

Under my bill, rent supplements could be provided to persons living in housing that is financed directly or through loan insurance by States and municipalities.

As the law now stands, only projects which have loans insured by the Federal Housing Administration or receive a direct loan from the Community Facilities Administration are eligible for the rent supplement program.

In New York State Mitchell-Lama developments, which are privately owned, constructed, and operated just as projects in the rent supplement program may be—are not eligible because the financing is insured by the State and New York City. Between the city of New York and the State nearly 35,000 units have been constructed under the Mitchell-Lama limited profit housing program.

This housing could constitute a valuable housing resource if it were eligible for rent subsidies. Secretary Weaver, in testifying here a few weeks ago, noted that some 500,000 families are currently waiting for public housing units to become available. In New York City there is a backlog of 125,000 applications for public housing. We should seize every opportunity to meet this need. Extending the rent subsidy program to State- and city-financed housing is one step in this direction.

We must employ every tool at our disposal to ease the Nation's housing crisis.

Although hundreds of millions of dollars have been spent and lent by cities, States, and the Federal Government in an effort to bridge the gap between the demand for safe, economical housing and the supply of this housing, the overall situation deteriorates at an alarming rate.

During the past 5 years, in fact, New York City slum housing has spread more rapidly than it has been eliminated. Unsound units (exclusive of roominghouses) have increased from 420,000 in 1960 to 525,000 in 1965.

It also has been reported by a special task force on housing that in New York in the same period the median rent-to-income ratio has gone up from 18.4 percent to 20.4 percent.

Taken as a whole—

The report says—

the people of New York are paying a higher proportion of their incomes for a less satisfactory inventory of housing than they were 5 years ago.

Employment of family rent subsidies is now viewed as essential if we are to solve the total housing problem and meet the housing shortage. For that reason I believe my bill should be given favorable consideration during this session.

Finally, I would like to turn my attention to three other bills that bear directly on the great task of upgrading our cities.

Almost all of the major legislation involving grant-in-aid programs for urban areas contain limitations as to the amount of assistance that any single State can receive. These limitations, which vary from program to program, discriminate arbitrarily against large cities in populous States.

For instance there is a limit of 12.5 percent of the appropriation on the amount of money that a single State shall receive under the Mass