods; Rebuilding for a Changing Population. Cambridge, Mass.: The M.I.T. Press, 1964. 209 pp.

The author describes the decline of the central city and the need of rebuilding declining old neighborhoods with the shifting of population--the move to the suburbs by the middle class and the move to the core of the city by the poor and the minority groups. The feasibility of rebuilding--in terms of both rehabilitation and replacement--is discussed in these perspectives: the degree of preference to be near the central city, the social effects of urban renewal programs, and the economics of rebuilding old neighborhoods--the need for a balance between site costs and reuse values and the need for a sufficient scale of demand to permit the replacement of deteriorated housing within a number of years.

New York, Los Angeles, and Hartford are used as examples in this study.

Greer, Scott. Urban Renewal and American Cities; The Dilemma of Democratic Intervention. Indianapolis: Bobbs-Merrill, 1965. 201 pp.

This report is divided into three parts. The first part is a brief analysis of urban renewal as part of the culture, a result of the interaction between social structure and accepted thinking. The second part is an organizational analysis of the program, with emphasis upon the local public authority as the major locus of action. The last consideration is the massive and intertwined social trends that constitute "the nature of things".

The last chapters of the report present proposals for strengthening the program and achieving its goals.

Guandolo, Joseph. "Housing Codes in Urban Renewal." George Washington Law Review, XXV, No. 1 (October 1956), 1-52.

According to the author, the housing code which covers occupancy and maintenance as well as other aspects of dwellings is foremost in terms of practical effectiveness. The two main functions of a housing code are to prescribe minimum standards of housing quality and to provide procedures and sanctions for their enforcement. The police power is the backbone of housing codes, but there are legal limitations on the exercise of the police power, such as the doctrine of reasonableness, due process of the law, and equal protection of the laws, impairment of obligations of contracts, and unlawful delegation of authority.

The article then discusses minimum standards in current codes and the degree to which higher and aesthetic standards should be desired. The methods for attaining higher standards include the zoned housing code, the urban renewal plan, the power of eminent domain, and voluntary action of property owners.

Hawaii. Department of Economic Development. City-County of Honolulu, Fact Book. Honolulu: 1962. 99 pp.

See Fact Book for County of Hawaii for a description of the contents of the fact books.

Hawaii. Department of Economic Development. County of Hawaii, Fact Book 1958-1961. Honolulu: 1962. Var. paging.

This fact book has added pages and instructions for updating information. August 1962 is the date of the last revisions and changes. The book contains information concerning such areas as the principal aspects; government; population and labor; industry; housing, education and health; cultural activities; recreation; and transportation of the county of Hawaii.

Hawaii. Department of Economic Development. County of Kauai, Fact Book. Honolulu: 1961. 59 pp.

This fact book has added pages dated August 1962 for updating information. See Fact Book for County of Hawaii for a description of the contents of the fact books.

Hawaii. Department of Economic Development. County of Maui, Fact Book. Honolulu: 1962. 77 pp.

See Fact Book for County of Hawaii for a description of the contents of the fact books.

Hawaii. Department of Health. Research, Planning and Statistics Office. Estimated Civilian Population and Dwelling Units of Oahu Census Tracts, July 1, 1963 and July 1, 1964. Honolulu: 1964. 14 pp.

The estimates in this publication are based on the dwelling unit method for estimating population for small geographic areas. Under this method, building, conversion, removal, and demolition permits for dwelling units issued since April 1, 1960 by the Department of Buildings, City and County of Honolulu, are tied in with the existing dwelling units for each census tract as of the 1960 census. Special adjustments were made in some instances where major demolition of housing occurred under urban renewal programs. Additional information on the estimating procedure is in the appendix.

Honolulu (City and County). Planning Department. Neighborhood Analysis for Urban Renewal, Kalihi Waena District, Honolulu, Hawaii. Honolulu: 1961. 36 pp.

This report is one in a series of neighborhood analyses by the Honolulu City Planning Department. See the annotation under Neighborhood Analysis for Urban Renewal, Palolo District, Honolulu, Hawaii.

Honolulu (City and County). Planning Department. Neighborhood Analysis for Urban Renewal, Palolo District, Honolulu, Hawaii. Honolulu: 1959. 37 pp.

This second report in the series of neighborhood analyses for Honolulu is in keeping with the objectives of the "Workable Program" to complete the survey and analysis of neighborhoods for the determination of the nature, location, and extent of blight and the method of treatment required to correct these conditions. The findings in detail include lot sizes, basic community facilities, nonresidential land uses, land crowding, utilities and sanitation, hazards and nuisances from the transportation system, hazards and nuisances from natural causes, hazards to morals and public peace, total environment score evaluations by block, and dilapidation.

Honolulu (City and County). Office of Urban Renewal Coordinator. Summary of Forward Look at Honolulu's Urban Renewal Workable Program, Workshop, April 10, 1963. Honolulu: 1963. 35 pp.

This publication records various portions of the urban renewal workshop program and gives the group report summaries on "Codes and Ordinances", "Community Plan and Neighborhood Analyses", "Administrative Organization and Financing", and "Relocation and Citizen Participation".

Honolulu (City and County). Redevelopment Agency. Redevelopment and Housing Research; a Quarterly Statistical and Analytical Report on Redevelopment in Housing in Honolulu. 1956, No. 3. 63 pp.

This volume includes such articles as "Density, Delinquency, and Crime in Honolulu", "Housing Statistics for the Consolidated Project Area, 1950", "Fertility and Housing in Metropolitan Honolulu", and "The Location of Vacant Housing on Oahu: 1950 and 1955".

Honolulu (City and County). Redevelopment Agency. Report on the Feasibility of Achieving Slum Clearance Objectives through Rehabilitation of Existing Dwellings and Area, Mayor John H. Wilson Project. Honolulu: 1953. 19 pp.

This report gives a complete description of the dwellings in the Mayor John H. Wilson project with accompanying photographs. Next, criteria are given as to feasibility of rehabilitation and appraisal of dwelling and environmental conditions. The report concludes that an inspection of the data deems it impractical and uneconomical to achieve slum clearance objectives in the Mayor John H. Wilson project through rehabilitation of existing dwellings and the area.

Klaman, Saul B. The Postwar Residential Mortgage Market, a study by the National Bureau of Economic Research. Princeton, N.J.: Princeton University Press, 1961. 301 pp.

This report describes and appraises (1) the flow of residential mortgage funds in the post-World War II decade and the main underlying influences, and (2) the institutions of the residential mortgage market in terms of lender policies and practices, and market techniques and characteristics.

"Michigan Urban Renewal Projects: Part II." Michigan Municipal Review, XXXVI, No. 6 (June 1963), 145-147, 154.

This article concludes the description on the progress of Michigan cities' and villages' urban renewal programs.

Morton, Joseph E. Urban Mortgage Lending: Comparative Markets and Experience, a study by National Bureau of Economic Research. Princeton, N.J.: Princeton University Press, 1956. 187 pp.

This study on urban mortgage lending first deals with the significance and characteristics of (1) the sharp increase of non-farm mortgage debt; (2) the change in the supplier of urban mortgage market, namely the increase of institutional lenders--insurance companies, commercial banks, mutual savings banks, and savings and loan associations; and (3) the structure of the lending industry--size comparisons of lending institutions, amount of lender's mortgage holdings in relation to total assets, and extent of conventional mortgages and insured mortgages.

The book then explores the characteristics of outstanding mortgages in 1947 as to type of property, insurance status, contract length, interest rates, age of loan, and the relationship among these variables. The book concludes with the lending experience of our country from 1920-1947 and analyzes such elements in the lending situation and experience as length of loan, loan-to-value ratios, interest rates, foreclosure, loss, and investor returns.

National Planning Association. The Scope and Financing of Urban Renewal and Development; a statement by the National Planning Association Business Committee and a report by Peter Wagner. (Planning Pamphlet No. 119) Washington: 1963. 59 pp.

Peter Wagner's report discusses the background and origin of urban renewal and development, the progress and shortcomings of urban renewal, the importance of a new approach, the transportation problem, the investment required and its impact on our resources, and financing urban renewal and development.

This report is preceded by a statement of the National Planning Business Committee based on the author's report.

Slayton, William L. "Urban Renewal--A Program for Cities." Public Management, XXXVII, No. 4 (April 1955), 74-77.

The three new elements of the urban renewal program are the city's workable program, the city's urban renewal project, and mortgage insurance for the rehabilitation of structures. They are in addition to the slum clearance and urban redevelopment program that is a part of urban renewal. With the federal government now offering substantial financial assistance for rehabilitation and conservation projects, as well as for slum clearance and urban redevelopment projects, cities have never been in such a good position to take really effective action against their blighted and slum areas.

Slayton, William L. "Urban Renewal Today." Michigan Municipal Review, XXXVI, No. 5 (May 1963), 113, 114, 130.

The author, a commissioner of the Urban Renewal Administration, says that a number of small cities are also engaged in comprehensive upgrading programs.

Frequently the activity in the smaller communities is more important to the well-being of the locality and often more quickly and readily apparent than in the big cities. One of the objectives of the Urban Renewal Administration is to bring more small cities into the renewal program.

The author cites the kinds of federal assistance available and the objectives of a workable program and states that a locality's contribution may take the form of either cash or non-cash grants-in-aid.

Slayton, William L. "Urban Renewal Today: Part II." Michigan Municipal Review, XXXVI, No. 6 (June 1963), 144-145.

This article discusses the several associated programs available in developing an urban renewal program--the Urban Planning Assistance Program, the Open-Space Land Program, the Community Renewal Program, and the General Neighborhood Renewal Program.

Sogg, Wilton S. and Warren Wertheimer. "Urban Renewal: Problems of Eliminating and Preventing Urban Deterioration." Harvard Law Review, LXXII, No. 3 (January 1959), 504-552.

This article discusses the following areas concerning the problems of eliminating and preventing urban deterioration: (1) the statutory framework, administrative organization, and public financing involved in the allocation and exercise of public responsibility for renewal; (2) public hearings and judicial review in the accommodation of public activities and private interests; (3) problems of land acquisition; (4) the disposition of land cleared by renewal projects and the control of re-use; and (5) the control of existing areas through conservation.

"Tenant Relocation in Urban Renewal: A Bibliography." Municipal Reference Library Notes, XXXIV, No. 20 (December 1959), 221-232.

This bibliography gives publications concerning the experience of various cities and groups in relocation and the legal basis for tenant relocation under urban renewal--federal and state legislation.

"Urban Renewal: Part II." Law and Contemporary Problems, XXVI, No. 1 (Winter 1961), entire issue.

This issue on urban renewal contains these articles: "Problems and Opportunities of Relocation" by Martin Millspaugh; "Leasing in the Disposition of Urban Renewal Land" by Lyman Brownfield and Marian S. Rosen; "The Relation of Local Government Structure to Urban Renewal" by George S. Duggar; "Property, et al. v. Nuisance, et al." by Irving Dagen and Edward C. Cody; "Current Problems Affecting Costs of Condemnation" by David Berger; "Economics of Urban Renewal" by Otto A. Davis and Andrew B. Whinston; and "Urban Redevelopment--The Viewpoint of Counsel for a Private Redeveloper" by Eli Goldston, Allan Oakley Hunter, and Guido A. Rothrauff, Jr.

"Urban Renewal Projects in Michigan." Michigan Municipal Review, XXXVI, No. 5 (May 1963), 115-116.

Thirty-two cities, villages, and townships in Michigan are engaged in 58 urban renewal projects, representing over \$110 million in federal grants. A brief

description of the progress of some of the programs are presented in this article.

Urban Land Institute. The Challenge of Urban Renewal, by M. Carter McFarland. (Technical Bulletin No. 34) Washington: 1962. 48 pp.

This bulletin discusses the evolution of urban renewal, with special emphasis on the Housing Acts of 1949, 1954, and 1961, and its implications in the economy--national, municipal, and private. The author ends with an analysis of the problems and prospects of urban renewal.

U.S. Housing and Home Finance Agency. A Study of Housing Problems and Policies, by Ernest M. Fisher. Washington: 1960. 61 pp.

The Housing and Home Finance Agency called on Dr. Ernest M. Fisher of Columbia University to study its programs and problems and to arrive at some recommendations. Dr. Fisher comments on the programs and policies of the Housing and Home Finance Agency and suggests recommendations in these areas: (1) research and the topics to be considered in developing a long-range research program; (2) the closer integration of the programs of the various agencies under HHFA; (3) the encouragement of local initiative and experimentation; (4) the reduction of the need for close federal supervision of local public agency operations, but yet the protection of the federal government against wasteful or extravagant expenditures by assisted local agencies; and (5) the encouragement of local public agencies to experiment with closer integration of their public housing and urban renewal programs.

U.S. Urban Renewal Administration. Urban Renewal Manual; Policies and Requirements for Local Public Agencies. Washington: 1960. 3 vols.

This manual prescribes the federal requirements applicable to a local public agency or other public body for:

1. An urban renewal project under Title I of the Housing Act of 1949, as amended to date, either on a two-thirds or on a three-fourths federal capital grant basis.
2. A slum clearance and urban redevelopment project under Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954.
3. Preparation or completion of a Community Renewal Program.
4. A feasibility study of an urban area.
5. Preparation of a General Neighborhood Renewal Plan.
6. An urban renewal project under the "disaster area" provisions of Title I.
7. A nonassisted project for the purpose of obtaining FHA mortgage insurance.

Book I deals with these topics: a summary of programs, community requirements, project eligibility, project applications, project planning, engineering,

rehabilitation, land acquisition, land disposition, property management, and relocation; Book II treats these matters: financing, project completion, administrative management, budgets and fiscal reports, and progress reports; and Book III contains these subjects: urban planning assistance, a community renewal program, the feasibility survey, the General Neighborhood Renewal Plan, a disaster project, the demonstration program, accounting, technical and informational publications, and an index to HHFA forms referred to in this manual.

Wilson, James Q. (ed.). Urban Renewal: the Record and the Controversy. Cambridge, Mass.: The M.I.T. Press, 1966. 683 pp.

This book deals with the following topics: The economics of cities and renewal; urban renewal: background and goals; three cases of urban renewal in practice; relocation and community life; government and citizen participation in urban renewal; planning and design; challenges and responses; and the future of urban renewal.

Winnick, Louis. Rental Housing: Opportunities for Private Investment. (ACTION Series in Housing and Community Development) New York: McGraw-Hill, 1958. 295 pp.

The author uncovers the reasons for a significant decline in apartment construction. He explains why life insurance companies have abandoned their rental-housing programs and why apartment developers have become so dependent on government mortgage aids. But he also outlines a list of factors which point to a broader demand for urban apartments in the future.

A new and more positive rental-housing program is needed if the market potential of the future is to be fully realized. The suggested recommendations are of two types: those aimed at removing obstacles faced by the investor through changes in government policies; and those intended to widen the market for new rental housing either through lowering rents or inducing consumers by offering better merchandise through innovations in such matters as design, layout, equipment, type of structure, type of services, site planning, on-site amenities, and community facilities.

Many of the suggestions are controversial by their very nature, but an attempt has been made to present different sides of the argument.

Woodbury, Coleman (ed.). Urban Redevelopment: Problems and Practices. Chicago: University of Chicago Press, 1953. 525 pp.

Part I points out specific kinds of information that proper survey methods can produce to enable various agencies to see the scope and character of the job to be done and how these agencies' personnel and powers may be effectively employed. Surveys should not only locate blighted areas, but also, in considerable detail, the conditions and degrees of blight.

Part II concerns the relations between various population densities on the one hand, and the costs of housing, of public services, and of urban businesses and industries, on the other. The study emphasizes taking into account not only the costs or expenses, but consumer preferences and satisfaction.

Part III treats the legal bases and aspects of private covenants in deeds. It discusses the possibilities and limitations of private restrictions as a tool in redevelopment.

Part IV advocates a comprehensive program for blight, prevention as well as treatment or cure by considering not only clearance, but also rehabilitation, reconditioning, conservation, and code enforcement in local programs.

Part V outlines the history of the administration, the unresolved problems, and the basic implications of relocation.

Part VI traces the evolving concept of public use in the decisions of high courts about housing and other forms of urban land use. Acquisition through the power of eminent domain must be accompanied by comprehensive planning or else social and economic evils will result.

Zimmer, Basil G. Rebuilding Cities; the Effect of Displacement. Chicago: Quadrangle Books, 1964. 363 pp.

The author stresses the economic impact on a city of displacing and relocating business establishments and housing units; he strives to assess the true costs of urban redevelopment construction projects; and he analyzes possible means of lowering such costs.