

In addition, the city's program must be more than a statement of goals. It must be a definite plan of action. Projects and activities to be undertaken must be scheduled and ready for initiation within a reasonably short period of time. All of the activities which are part of the program should be scheduled for completion within a reasonable period of time.

OTHER ACTIONS EXPECTED OF THE CITY

An important benefit of Federal grant-in-aid programs is the spur such programs provide to local activities which may not otherwise be undertaken. The demonstration cities bill calls on the cities to take a series of actions, in conjunction with their demonstration programs, designed to make significant breakthroughs in the techniques of rebuilding and restoring slum and blighted areas.

Even though a city demonstration program meets the statutory criteria described, other actions may be expected of the city if new Federal aids are to be provided under this legislation. Consideration will be given to the extent and nature of purely local actions which encourage more rational and efficient urban development. In preparing their demonstration programs, cities will have to—

First, examine their substantive laws to determine the extent to which those laws impede substantial progress in carrying out their demonstration programs and to take appropriate action, if necessary, to make those laws consistent with the objectives of their programs.

In many localities, the structure of real estate taxes, inadequate and often obsolete housing codes and zoning laws, and artificial restraints on building practices retard the prompt and proper development of the city's physical characteristics. Stimulating local efforts to remove these restrictions can be one of the major benefits of the city demonstration program.

Second, apply high standards of design to buildings constructed and rehabilitated under the program in order to maintain distinctive natural, historical, and cultural characteristics.

Revitalizing the Nation's cities requires more than the construction and rehabilitation of homes and buildings. City demonstration programs should contain special efforts to make new and existing structures as fresh and attractive as possible.

Third, make maximum use of new and improved technology and design, including the introduction of cost-reduction techniques to every aspect of a city's activities.

Massive rebuilding and restoration programs provide exceptional opportunities for applying the fruits of our technological advances to the homebuilding and rehabilitation industries. Cities should encourage the maximum use of such advances in the building and rehabilitation of homes and buildings.

Fourth, encourage good community relations and counteract the segregation of housing by race or income.

The physical rebuilding and restoration of our cities should be accompanied by appropriate actions to narrow the housing gap between the poor and disadvantaged and the rest of the community. Nondiscrimination in any housing assisted under a demonstration program is a legal requirement. In some cities, however, the mere requirement of nondiscrimination will not be sufficient to resolve the manifold problems to which rigid, and often longstanding, patterns of housing segregation have given rise. More affirmative action is needed to eliminate these patterns, to reduce the squalid concentrations of racial minorities and the economically deprived, and to assure that equal opportunity in the choice of housing will in fact be available to people of every race and income.

Fifth, indicate that the projects and activities carried on under the program are consistent with comprehensive planning for the entire urban or metropolitan area.

Central cities are the economic and cultural cores of larger urban or metropolitan areas. As such, their activities affect the entire urban or metropolitan area. And the cities, in turn, are affected by activities undertaken in the entire area. No element of rational urban development is more important than the carrying on of sound comprehensive planning for entire urban and metropolitan areas. Cities will be expected to continue to cooperate with other governmental bodies in the metropolitan area to assure and promote sound community growth.

A program meeting the statutory criteria for a comprehensive city demonstration program—and committing the city to take those additional actions which may be expected of it—is not lightly undertaken.