

sufficient additional low-income housing and minimize dislocation of families and businesses.

Very often, rehabilitation and improvement of substandard and deteriorating units can make them suitable. Some units require relatively minor repairs; others require considerable rehabilitation. In some instances rehabilitation can be carried on without any displacement of occupants. In many areas temporary relocation in the neighborhood can be arranged, and in some instance relocation to another neighborhood will be necessary.

Second, the general criteria for a comprehensive city demonstration program require that the rebuilding or restoration of sections or neighborhoods must contribute to a well-balanced city with adequate public facilities. This includes facilities needed for transportation, education and recreation; commercial facilities adequate to serve the residential areas; good access to industrial or other centers of employment; and housing for all income levels.

Existing Federal grant-in-aid programs can be utilized to help the city fulfill these requirements. For example, the existing Federal grant-in-aid program for neighborhood facilities can help in the provision of physical facilities needed to house many social services and, in combination therewith, some recreational facilities; the existing mass transit program may finance needed transportation facilities; and the Elementary and Secondary Education Act needed educational services.

The housing component, required by the criteria to be a part of every comprehensive city demonstration program, will generally contribute toward a balanced supply of housing for the city as it provides additional low-income housing. This is, of course, the housing for which there is the greatest need.

Third, the general criteria for a comprehensive city demonstration program require that the program must provide for educational and social services necessary to serve the poor and disadvantaged in the area; widespread citizen participation in the program; maximum opportunities for employing residents of the area in all phases of the program; and enlarged opportunity for work and training.

Many of the educational and social services needed can be provided under community action programs supported by the Office of Economic Opportunity.

Opportunities for employing residents in the program, as well as opportunities for other work and training, can be provided through appropriate arrangements with lending institutions, private construction firms, and labor unions involved in the rehabilitation activities and construction of new public facilities which are part of the program.

Fourth, the general criteria for a comprehensive city demonstration program require that adequate local resources must be available for the completion of the activities undertaken in accordance with the program.

This will require evidence that the local share of administrative and project costs will be available from identifiable local sources throughout the period during which the program is to be executed.

Fifth, administrative machinery must be available for carrying out the program on a consolidated and coordinated basis, the local governing body must have approved the program, and local agencies whose cooperation is necessary to carry out the program must have indicated their intent to furnish that cooperation.

Sixth, the general criteria for a comprehensive city demonstration program require that there be a plan for relocating individuals, families, business concerns, and nonprofit organizations displaced or to be displaced in carrying out the program.

The relocation plan that is required must provide concrete evidence that there will be available for families who are displaced decent, safe, and sanitary housing within their economic means. In addition, adequate provision must be made for assistance and relocation payments to families, business concerns, and nonprofit organizations who will be displaced as a consequence of a city demonstration program. The relocation activities must be coordinated, to the maximum extent feasible, with the contemplated increase in the housing supply for the entire city in order to maintain the available supply of decent, safe, and sanitary housing for people of low and moderate income.

Seventh, the general criteria for a comprehensive city demonstration program require that the program be designed to assure maximum opportunity in the choice of housing accommodations by all citizens of the areas served under the program.