

families only, as one strong tool to meet housing needs, there will be increasing emphasis on ways to provide diversified housing, involving more than the low-income group.

Providing incentives for low-income families to move toward eventual independence is recognized as essential in all assistance efforts.

Providing opportunities for low-income families to participate in decision-making affecting their own welfare is now recognized as a realistic goal.

Coordination of all types of low-income assistance in a comprehensive attack on the total cycle of deprivation is viewed as the only possibility for long-term success in lifting a family from deep poverty.

All housing programs must frankly acknowledge the current gaps in coverage in reaching low-income families.

Two of the most evident gaps are in meeting the housing needs of the large family and the very low income family. More aggressive solutions should be sought to reach these two groups in particular.

As the public housing program becomes a part of the new Department, it brings a long, tested experience in housing construction and management. New forms of assistance authorized in recent housing legislation—such as the “flexible financial formula” and the leasing of private housing—will make it increasingly possible for public housing to move beyond a project concept and become an effective partner in neighborhood and total community planning. Recent progress in seeking to achieve (a) excellence in housing design, (b) increased access to social services, and (c) a resurgence of tenant organizations, is promising. However, to press forward with these gains requires either reemphasis or implementation with respect to—

Development costs: Achieving imaginative, yet economical architecture in low-income housing requires the full availability of the development cost ceilings authorized by the Congress in the 1965 act. No arbitrary administrative ceilings should be substituted for those set in the Housing Act.

Modernization funding: Providing an adequate financing mechanism for modernization of older housing developments, particularly those 20 years of age or more, is an urgent necessity.

Land write-down: Access to a write-down of land for public housing development outside urban renewal areas can greatly accelerate site availability.

The below-market interest rate programs and the rent supplement program must respond sensitively to the needs of the 1960's. This means a firm commitment to serve families most in need of housing and to recognize their special needs, particularly in the area of social services. The importance of good housing design at a reasonable density should be a prime area for concern. These programs place great emphasis on the capacity of nonprofit groups as housing sponsors. NAHRO strongly supports this increased role and pledges its resources to assist nonprofit sponsors in achieving skills in development and management of housing, particularly through its training institutes and seminars. NAHRO also pledges its help in developing strong relationships between the nonprofit housing sponsor and local housing, renewal and codes agencies, so that they can pursue mutual interests in assisting low- and moderate-income families.

NAHRO sees the next 2 years as strategic in the exploration and testing of new ideas in housing assistance and ways for public and private agencies to work together.

Action area D

We must take the initiative for an immediate, large-scale training and manpower development program for the urban development professions, encouraging teaching institutions at all levels to educate young people in the philosophy and the technique of urban development and then recruiting them as workers in the field.

Despite increasing professionalism in the housing, renewal, and codes enforcement fields, little has been done to create solid educational support for these emerging professions. If urban progress is to continue, the training resources of every public and private body interested in manpower development for the urban professions must be mobilized to provide a broad range of educational programs, especially in-service training.

NAHRO sees the following action goals for the next 2 years: