

1. It is proposed that the remaining 4,000 derelict structures and lots located in the North Philadelphia area not presently scheduled for treatment in the joint effort started as item 1 under present programs above be incorporated in the 6-year demonstration program. However, not all of these properties will be rebuilt or totally reconstructed. For one of the goals will be the strategic positioning of open green spaces, plantings, connecting walkways, and general opening up of those areas long congested by rubble-filled lots and junkyards. The budget for this program is estimated at \$24 million.

2. Implementation of a comprehensive rehabilitation program for 28,000 sub-standard units: Here it is proposed that the low-interest loan and grant provisions for residential rehabilitation of the 1965 Housing Act be utilized with existing owners who are willing to participate. Alternatively, of course, unwillingness to participate will mean major acquisition. A first estimate of the cost of this phase of the program would be \$140 million.

3. It is proposed that the 110,000 structures in North Philadelphia will be brought up to or above code standard within the 6-year period of the demonstration program. It is estimated that funds in the amount of \$8 million will be needed for the execution of this operation.

C. Narrowing the housing gap

Despite the fact that the city of Philadelphia has carried out a dynamic urban renewal program over the past 17 years, there are still 8 square miles of deteriorated housing in the city of Philadelphia. Present programs, because of insufficiency of funds or delays in making them available, are unable to reduce this deficiency at a pace which makes general upgrading of the city's housing stock possible.

The extent of Philadelphia's housing supply problem has been determined in a recent market analysis. It is estimated that demand for 81,000 additional housing units for low- and moderate-income families will be generated in the next 6 years by growing population as well as demolition for public development programs. What follows is a schedule for the next 6 years of the additional housing supply expected to be produced by present city programs:

Present programs

1. Philadelphia's 6-year housing program (1965-71) (all agencies) :

New dwelling units:	
Urban renewal	6,960
Public housing	3,419
Total	10,379
Rehabilitated dwelling units:	
Public housing—used housing	4,630
Urban renewal—conservation	13,900
Philadelphia housing development corporation	1,500
Total	20,030
Total dwelling units	30,409

This schedule applies to renewal and conservation action throughout the entire city. However, even this figure is subject to revision. Conservatively, it is expected that the 6,960 units scheduled to be provided in urban renewal clearance areas will not be in the price range that low- and middle-income families can afford.

In addition, the 13,900 units scheduled for conservation cannot really be recorded as net additions to the housing stock. At the maximum the entire program will produce only 9,549 additional units. This means that only slightly more than 10 percent of the city's low- and moderate-income families' new housing demand over the next 5 years will be met by this program. The anticipated gap is 71,000 units.

Proposed program

1. The city's goal is to create a floor in the level of physical and social existence below which it will no longer permit human beings to fall. The demonstration program proposes three major actions which will be executed concurrently.