c. Require proportional representation of low and moderate income people on Health Systems Agency boards and other health planning boards.

d. Require generic substitution options and price posting of prescription drugs.

e. Require the federal government to provide for the health care needs of recent immigrants.

II. Create a new national health care system, along the following lines:

• All medical costs are covered, by a combination of insurance, health maintenance organizations, free public health service, and sliding scale payments based on income.

• The system is progressively financed.

• The system is controlled by democratically elected community-based committees.

• There is 24-hour, 7-day-a-week medical care/emergency care available in every neighborhood, based in neighborhood clinics. These clinics provide all types of basic care, including ob/gyn, pediatrics, and preventive care, as well as the following types of services:

a. House calls.

b. 24 hour telephone advice.

c. Ambulance service.

d. A mini-bus to bring neighborhood residents to the clinic.

e. Mobile paramedics.

• Doctors are on set salaries.

• Medical education is financed by the government, in exchange for which doctors are required to serve in the public health service for a period of at least ten years.

• Special emphasis is placed on preventive health care, with free and universal care and more adequate research in the most important facets of preventive medicine, including dental care, chiropractic, nutrition, pre-natal care, and vaccination.

• Special emphasis is placed on maintaining a healthy environment, with the public health service responsible for strict enforcement of standards on: environmental quality, occupational health and safety, sanitation, foods, and drugs.

Housing

I. Create more housing for low and moderate income people

• Set a goal of one million new units of federally subsidized housing per year, including:

a. Subsidized home purchase loans

b. Home rehabilitation loans and grants

c. Rental rehabilitation and rental subsidy

d. Public housing

e. Emergency public housing for displaced people

• Establish and expand "urban homesteading" programs which would immediately confiscate abandoned properties and turn them over at nominal cost to low and moderate income persons who wish to live in them.

• "Inclusionary zoning": require housing developments to include low and moderate income housing as a condition for receiving zoning and subdivision approval.

• Cut off Community Development Block Grant funds to communities which don't accept their fair share of low and moderate income housing.

• Give low and moderate income families preference over real estate companies in the disposal of HUD-owned property; HUD should advertise and sell these houses more aggressively.

• Create a "community housing corps" to put unemployed community residents to work providing housing in their own communities.

• Restrict eligibility by income for these and other federal and state housing programs until the needs of low and moderate income people have been met.

II. Prevent the displacement of low and moderate income people from their homes

• Require that any project which is subsidized or aided in any way by federal, state, or local government obtain replacement housing of equal or greater value for every person it displaces.

• Establish a special confiscatory tax on income acquired from speculation in real property.

• Ban insurance redlining, and guarantee that comprehensive homeowners' insurance is available at reasonable cost to all homeowners.

• Provide property tax relief for low income homeowners and renters, in the form of circuit breakers, homestead exemptions, or tax deferrals.

• Place legal restrictions on the conversion of low and moderate rental housing into condominiums.

• Require that tenants receive advance notice of the sale of the home or apartment they occupy, and give them first opportunity to purchase it.

• Require that government-sponsored housing rehab projects:

a. offer rents within the budget of low and moderate income families.

b. Give first priority to neighborhood residents.

III. Provide protection for tenants

• Enact a national rental housing standards act which would establish minimum standards for the upkeep and management of rental property.

• Reform landlord-tenant laws to:

a. Give tenants equal rights under the law.

b. Prohibit eviction of tenants for organizing activities.

c. Require landlords to negotiate with tenants when a majority have signed on with a tenants union.

d. Give tenants the right to withhold rent and apply it to repairs when the landlord fails to meet basic standards of habitability.

• Establish special boards or housing courts to mediate disputes between landlords and tenants.

• Enact rent control statutes in communities where a shortage of housing has allowed landlords to charge excessive rents.

• Prohibit direct vendor payments of rent in public assistance programs.

IV. Clean up public housing

• Require subsidized housing to be "scatter-site" rather than concentrated in low-income areas.

• Give tenants greater say in the management of housing projects, and require project managers to live in the projects.

• Install 24-hour security guard protection at all public housing projects.