

them are limited in any one neighborhood and the organization is having difficulty in constantly getting new money from private sources to try to do this financing. I think the plan in my bill would have to be carefully administered so that the 3-percent money would go only to the groups for whom it was intended.

On page 3, Mr. Mayor, you talk about the code enforcement program of your city and you say it calls for an expenditure of \$7.5 million in the next 3 years. Is this financed by the city of Philadelphia?

Mr. TATE. It includes matching money, under the Federal program, in the 1965 Housing Act. Mr. O'Shea said we have applications underway for it but haven't received the money yet.

Mrs. SULLIVAN. If the code was really enforced, it would stop shady real estate people from selling property under misleading come-ons to people who do not understand what they are buying, and who are led to think they can rent out space to help carry the mortgage, when the code actually prohibits multiple occupancy.

Mr. TATE. It definitely stops the exploitation. There was a great deal of fear by many people in Philadelphia that strict code enforcement would drive people out. This has not been the case. We have found that strict code enforcement forces owner-occupants to bring their homes up to standard, but also gives them hope. As a result, the neighborhood picks up. At the same time, because of deferred maintenance and overcrowding in the war years, we are just about catching up to what we call the slum landlords. A great number of them are now going to jail because they did not comply with the housing code. Unfortunately, some of them have vacated and abandoned their property rather than make the required repairs and improvements. They abdicated the market. But they are no longer exploiting these poor people, in what we call the 10-percent money market.

Mrs. SULLIVAN. Is there some way outside of the action of real estate boards to take action against this type real estate.

Mr. TATE. I think you have to have good code administration in your city government. The real estate board will work with you but you have to give them the leadership.

Mrs. SULLIVAN. Code enforcement is really one of the most important aspects of raising housing standards.

Mr. TATE. It is very important.

Mrs. SULLIVAN. Thank you very much, Mr. Chairman.

Thank you very much, Mayor Tate. Philadelphia is giving us lots of help and leadership, particularly in the subcommittee, I might add.

Mr. BARRETT. Mr. Mayor, one question before I turn to the next member.

I understand yesterday, when you were making a survey of these blighted areas, you ran into a ball team and they challenged your ability as a hitter.

Mr. TATE. Well, Congressman, I don't want to say that's true, but neither am I going to plead the fifth amendment. I don't want to bore you with the story, but it so happens that I have been engaged in some extracurricular religious work in the North Philadelphia area and was shown a house which had been acquired by a church for the students at Temple University and while there I was approached by