

United States, Kerroc Commission

**REPORT OF THE
NATIONAL ADVISORY
COMMISSION
ON CIVIL
DISORDERS**

Special Introduction by Tom Wicker of
The New York Times

With 32 pages of selected photographs



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SUMMARY

INTRODUCTION

The summer of 1967 again brought racial disorders to American cities, and with them shock, fear and bewilderment to the nation.

The worst came during a two-week period in July, first in Newark and then in Detroit. Each set off a chain reaction in neighboring communities.

On July 28, 1967, the President of the United States established this Commission and directed us to answer three basic questions:

What happened?

Why did it happen?

What can be done to prevent it from happening again?

To respond to these questions, we have undertaken a broad range of studies and investigations. We have visited the riot cities; we have heard many witnesses; we have sought the counsel of experts across the country.

This is our basic conclusion: Our nation is moving toward two societies, one black, one white—separate and unequal.

Reaction to last summer's disorders has quickened the movement and deepened the division. Discrimination and segregation have long permeated much of American life; they now threaten the future of every American.

This deepening racial division is not inevitable. The movement apart can be reversed. Choice is still possible. Our principal task is to define that choice and to press for a national resolution.

To pursue our present course will involve the continuing polarization of the American community and, ultimately, the destruction of basic democratic values.

The alternative is not blind repression or capitulation to lawlessness. It is the realization of common opportunities for all within a single society.

This alternative will require a commitment to national

action—compassionate, massive and sustained, backed by the resources of the most powerful and the richest nation on this earth. From every American it will require new attitudes, new understanding, and, above all, new will.

The vital needs of the nation must be met; hard choices must be made, and, if necessary, new taxes enacted.

Violence cannot build a better society. Disruption and disorder nourish repression, not justice. They strike at the freedom of every citizen. The community cannot—it will not—tolerate coercion and mob rule.

Violence and destruction must be ended—in the streets of the ghetto and in the lives of people.

Segregation and poverty have created in the racial ghetto a destructive environment totally unknown to most white Americans.

What white Americans have never fully understood—but what the Negro can never forget—is that white society is deeply implicated in the ghetto. White institutions created it, white institutions maintain it, and white society condones it.

It is time now to turn with all the purpose at our command to the major unfinished business of this nation. It is time to adopt strategies for action that will produce quick and visible progress. It is time to make good the promises of American democracy to all citizens—urban and rural, white and black, Spanish-surname, American Indian, and every minority group.

Our recommendations embrace three basic principles:

- To mount programs on a scale equal to the dimension of the problems;
- To aim these programs for high impact in the immediate future in order to close the gap between promise and performance;
- To undertake new initiatives and experiments that can change the system of failure and frustration that now dominates the ghetto and weakens our society.

These programs will require unprecedented levels of funding and performance, but they neither probe deeper nor demand more than the problems which called them forth. There can be no higher priority for national action and no higher claim on the nation's conscience.

We issue this Report now, five months before the date called for by the President. Much remains that can be learned. Continued study is essential.

As Commissioners we have worked together with a sense of the greatest urgency and have sought to compose whatever differences exist among us. Some differences remain. But the gravity of the problem and the pressing need for action are too clear to allow further delay in the issuance of this Report.

Chapter 3—Organized Activity

The President directed the Commission to investigate "to what extent, if any, there has been planning or organization in any of the riots."

To carry out this part of the President's charge, the Commission established a special investigative staff supplementing the field teams that made the general examination of the riots in 23 cities. The unit examined data collected by federal agencies and congressional committees, including thousands of documents supplied by the Federal Bureau of Investigation, gathered and evaluated information from local and state law enforcement agencies and officials, and conducted its own field investigation in selected cities.

On the basis of all the information collected, the Commission concludes that:

The urban disorders of the summer of 1967 were not caused by, nor were they the consequence of, any organized plan or "conspiracy."

Specifically, the Commission has found no evidence that all or any of the disorders or the incidents that led to them were planned or directed by any organization or group, international, national or local.

Militant organizations, local and national, and individual agitators, who repeatedly forecast and called for violence, were active in the spring and summer of 1967. We believe that they sought to encourage violence, and that they helped to create an atmosphere that contributed to the outbreak of disorder.

We recognize that the continuation of disorders and the polarization of the races would provide fertile ground for organized exploitation in the future.

Investigations of organized activity are continuing at all levels of government, including committees of Congress. These investigations relate not only to the disorders of 1967 but also to the actions of groups and individuals, particularly in schools and colleges, during this last fall and winter. The Commission has cooperated in these investigations. They should continue.

PART II—WHY DID IT HAPPEN?

Chapter 4—The Basic Causes

In addressing the question "Why did it happen?" we shift our focus from the local to the national scene, from the par-

ticular events of the summer of 1967 to the factors within the society at large that created a mood of violence among many urban Negroes.

These factors are complex and interacting; they vary significantly in their effect from city to city and from year to year; and the consequences of one disorder, generating new grievances and new demands, become the causes of the next. Thus was created the "thicket of tension, conflicting evidence and extreme opinions" cited by the President.

Despite these complexities, certain fundamental matters are clear. Of these, the most fundamental is the racial attitude and behavior of white Americans toward black Americans.

Race prejudice has shaped our history decisively; it now threatens to affect our future.

White racism is essentially responsible for the explosive mixture which has been accumulating in our cities since the end of World War II. Among the ingredients of this mixture are:

- *Pervasive discrimination and segregation* in employment, education and housing, which have resulted in the continuing exclusion of great numbers of Negroes from the benefits of economic progress.
- *Black in-migration and white exodus*, which have produced the massive and growing concentrations of impoverished Negroes in our major cities, creating a growing crisis of deteriorating facilities and services and unmet human needs.
- *The black ghettos* where segregation and poverty converge on the young to destroy opportunity and enforce failure. Crime, drug addiction, dependency on welfare, and bitterness and resentment against society in general and white society in particular are the result.

At the same time, most whites and some Negroes outside the ghetto have prospered to a degree unparalleled in the history of civilization. Through television and other media, this affluence has been flaunted before the eyes of the Negro poor and the jobless ghetto youth.

Yet these facts alone cannot be said to have caused the disorders. Recently, other powerful ingredients have begun to catalyze the mixture:

- *Frustrated hopes* are the residue of the unfulfilled expectations aroused by the great judicial and legislative victories of the Civil Rights Movement and the dramatic struggle for equal rights in the South.
- *A climate that tends toward approval and encouragement of violence* as a form of protest has been created by white terrorism directed against nonviolent protest; by the open defiance of law and federal authority by state and local officials resisting desegre-

gation; and by some protest groups engaging in civil disobedience who turn their backs on nonviolence, go beyond the constitutionally protected rights of petition and free assembly, and resort to violence to attempt to compel alteration of laws and policies with which they disagree.

- *The frustrations of powerlessness* have led some Negroes to the conviction that there is no effective alternative to violence as a means of achieving redress of grievances, and of "moving the system." These frustrations are reflected in alienation and hostility toward the institutions of law and government and the white society which controls them, and in the reach toward racial consciousness and solidarity reflected in the slogan "Black Power."
- *A new mood* has sprung up among Negroes, particularly among the young, in which self-esteem and enhanced racial pride are replacing apathy and submission to "the system."
- *The police are not merely a "spark" factor.* To some Negroes police have come to symbolize white power, white racism and white repression. And the fact is that many police do reflect and express these white attitudes. The atmosphere of hostility and cynicism is reinforced by a widespread belief among Negroes in the existence of police brutality and in a "double standard" of justice and protection—one for Negroes and one for whites.

* * *

To this point, we have attempted to identify the prime components of the "explosive mixture." In the chapters that follow we seek to analyze them in the perspective of history. Their meaning, however, is clear:

In the summer of 1967, we have seen in our cities a chain reaction of racial violence. If we are heedless, none of us shall escape the consequences.

Chapter 5—Rejection and Protest: An Historical Sketch

The causes of recent racial disorders are embedded in a tangle of issues and circumstances—social, economic, political and psychological—which arise out of the historic pattern of Negro-white relations in America.

In this chapter we trace the pattern, identify the recurrent themes of Negro protest and, most importantly, provide a perspective on the protest activities of the present era.

We describe the Negro's experience in America and the development of slavery as an institution. We show his persistent striving for equality in the face of rigidly maintained social, economic and educational barriers, and repeated mob violence. We portray the ebb and flow of the doctrinal tides—accommodation, separatism, and self-help—and their relationship to the current theme of Black Power. We conclude:

The Black Power advocates of today consciously feel that they are the most militant group in the Negro protest movement. Yet

they have retreated from a direct confrontation with American society on the issue of integration and, by preaching separatism, unconsciously function as an accommodation to white racism. Much of their economic program, as well as their interest in Negro history, self-help, racial solidarity and separation, is reminiscent of Booker T. Washington. The rhetoric is different, but the ideas are remarkably similar.

Chapter 6—The Formation Of the Racial Ghettos¹

Throughout the 20th century the Negro population of the United States has been moving steadily from rural areas to urban and from South to North and West. In 1910, 91 percent of the nation's 9.8 million Negroes lived in the South and only 27 percent of American Negroes lived in cities of 2,500 persons or more. Between 1910 and 1966 the total Negro population more than doubled, reaching 21.5 million, and the number living in metropolitan areas rose more than five-fold (from 2.6 million to 14.8 million). The number outside the South rose eleven-fold (from 880,000 to 9.7 million).

Negro migration from the South has resulted from the expectation of thousands of new and highly paid jobs for unskilled workers in the North and the shift to mechanized farming in the South. However, the Negro migration is small when compared to earlier waves of European immigrants. Even between 1960 and 1966, there were 1.8 million immigrants from abroad compared to the 613,000 Negroes who arrived in the North and West from the South.

As a result of the growing number of Negroes in urban areas, natural increase has replaced migration as the primary source of Negro population increase in the cities. Nevertheless, Negro migration from the South will continue unless economic conditions there change dramatically.

Basic data concerning Negro urbanization trends indicate that:

- Almost all Negro population growth (98 percent from 1950 to 1966) is occurring within metropolitan areas, primarily within central cities.²
- The vast majority of white population growth (78 percent from 1960 to 1966) is occurring in suburban portions of metropolitan areas. Since 1960, white central-city population has declined by 1.3 million.

¹ The term "ghetto" as used in this report refers to an area within a city characterized by poverty and acute social disorganization, and inhabited by members of a racial or ethnic group under conditions of involuntary segregation.

² A "central city" is the largest city of a standard metropolitan statistical area, that is, a metropolitan area containing at least one city of 50,000 or more inhabitants.

- As a result, central cities are becoming more heavily Negro while the suburban fringes around them remain almost entirely white.
- The twelve largest central cities now contain over two-thirds of the Negro population outside the South, and one-third of the Negro total in the United States.

Within the cities, Negroes have been excluded from white residential areas through discriminatory practices. Just as significant is the withdrawal of white families from, or their refusal to enter, neighborhoods where Negroes are moving or already residing. About 20 percent of the urban population of the United States changes residence every year. The refusal of whites to move into "changing" areas when vacancies occur means that most vacancies eventually are occupied by Negroes.

The result, according to a recent study, is that in 1960 the average segregation index for 207 of the largest United States cities was 86.2. In other words, to create an unsegregated population distribution, an average of over 86 percent of all Negroes would have to change their place of residence within the city.

Chapter 7—Unemployment, Family Structure, and Social Disorganization

Although there have been gains in Negro income nationally, and a decline in the number of Negroes below the "poverty level," the condition of Negroes in the central city remains in a state of crisis. Between 2 and 2.5 million Negroes—16 to 20 percent of the total Negro population of all central cities—live in squalor and deprivation in ghetto neighborhoods.

Employment is a key problem. It not only controls the present for the Negro American but, in a most profound way, it is creating the future as well. Yet, despite continuing economic growth and declining national unemployment rates, the unemployment rate for Negroes in 1967 was more than double that for whites.

Equally important is the undesirable nature of many jobs open to Negroes and other minorities. Negro men are more than three times as likely as white men to be in low-paying, unskilled or service jobs. This concentration of male Negro employment at the lowest end of the occupational scale is the single most important cause of poverty among Negroes.

In one study of low-income neighborhoods, the "subemployment rate," including both unemployment and underemployment, was about 33 percent, or 8.8 times greater than the overall unemployment rate for all United States workers.

Employment problems, aggravated by the constant arrival of new unemployed migrants, many of them from depressed

rural areas, create persistent poverty in the ghetto. In 1966, about 11.9 percent of the nation's whites and 40.6 percent of its nonwhites were below the "poverty level" defined by the Social Security Administration (in 1966, \$3,335 per year for an urban family of four). Over 40 percent of the nonwhites below the poverty level live in the central cities.

Employment problems have drastic social impact in the ghetto. Men who are chronically unemployed or employed in the lowest status jobs are often unable or unwilling to remain with their families. The handicap imposed on children growing up without fathers in an atmosphere of poverty and deprivation is increased as mothers are forced to work to provide support.

The culture of poverty that results from unemployment and family breakup generates a system of ruthless, exploitative relationships within the ghetto. Prostitution, dope addiction, and crime create an environmental "jungle" characterized by personal insecurity and tension. Children growing up under such conditions are likely participants in civil disorder.

Chapter 8—Conditions of Life In the Racial Ghetto

A striking difference in environment from that of white, middle-class Americans profoundly influences the lives of residents of the ghetto.

Crime rates, consistently higher than in other areas, create a pronounced sense of insecurity. For example, in one city one low-income Negro district had 35 times as many serious crimes against persons as a high-income white district. Unless drastic steps are taken, the crime problems in poverty areas are likely to continue to multiply as the growing youth and rapid urbanization of the population outstrip police resources.

Poor health and sanitation conditions in the ghetto result in higher mortality rates, a higher incidence of major diseases, and lower availability and utilization of medical services. The infant mortality rate for nonwhite babies under the age of one month is 58 percent higher than for whites; for one to 12 months it is almost three times as high. The level of sanitation in the ghetto is far below that in high income areas. Garbage collection is often inadequate. Of an estimated 14,000 cases of rat bite in the United States in 1965, most were in ghetto neighborhoods.

Ghetto residents believe they are exploited by local merchants; and evidence substantiates some of these beliefs. A study conducted in one city by the Federal Trade Commission showed that higher prices were charged for goods sold in ghetto stores than in other areas.

Three choices are open to the nation:

- We can maintain present policies, continuing both the proportion of the nation's resources now allocated to programs for the unemployed and the disadvantaged, and the inadequate and failing effort to achieve an integrated society.
- We can adopt a policy of "enrichment" aimed at improving dramatically the quality of ghetto life while abandoning integration as a goal.
- We can pursue integration by combining ghetto "enrichment" with policies which will encourage Negro movement out of central city areas.

The first choice, continuance of present policies, has ominous consequences for our society. The share of the nation's resources now allocated to programs for the disadvantaged is insufficient to arrest the deterioration of life in central city ghettos. Under such conditions, a rising proportion of Negroes may come to see in the deprivation and segregation they experience, a justification for violent protest, or for extending support to now isolated extremists who advocate civil disruption. Large-scale and continuing violence could result, followed by white retaliation, and, ultimately, the separation of the two communities in a garrison state.

Even if violence does not occur, the consequences are unacceptable. Development of a racially integrated society, extraordinarily difficult today, will be virtually impossible when the present black central city population of 12.1 million has grown to almost 21 million.

To continue present policies is to make permanent the division of our country into two societies; one, largely Negro and poor, located in the central cities; the other, predominantly white and affluent, located in the suburbs and in outlying areas.

The second choice, ghetto enrichment coupled with abandonment of integration, is also unacceptable. It is another way of choosing a permanently divided country. Moreover, equality cannot be achieved under conditions of nearly complete separation. In a country where the economy, and particularly the resources of employment, are predominantly white, a policy of separation can only relegate Negroes to a permanently inferior economic status.

We believe that the only possible choice for America is the third—a policy which combines ghetto enrichment with programs designed to encourage integration of substantial numbers of Negroes into the society outside the ghetto.

Enrichment must be an important adjunct to integration, for no matter how ambitious or energetic the program, few Negroes now living in central cities can be quickly integrated.

In the meantime, large-scale improvement in the quality of ghetto life is essential.

But this can be no more than an interim strategy. Programs must be developed which will permit substantial Negro movement out of the ghettos. The primary goal must be a single society, in which every citizen will be free to live and work according to his capabilities and desires, not his color.

Chapter 17—Recommendations For National Action

INTRODUCTION

No American—white or black—can escape the consequences of the continuing social and economic decay of our major cities.

Only a commitment to national action on an unprecedented scale can shape a future compatible with the historic ideals of American society.

The great productivity of our economy, and a federal revenue system which is highly responsive to economic growth, can provide the resources.

The major need is to generate new will—the will to tax ourselves to the extent necessary to meet the vital needs of the nation.

We have set forth goals and proposed strategies to reach those goals. We discuss and recommend programs not to commit each of us to specific parts of such programs but to illustrate the type and dimension of action needed.

The major goal is the creation of a true union—a single society and a single American identity. Toward that goal, we propose the following objectives for national action:

- Opening up opportunities to those who are restricted by racial segregation and discrimination, and eliminating all barriers to their choice of jobs, education and housing.
- Removing the frustration of powerlessness among the disadvantaged by providing the means for them to deal with the problems that affect their own lives and by increasing the capacity of our public and private institutions to respond to these problems.
- Increasing communication across racial lines to destroy stereotypes, to halt polarization, end distrust and hostility, and create common ground for efforts toward public order and social justice.

We propose these aims to fulfill our pledge of equality and to meet the fundamental needs of a democratic and civilized society—domestic peace and social justice.

EMPLOYMENT

Pervasive unemployment and underemployment are the most persistent and serious grievances in minority areas. They are inextricably linked to the problem of civil disorder.

Despite growing federal expenditures for manpower development and training programs, and sustained general economic prosperity and increasing demands for skilled workers, about two million—white and nonwhite—are permanently unemployed. About ten million are underemployed, of whom 6.5 million work full time for wages below the poverty line.

The 500,000 "hard-core" unemployed in the central cities who lack a basic education and are unable to hold a steady job are made up in large part of Negro males between the ages of 18 and 25. In the riot cities which we surveyed, Negroes were three times as likely as whites to hold unskilled jobs, which are often part time, seasonal, low-paying and "dead end."

Negro males between the ages of 15 and 25 predominated among the rioters. More than 20 percent of the rioters were unemployed, and many who were employed held intermittent, low status, unskilled jobs which they regarded as below their education and ability.

The Commission recommends that the federal government:

- Undertake joint efforts with cities and states to consolidate existing manpower programs to avoid fragmentation and duplication.
- Take immediate action to create 2,000,000 new jobs over the next three years—one million in the public sector and one million in the private sector—to absorb the hard-core unemployed and materially reduce the level of underemployment for all workers, black and white. We propose 250,000 public sector and 300,000 private sector jobs in the first year.
- Provide on-the-job training by both public and private employers with reimbursement to private employers for the extra costs of training the hard-core unemployed, by contract or by tax credits.
- Provide tax and other incentives to investment in rural as well as urban poverty areas in order to offer to the rural poor an alternative to migration to urban centers.
- Take new and vigorous action to remove artificial barriers to employment and promotion, including not only racial discrimination but, in certain cases, arrest records or lack of a high school diploma. Strengthen those agencies such as the Equal Employment Opportunity Commission, charged with eliminating discriminatory practices, and provide full support for Title VI of the 1964 Civil Rights Act allowing federal grant-in-aid funds to be withheld from activities which discriminate on grounds of color or race.

The Commission commends the recent public commitment of the National Council of the Building and Construction Trades Unions, AFL-CIO, to encourage and recruit Negro membership in apprenticeship programs. This commitment should be intensified and implemented.

EDUCATION

Education in a democratic society must equip children to develop their potential and to participate fully in American life. For the community at large, the schools have discharged this responsibility well. But for many minorities, and particularly for the children of the ghetto, the schools have failed to provide the educational experience which could overcome the effects of discrimination and deprivation.

This failure is one of the persistent sources of grievance and resentment within the Negro community. The hostility of Negro parents and students toward the school system is generating increasing conflict and causing disruption within many city school districts. But the most dramatic evidence of the relationship between educational practices and civil disorders lies in the high incidence of riot participation by ghetto youth who have not completed high school.

The bleak record of public education for ghetto children is growing worse. In the critical skills—verbal and reading ability—Negro students are falling further behind whites with each year of school completed. The high unemployment and underemployment rate for Negro youth is evidence, in part, of the growing educational crisis.

We support integration as the priority education strategy; it is essential to the future of American society. In this last summer's disorders we have seen the consequences of racial isolation at all levels, and of attitudes toward race, on both sides, produced by three centuries of myth, ignorance and bias. It is indispensable that opportunities for interaction between the races be expanded.

We recognize that the growing dominance of pupils from disadvantaged minorities in city school populations will not soon be reversed. No matter how great the effort toward desegregation, many children of the ghetto will not, within their school careers, attend integrated schools.

If existing disadvantages are not to be perpetuated, we must drastically improve the quality of ghetto education. Equality of results with all-white schools must be the goal.

To implement these strategies, the Commission recommends:

- Sharply increased efforts to eliminate de facto segregation in our

schools through substantial federal aid to school systems seeking to desegregate either within the system or in cooperation with neighboring school systems.

- Elimination of racial discrimination in Northern as well as Southern schools by vigorous application of Title VI of the Civil Rights Act of 1964.
- Extension of quality early childhood education to every disadvantaged child in the country.
- Efforts to improve dramatically schools serving disadvantaged children through substantial federal funding of year-round compensatory education programs, improved teaching, and expanded experimentation and research.
- Elimination of illiteracy through greater federal support for adult basic education.
- Enlarged opportunities for parent and community participation in the public schools.
- Reoriented vocational education emphasizing work-experience training and the involvement of business and industry.
- Expanded opportunities for higher education through increased federal assistance to disadvantaged students.
- Revision of state aid formulas to assure more per student aid to districts having a high proportion of disadvantaged school-age children.

THE WELFARE SYSTEM

Our present system of public welfare is designed to save money instead of people, and tragically ends up doing neither. This system has two critical deficiencies:

First, it excludes large numbers of persons who are in great need, and who, if provided a decent level of support, might be able to become more productive and self-sufficient. No federal funds are available for millions of unemployed and underemployed men and women who are needy but neither aged, handicapped nor the parents of minor children.

Second, for those included, the system provides assistance well below the minimum necessary for a decent level of existence, and imposes restrictions that encourage continued dependency on welfare and undermine self-respect.

A welter of statutory requirements and administrative practices and regulations operate to remind recipients that they are considered untrustworthy, promiscuous and lazy. Residence requirements prevent assistance to people in need who are newly arrived in the state. Searches of recipients' homes violate privacy. Inadequate social services compound the problems.

The Commission recommends that the federal government, acting with state and local governments where necessary, reform the existing welfare system to:

- Establish, for recipients in existing welfare categories, uniform

national standards of assistance at least as high as the annual "poverty level" of income, now set by the Social Security Administration at \$3,335 per year for an urban family of four.

- Require that all states receiving federal welfare contributions participate in the Aid to Families with Dependent Children—Unemployed Parents program (AFDC-UP) that permits assistance to families with both father and mother in the home, thus aiding the family while it is still intact.
- Bear a substantially greater portion of all welfare costs—at least 90 percent of total payments.
- Increase incentives for seeking employment and job training, but remove restrictions recently enacted by the Congress that would compel mothers of young children to work.
- Provide more adequate social services through neighborhood centers and family-planning programs.
- Remove the freeze placed by the 1967 welfare amendments on the percentage of children in a state that can be covered by federal assistance.
- Eliminate residence requirements.

As a long-range goal, the Commission recommends that the federal government seek to develop a national system of income supplementation based strictly on need with two broad and basic purposes:

- To provide, for those who can work or who do work, any necessary supplements in such a way as to develop incentives for fuller employment;
- To provide, for those who cannot work and for mothers who decide to remain with their children, a minimum standard of decent living, and to aid in the saving of children from the prison of poverty that has held their parents.

A broad system of supplementation would involve substantially greater federal expenditures than anything now contemplated. The cost will range widely depending on the standard of need accepted as the "basic allowance" to individuals and families, and on the rate at which additional income above this level is taxed. Yet if the deepening cycle of poverty and dependence on welfare can be broken, if the children of the poor can be given the opportunity to scale the wall that now separates them from the rest of society, the return on this investment will be great indeed.

HOUSING

After more than three decades of fragmented and grossly underfunded federal housing programs, nearly six million substandard housing units remain occupied in the United States.

The housing problem is particularly acute in the minority ghettos. Nearly two-thirds of all non-white families living in the central cities today live in neighborhoods marked with substandard housing and general urban blight. Two major factors are responsible.

First: Many ghetto residents simply cannot pay the rent necessary to support decent housing. In Detroit, for example, over 40 percent of the non-white occupied units in 1960 required rent of over 35 percent of the tenants' income.

Second: Discrimination prevents access to many non-slum areas, particularly the suburbs, where good housing exists. In addition, by creating a "back pressure" in the racial ghettos, it makes it possible for landlords to break up apartments for denser occupancy, and keeps prices and rents of deteriorated ghetto housing higher than they would be in a truly free market.

To date, federal programs have been able to do comparatively little to provide housing for the disadvantaged. In the 31-year history of subsidized federal housing, only about 800,000 units have been constructed, with recent production averaging about 50,000 units a year. By comparison, over a period only three years longer, FHA insurance guarantees have made possible the construction of over ten million middle and upper-income units.

Two points are fundamental to the Commission's recommendations:

First: Federal housing programs must be given a new thrust aimed at overcoming the prevailing patterns of racial segregation. If this is not done, those programs will continue to concentrate the most impoverished and dependent segments of the population into the central-city ghettos where there is already a critical gap between the needs of the population and the public resources to deal with them.

Second: The private sector must be brought into the production and financing of low and moderate rental housing to supply the capabilities and capital necessary to meet the housing needs of the nation.

The Commission recommends that the federal government:

- Enact a comprehensive and enforceable federal open housing law to cover the sale or rental of all housing, including single family homes.
- Reorient federal housing programs to place more low and moderate income housing outside of ghetto areas.
- Bring within the reach of low and moderate income families within the next five years six million new and existing units of decent housing, beginning with 600,000 units in the next year.

To reach this goal we recommend:

- Expansion and modification of the rent supplement program to permit use of supplements for existing housing, thus greatly increasing the reach of the program.
- Expansion and modification of the below-market interest rate program to enlarge the interest subsidy to all sponsors and provide interest-free loans to nonprofit sponsors to cover pre-construction costs, and permit sale of projects to nonprofit corporations, cooperatives, or condominiums.
- Creation of an ownership supplement program similar to present rent supplements, to make home ownership possible for low-income families.
- Federal writedown of interest rates on loans to private builders constructing moderate-rent housing.
- Expansion of the public housing program, with emphasis on small units on scattered sites, and leasing and "turnkey" programs.
- Expansion of the Model Cities program.
- Expansion and reorientation of the urban renewal program to give priority to projects directly assisting low-income households to obtain adequate housing.

CONCLUSION

One of the first witnesses to be invited to appear before this Commission was Dr. Kenneth B. Clark, a distinguished and perceptive scholar. Referring to the reports of earlier riot commissions, he said:

I read that report . . . of the 1919 riot in Chicago, and it is as if I were reading the report of the investigating committee on the Harlem riot of '35, the report of the investigating committee on the Harlem riot of '43, the report of the McCone Commission on the Watts riot.

I must again in candor say to you members of this Commission—it is a kind of Alice in Wonderland—with the same moving picture re-shown over and over again, the same analysis, the same recommendations, and the same inaction.

These words come to our minds as we conclude this report.

We have provided an honest beginning. We have learned much. But we have uncovered no startling truths, no unique insights, no simple solutions. The destruction and the bitterness of racial disorder, the harsh polemics of black revolt and white repression have been seen and heard before in this country.

It is time now to end the destruction and the violence, not only in the streets of the ghetto but in the lives of people.