

REMARKS BY  
SENATOR HUBERT H. HUMPHREY  
NATIONAL HOUSING CONFERENCE  
WASHINGTON, D. C.  
MARCH 8, 1971

"A decent home in a good neighborhood for every American should become a reality." I strongly believe this policy statement by the National Housing Conference must be an absolute commitment by the United States government as well.

What deeply concerns me is the stark reality of a degrading and seemingly hopeless living environment that confronts millions upon millions of our people today. Right now, by very conservative estimates, there are almost 7 million substandard housing units in America -- one-tenth of all our housing. For millions of American families this means broken plumbing, crumbling walls and rotting floorboards, little or no heat in winter, squalor, personal danger, and infants attacked by rats or dying from eating lead paint chips from cracked walls.

And much of what is labelled "standard" housing falls far short of the mark. We know, for example, that some four million standard housing units are overcrowded.

Too often, the assumption is made that when we talk about miserable living conditions we really mean simply the urban ghetto. Certainly, there is a direct and vicious equation here. But it must never be forgotten that two-thirds of America's inadequate housing is in rural areas, where almost half the Nation's poor people are also to be found.

We as a Nation should be charged with criminal neglect for permitting so many of our people to be trapped in this dungeon of hopelessness. They are imprisoned as much by their consignment to a drab, decaying, constantly threatened, and isolated "condition of living," as by their inability to obtain an adequate income, necessary food, decent health care, essential educational

opportunities, and the other basic rights of humanity that have perhaps been more readily identified. Living in isolation cells, learning only the harsh rules of the cell block, chained by despair, they struggle to exist behind walls made higher each year. For too long, our Nation's actual creed has been "out of sight, out of mind" -- a policy set aside only by riots in the urban penitentiary or by revelations of extreme deprivation in the "outland" compounds of America.

Yes, America is on trial for what is literally a denial of life. We have been indicted for a failure to respond with the full measure of our resources and abilities to those who need our help if they are to stand up and breathe free and live a decent and meaningful life.

It took us almost twenty years to put flesh on the bones of a national policy to utilize these public and private resources. In 1949, we said that every American family should have a decent home, and in 1968 we spelled out the ten-year production and rehabilitation requirement of 26 million housing units. This conservative estimate included six million dwellings for low and moderate income families to which, let it be remembered, we gave the highest priority. That meant we would at least have to double the on-going total production rate.

How has that policy been implemented over the past two years? First, it was announced that a more "realistic" -- meaning lower -- level of annual housing starts would be the target. Then, in 1969, with a national housing shortage of over 2 million units -- the worst shortage since World War II -- only 1.4 million new units were started. Last year, the story was repeated.

And we must face the simple fact that the increase in housing starts expected this year will be primarily the result of a reversal of the Administration's across-the-board tight money policy whose major impact was absorbed by the housing industry, while mortgage interest rates skyrocketed.

Recognizing the imperatives of creating a suitable living environment for America's families, Congress has enacted historic legislation over the past several years. In 1966 in the Model Cities Act, it spread before the Nation the battle plan for a comprehensive attack upon the critical housing, education, health, unemployment, public facilities, and redevelopment problems confronting our cities. In 1968 it launched what has been called "the most decisive advance" to date for achieving the expansion of the housing supply for low and moderate income families. Authorizing almost one-and-a-half million housing units over three years under the Section 235 home ownership and Section 236 rental housing programs, it later addressed financing problems through the Tandem Program of GNMA mortgage purchases. Responding directly to the "credit-crunch" of the past two years, Congress substantially increased the borrowing authority of the Federal Home Loan Bank Board, mandated selective and flexible monetary and credit controls, and passed the Emergency Home Finance Act.

Lastly, and of particular importance at this time, the Legislative branch has continuously pressed the Executive branch to fund housing and urban development programs at their authorized levels. This is where the battle is now joined. Congress has had to confront a Budget that defies true comparative analysis. But it has ferreted out the simple fact that promises are not being kept and Executive responsibilities are not being fulfilled. Our cities are in desperate need right now of funds already appropriated but impounded by the Administration -- to be specific, \$1.5 billion for public housing, urban renewal, Model Cities, water and sewer programs, and mass transit. And Fiscal 1971 "outlays" are further reduced by non-utilized contract authorities totalling \$244 million for assisted housing, rent supplements, neighborhood facilities, and comprehensive

planning. Yet the backlog of demand for urban renewal assistance alone is nearly \$3 billion, and a similar need is estimated for the upgrading and construction of water and sewer systems. And we can expect no improvement in the totally inadequate level of 90,000 public housing starts if this Budget hold-back goes unchallenged.

Apparently, the only certainty is that these Budget outlay figures remain subject to change. The recent restoration of the \$1.47 billion ceiling in the rural housing program under the Farmers Home Administration, after an outpouring of strongly justified public protest, is a case in point.

You can also be certain that Congress will give the most intensive scrutiny to the President's "community development" revenue-sharing proposal. It has to be said that the track record for this entry is not very inspiring. Promises for future help cannot be believed by our cities if rightful demands for help today go unmet because funds have been frozen by the Administration. And our mayors are rightly disturbed by the fact that while the Congress has authorized \$3.75 billion for the five basic community development programs, less than half of that is provided in the Fiscal 1972 budget. A "reverse" revenue sharing has also been spotted in this Budget -- for example, in the Community Action and Summer Youth programs, where actual cutbacks will be coupled with a requirement that local governments bear an increased share of the cost. I cannot but conclude that a wrong turn has been taken on the road to strengthening state and local governments.

Let it be clear, however, that I favor the concept of revenue sharing, coupled with an equitable federalization of public assistance programs. But I believe that the bill I have introduced jointly with Representative Reuss offers a better approach than that of the Administration because it supplements ongoing housing and urban assistance programs, commits specific funds, presses local government to adopt modernized and efficient procedures, and guarantees the pass through of funds to the cities.

But the hard fact remains that we still have no leadership toward the establishment of a national urban strategy to define basic social, economic, demographic, and environmental objectives to guide our urban, suburban, and rural growth. And at root, this demands political will and action. Only a program of great scope and vision can generate the comprehensive support which is essential to the solution of the housing and urban dilemma. This will not happen without political action by our elected leaders and representatives on a scale that reflects the magnitude of the crisis.

Hard cash is an immediate, essential requirement. In a time of fiscal crisis, our states, cities, and towns desperately need help, not promises; effective delivery of Federal services, not their repeated reorganization. I contend, therefore, that the full funding of Federal housing and urban development programs must be the first priority. At the same time, we must examine the need for further improvements in these programs -- for example, cutting red tape and disparate reviewing processes in the channeling of Model Cities applications, rather than terminating the program itself; and deepening subsidies and reducing financing costs in low and moderate income housing as the most effective means of helping these families achieve a decent living environment.

But we must also be molding new concepts to achieve an effective partnership of public and private resources in the financing of our housing and community needs. I have proposed the creation of a National Domestic Development Bank financed through the subscription of public and private funds. The bank would underwrite the special risks attendant upon solving our most critical urban and rural problems -- low-cost housing, for example. Securities sold by the Bank would also attract private investment capital for the revitalization of our cities, the economic development of non-metropolitan communities, and the creation of carefully planned new communities. Regional banks

would be established to put decision-making and expertise at the local level, applying first-hand knowledge to the defining of priorities and the generation of resources. Community participation would be encouraged through board representation and direct equity investment of the people.

We must also address the central problem of land costs confronting lower income housing construction and community redevelopment. I believe we must develop Federal financing and assistance program incentives directed at controlling the cost and planning the most beneficial use of land, which is rapidly becoming our most vital resource in an "urbanizing" Nation. It is certain that Federal incentives, as well as assistance to vital community services, such as education, must be employed to bring high and fundamentally regressive property taxes under control.

Nor can we be satisfied any longer with simply explaining the many reasons why low income housing starts remain at a depressed level. It is high time that we implemented new initiatives through promoting scattered and multiple-income-level housing developments, allied with supportive services and needed community facilities, as well as accessible job opportunities. And in addressing the broader problem of living in a decent environment, I believe that metropolitan housing development contracts should now properly include satellite city centers, good schools, health clinics, and cultural and self-development opportunities, as well as the central location of shopping centers, parklands, and recreation areas and facilities.

These are some of the concepts on which I shall be working over the coming months. They are not visionary, for the demands of tomorrow are already upon us. But they do demand vision and a heavy financial investment, both public and private, commensurate with the need. This is a job for all of us and it

is an urgent job. If our cities and towns fail, so in the end will our Nation.

And yet, to return to my opening remarks, what is at stake today is not just our housing and our urban condition -- but the human condition. And it is the personal investment of each of us that will in large part determine whether America continues to deny the richness of human existence to so many people, or at last offers the opportunity to hope and to dream to all its citizens.

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REMARKS BY

SENATOR HUBERT H. HUMPHREY

40<sup>th</sup> NATIONAL HOUSING CONFERENCE

WASHINGTON, D. C.

MARCH 8, 1971

✓ Chas. Joseph Keenan  
v. Chas. Lee F. Johnson

Lease on 1600  
Renovated

Nathaniel A. Keith

✓ Milton Berner

- Frank Talk L259

" A DECENT HOME IN A GOOD NEIGHBORHOOD FOR EVERY AMERICAN SHOULD BECOME A REALITY."

~~STRONGLY BELIEVE~~ THIS POLICY STATEMENT BY THE NATIONAL HOUSING CONFERENCE MUST BE AN ABSOLUTE COMMITMENT BY THE UNITED STATES AS WELL.

WHAT DEEPLY CONCERNS ME IS THE STARK REALITY OF A DEGRADING AND SEEMINGLY HOPELESS LIVING ENVIRONMENT THAT CONFRONTS MILLIONS UPON MILLIONS OF OUR PEOPLE TODAY. RIGHT NOW, BY ~~THE~~ CONSERVATIVE ESTIMATES, THERE ARE ALMOST 7 MILLION SUBSTANDARD HOUSING UNITS IN AMERICA -- ONE-TENTH OF ALL OUR HOUSING. FOR MILLIONS OF AMERICAN FAMILIES THIS MEANS BROKEN PLUMBING, CRUMBLING WALLS AND ROTTING FLOORBOARDS, LITTLE OR NO HEAT IN WINTER, SQUALOR, PERSONAL DANGER, AND INFANTS ATTACKED BY RATS OR DYING FROM EATING LEAD PAINT CHIPS FROM CRACKED WALLS.

AND MUCH OF WHAT IS LABELLED "STANDARD" HOUSING FALLS FAR SHORT OF THE MARK. WE KNOW, FOR EXAMPLE, THAT SOME 4 MILLION STANDARD HOUSING UNITS ARE OVERCROWDED.

TOO OFTEN, THE ASSUMPTION IS MADE THAT WHEN WE TALK ABOUT MISERABLE LIVING CONDITIONS WE REALLY MEAN SIMPLY THE URBAN GHETTO. CERTAINLY, THERE IS A DIRECT AND VICIOUS EQUATION HERE, BUT, IT MUST NEVER BE FORGOTTEN THAT TWO-THIRDS OF AMERICA'S INADEQUATE HOUSING IS IN RURAL AREAS, WHERE ALMOST HALF THE NATION'S POOR PEOPLE ARE ALSO TO BE FOUND.

WE AS A NATION SHOULD BE CHARGED WITH CRIMINAL NEGLECT FOR PERMITTING SO MANY OF OUR PEOPLE TO BE TRAPPED IN THIS DUNGEON OF HOPELESSNESS.

THEY ARE IMPRISONED AS MUCH BY THEIR  
 CONSIGNMENT TO A DRAB, DECAYING, CONSTANTLY  
 THREATENED, AND ISOLATED "CONDITION OF LIVING,"  
 AS BY THEIR INABILITY TO OBTAIN AN ADEQUATE INCOME,  
 NECESSARY FOOD, DECENT HEALTH CARE, ESSENTIAL  
 EDUCATIONAL OPPORTUNITIES, AND THE OTHER BASIC  
 RIGHTS OF HUMANITY. ~~THAT HAVE PERHAPS BEEN MORE~~  
~~READILY IDENTIFIED.~~ ~~LIVING IN ISOLATION CELLS,~~  
~~LEARNING ONLY THE HARSH RULES OF THE CELL BLOCK,~~  
 CHAINED BY DESPAIR, THEY STRUGGLE TO EXIST  
 BEHIND WALLS MADE HIGHER EACH YEAR. ~~L~~ FOR TOO  
 LONG, OUR NATION'S ACTUAL CREED HAS BEEN "OUT OF  
 SIGHT, OUT OF MIND" -- A POLICY SET ASIDE ONLY  
 BY ~~violence & disorder~~ ~~violence & disorder~~ IN THE URBAN PENITENTIARY OR BY REVELATIONS  
 OF EXTREME DEPRIVATION IN THE "OUTLAND" COMPOUNDS  
 OF AMERICA.

*yet  
Recession  
unemployment*

YES, AMERICA IS ON TRIAL FOR WHAT IS LITERALLY  
A DENIAL OF LIFE! WE HAVE BEEN INDICTED FOR A  
FAILURE TO RESPOND WITH THE FULL MEASURE OF OUR  
RESOURCES AND ABILITIES TO THOSE WHO NEED OUR  
HELP IF THEY ARE TO STAND UP AND BREATHE FREE  
AND LIVE A DECENT AND MEANINGFUL LIFE.

IT TOOK US ALMOST TWENTY YEARS TO PUT FLESH  
ON THE BONES OF A NATIONAL POLICY TO UTILIZE  
THESE PUBLIC AND PRIVATE RESOURCES. IN 1949,  
WE SAID THAT EVERY AMERICAN FAMILY SHOULD HAVE  
A DECENT HOME, AND IN 1968 WE SPELLED OUT THE  
TEN-YEAR PRODUCTION AND REHABILITATION REQUIREMENT  
OF 26 MILLION HOUSING UNITS. THIS CONSERVATIVE  
ESTIMATE INCLUDED 6 MILLION DWELLINGS FOR LOW  
AND MODERATE INCOME FAMILIES TO WHICH, LET IT BE  
REMEMBERED, WE GAVE THE HIGHEST PRIORITY.

↳ SETTING THESE GOALS MEANT WE WOULD AT LEAST HAVE TO DOUBLE THE <sup>then</sup> ON-GOING TOTAL <sup>housing</sup> PRODUCTION RATE.

lets look at the Record

now ↳ HOW HAS THAT POLICY BEEN IMPLEMENTED OVER THE PAST 2 YEARS? FIRST, IT WAS ANNOUNCED THAT A MORE "REALISTIC" -- (MEANING LOWER) -- LEVEL OF ANNUAL HOUSING STARTS WOULD BE THE TARGET. ↳ THEN, IN 1969, WITH <sup>an additional</sup> NATIONAL HOUSING SHORTAGE OF OVER 2 MILLION UNITS -- THE WORST SHORTAGE SINCE WORLD WAR II -- ONLY 1.4 MILLION NEW UNITS WERE STARTED. LAST YEAR, THE STORY WAS REPEATED.

↳ AND WE MUST FACE THE SIMPLE FACT THAT THE INCREASE IN HOUSING STARTS EXPECTED THIS YEAR WILL BE PRIMARILY THE RESULT OF A REVERSAL OF THE ADMINISTRATION'S ACROSS-THE-BOARD TIGHT MONEY POLICY. <sup>The</sup> <sup>of that policy</sup> MAJOR IMPACT WAS ABSORBED BY THE HOUSING INDUSTRY, WHILE MORTGAGE INTEREST RATES SKYROCKETED.

001264

RECOGNIZING THE IMPERATIVES OF CREATING A  
SUITABLE LIVING ENVIRONMENT FOR AMERICA'S FAMILIES,

CONGRESS HAS ENACTED HISTORIC LEGISLATION OVER

THE PAST SEVERAL YEARS. IN 1966, IN THE MODEL  
CITIES ACT, IT SPREAD BEFORE THE NATION THE BATTLE

PLAN FOR A COMPREHENSIVE ATTACK UPON THE CRITICAL

HOUSING, EDUCATION, HEALTH, UNEMPLOYMENT, PUBLIC

FACILITIES, AND REDEVELOPMENT PROBLEMS CONFRONTING

OUR CITIES. IN 1968, IT LAUNCHED WHAT HAS BEEN

CALLED "THE MOST DECISIVE ADVANCE" TO DATE FOR

ACHIEVING THE EXPANSION OF THE HOUSING SUPPLY

FOR LOW AND MODERATE INCOME FAMILIES. AUTHORIZING

ALMOST 1 1/2 MILLION HOUSING UNITS OVER THREE YEARS

UNDER THE SECTION 235 HOME OWNERSHIP AND SECTION 236

RENTAL HOUSING PROGRAMS, IT LATER ADDRESSED

Model  
Cities

201265  
FINANCING PROBLEMS THROUGH THE TANDEM PROGRAM  
OF GNMA MORTGAGE PURCHASES RESPONDING DIRECTLY  
TO THE "CREDIT-CRUNCH" OF THE PAST 2 YEARS,  
CONGRESS SUBSTANTIALLY INCREASED THE BORROWING  
AUTHORITY OF THE FEDERAL HOME LOAN BANK BOARD;  
MANDATED SELECTIVE AND FLEXIBLE MONETARY AND  
CREDIT CONTROLS; AND PASSED THE EMERGENCY HOME  
FINANCE ACT.

LASTLY, AND OF PARTICULAR IMPORTANCE AT THIS  
TIME, THE LEGISLATIVE BRANCH HAS CONTINUOUSLY  
PRESSED THE EXECUTIVE BRANCH TO FUND HOUSING  
AND URBAN DEVELOPMENT PROGRAMS AT THEIR AUTHORIZED  
LEVELS. THIS IS WHERE THE BATTLE IS NOW JOINED.

CONGRESS HAS HAD TO CONFRONT A BUDGET THAT DEFIES  
TRUE COMPARATIVE ANALYSIS.

001266

L BUT IT HAS FERRETED OUT THE SIMPLE FACT THAT

PROMISES ARE NOT BEING KEPT AND EXECUTIVE

RESPONSIBILITIES ARE NOT BEING FULFILLED! L OUR

CITIES ARE IN DESPERATE NEED RIGHT NOW OF FUNDS

ALREADY APPROPRIATED BUT IMPOUNDED BY THE

ADMINISTRATION -- TO BE SPECIFIC, ~~\$1.5 BILLION~~

*at least 800 million*

FOR PUBLIC HOUSING, URBAN RENEWAL, ~~MULTI-FAMILIES,~~

WATER AND SEWER PROGRAMS, AND MASS TRANSIT. L AND

FISCAL 1971 "OUTLAYS" ARE FURTHER REDUCED BY

NON-UTILIZED CONTRACT AUTHORITIES TOTALLING \$244

MILLION FOR ASSISTED HOUSING, RENT SUPPLEMENTS,

NEIGHBORHOOD FACILITIES, AND COMPREHENSIVE PLANNING.

LET THE BACKLOG OF DEMAND FOR URBAN RENEWAL  
ASSISTANCE ALONE IS NEARLY \$3 BILLION, AND A  
SIMILAR NEED IS ESTIMATED FOR THE UPGRADING AND  
CONSTRUCTION OF WATER AND SEWER SYSTEMS, AND,  
WE CAN EXPECT NO IMPROVEMENT IN THE TOTALLY  
INADEQUATE LEVEL OF 90,000 PUBLIC HOUSING STARTS  
IF THIS BUDGET HOLD-BACK GOES UNCHALLENGED!

APPARENTLY, THE ONLY CERTAINTY IS THAT THESE  
BUDGET OUTLAY FIGURES REMAIN SUBJECT TO CHANGE. (THE  
RECENT RESTORATION OF THE \$1.47 BILLION CEILING  
IN THE RURAL HOUSING PROGRAM UNDER THE FARMERS  
HOME ADMINISTRATION, AFTER AN OUTPOURING OF STRONGLY  
JUSTIFIED PUBLIC PROTEST, IS A CASE IN POINT!

*Rural*

-2101-268

YOU CAN ALSO BE CERTAIN THAT CONGRESS WILL GIVE THE MOST INTENSIVE SCRUTINY TO THE PRESIDENT'S

"COMMUNITY DEVELOPMENT" REVENUE-SHARING PROPOSAL

~~IT HAS TO BE SAID THAT THE TRACK RECORD FOR THIS~~

~~ENTRY IS NOT VERY INSPIRING!~~ PROMISES FOR FUTURE

HELP CANNOT BE BELIEVED BY OUR CITIES IF RIGHTFUL

DEMANDS FOR HELP TODAY GO UNMET BECAUSE FUNDS

HAVE BEEN FROZEN BY THE ADMINISTRATION. AND OUR

MAYORS ARE RIGHTLY DISTURBED BY THE FACT THAT

WHILE THE CONGRESS HAS AUTHORIZED \$3.75 BILLION

FOR THE FIVE BASIC COMMUNITY DEVELOPMENT PROGRAMS,

LESS THAN HALF OF THAT IS PROVIDED IN THE FISCAL

1972 BUDGET A "REVERSE" REVENUE SHARING HAS ALSO

BEEN SPOTTED IN THIS BUDGET -- FOR EXAMPLE, IN THE

COMMUNITY ACTION AND SUMMER YOUTH PROGRAMS, →

WHERE ACTUAL CUTBACKS WILL BE COUPLED WITH A  
REQUIREMENT THAT LOCAL GOVERNMENTS BEAR AN  
INCREASED SHARE OF THE COST. I CANNOT BUT CONCLUDE  
THAT A WRONG TURN HAS BEEN TAKEN ON THE ROAD TO  
STRENGTHENING STATE AND LOCAL GOVERNMENTS.

LET IT BE CLEAR, HOWEVER, THAT I FAVOR THE  
CONCEPT OF REVENUE SHARING, COUPLED WITH AN  
EQUITABLE FEDERALIZATION OF PUBLIC ASSISTANCE *welfare*  
PROGRAMS. BUT, I BELIEVE THAT THE BILL I HAVE  
INTRODUCED JOINTLY WITH REPRESENTATIVE REUSS  
OFFERS A BETTER APPROACH THAN THAT OF THE  
ADMINISTRATION BECAUSE IT SUPPLEMENTS ONGOING  
HOUSING AND URBAN ASSISTANCE PROGRAMS, COMMITTS  
SPECIFIC FUNDS, PRESSES LOCAL GOVERNMENT TO ADOPT  
MODERNIZED AND EFFICIENT PROCEDURES, AND  
GUARANTEES THE PASS-THROUGH OF FUNDS TO THE CITIES *SSI*

But THE HARD FACT REMAINS THAT WE STILL HAVE  
NO LEADERSHIP TOWARD THE ESTABLISHMENT OF A NATIONAL  
HOUSING AND URBAN STRATEGY TO DEFINE BASIC SOCIAL,  
ECONOMIC, DEMOGRAPHIC, AND ENVIRONMENTAL OBJECTIVES  
TO GUIDE OUR URBAN, SUBURBAN, AND RURAL GROWTH.

AND AT ROOT, THIS DEMANDS POLITICAL WILL AND ACTION.

ONLY A PROGRAM OF GREAT SCOPE AND VISION CAN

GENERATE THE COMPREHENSIVE SUPPORT WHICH IS

ESSENTIAL TO THE SOLUTION OF THE HOUSING AND URBAN

DILEMMA. *Yes, a Marshall Plan for our cities.* THIS WILL NOT HAPPEN WITHOUT POLITICAL

ACTION BY OUR ELECTED LEADERS AND REPRESENTATIVES

ON A SCALE THAT REFLECTS THE MAGNITUDE OF THE CRISIS.

Hard CASH IS AN IMMEDIATE, ESSENTIAL REQUIREMENT.

↓ IN A TIME OF FISCAL CRISIS, OUR STATES, CITIES,  
AND TOWNS DESPERATELY NEED HELP, NOT PROMISES;  
EFFECTIVE DELIVERY OF FEDERAL SERVICES, NOT  
THEIR REPEATED REORGANIZATION. ↳ CONTEND,  
THEREFORE, THAT THE FULL FUNDING OF FEDERAL  
HOUSING AND URBAN DEVELOPMENT PROGRAMS MUST BE  
THE FIRST PRIORITY. ↳ AT THE SAME TIME, WE MUST  
EXAMINE THE NEED FOR FURTHER IMPROVEMENTS IN  
THESE PROGRAMS -- FOR EXAMPLE, CUTTING RED TAPE  
AND ~~streamline~~ Belonged REVIEWING PROCESSES IN THE CHANNELING  
OF MODEL CITIES APPLICATIONS, RATHER THAN  
TERMINATING THE PROGRAM ITSELF; AND increasing  
SUBSIDIES AND REDUCING FINANCING COSTS IN LOW  
AND MODERATE INCOME HOUSING AS THE MOST EFFECTIVE  
MEANS OF HELPING THESE FAMILIES ACHIEVE A DECENT  
LIVING ENVIRONMENT. Ⓞ

↳ BUT WE MUST ALSO BE MOLDING NEW CONCEPTS  
TO ACHIEVE AN EFFECTIVE PARTNERSHIP OF PUBLIC  
AND PRIVATE RESOURCES IN THE FINANCING OF OUR  
HOUSING AND COMMUNITY NEEDS. ↳ I HAVE PROPOSED  
THE CREATION OF A NATIONAL DOMESTIC DEVELOPMENT  
BANK FINANCED THROUGH THE SUBSCRIPTION OF PUBLIC  
AND PRIVATE FUNDS. ↳ THE BANK WOULD UNDERWRITE  
THE SPECIAL RISKS ATTENDANT UPON SOLVING OUR  
MOST CRITICAL URBAN AND RURAL PROBLEMS --  
LOW-COST HOUSING, FOR EXAMPLE. ↳ SECURITIES SOLD  
BY THE BANK WOULD ALSO ATTRACT PRIVATE INVESTMENT  
CAPITAL FOR THE REVITALIZATION OF OUR CITIES,  
THE ECONOMIC DEVELOPMENT OF NON-METROPOLITAN  
COMMUNITIES, AND THE CREATION OF CAREFULLY PLANNED  
NEW COMMUNITIES.

001273

REGIONAL BANKS WOULD BE ESTABLISHED TO PUT

DECISION-MAKING AND <sup>*Technical assistance*</sup> ~~EXPERTISE~~ AT THE LOCAL

LEVEL, APPLYING FIRST-HAND KNOWLEDGE TO THE

DEFINING OF PRIORITIES AND THE GENERATION OF

RESOURCES. COMMUNITY PARTICIPATION WOULD BE

ENCOURAGED THROUGH BOARD REPRESENTATION AND DIRECT

EQUITY INVESTMENT OF THE PEOPLE.

WE MUST ALSO ADDRESS THE CENTRAL PROBLEM OF

LAND COSTS CONFRONTING LOWER INCOME HOUSING

CONSTRUCTION AND COMMUNITY REDEVELOPMENT.

BELIEVE WE MUST DEVELOP FEDERAL FINANCING AND

ASSISTANCE PROGRAM INCENTIVES DIRECTED AT

CONTROLLING THE COST, AND PLANNING THE MOST

BENEFICIAL USE OF LAND, WHICH IS RAPIDLY BECOMING

OUR MOST VITAL RESOURCE IN AN "URBANIZING" NATION.

001274

It IS CERTAIN THAT FEDERAL INCENTIVES, AS WELL AS ASSISTANCE TO VITAL COMMUNITY SERVICES, SUCH AS EDUCATION, MUST BE EMPLOYED TO BRING HIGH AND ~~FEARFUL~~ REGRESSIVE PROPERTY TAXES UNDER CONTROL.

NOR CAN WE BE SATISFIED ANY LONGER WITH SIMPLY EXPLAINING THE MANY REASONS WHY LOW INCOME HOUSING STARTS REMAIN AT A DEPRESSED LEVEL.

It IS HIGH TIME THAT WE IMPLEMENTED NEW INITIATIVES THROUGH PROMOTING SCATTERED AND MULTIPLE-INCOME-LEVEL HOUSING DEVELOPMENTS, ALLIED WITH SUPPORTIVE SERVICES AND NEEDED COMMUNITY FACILITIES, AS WELL AS ACCESSIBLE JOB OPPORTUNITIES.

LAND IN ADDRESSING THE BROADER PROBLEM OF LIVING  
IN A DECENT ENVIRONMENT, I BELIEVE THAT METROPOLITAN  
HOUSING DEVELOPMENT CONTRACTS SHOULD NOW PROPERLY  
INCLUDE SATELLITE CITY CENTERS, GOOD SCHOOLS,  
HEALTH CLINICS, AND CULTURAL AND SELF-DEVELOPMENT  
OPPORTUNITIES, AS WELL AS THE CENTRAL LOCATION OF  
SHOPPING CENTERS, PARKLANDS, AND RECREATION AREAS  
AND FACILITIES.

THESE ARE SOME OF THE CONCEPTS ON WHICH I  
SHALL BE WORKING OVER THE COMING MONTHS. THEY  
ARE NOT VISIONARY, FOR THE DEMANDS OF TOMORROW ARE  
ALREADY UPON US. BUT THEY DO DEMAND VISION AND A  
HEAVY FINANCIAL COMMITMENT, BOTH PUBLIC AND PRIVATE,  
COMMENSURATE WITH THE NEED.

- at least  
Double what  
we have

001276

THIS IS A JOB FOR ALL OF US AND IT IS AN URGENT  
JOB. IF OUR CITIES AND TOWNS FAIL, SO IN THE END  
WILL OUR NATION.

AND YET, TO RETURN TO MY OPENING REMARKS,  
WHAT IS AT STAKE TODAY IS NOT JUST OUR HOUSING  
AND OUR URBAN CONDITION -- BUT THE HUMAN CONDITION.  
AND IT IS THE PERSONAL INVESTMENT OF EACH OF US  
THAT WILL IN LARGE PART DETERMINE WHETHER AMERICA  
CONTINUES TO DENY THE RICHNESS OF HUMAN EXISTENCE  
TO SO MANY PEOPLE, OR AT LAST OFFERS THE OPPORTUNITY  
TO HOPE AND TO DREAM TO ALL ITS CITIZENS.

# # # # #



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