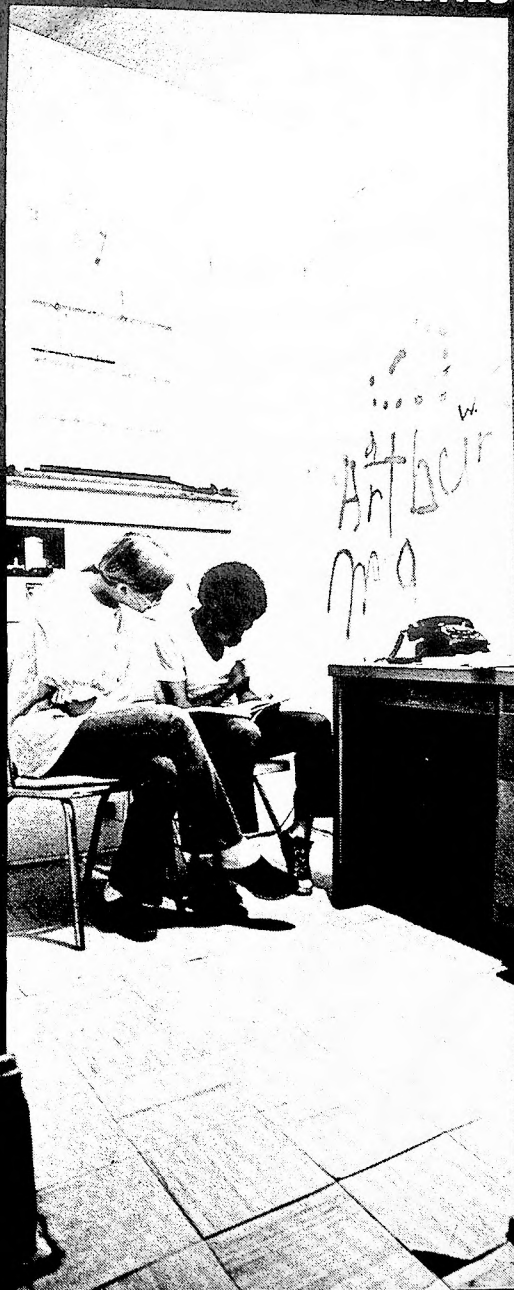


# Challenge

FEBRUARY 1973 / 65 cents

## NEIGHBORHOOD FACILITIES



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# HUD Challenge

U. S. Department of Housing and Urban Development

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**PAGE 4:** Neighborhood centers built with HUD grants under the Neighborhood Facilities Program retain the focal point of earlier settlement houses—to provide services to low- and middle-income people.

**PAGE 7:** The new Englewood, N.J., Community House which was built to replace Memorial House, built in 1916, is dedicated to the ideals of its past and the promises of the future.

**PAGE 18:** After six years of community planning and cooperation, the Cohoes, N.Y., Community Center was opened in 1971. Its success is reflected in the fact that 15 percent of the community are members.

**PAGE 26:** The satellite concept of building housing throughout an area and concentrating social services and management functions in a single location is being successfully used for housing for the elderly.

**PAGE 30:** Outgoing HUD Secretary George Romney reviews his four years at HUD.

## NEXT MONTH:

The March issue will present several articles on rehabilitation, including accomplishments of Project Rehab, experiences of selected cities, and development of a rehabilitation industry.

**COVER:** A tutoring session that is part of a delinquency prevention program at Kingsley House in New Orleans is representative of the wide variety of services offered by neighborhood facilities to the communities they serve.

Photo by Michael P. Smith

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# looking ahead

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## Furniture of the Future?

The exhibition entitled "Italy, the New Domestic Landscape" at the Museum of Modern Art in New York, is reported to contain "chairs that are not chairs... tables that are part of the floor... shelves easy to rearrange, less good for shelving... beds are areas for every purpose... no rooms, but cubicles, boxes, roll-out instant spaces... no wood, no glass, no wrought iron, no rugs—only plastics." The report of the exhibition by Pedro L. Koe-Krompecher, of the College of Architecture, University of Kentucky, says the exhibition is important but warns us "to be realistically prepared to fight total dehumanization."

## Recycling Water

Developers of the new community of Park Forest South, near Chicago, are considering installing a tertiary water treatment system that will clean up the community waste water and prepare it for reuse in a recreation lake, irrigation of a nearby golf course, and pumping back into the ground to recharge the subsurface supply. The engineers are also looking at the problems of handling the considerable rain water runoff that results because housing development eliminates open ground that absorbs rain. They point out that communities are beginning to require that developers build detention basins or ponds in their projects to collect the water runoff, which in the case of a major storm becomes a flood menace.

## 1973 Housing Starts Forecast

Woodward Kingman, President of HUD's Government National Mortgage Association (Ginnie Mae) forecasts—as do many analysts—that the housing boom will continue in 1973, although at a slightly reduced rate. On the basis of his analysis of the housing market, he believes that starts in 1973 will exceed two million units, excluding mobile homes. Mr. Kingman also anticipates a half billion dollar increase to \$4 billion in 1973 sales of government backed mortgage securities—a strong indicator of an increasingly healthy housing market; and increasing concentration on quality rather than quantity in the Nation's subsidized housing programs.

## Condominium Concept Grows

Condominiums are destined to replace rental apartments to a great degree, according to James C. Downs, chairman of the Board of the Real Estate Research Corp. of Chicago. He made the prediction in an address to the

National Association of Real Estate Boards in which he said that the condominium concept could be expected increasingly to apply also to office and commercial space.

## Engineers to City Hall

In an experimental program that will continue through 1973, the skill and experience of engineers now surplus to the aircraft and aerospace industries is being applied to the needs of city halls, under the aegis of the National Science Foundation and the National Aeronautics and Space Administration. With the title of Science and Technology Advisor, engineers are assigned to work with city managers in meeting the city's problems. The experiment in four California cities is expected to demonstrate that there are benefits to be derived from the application of the engineers' technological experience, and to encourage more cities to explore similar mechanisms on their own. During the experimental period, the advisors' salaries are paid by their parent companies, which are reimbursed by the National Science Foundation through its Intergovernmental Science Program. The cities taking part in the experimental aerospace technology transfer program are Fresno, San Jose, Anaheim, and Pasadena. The work of the Science and Technology Advisor can vary with the needs of the community. In Fresno, for example, the Advisor has undertaken to find "ways through the morass" of environmental issues and setting up the procedures and coordination of the writing of environmental impact statements for the city. He works with the city's planners incorporating environmental standards into Fresno's general plans, "a significant and pathfinding project."

## Solar Energy

Proponents of solar energy believe the solar-powered house could be reality in 10 years, says Dr. Allen L. Hammond of *Science* magazine. The sun's energy is not only a potentially inexhaustible resource, scientists point out; it has the advantage that conversion of its power to terrestrial uses avoids environmental contamination problems associated with other sources of electrical power. A prototype solar house is being developed by Karl Boer and his colleagues at the University of Delaware, which will be interconnected with the existing utility system in a tandem arrangement whereby sunlight would be a supplemental source of energy, providing electricity and heat to the house and to a small conventional storage battery during daylight hours. A particularly difficult problem to be surmounted is that of energy storage, but many scientists in the field believe that direct conversion can become a reality.

# Neighborhood Facilities

In the late 1800's and early 1900's, settlement houses were the centers of social services to the neighborhoods of the poorer people of the community who were, for the most part, new Americans struggling to escape the immigrant identity. The settlement houses became for them a focal point for growth and improvement, as well as a place to turn in need for shelter, food, health care, jobs, education, or help in dealing with unfamiliar authority.

Today's neighborhood centers carry on the basic idea of the settlement houses, but have extended their functions to serve all people of low- and moderate-income.

The identification of a neighborhood's needs, and the mobilization of the local public and private resources to deliver the needed services and assure their continuation—these are provided by the local community.

## HUD Contribution

HUD's Neighborhood Facilities Program assists the community with financing for the buildings, new or rehabilitated, in which social services are housed. HUD grants supply part of the funds for land acquisition, site improvement, and construction of the building or buildings. Grants are available to local public agencies and tribes only for multipurpose facilities which provide a variety of services, such as health, welfare, education, recreation, cultural, social, employment, training, or similar activities required in the neighborhood.

Qualified nonprofit agencies may contract with the local public agency to operate the facility under the continuing control of the local public body. If the operating agency is religious or sectarian, HUD requires that the facility be open to all residents of the neighborhood, regardless of creed. A neighborhood center must be designed to serve the needs of the general population of its service area

rather than a particular sex, age, or minority group; however, special circumstances may allow concentration of efforts upon a group, such as the elderly, provided that other service needs of the community are also available.

Since the Neighborhood Facilities Program was authorized by the Housing and Urban Development Act of 1965, HUD has assisted in the construction or rehabilitation of 542 neighborhood facilities. HUD has contributed approximately \$132 million for new construction and \$22 million for rehabilitation of existing buildings. Local communities must provide one-third of the cost of the building project, or one-fourth in areas designated by the Department of Commerce as redevelopment areas. Local shares have been met through voluntary contributions, local revenues, or bond issues, or—in some Model Cities—from supplementary grants.

## Community Operation

Operating the neighborhood facility becomes the on-going responsibility of the community. This requires careful analysis of the service requirements of the neighborhood and identification of resources to fund these services. This analysis becomes a part of the detailed grant application to HUD, and the proposed services become a part of the grant contract between HUD and the local public agency.

Most neighborhood facilities offer seven or more basic services, with the most popular being recreation, social services, education, health care, counseling, employment assistance, senior citizens' activities, and welfare services. Communities can draw operating funds to support these services from city or county agencies, local nonprofit organizations, State programs, as well as from the Departments of Labor and Health, Education and Welfare, and



Office of Economic Opportunity. Neighborhood facilities are frequently planned as part of a total community development effort involving other HUD programs, such as Urban Renewal, Model Cities, or Open Space Land.

## Obtaining Assistance

Communities interested in obtaining HUD assistance for a neighborhood center should request written instructions for filing an application from the nearest HUD





Area Office. Project applications are required to meet four prerequisites prior to review and rating by HUD. These prerequisites are intended to assure that the applicant can meet HUD relocation requirements and Federal civil rights requirements; that the service area of the proposed facility is reasonable; and that the project is accessible to the majority of the low- and moderate-income residents of the area.

Projects meeting all these prerequisites, are point-rated against nine

categories of criteria. Available funds are distributed based on the relative point-rating of an individual project to all other projects pending in the HUD Area Office. Point-ratings are determined by the project's relationship to area comprehensive planning; income level of the area to be served; relevance of program objectives; local capacity to administer the neighborhood facility; local equal employment and minority enterprise effort; local need; commitment of local, county, State and Federal entities to the proj-

Under the Neighborhood Facilities Program, HUD provides matching grants to communities to build facilities to serve the entire neighborhood as health, multi-purpose, senior citizen, human resource, or other kind of community center.

ect; efforts to expand low- and moderate-income housing; and the project's relationship to other community development activities.

Because of the close relationship between neighborhood facilities and the services they house, HUD Assistant Secretary Floyd H. Hyde and HEW Assistant Secretary Patricia Reilly Hitt have issued joint instructions to field personnel of both agencies to assure interdepartmental cooperation in getting maximum benefits of HEW-funded services through HUD-funded facilities. This process is intended to foster the emergence of delivery systems which are not only more efficient and accessible, but which are also responsive to the overall needs of individuals and families according to locally determined needs and priorities. Similar cooperative agreements are being negotiated with other agencies funding neighborhood services.

Whether the neighborhood facility serves an aging upstate New York mill town, an inner city declining area, or a rural southern community, the planning process pulls together commitment and involvement of the community and local government. In this process services are modified, expanded, or created to meet the needs of a well-identified neighborhood. ☞

*David Dresser*  
HUD Community Development

*Editors' Note: The following eight articles were prepared as examples of several applications of the Neighborhood Facilities Program. All authors are connected in some way with the programs and facility they describe.*

## Helen Adler Levy Health Center

The Helen Adler Levy Health Center was named after the late Mrs. Neville Levy who was a prominent figure in New Orleans civic affairs. Opened in 1954, it was the third such center in the city and became part of an expanding program that today has 10 centers serving the city's lower income people. When Hurricane *Betsy* devastated the Center's building in 1965, it operated in temporary quarters until, with HUD aid, a new Helen Adler Levy Health Center was built on the centrally located original site, and re-opened in December 1969.

Fully equipped, the Health Center serves the needs of more than 4,500 families. A staff of over 100 from several divisions of the New Orleans Health Department administers such federally funded programs as environmental health, rodent control, lead poisoning, tuberculosis serv-

The health services of the Levy Center include immunizations for infants, children's conferences with mothers, and doctors examinations—all provided in a modern, centrally located facility where records are available and up-to-date.





Photos by Joseph Davis

ice, and nursing. The New Orleans Model Cities program funds projects in practical nursing, small engine repair, health clinic assistant, teaching assistant, and secretarial practices.

#### Multipurpose Facility

The Center has a large waiting room with five examining and clinical conference rooms, an x-ray room, two physicians offices, a large multi-service room for immunizations, conferences, screening, and laboratory work; a conference room is used for meetings of the staff, as a teaching area for small groups, and class room for medical, nursing, and social work students.

The large community room is truly multipurpose: it is a staff room for some of the programs, an auditorium for health department staff in-service, a training conference room, a meeting room for community committees, as well as being equipped for audio and visual training. The adjoining kitchen can be used for nutritional demonstrations and food preparations as well as a lounge and lunch room for the staff. The end of the foyer was enclosed to provide office space for the environmental health program.

#### Services for All

Services include maternity and infant care provided for mothers at a clinic close to their homes. An appointment is given to the mother and infant upon discharge from Charity Hospital by the nurses assigned to the hospital through the federally funded Vaccination Assistance Program. Nurse examination of the infant, interview of the mother, instructions on formula making, care of infant, diet, and postnatal care are included. These clinics are held twice weekly.

This center reflects the health workload of the community by statistical reports of Childrens' Medical

Conferences. During the first 10 months in 1972, the Center was host to 334 Childrens' Medical Conferences which provided a total of 10,452 visits to children between birth and six years of age. Ten weekly sessions are held, or between 35 and 40 per month. The children receive periodic physical examinations, screening tests for vision, hearing and tuberculosis; laboratory tests for iron deficiency anemia, sickle cell anemia, lead poisoning, and urine abnormalities. Growth and development is followed closely with height and weight measurements, evaluation of motor coordination, speech and language ability, mental and social developments. Individual conferences with the mother are held both before and after medical consultation. Group instruction is given on safety, community resources, diet and nutrition, the use of food stamps and supplemental foods.

Therapeutic clinic sessions are held twice weekly for ambulatory patients under physicians' orders for medication. It is primarily for tuberculosis patients who receive streptomycin or individuals who are participants in the Alcohol Safety Action Program, or who require injections for allergies, hormone imbalance, anemias, etc.

A special tuberculosis satellite clinic is housed at the Center. X-rays are taken at the center; patients requiring closer supervision or immediate follow-up are referred to the Tuberculosis Control Center in downtown New Orleans. A medical conference is held once a month; a tuberculosis nursing conference is held weekly.

Immunizations are available each working day at the center to anyone regardless of income. During the rush season of school registration in May, and preparation during the summer months, 200 or more people have been served in one morning. An

educational program within the community on the desirability of early immunization against communicable disease will help by spreading the work load throughout the year plus providing early and adequate protection for the child.

The Home Health Service, a division of the Nursing Bureau, provides care to the chronically ill. Nurses make home visits on various health problems and to check on maternal and tuberculosis, and other communicable diseases.

#### Program Innovations

An outstanding program in 1971 was the Center's "Health Fair" to which service agencies in the Desire-Florida area responded enthusiastically. The exhibition booths showed where, how, and when health needs could and would be met.

With the implementation of a program that includes early periodic screening, diagnosis, and treatment, it has been necessary to add special nurse conferences. A portion of the screening is done by para-professional personnel under supervision of a professional nursing staff. The para-professional personnel received an intensive three months training in mental health, communication, public relations, mental retardation, child development, care of infants, community participation, budgeting and buying, nutrition and community resources, as well as on the job training in screening procedures.

Plans are presently underway to use the facilities in the evening for early cancer detection, by arrangement with the Cancer Society who will provide staff and supplies to serve working women unable to come to the Center during the day. The Center's central location facilitates its use as a "one stop" health service.

*Margaret Overman and  
 Walter Edwards,  
 New Orleans*

# Englewood's new community house

The dedication of the Englewood Community House on September 23, 1972, fulfilled a dream of a group of mothers who in 1962 asked the Board of Trustees of the Social Service Federation in Englewood, N.J., to investigate the possibilities of renovating old Memorial House or building a new community center. Memorial House, owned and operated by the Social Service Federation, was built in 1916, and had served the community for 50 years. It was old, too small, and unsafe for the 500 children and young people who used it. But a new building seemed impossible.

The Board of the Federation investigated the new Neighborhood Facilities Act and found HUD officials encouraging. They suggested that the Federation, through the City of Englewood, apply for a grant. Board members, parents, community leaders and civic groups, as well as the City of Englewood, gave their strong support. A building fund drive was launched; and everyone contributed ideas for programs and facilities for the new House. In October 1967, the Lillian Pitkin Schenck Fund, a local foundation, contributed \$50,000 to the building fund.

In 1969, as if to underscore the need, the City declared the House unsafe for further use by children. For the next three years, the offices and programs were housed in any available building: store fronts, schools, church basement, and unused rooms in old municipal buildings. Help came from many parts of the community.

Business and industry contributed money and helped to raise more. Much support and aid came from men and women who had received help when they were children and teen-agers using the House. Assistance also came from parents of children using the present programs.

The Social Service Federation had

been started in 1898 by a committee of the Englewood Woman's Club. Its first program was after-school care for little boys. This was expanded the next year to include girls, and the agency was incorporated in 1900. A nursery school and a "friendly visitor," or case worker, were part of the agency by 1904.

Since those early days, the House has been responsible for inaugurating many services that are now part of the network of health and welfare agencies serving Englewood and all of Bergen County, N.J.

But from 1898, the major responsibility of the House has been to the children of the community. Through wars, depressions, inflation, and times of social unrest and protest, it has continued to provide worthwhile services and interesting activities to all, regardless of race, creed, or national origin. Its history parallels that of Chicago's Hull House and New York's Henry Street Settlement.

So, the dedication of the new House was a dedication by the agency and the community to the ideals of the past and the promise of the future. We can now begin to implement programs we dreamed of in the mid-60's and to resume the role of a center for the surrounding neighborhood.

## New Services

The House has continued its "old" programs and enlarged them, instituted new programs, and is planning new services.

Through of the Social Security Act and the New Jersey Department of Institutions and Agencies, the House provides after school day care for 100 boys and girls from six through nine years of age for five afternoons a week, including snacks for all and transportation for those who attend school out of the neighborhood. The majority of referrals to this program are made by the social

workers and guidance counselors of the public schools, as well as public and private agencies.

Children from six through 13 years of age also attend the House for special activities such as piano lessons, drum and guitar lessons, modern and Afro-dance, judo, play groups and sports clubs, knitting, sewing, pool, ping pong, basketball, tumbling, tutoring, and help with homework. Some 250 elementary school children are enrolled in the after school program.

High school pupils and adults use the Multi-Purpose Room for athletics, and Teen Lounge, and meeting rooms in the evening. Programs are coordinated with the Englewood Recreation Department and, in special cases, their activities take place in our building.

The Nursery Room on the first floor houses a "new" program for Englewood: day care for two-year-olds. This program is an extension of the Leonard Johnson Day Nursery School (a department of the Social Service Federation.) The School provides day care for three and four-year-olds at another location. The Federation also has a summer day camp program for over 100 children of working mothers. These children are in the first through fourth grades.

Senior Citizens is another "new" program. The Senior Citizens Advisory Committee, appointed by the Mayor and Council of the City, have an S.O.S. (Save Our Seniors) telephone in our building manned by volunteers. The Advisory Committee plans monthly programs for older residents and is working closely with the House to set up a Multi-Service Center in the building, which it is hoped will be funded through the Older Americans Act. The House has received a small grant from the Schenck Fund to help establish the Center. Plans call for a program for five days a week to include a hot lunch and activities involving arts, crafts, health and nutrition, discussion groups, consumer



Photos by Albert Fenner



LEFT—The Center library provides books for the younger children on a special rack they can reach.

RIGHT TOP—A policeman teaches the correct technique for weight lifting to a group of boys in the Center's Multi-Purpose Room.

RIGHT BELOW—Young chess players concentrate on their game strategy and ignore their audience.

education, as well as social and cultural activities. There are 2,500 senior citizens eligible to participate in such a program.

### Community Participation

The House sponsors the George Rogers Scholarship Fund, in memory of a past treasurer of the Federation, to assist high school graduates to obtain college or technical school education. It is supported by the American Association of University Women, a local memorial fund, and by individual contributions.

The Community House is used by other agencies and organizations which conduct short-term programs for the benefit of the community. The American Cancer Society plans to conduct a cancer clinic there, and plans are also being discussed with school officials to use the building for family-school seminars in race relations.

### People Comment


Many people have stated what the House means to them. One woman said, "I am the mother of small children and teenagers, and I am concerned for people of all ages. The House to me is a home away from home. Times are changing. People are changing. Also, ideas and ways of life are changing. Everyone seems to be getting more and more involved with each other and thinking more of the needs of the other fellow." Another woman, one of the neighbors, remarked, "I have watched the House in the past, and I feel that the House will—and must—survive for the future of our children and our community."

And this is a teenagers' point of view, "I go for the House because it's groovy. Everyone is involved—black,



white, rich, poor, and also the middle-class. It's a sense of closeness in your home town. Everyone gets together in time of disaster and for good times, such as the annual fair. There is also everyday social life for our young people, and it is nice to know there's some place to send our kids or our little brothers and sisters when our mother is working. After school care is important too. We will always go to the nearest and safest place—the House."

Mr. Townsend Lucas, President of the Board of Trustees of the Federa-

tion, speaks for all those associated with the agency when he says, "We will move forward to utilize these new facilities with dynamic programs to meet the needs of a growing community. The new spacious, modern facilities of the Englewood Community House have been constructed on the site of the old Memorial House which, for many years, supported the social activities of the community. Although the structure is new, the spirit of Memorial House remains." 

Cepha Pasek  
Englewood Community House

# Shields-Reid Neighborhood Center

In the plans for its Model Cities program, begun in 1968, Richmond, Calif., included development of park areas and neighborhood facilities. The Shields-Reid Community Center achieves both objectives since it was built on a site that includes a two-acre park.

Planning for the Center was a community effort, participated in by organizations concerned with social services, health services, legal and medical services, educational and culturally oriented programs. North Richmond was chosen as the site for the first neighborhood center and park.

Following the Watts riots in 1965, this community appeared in the major news networks for the first time. Broadcasters reported that North Richmond was the only other community in California whose unemployment equalled Watts. It was predicted that this would be the next riot area. A 1962 survey did show that 85 percent of North Richmond male youths were in the out-of-school, out-of-work category. And in common with other ghettos, the 1970 census showed a 95 percent black population with a very high youth population, relatively high aged population, low average income (under \$5,000), low educational level, poor quality housing, and a very high degree of mobility, dependency, and delinquency.

## Things Have Changed

Now the community is undergoing a face-lift. Many homes are being remodeled and there are a handful of new, attractive multiple dwellings. Soaring into the sky is the handsome, radically designed North Richmond Baptist Church; certainly the community's most outstanding building. Two blocks away is the



High school students from the area are employed under a Cultural Enrichment Program to tutor elementary children or to train as recreation aides, assistant swim instructors, or maintenance workers.

newly constructed Shields-Reid Neighborhood Center and Park. This 11,000 square foot neighborhood center and two-acre park, used as the community's country club, multipurpose service center, library, study hall, medical clinic, and indoor recreation and athletic center is the hub of activity for the community.

The Shields-Reid Neighborhood Center was named in honor of two black men, Charles Reid, an active community leader, and the late Charles De Shields.

The planning of this neighborhood facility was a joint venture insuring cooperation from all agencies and residents involved. Funds came from City of Richmond, City of Richmond Model Cities, Contra Costa County, and HUD.

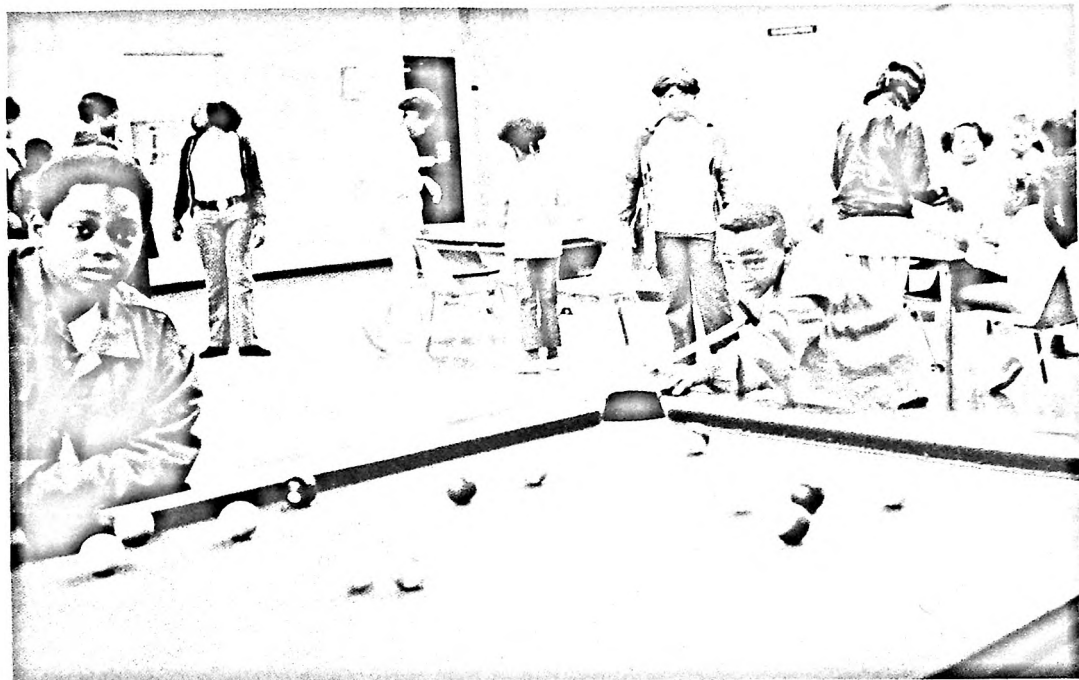
The Shields-Reid Neighborhood Center serves a two-fold purpose. It not only provides the necessary social

services and activities, but also gives residents the opportunity to get training and employment services.

Program efforts by intergovernmental units as well as community people have been directed at combating the problems of high juvenile and adult delinquency, employment, public health problems, number of cases on welfare, under achievers in school, and school drop outs.

## Services Provided

Operating seven days per week, the Shields-Reid Center's schedule of services and activities are overwhelming. Within the guidelines and policies of HUD and the City of Richmond, the facility is made available to all groups and agencies upon a first-come-first-served basis. The recreation program is quite extensive. Youth for Services programs promotes youths' awareness of the problems and con-



The Drop-In Room is usually crowded with children and teens who meet their friends after school or use the recreation facilities.

cerns of their neighborhood as well as local service projects and field trips outside of the neighborhood and into the larger metropolitan community. Athletic activities and events are provided in a wide variety of sports, including leagues for youth and adults. Teen and young adult clubs are organized. These clubs afford young people an opportunity to function in a democratic setting and to make responsible decisions through training as officers and committee members.

North Richmond residents are receiving varied personal counseling services regarding welfare, food, clothing, housing, transportation, and other general problems such as child care and budgeting. Contra Costa County Health Department and the County Social Services Department are jointly engaged in providing special family maintenance programs

made available through local, State and Federal agencies. Contra Costa College is providing special interest programs for youth and adults at the Center.

A unique project covering all aspects of cultural enrichment and employment has been developed through the provisions of a Cultural Enrichment Center. The Center provides study library service for primary, secondary, and adult education students with special emphasis on supplementary programs. These include audio and visual aids; expanded resources for training in black and brown culture, history and art forms; a lending service with equipment consisting of taped material, records, films, and books; and creative arts programs featuring photography and sculpturing classes provided through the Art Center Division of the Recreation and Parks Department. A

14-member advisory board advises, directs, and consults with the Center's program staff.

A new neighborhood facility is not in itself as important as the evidence of civic energy, the methods and the effect of the process on strengthening the community's problem-solving capacity.

The Shields-Reid Center gives the North Richmond community the opportunity to make appropriate use of outside resources, to recognize and take effective steps to meet needs, and to make democratic action and civic initiative integral parts of the community's inner character and environment through establishing workable links between people and government, between the area population and the professional planner. ☺

*William Allums  
Richmond, Calif.*

## notebook

Housing problems that plague American cities are just as prevalent elsewhere, reports a survey of a dozen countries conducted by correspondents of *The New York Times*. The survey covered Canada, Japan, Hong Kong, Australia, a number of major West European countries, the Soviet Union, and several developing African countries. In Japan, 20 percent of all housing is classified substandard; in Tokyo, 36 percent. In all the countries, new developments and cost-cutting in prefabrication and factory-produced units are cited as possible means of easing critical conditions in the near future.

A tenant incentive program has been initiated by the Philadelphia Housing Authority under which applicants for public housing will be placed in the least desirable projects and given an opportunity to work their way up to the best. The 32 projects were placed in five separate groups, ranked according to their desirability as safe and clean places in which to live. All new tenants will be placed in projects in the fifth group; as they prove themselves as good reliable tenants, prompt with their rent, clean, and well behaved, they can move into the next group. Ratings as to conduct and cleanliness will come from neighbors and be transmitted through local tenant councils. The tenant incentive program goes along with a new policy of weeding out unsavory tenants from the projects as part of efforts to halt the steadily rising crime rate and drug use in the projects.

The Federal Home Loan Mortgage Corporation has developed a new single-family short form mortgage document that is expected to result in "significant" savings to future home buyers in mortgage recording fee costs. The short form takes advantage of laws in 17 States which authorize mortgage deeds of trust to incorporate provisions by reference to previously recorded "master" or "fictitious" mortgage instruments.

An emergency security device for protection of the elderly is being tested at the Operation BREAK-THROUGH site in Sacramento, Calif., under a Research and Technology \$98,000 contract to the Mentor Company of Sacramento. The pencil-like device can be kept in a pocket or on a necklace and is designed to help elderly occupants of the high rise in case of accidents, sudden illness, threats to safety, or other emergencies anywhere in the building. When a user presses a button, the transmitter flashes an alert to a control panel in the building manned around the clock, pinpointing the location where help is needed. Instantaneous contact can be made from the control panel with the resident or by telephone with a hospital or police.

HUD is negotiating the sale of the Operation BREAK-THROUGH development in Indianapolis, Ind., to a non-profit corporation serving the college housing market. Adult Student Housing, Inc., of Portland, Ore., which is involved in 10 similar projects in four other states, is negotiating to purchase 192 housing units, consisting of 140 townhouses and 52 apartments. A limited partnership composed of principals from the housing firm is interested in purchasing the remaining 103 single-family homes on the site. Use of the housing for students at the University of Indiana and Purdue University will take the students out of competition with low-income families of the area for existing housing.

A \$28 million HUD urban renewal grant will enable construction to begin on the Fort Lincoln New Town development. The grant to the D.C. Redevelopment Land Agency, will cover the cost of site preparation and land development activities on the 360-acre tract in Northeast Washington. It will pave the way for Building Systems International to start building parts of its comprehensive community development plan for the site.

Flood insurance is now required on one- to four-family houses located in designated flood hazard areas and purchased under the HUD-FHA program. The move is intended not only to protect homeowners and the FHA but also to force flood-prone communities into taking zoning and other flood protection measures necessary to qualify homeowners of the area for Federal flood insurance.

Architects, environmentalists, and experts in the field of vision and lighting say that most modern-day buildings have far more electric light than they need—in some cases, 10 to 20 times too much, according to the *Wall Street Journal*. Those who advocate using less light say the reductions could go a long way toward alleviating the Nation's shortage of electric power, which has resulted in so-called brownouts for more and more communities.

New Jersey has established a new program to assist municipal and county governments in developing new communities and planned unit developments. The New Jersey Community Affairs Department has received a \$120,000 HUD grant for this program, to be administered by the Department's Division of State and Regional Planning. Planning experts will develop and recommend an overall State policy for anticipated development.

Ronald Stegall, Office of Community Development, is the new Coordinator for the 14-member HUD Advisory Committee on the National Bicentennial celebration. The Committee of representatives from all parts of HUD is to draw up plans for full scale participation in the 1976 celebration.



# Rehabilitated Kingsley House

In 1896, the Reverend Beverly Warner of Trinity Episcopal Church, New Orleans, founded Kingsley House as a parish undertaking. Since then, Kingsley House has provided a broad range of human services for preschool children, senior citizens, and residents of the city's Irish Channel section.

Kingsley House received much of its impetus and guidance in the early years from Jane Addams, the founder of Chicago's Hull House. Hull House was one of the settlement houses established in lower economic immigrant areas all over the United States in the late 1800's and early 1900's to enrich family life, improve the community, and provide help in dealing with everyday problems.

In the 76 years of Kingsley House's existence, the needs of the Irish Channel have changed drastically and Kingsley House has changed to meet those needs. The population served is predominantly black and the Spanish-speaking. There is mutual cooperation between Kingsley House and the membership of close to 2,800 families in determining the needs of the community.

## Day Care

A continuing priority is that of day care. Eighty children of working mothers are provided with full day care; another 40 children of non-working mothers attend pre-school in a nearby public housing project. The program can help increase the independence of an entire family. For example, one mother, although physically disabled, worked as a domestic for several families, and received partial Aid to Dependent Children to supplement her income. Her children were in day care at Kingsley House; assured that her children were being well-provided for, she was able to obtain vocational

Individualized tutoring is only one of many programs Kingsley House offers neighborhood children.



rehabilitation training. Today, she has a clerical job and is able to fully support her family.

Kingsley House offers free play, supervised sports, and arts and crafts for the neighborhood families. The children of the neighborhood congregate there and use recreational facilities available nowhere else in the area. Camp Onward gives many children their first camping experience, and possibly, their first experience away from home.

### Social Programs

Social services, including individual and group counseling for troubled families, a center for the elderly, a mental health clinic, and a juvenile delinquency prevention project (Anchor Outreach), contribute to the improvement of the community. Kingsley House is also developing an adolescent drug program, a social activity program for Spanish-speaking families, and an alternative school for sixth graders who have difficulty in a more traditional school.

Kingsley House sees its "Crisis School" as one of its most promising new programs. Children suspended from regular school attend classes for half of the school day. Special education and counseling for the student and the family are provided by a professional team consisting of a psychiatrist, psychologist, teacher, social worker and community aide. Also part of the new program are consultation to schools in the area, and structured tutoring for other children with learning problems. The involvement of Crisis School parents is encouraged, as it is in all other Kingsley House programs for children.

One of the great strengths of Kingsley House is its working relationship with local public agencies which enables Kingsley to pull these agencies together for better coordination of services. Kingsley is concerned about people who do not obtain



needed services elsewhere, and seeks to find services which can help families, and to reveal the need for services that can be undertaken by other agencies.

Although 63,000 people used Kingsley House programs in 1971, it is continually seeking to expand its services. Several projects are being planned: a childhood development program for children six to 17 years old; and improving the after school day care program, the only one of its kind in the city.

Kingsley House receives funds from the United Fund for its basic programs, but HUD support has enabled Kingsley House to provide more services for the Irish Channel residents. A \$1 million renovation program was carried out with a

\$700,000 HUD Neighborhood Facilities grant. Other agencies that finance programs include The Departments of Agriculture, The Department of Health, Education and Welfare, Justice, Labor, and the State of Louisiana.

### Community Reaction

The area residents' reactions to Kingsley House are very encouraging. The comment usually is, "We're glad that Kingsley House is here. It's someplace to come to when we need help, or when we just need some place to go." And when told of a new service, the delighted reaction is, "Hey, I didn't know you had that."



Lillian J. Fujimoto and  
David A. Johnston,  
Kingsley House



ABOVE—Day care children play in the child development playground that opens at 6:30 A.M. for children of working mothers.

RIGHT—A senior citizen enjoys a hot lunch as part of the nutrition program at Kingsley House.



Photos by Michael P. Smith

# Center for Human Resources

For several years Bacon County in Southeast Georgia, (pop. 8,500) and its only town, Alma, have been involved in a comprehensive community development program. Community efforts received a Federal boost in 1968, when Alma-Bacon County was selected to participate in HUD's Model Cities program, which afforded a yearly \$1.2 million grant for up to a five-year period. But money isn't the whole story. Now in its third year, the program has thus far been most successful.

## Challenge of Community Development

The people of Alma-Bacon County like a challenge and to them the challenge of community development is to "improve the total quality of life for every resident." They want to create new opportunities for working and living that will attract new people, encourage former residents to return, and today's young people to stay in the community and help build its future.

To meet their challenge, "some 200 to 300 local citizens worked very actively for two to three years to identify community problems and determine possible solutions," says L.W. Taylor, an Alma civic leader. "During this time some 16,000 hours were volunteered. The involvement of our citizenry, which is continuing, is our real strength."

As a result, a comprehensive community development program has been planned. The program attacks the causes of economic and social ills rather than just treats the symptoms. The strategy focuses on three broad areas: community economic develop-



The Division of Community Services provides transportation for children enrolled in the Early Childhood Development program, senior citizens, and other residents.

ment; improving community services and amenities; and strengthening local planning and management capabilities.

## Need for a Coordinating Center

During the initial planning year, the Health and Social Services Task Force, one of five planning task forces, determined that a high percentage of residents eligible to receive assistance from one or more of the service agencies within the community were, in fact, not receiving any kind of help. The reasons most frequently given were: lack of knowledge about existing services and eligibility requirements; inaccessibility of service agencies; and a sense of apathy by potential users. The task force also inventoried all existing

services and identified gaps in the delivery and availability of services within the community. In many instances there was duplication or gaps in the delivery of services resulting from a lack of coordination among agencies. Adding to the seriousness of these problems were the facilities in which many service agencies were housed. Not only were most agencies highly inaccessible by their location, but many of them could not expand the scope of their services because of inadequate or lacking facilities.

Of the many projects proposed by the Health and Social Services Task Force the two receiving top priority were 1) building a facility to house the community's major social service agencies. The task force further specified that the facility's design and location enhance the coordination and delivery of social services; and 2) establishing a county agency responsible for the administration of the facility and the coordination of an integrated social service delivery system. The agency would also be responsible for planning and securing funding for services needed, but not available within the community.

Today, some two years later, Alma-Bacon County has completed these projects. The new Center for Human Resources is considered a model for the "supermarket" concept in community services. The Center, which covers 18,000 square feet, includes an intake area and lobby; administrative office areas; a conference/library room; open-space classroom facilities; kitchen and dining areas; and restroom facilities.

### Services Housed in the Center

Funded by a \$312,201 Neighborhood Facilities grant and \$205,000 from Model Cities supplemental funds, the Center is a fine example of modern architectural design. The Center presently houses the Division of Community Services, the Georgia Department of Labor, Family and Children Services, Vocational Rehabilitation Division, and the Offices of Economic Opportunity, Veterans' Administration, and Social Security. The Center also includes the administrative offices and facilities for the countywide Early Childhood Development program.

The Division of Community Services, in operation since 1970, is responsible for the administration of the Center. It has played a major role in achieving more efficient use of

resources through advanced planning and interagency coordination, and improving the working relationships between clients and service agencies.

More specifically, extensive efforts have been made to expand the coverage of social services agencies including both current and potential clients through such new projects as the Outreach/Intake/Referral System, Transportation Service, a Senior Citizens program, and an Emergency Assistance fund.

The people of Alma-Bacon County are meeting the challenge of community development. They are working to improve the quality of life for all residents. ☞

*Omi Walden  
Alma-Bacon County  
Model Cities Commission*



The Center for Human Resources houses the administrative offices for the county wide Early Childhood Development program and provides open space classroom facilities for 120 three and four-year-olds.



# Cohoes Community Center

On October 7, 1971, six years of community-wide planning and cooperation culminated with the opening of the Cohoes Community Center (CCC), New York. Completion of the CCC was made entirely possible through the spirit and enthusiasm of the community at large, which donated over \$417,000 towards the project.

Late in 1964, while still a private citizen, Mayor Virginia B. McDonald identified the need in Cohoes for a multipurpose community facility. Mrs. McDonald brought together civic leaders and active citizens to make plans and create a nonprofit corporation which would oversee development, under the sponsorship of the Cohoes Housing Authority.

The citizens of Cohoes were so enthusiastic over the prospect of having a multipurpose recreational and social facility in their City that they exceeded by over 60 percent the fund raisers' original estimate of \$250,000 in local funds. Three large plaques mounted in the lobby of the Center attest to the spirit of the community in this project. Nearly 900 individuals and local businesses contributed to the building fund. HUD's Neighborhood Facilities Program granted the \$517,000 balance of the \$950,000 needed for the project.

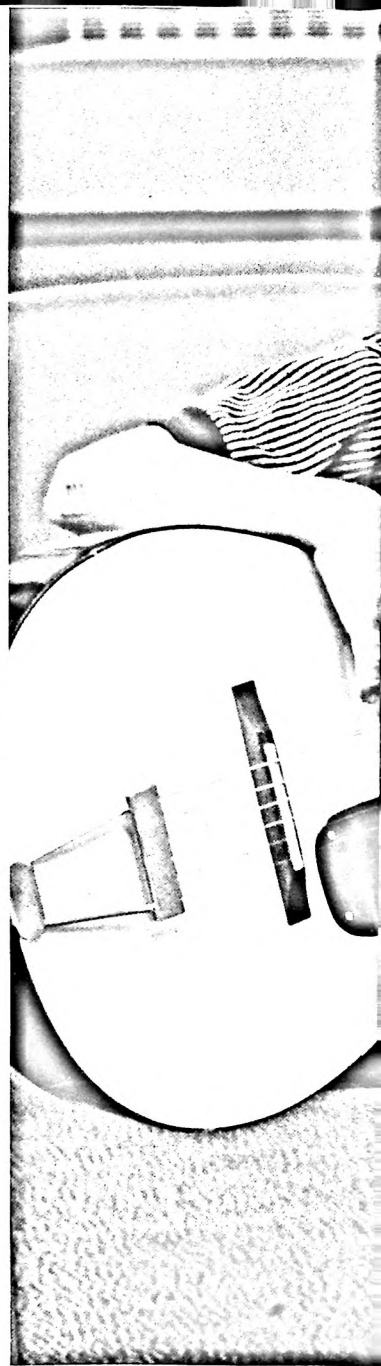
The site of the Center was carefully selected so that it would form the focal point for a concentrated redevelopment area in the city. It is located in the heart of the Model Neighborhood Area; across from the

site is the newly completed McDonald Towers, a public housing development for the elderly. The Cohoes Opera House, a historic structure which is being renovated with the aid of Federal and State Historic Preservation Funds for use as a theater, library, and museum, is also nearby. Immediately adjacent to the site runs the Erie Canal Trail, a "Recreationway" being developed under a HUD Open Space grant. A public utility has also committed itself to build 100 units of subsidized, nonprofit housing just two blocks from the Center.

## Services Provided

After one year of operation, the Community Center has a membership of 2,800 (15 percent of the population). Attendance during the first year exceeded 90,000, consisting of about 6,000 for meetings, 60,000 for social and recreational activity, and the remainder for vocational and educational activities and special events such as concerts.

The Cohoes Community Center, which operates 12 hours a day, six days a week, fulfills many critical needs in the community. The facilities were designed on the basis of a questionnaire which was distributed to the community in 1964 and asked respondents to indicate the social, cultural, and educational needs of the community. The Center has some 35 regularly scheduled activities. Its total floor space of 37,000 square feet, includes a kitchen, (used for the Home Management Program and the





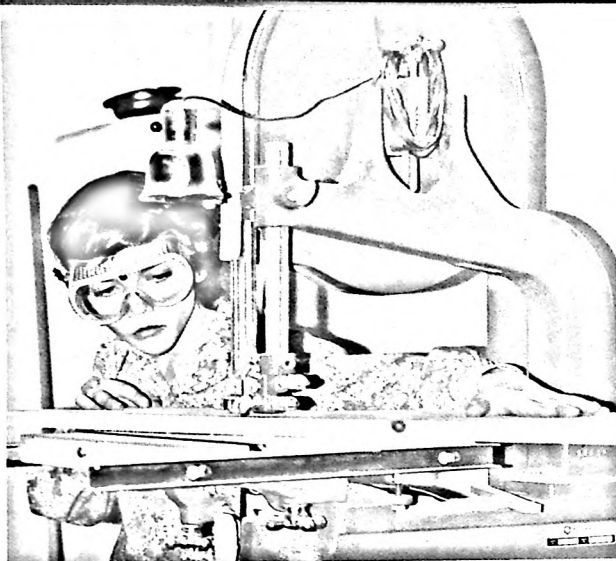
As part of Cohoes Community Center's recreation program, guitar lessons are provided for interested youngsters. They learn the correct position as well as how to play.

Day Care Center) a ceramics room complete with kiln and wheels, a nursery, a basketball court and pool, a Senior Citizens' Lounge, dark room facilities, a game room, a "quiet room," a completely equipped wood and metal shop, and several general purpose rooms.

The gymnasium with collapsible bleachers is located adjacent to the kitchen and has a pass-thru opening. These features make the gymnasium a multipurpose area which can accommodate anything from basketball games to banquets, concerts, and formal balls.

Some of the other unusual facilities include a Neighborhood Center Room, equipped with a two-way radio to the Albany Medical Center. The room provides for such activities as health education for the elderly and narcotics clinics for teen-agers. These functions are conducted with a physician at the Medical Center and a moderator in the meeting room to facilitate questions and discussion.

The Child Development Program, sponsored by the Cohoes-Troy YWCA, rents the nursery from the Center and provides day care for some 40 children of working mothers. A staff of eight, including a cook, carry out the program, including two meals daily. Some parents pay a fee, while others receive the



ABOVE—A little drum majorette receives personalized instruction in one of the Center's baton classes.

TOP LEFT—The Center has a woodshop in which youngsters as well as adults can learn a skilled trade.

TOP RIGHT—Family nights are held so the children can demonstrate the recreational skills they have developed through the Center's programs.

service free of charge.

The Cohoes Youth Bureau is also housed in the Center. This city-sponsored agency provides counseling and referral to youngsters and families with special problems. The Bureau operates on a full-time basis and receives additional funding from the County and Model Cities.

#### Funding Sources

Yearly operating expenses for the Community Center are around \$140,000. Supporting funds come from the Cohoes Model Cities program, the Albany County Youth Bureau, the YWCA, and the Community Chest (United Fund). Additionally, special activities such as Bingo (which nets a total of \$20,000 annually) and the Harvest Ball are used for fund raising. Since the Model Cities Program will end in 1975, plans are now being made to find new and additional funds in order to continue the Center without Model Cities support.

Membership revenues account for about \$10,000, with individual dues ranging from \$10 annually for adults to \$3 for children seven to twelve years of age. Special programs, such as the health club for adults, are about \$30-\$45 annually. Since it is the policy of the Center that "every citizen of Cohoes is entitled to mem-

bership," many "scholarships" are also given.

While the first year of operation for the CCC can be considered a success, many problems do exist. According to the Director, one of the main difficulties is providing programming and services to a membership ranging from seven-year-olds to senior citizens. Another difficulty is access. Part of Cohoes is located on two islands and youngsters from those areas do not have ready access to public transportation. However, according to the Director, these children walk to the Center which "in this day and age is unusual."

The Cohoes Community Center is an outstanding example of what a determined community can accomplish using its own resources and HUD funds. Cohoes is a small city (18,700) and completion of the project would have been impossible without widespread support in the form of money, time, and effort from the entire community. But building the center is only the beginning, and without continued interest from all sectors of the community, the Center could not have carried out the highly successful programs and services during its first year of operation. ☺

Shimon Awerbuch and  
Paul VanBuskirk, Cohoes, N.Y.

*Crime Prevention Through Urban Design—Defensible Space*, by Oscar Newman. New York: Macmillan, 1972. 264p. \$8.95.

This book is the result of a three-year research study into the problem of our crime-ridden cities. Financed by the National Institute of Law Enforcement and Criminal Justice of the U.S. Department of Justice, and not, as might be assumed, by housing and design sources, it is "about a means of restructuring the residential environments of our cities so they can again become livable and controlled, not by police, but by a community of people sharing a common terrain."

Housing developments in every major city were investigated, with New York City predominating by virtue of the diversity and numbers of its projects, and the excellence and reliability of the file and data banks of the New York City Housing Authority on the social condition of its tenants.

The findings are the same everywhere, given the same social factors and statistics of color, race, age, and income level of residents, family size, condition and problems, number of welfare recipients, and other relevant factors. They conclude that the difference between success and failure of housing projects lies in their design and the height of buildings, controllable access to them, layout of grounds, and their relation to the surrounding community.

With facts and figures the study confirms the unease of recent years—that housing the urban poor in high rise projects is doomed to failure without a certain amount of training for such living conditions, and adequate social, maintenance, and security services, considered a "luxury" but actually a necessity. The crime rate rises alarmingly above the sixth floor and multiplies even more in lobbies, elevators, and unprotected double-loaded corridors and stairwells. Professor Newman shows that given the same densities and people, crime-rate and tenant disaffection drop considerably in smaller, low rise developments where certain principles of social design have been incorporated. He defines these principles as territoriality, natural surveillance, image, and milieu; in short, a more humane approach, a return to first principles, forgotten in our haste to house the many.

"Defensible space," the title, thesis, and solution this book suggests, aims at an architecture that inhibits crime and brings the environment under control of a building's residents.

The facts reported in this book could effect an examination of the mystique of numbers, by which we have been judging the success of our housing programs; it could influence greater consideration of how the units are constructed, maintained, and made into safe and satisfactory living environments.

Oscar Newman, Director of the Institute of Planning and Housing at New York University, is currently working on two additional studies in the area of safety and security in buildings, funded jointly by HUD and the Department of Justice.

Mary Ann Freudenthal,  
Reference Librarian, Library and Information Division

## Housing Codes

Conflicts over housing codes can be resolved by stimulating greater public awareness of their importance in creating a better housing environment; that is the essence of a report by the University of Georgia. Issued under the general title of "Yesterday's Houses," the report was prepared by Howard Schretter, a geographer and planner with the University's Institute of Community and Area Development, financed by an Urban Renewal and Demonstration Grant from HUD. It explains the purpose, content, and use of a series of films, video tapes, and brochures designed to help housing inspectors and educate the public on the need for concrete realistic housing regulations.

Two 16mm color sound films, *This Is No Slum* and *It's Your Choice*, are available for television, civic clubs, and special group showings, on free loan from the Sponsor Desk, Modern Talking Picture Service, 2323 New Hyde Park, Long Island, N.Y. 11040.

*Looking for Trouble, People or Property: Which Matters More?*, a video tape can be obtained from the Coordinator of Media Utilization, Georgia Center for Continuing Education, University of Georgia, Athens, Ga. 30601.

Free single copies of the final project report, "Yesterday's Houses," are available from the Institute of Community and Area Development, University of Georgia, Athens, Ga. 30601.

## Code Enforcement Study

HUD's Concentrated Code Enforcement Program to stop neighborhood deterioration, is evaluated in a study which reports on a sampling of completed projects, and visits to 12 cities representing a cross section of city size and project status. Entitled *Code Enforcement*, the study is the fifth in HUD's Community Development Evaluation series. It summarizes data on the physical impact of the program, the relationship of code enforcement to abandonment, effects of the program on low-income persons, and indications of social stability in code enforcement project neighborhoods. Single copies of the report may be obtained free from the Division of Evaluation, HUD-Community Development, Room 8154, Washington, D.C. 20410.

# South County Senior Center, Inc.

With the support of an understanding Board of Directors, the senior citizens served by the South (Snohomish) County Senior Center in Edmonds, Wash., have worked to create an effective multipurpose facility. While the Center is senior citizen oriented, serving some 4,500 persons of retirement age, it reaches out to serve the entire community.

Snohomish County to the north of Seattle did not have much to boast about for its 20,000 senior citizens over the age of 65 in 1968. Many had been ignored and left to take care of their own problems of isolation, poor nutrition, no transportation, limited income, confusion of available services—and they largely did without. In fact, the community greeted the creation of a senior center not just with apathy, but with antagonism. "Why should these seniors be subsidized to go down to the Center and play cards?" was one response when local funds were sought to match an Administration on Aging (AOA) grant. But difficulties with funding, image, and lack of community support have all been overcome in the four and a half years of the Center's operation.

This Center is organized to serve older Americans, but instead of isolating them from the community, the Center recruits older people to share their talents and abilities as volunteers to other community programs. Now the community looks upon them with respect and regards them as an outstanding community asset.

## Federal Assistance

A year ago, the owner of the building housing the Center could no longer afford to keep the property and put it up for sale. There was no other building large enough to accommodate the people served by the Center's programs. In fact, it was not even large enough to meet the Center's phenomenal growth. Only



Photo by Daryl Stuart





LEFT—An elementary school student tries his hand at manufacturing music from one of the instruments used by the Senior Swingers from the Center, as Roy Hall keeps time. ABOVE—Old hands learn new skills, such as reading Braille, through the retired senior volunteer program of the Center.

through HUD's Neighborhood Facilities Program could the property and an additional building needed for expansion be acquired. Over 200 senior citizens filled the city council chambers to ask for the local share of \$100,000. The city council approved the request, and from then on the city and Center have worked together to complete the final stages of planning. Two months before the Center was supposed to move, it received HUD's commitment. The Center now has its own home that will be remodeled slowly as funds permit. Most importantly, the Center can continue to maintain present programs and also expand to meet new demands.

The Center received favorable publicity from the Administration on Aging and the Office of Economic Opportunity (OEO) through inclusion in a film produced by HEW, entitled "Step Aside, Step Down," shown at the White House Conference on Aging in November 1971. The star of this film, Dewitt Pennington, a dele-

gate to the White House Conference, developed a proposal to establish more multipurpose senior centers.

#### Volunteer Programs

Mr. Pennington and many others at the Center talk very openly on how much meaning the Center offers to their lives. The seniors have been goodwill ambassadors to other centers which are starting up and need motivation and help. They are not content to set back and enjoy all that they have, but are always anxious to help others.

For example, the Center's retired senior volunteer program, called RSVP, recently celebrated the enlistment of its 300th volunteer. One of the most popular volunteer activities is working with blind senior citizens in the special training and social programs offered to them. The program includes visits to their homes, and learning Braille, arts and crafts, home-making skills, and to use a white cane properly.

#### Multipurpose Uses

South County Senior Center demonstrates the true concept of multipurpose programs. Eleven components of the Center serve not only the elderly but the entire community. The center provides health services, adult education classes, employment information, a hot lunch program to assure nutritional meals for the elderly, transportation, housing assistance, recreation opportunity, and legal information and referral services. A training center helps the elderly relearn skills and works with the Neighborhood Youth Corps. Attempts are made to involve senior citizens in the mainstream of society through entertainment groups and participation on advisory boards. Services to the community are provided in programs that use senior volunteers as tutors and use youths to help senior citizens maintain their own homes.

#### Continued Growth

The County Commissioners wished to have the other areas of the County benefit from the same kinds of programs offered at the Center. To this end they created the Snohomish County Senior Services. Three other centers patterned after the South County Center were established with funds from the OEO and the AOA to train directors from other senior centers throughout Washington, Idaho, Alaska, and Oregon. By July 1973, 75 directors will have been trained.

Funds for other centers have been received from the cities in the county, from United Way, OEO, and AOA. Much remains to be done at the Center as it attempts to become the focal point for South County in areas of transportation, nutrition, health, education, employment, mental health, insurance, legal information and referral, and housing.

Sally Wren  
South County Senior Citizens Center

# Garfield Community Service Center

The new Garfield Community Service Center opened in October 1972 in a deteriorating inner city community on Chicago's West Side. It represents one of the most advanced concepts of a community service facility, and brings under one roof those services essential to a smoothly functioning community.

The primary thrust of the program housed in the Center is to provide needed education, manpower, health, and social services to the people. Secondly, physical problems of housing, neighborhood improvement, recreation, and transportation are treated.

## Education and Training

A wide range of educational opportunities is offered through the Center, ranging from Head Start through remedial reading and college aid programs. By attending special classes through the Garfield Neighborhood Service Program (GNSP), residents may earn a General Educational Development certificate—the equivalent of a high school diploma. Community residents who are college students may receive education assistance grants of up to \$500.

The Center cooperates with two other West Side urban progress centers in conducting a concentrated employment program for the hard core unemployed. It provides many services, including skills training, work experience, interpersonal counseling on a one-to-one basis, and a wide range of supportive services that includes medical, dental, and child care.

Under the Neighborhood Youth Corps program administered through GNSP, out-of-school community residents from 14 through 19 years of age get work training, income, and experience, as well as other educational benefits.

## Social Programs

Many programs in the Garfield community are aimed at improving the quality of life for those participating while, at the same time, responding to immediate social needs.

A Senior Citizens Program offers games, field trips, arts and crafts, discussions and dances. Under another program, young people provide critically needed supportive services to the elderly. The youngsters are trained to understand these needs, are taught in-service techniques to deal with them, and placed in social service agencies that provide supervised work experience—opening up potential career opportunities in the field of geriatrics.

When families suffer tragedies, GNSP stands ready to offer emergency food and housing. GNSP may arrange for hotel accommodations for a period of three days, while attempts are made to secure permanent housing.

Health services offered through GNSP are focused primarily on the prevention and detection of health problems. Physical examinations required to enter the public school system may be obtained through GNSP, and Chicago Board of Health personnel test for lead poisoning, and private diphtheria-pertussis-tetanus inoculations. A GNSP sponsored health fair offering these and many other health services is an annual community event.

A parent-child demonstration center serving 50 mothers and infants has been established to help mothers become more proficient in child rearing. There are three GNSP day care centers.

GNSP has a staff of specially trained advisors who assist veterans in obtaining jobs or job training, housing, education, G.I. Bill benefits, and legal services.

Alcoholism counselors assist alcoholics and their families by providing information and referral to agencies that administer emergency and detoxification treatment. Alcoholics Anonymous supplies a great deal of



LEFT—Basketball is one of the most popular league programs of Garfield Neighborhood Service Program. RIGHT—Participants prepare to board the Center's van after a day at parent-child center.

support with counseling and follow-up services.

Many recreational programs are available through GNSP. These include charm classes for teenage girls, bowling, baseball and basketball leagues, dances, arts and crafts, movie programs, drama workshops, and a summer program coordinated with the city.

### Citizen/Government Cooperation

Consistent with the philosophy of Model Cities—Chicago Committee on Urban Opportunity, which operates the GNSP program and 11 other urban progress centers offering similar programs, the participation of residents in decision-making and program implementation is continually stressed. Since GNSP's inception in 1967, the original interim committee has grown into a permanent community advisory council of residents, neighborhood businessmen, the clergy, and local governmental and professional people—in short, a cross section representative of the character of the neighborhood. The council worked closely with all segments of the community in developing the new multiservice center.

The construction of the \$3 million Garfield Community Service Center was made possible through a grant of \$1.8 million from the Neighborhood Facilities Program, \$1 million from Model Cities-Chicago Committee on Urban Opportunity, and \$800,000 from City of Chicago bond issues.

Among Federal, State, and county agencies cooperating in the financing of services provided in the new center are: the Departments of HEW, HUD, Justice, Labor, and Agriculture; the Office of Economic Opportunity; Illinois State Employment Service; and Cook County Department of Public Aid.

A number of agencies are housed in the new center, which serves as a



focal point for the provision of services. The Health Department provides tests for diabetes, lead poisoning, and sickle cell anemia, x-rays, pre- and post natal care, and dental care. Illinois State Employment Service counselors, through a direct computer line, has access to every job request on file in the central ISES job bank.

The Cook County Department of Public Aid maintains a unit to give the center a direct link with every caseworker serving the area, to help visitors with welfare problems get prompt help. Food stamp certification services also are available.

The Mayor's Office of Inquiry and Information runs an ombudsman service in the Center. Residents are able to obtain information concerning programs and services available throughout the city.

Senior citizens may receive comprehensive assistance, counsel, and referral services through a unit of the Department of Human Resources located in the Center.

### People are the Key

GNSP is people, and the comments of a few of the people whose lives have been touched by GNSP provide some insight into what the program has meant to them. "Before GNSP, it seemed as if many people in my neighborhood had just lost hope. Now we have constructive things to do to occupy our time, and several of my friends and I are very active in planning new programs for the neighborhood," declared Miss Dorene Jackson, 16, a member of GNSP's Youth Leadership Council.

Alonzo Scott, director of the West Side Youth Boosters, said, "We couldn't have gotten our educational and recreation program off the ground without the cooperation of GNSP."

James Adams, director of the Garfield Neighborhood Service Program, says that, "GNSP has created within the community a greater sense of hope—especially now that we have our new center. This is demonstrated by the increase in program activities and in citizen participation efforts. It is demonstrated by the mere existence of this new facility, which has generated tremendous excitement and enthusiasm in the community. We still have unfilled expectations, particularly in the area of housing and the construction of new housing, and I don't expect much improvement unless there is a redirection in national emphasis on the problem of inadequate housing for the urban poor.

"But then, of course, we wouldn't be here if there were no expectations to fulfill. That's what we're all about—trying to raise the hopes and aspirations of our people—seeking their greater participation in efforts to make possible the attainment of their goals. And, the only way I know of measuring the impact of GNSP is to know what people are thinking and saying about it, and their level of participation, which, at the present time, is higher than it ever has been in GNSP's history."

*Milt Cole  
Model Cities—Chicago Committee  
on Urban Opportunity*



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HUD-312-12-PA

# Satellite housing for the elderly

The scatter-site housing technique that avoids concentrating large numbers of low-income people in a neighborhood is being adapted by developers of multi-unit housing for the elderly. Thus, while a project may consist of a number of buildings, they are built in different areas of the city, with social services and management functions, however, grouped in a central "core" and accessible to all tenants.

This pattern of development and central management of housing to meet the needs of low-income elderly people for both shelter and social services is exemplified in the three projects described below.

## Satellite Senior Homes

Satellite Senior Homes, Oakland, Calif., is sponsored by the Oakland Council of Churches allied with other religious and civic organizations. The six buildings that compose Satellite Homes range in size from 40 to 200 units and are located on sites scattered throughout Oakland. One of the six buildings, called Satellite Central, is located in downtown Oakland; it includes 150 dwelling units, dining facilities, and considerable recreation space as well as the management, maintenance, food production, and services staffs that tie the entire satellite system together administratively and operationally.

The other buildings located outside the city center, are smaller, with from 40 to 66 units. Mobility for the people served is central to the Satellite Homes concept: thus people can live in the outlying buildings as long as they are able to be completely independent, but may move to the downtown dwellings if they become less mobile and need assistance in preparing meals.

Ceramics classes in the art room are arranged by the management with an instructor provided by the Oakland Adult Educational Program. Residents and nonresidents share a creative activity while they enjoy a social outlet.

The sponsorship of Satellite Senior Homes is unique for its make-up of several organizations: the Soroptimist Club of Oakland, the Congregational, Presbyterian, and Catholic Churches, and the Jewish Welfare Federation. These sponsoring organizations joined to form the Satellite Senior Homes Corporation which owns and operates all the buildings. Central management and maintenance are provided by the Corporation, with onsite resident managers in each building. The central management office coordinates tenant selection to insure an ethnic and racial mix in each building. Five building sites that are currently under development will add 246 dwellings to the present total; and two additional sites are under consideration.

Each church or organizational unit is sponsor for a single site, and provides seed money for the building. It is entitled to two seats on the Satellite Senior Homes governing board which has overall responsibility for the total project plan and carrying it to completion.

Each satellite building has a tenants' association with two representatives on a general tenants' council for administration of the entire satellite system. One member of the tenants' council also sits on the board of Satellite Homes as a voting member.

Services provided for tenants include food, social services, health counsel and referral (but not nursing or hospital care), building maintenance, central administration, and staff training.

## North Side Housing, Boston

The Episcopal Diocese of Massachusetts, calling upon the experience of Senior Consultants, of Cleveland, has created 321 units in four buildings, one each in Danvers, Beverly, Peabody, and Salem. Using similar architectural concepts, each building is more self-contained than the Oakland structures. Each ground floor provides a large communal room which could serve as the physical base for a

local senior center for the neighborhood, with space for various kinds of activities, including recreation and education, as well as larger social and holiday events.

A foundation grant was originally obtained for organized activities in the common room areas of each building, but this programming never fully caught on in the resident group, or in the community. Today, activities are essentially organized by the residents themselves, to meet their own needs.

North Side Housing Corporation operates as a centralized administrative entity, with a single office staff for the four buildings. Salem, as the largest of the "Fairweather" complex with 127 units, houses the superintendent of maintenance; an assistant custodian lives in Peabody, and a third custodian maintains the two smaller buildings in Beverly and Danvers. Building services common to all are performed by contract, including trash removal, grass cutting, and snow plowing.

Each of the buildings is well-located, with adjacent shopping, transportation, and community services. The Fairweather buildings demonstrate the effectiveness of the decentralized housing concept.

Salem is planning expansion that will add 155 units to the current building, on the same site.

## Wesley Homes

The North Georgia Conference of the United Methodist Church has created a 35-man Board of Trustees, which to date has built 785 residential units at four different locations, three in Atlanta, and one in Athens. One of the Atlanta projects, Budd Terrace, is a congregate housing structure, with all meals centrally provided as part of the living arrangement. In addition, adjacent to Wesley Woods Towers, which serves as the administrative center of the complex, is the Wesley Woods Health Center. This is a licensed nursing home funded by a Hill-Burton grant and pri-





vately issued bonds, with 171 beds available to residents of all the Wesley Homes facilities.

Wesley Homes provides development and administrative services for the entire complex. However, each building, once built, is largely autonomous, with its own administrator. Each administrator employs and supervises his own personnel, within the framework of a single Board's policies and within a Board-approved budget. Food is centrally purchased by a professional food service company, which also hires each Food Service Manager, but all other food employees work for Wesley Homes. Weekly staff meetings are being held by the central administrative staff with the administrators of each build-

ing, and these serve to maintain a uniformity of purpose and general operations. Currently under development are two additional buildings: Branan Towers, 176 units in Atlanta, due to open the fall of 1973; and St. John Towers, 267 units, the largest of all, due to open in 1974. Both will provide central dining for some meals, with apartment kitchens as well, the usual Wesley Homes residential pattern.

#### Summing Up

Though the decentralized housing "systems," which these three exemplify, differ in their emphases, they demonstrate a need that is characteristic of housing for the elderly; that is a need for services on a more

Resident men enjoy shuffleboard set up outside and arrange their own competitive events, in which the ladies are enthusiastic participants.

concentrated scale.

Solutions to this vary considerably, with no single solution standing out as the best. If anything, the development of elderly housing as with much of housing for lower income people, exposes community service needs that would have remained hidden and dispersed, if the housing had never been developed. With more experience programs will be perfected that better meet these needs. ☞

—Morton Leeds, Central Office, and  
Andrew Bell, III, San Francisco

# ACCOMPLISHMENTS of HUD 1969-1972

By  
Secretary George Romney

*Editors' Note: As this issue goes to press and the Department awaits confirmation by Congress of the nomination of HUD Secretary-designate James T. Lynn, it seems appropriate to look back with outgoing Secretary George Romney on what the Department has accomplished in the last four years.*

The years 1969 through 1972 show an auspicious record of achievement by the Department of Housing and Urban Development. Although this record was marred by some serious inherited flaws, the four years have set the stage for significant long range benefits.

Among these are:

- The movement of decision-making from Washington to the States and local communities, which are better able to determine their needs and the priority in which they should be handled, with the financial and technical assistance of the Federal Government.

- The growing awareness of the Real City concept, calling for the application of Real City solutions to the problems of the metropolitan, rather than a limited city, area. Coupled with this is the gradual acceptance that the solution to urban problems is not the sole province of the Federal Government, but requires the coordinated efforts of government at all levels and the private sector.

- The slow awakening to the fact that the urban problem of hous-

ing cannot be solved by housing alone, but requires remedial efforts for such social ills as broken families, crime, unemployment, transportation, education, health, and others.

- The demonstration that housing production in this country can be stimulated by sound monetary and fiscal policies, and made more stable through tapping new sources of mortgage money. In the past four years, 60 percent more subsidized housing was financed and started than in the entire history of Federal housing assistance and overall production in the past two years has set new records.

- Operation BREAKTHROUGH dramatized the need for basic improvements in housing technology, marketing, land use, and management. BREAKTHROUGH has initiated governmental and trade union acceptance of the concept of industrialized housing and the demonstration program has helped remove the stigma of "prefab" from new housing concepts.

- Institutionalizing fair housing standards needed to overcome racial discrimination and assure equality of housing choice to every American.

- Conversion of a bureaucratic conglomerate to a streamlined Department, which led the way and served as a decentralized organization prototype for the New Federalism and paved the way for interrelated advanced annual firm commitments on the availability of departmental

programs to local communities. Operating decisions now also are being made close to the communities served by 77 Area and Insuring Offices supervised by 10 Regional Offices. More than 90 percent of the Department's program funds now are being committed at the field level.

## Highlights

Some highlights among the HUD accomplishments are:

**Housing Production**—In the past two years, overall housing production has attained new heights. In 1972 production is expected to reach almost three million units, including 550,000 mobile units. In 1971, production was approximately 2.6 million, and in 1969 and 1970 below two million.

Subsidized housing, which was produced at record levels in the past four years, reached 226,400 in 1969, 471,000 in 1970, 465,400 in 1971, and an estimated 370,000 in 1972.

While greater efforts are needed to preserve existing housing, HUD has taken some steps along this line by increasing the volume of substantial rehabilitation through Project Rehab, which is under way in 30 cities. In addition, HUD has launched a demonstration study in the Crown Heights section of New York City designed to conserve neighborhoods through rehabilitation.

**Mortgage Credit**—Part of the reason for the record-setting housing production in the past four years has been the activity of the Government



National Mortgage Association (GNMA), which developed two new financial devices:

First, the Tandem Plan, whereby GNMA purchases or commits to purchase mortgages at prices more favorable than the market and then sells them at the market price to minimize cash outlays. Purchase commitments in the four years totaled \$7.05 billion in subsidized mortgages and \$3.28 billion in unsubsidized mortgages, which resulted in assisting more than 510,000 housing units.

Second, mortgage-backed securities, wherein GNMA guarantees privately issued securities backed by FHA/VA mortgages. A total of \$5.85 billion in pass-through securities and \$2.57 billion in bond-type securities have been issued. (One-third of these issues come from pension and retirement funds, which ordinarily have not invested in mortgages.) These issuances assisted more than 400,000 units.

**Operation BREAKTHROUGH**—A significant development during the past four years was Operation BREAKTHROUGH, which was launched in 1969 to stimulate basic improvements in the housing industry. About 2,900 units are nearing completion on nine demonstration sites and many of them are already occupied.

As a result of this demonstration, more than 30,000 additional units are in various stages of planning and

development.

There are other ancillary benefits which will have a long range impact:

- Twenty-seven States have enacted statewide industrialized housing laws or general purpose building codes—there were none before **BREAKTHROUGH**.

- Precedent-making agreements have been signed by producers and building trade unions at factory wage rates.

- Removal of the "prefab" stigma has encouraged many major corporations to enter the industrialized housing field with the result that total industrialized housing production greatly exceeded the number of units involved in Operation **BREAKTHROUGH**.

- Performance criteria developed by the National Academies of Science and Engineering are resulting in superior quality and safety.

**New Communities**—This program, which began in 1968, has granted guarantees to 13 new community developments, totaling approximately \$300 million. These projects will provide more than 250,000 new homes (one-fourth of them for low- and moderate-income families) for more than 800,000 people.

#### **Actions Taken**

Related to these developments in housing production were a number of actions.

A detailed analysis was made of

settlement costs and the Department is studying the establishment of maximum charges for closing cost items, where such costs are found to be excessive.

The Minimum Property Standards, which formerly only covered units built under HUD mortgage insurance programs, have been rewritten to combine the mortgage insurance programs and Public Housing and to include environmental considerations. They are expected to be issued early this year.

Steps were taken to protect homeowners financing the purchase through HUD-insured mortgage programs against the activities of speculators, kickbacks in mortgage transactions were eliminated, and the need for quality processing by field offices was re-emphasized to assure quality service and quality housing.

The Department took the initiative in the widespread national investigation now being conducted with the cooperation of the Department of Justice to ferret out those guilty of illegal conduct in the operation of housing programs.

Currently 13 target cities are being subjected to intensive investigative efforts and all other HUD offices are or will be subjected to intensive review by the Office of Inspector General, which was created and greatly strengthened in the past two years.

The intensified efforts to combat corruption have resulted in the indict-



ment of 28 employees in 1972, in contrast to the seven indicted during the 1968-1971 period. In addition, there have been 601 administrative actions—suspensions, debarments, warning letters, and personnel actions—in 1971 and 1972; 48 persons were sent to prison and another 84 placed on probation.

An effort to enact simplified legislation consolidating similar housing programs has not yet been successful, but would have great significance.

**Housing Allowances**—Because of the growing burden of subsidies, the Department has been studying alternate means of providing housing. One of these is the Housing Allowance Program. This demonstration program is now getting under way in 10 metropolitan areas to determine the feasibility of making payments directly to needy families, allowing them to select the housing of their choice.

This larger program is an outgrowth of a small scale experiment in San Francisco, which showed that low-income families can become successful homeowners when able to select—with adequate counseling—their own homes under Section 235. Another small scale experiment, under the Model Cities Program, was conducted in Kansas City, Mo.

**Housing Management**—In the area of housing management, many steps were taken to improve and simplify operations and to provide greater pro-

tection for those living in assisted housing.

A major long range effort was the creation of the National Center for Housing Management to serve as a national focus for increasing the number of trained housing management personnel—to meet the expected increase in the number of assisted units in the future—and to create a professional housing management field.

Another step was the signing of contracts with 13 Local Housing Authorities to serve as “management innovation laboratories” to develop and demonstrate management innovations in public housing.

Three major homeownership counseling programs have been created—an unfunded program through which 252 counseling agencies provide services to Section 237 and some Section 235 applicants, a fee system program in 15 Area Offices, and a default counseling program in 19 cities.

**Equal Opportunity**—Over the past four years, HUD has been expanding steadily its efforts to assure equal opportunity in housing and equal employment opportunities.

In the wake of President Nixon’s historic statement on equal opportunity in housing, the Department took a number of steps:

- New project selection criteria for subsidized housing were issued last February to encourage development of subsidized housing outside

areas of minority concentration. The criteria set standards on a priority basis depending on the project’s response to housing needs, creation of non-segregated housing, avoidance of concentrations of subsidized housing, and on how well it meets planning, environmental, and performance objectives.

An evaluation of the first five months’ use of the criteria revealed that only 13 percent of all proposals were rejected and contrary to early speculation, the criteria did not prevent HUD approval of needed proposals in areas of minority concentration.

- Affirmative marketing regulations were issued to assure that all segments of the population can be made aware of the availability of HUD-assisted housing. To supplement these regulations, fair housing advertising guidelines were issued.

In the area of equal employment opportunities, HUD—through Executive Order 11246—helped provide opportunities to minority artisans and workers to work on federally funded construction projects.

For the first time, a six-volume Registry of Minority Construction Contractors and Subcontractors was prepared, as was a comprehensive manual on Opportunities for Minority Entrepreneurs in HUD programs.

**Community Development**—Over the four-year period, greatly improved delivery systems were devel-

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oped which have greater flexibility and shift decision-making authority to local governments.

For example, 75 cities are operating under the Annual Arrangements process wherein HUD and local governments discuss a community's problems annually and arrive at an advance understanding on a package of HUD programs to address these problems.

Also, 20 Model Cities are operating under the Planned Variations process, which places the responsibility for setting local priorities on local governments, with emphasis on its chief executive. The process also encourages Federal Regional Councils to provide coordinated responses to locally determined needs and priorities and stimulates areawide strategies for problem-solving.

**Community Planning**—Community Planning now emphasizes improvement in governmental management, including reorganization, policy planning, and preparation for increased responsibility under revenue sharing.

Changes in procedures for planning assistance now require grantees to undertake housing planning; to give major consideration to equal opportunity, citizen participation, and affirmative action, and environmental considerations.

Over the four-year period, planning assistance increased greatly. Assistance statewide increased from \$8.4 million to 43 States in 1969 to \$21 million to 50 States in 1972. Planning assistance to nonmetropolitan areas increased from about \$700,000 to 27 organizations in 1969 to more than \$8 million to 350 organizations in 1972.

Other developments in Community Planning include:

- Regulations and procedures were implemented to achieve the objectives of the Uniform Relocation Act of 1971, assuring equal treatment for all persons displaced by HUD programs.

- Development of department-wide environmental criteria and standards.

- Issuance of noise assessment guidelines to provide quick and simple screening techniques.

The Workable Program for Community Improvement—a prerequisite for many HUD programs—was transformed from a paper formality into a major vehicle for local improvement, especially in the area of codes modernization and citizen participation.

**Disaster Relief**—Over the four years, the Department became more and more involved in providing temporary housing as a result of disasters. A disaster relief operation was developed so that when the historic Tropical Storm *Agnes* occurred last summer, the Department was able to provide temporary housing in record time to more than 27,000 families in the stricken areas. The Department now is working closely with State and local governments, and through the Federal Regional Councils, for the permanent rebuilding of the damaged areas.

Disaster relief operations began with the *Camille* and *Celia* hurricanes in which the Department was able to provide temporary housing for thousands of storm victims. But these operations were only a prelude to 1972 when a series of disasters struck in various parts of the Nation—Man, W. Va.; Rapid City, S.D., and the wide-ranging Tropical Storm *Agnes*, which wreaked such havoc in the States of New York, Pennsylvania, Maryland, Virginia, West Virginia, and Florida.

Within hours after Tropical Storm *Agnes* hit, veterans of other disaster operations were detailed from HUD offices around the country and hundreds of local persons were hired to begin providing assistance. Manufacturers and transporters of mobile homes and smaller travel trailers were marshalled to begin sending such housing to the afflicted areas. The governors of 33 States approved the lifting of restrictions for the movement of such housing on the roads in their States. Working with the Office of Emergency Preparedness and the Corps of Engineers, hundreds of local contractors were engaged for the

preparation of sites and utilities on which to place the temporary housing units and the rehabilitation of housing which could be restored. All available existing rental units were leased for temporary housing.

**Insurance**—Federal insurance programs were developed during the past four years.

Crime insurance began in August 1971 and in recent months the amount of such insurance written has quadrupled and its availability has been extended to a tenth State (Tennessee). Another State (New Jersey) will be added early in 1973. More than 10,000 policies are now in force.

The flood insurance program began in June 1969 and now some 1,500 communities in 50 States are covered, with more than 125,000 policies for \$2 billion in coverage are in force. The rates were reduced recently by up to almost 40 percent and coverage was extended to all types of buildings.

Riot reinsurance now involves more than 400 insurance companies and the program has built up an \$80 million reserve out of premium income. More than 1 million policies of basic property insurance with about \$25 billion of insurance protection are now in force.

**Interstate Land Sales**—The program began in April 1969, primarily as a registration operation, but was later strengthened by requiring broader disclosures. A national education program was conducted in 1972, with public hearings on abuses held in 17 cities. Consumer complaints now are running at more than 200 a week.

Approximately 4,400 subdivisions, involving 2,800 developers, have registered with Interstate Land Sales.

About \$1 million has been refunded to consumers through the direct and indirect efforts of this office; five criminal indictments and three convictions have been secured to date, and 200 actions have been taken against developers and 61 developers have been suspended. ☛



## Housing Demolitions in the Nation's Largest Cities, 1968-1971

The Bureau of the Census recently issued the fourth annual report on the demolition of residential structures in selected cities. The report includes information for all places issuing demolition permits for one or more housing units or residential structures during 1971. Demolitions account for only a portion of all housing units which disappear from the housing inventory. However, demolitions covered by permits, represent a substantial part of the total units lost. For the 10 year period 1950 to 1959, demolitions accounted for over 40 percent of all disappearances from the national housing inventory.

A comparison of the housing units authorized for demolition to housing units authorized for new construction (building permits issued) in the 10 largest cities indicates some regional trends. During the two year period ending in 1971, more than one unit was slated for demolition for every two units to be built in our largest eastern and mid-western cities. In Detroit, dwellings were scheduled for removal at a faster rate than planned replacements. In the newer cities of the Southwest, demolitions were quite minimal, while in Los Angeles the ratio of demolitions to replacements was one to four.

Data from the 1970 Census of Housing provide a set of reference points which describe the state of the housing inventory. The numbers of dwelling units built in 1939 or in earlier years are related to the total number of units in the same list of cities. With the exception of Dallas, Houston, and Los Angeles the proportion of older homes in these cities is well above the national total. Of the 67.7 million units in the United States in 1970, some 27.5 million or 41 percent were built in 1939 or earlier.

**Comparison of Housing Units Authorized for Demolition to Housing Units Authorized for New Construction, Selected Cities, 1968-1971**

	1970 & 1971			1968 & 1969		
	Demolition	New Construction	%	Demolition	New Construction	%
New York	25,964	50,910	51.0	24,456	38,173	64.1
Chicago	12,576	20,201	62.3	11,078	27,810	39.8
Los Angeles	6,977	27,937	25.0	7,863	30,666	25.6
Philadelphia	4,572	8,378	54.6	6,692	8,147	82.1
Detroit	4,026	3,986	101.0	7,254	3,838	189.0
Houston	1,156	43,948	2.6	1,063	37,131	2.9
Baltimore	3,558	4,007	88.8	N.A.	4,709	...
Dallas	1,042	25,358	4.1	N.A.	34,136	...
Washington, D.C.	1,812	2,783	65.1	1,582	3,337	47.4
Cleveland	2,149	3,610	59.5	3,050	3,636	83.9

Source: Bureau of the Census, Construction Reports.

**Year-Round Housing Units and Those Built in 1939 or Earlier, Selected Cities, 1970**

	All Year-Round Units	Units Built in 1939 or Earlier	
	Number	Number	Percent
United States Total	67,699,084	27,457,866	40.6
New York	2,917,699	1,812,940	62.1
Chicago	1,206,945	803,302	66.6
Los Angeles	1,077,309	346,632	32.2
Philadelphia	673,356	467,970	69.5
Detroit	529,012	327,085	61.8
Houston	427,495	74,054	17.3
Baltimore	305,109	182,931	60.0
Dallas	303,233	54,966	18.1
Washington, D.C.	278,390	130,764	47.0
Cleveland	264,156	193,763	73.3

Source: Bureau of the Census, 1970 Census of Housing.

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