

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.

Can the Department spell out for cities interested in this program what is meant by a "well-balanced city"?

Does the requirement that there be housing for all income levels mean that housing must be furnished within the project area or within the entire community?

Answer. The intent of this general requirement (subsection 4(b)(2)) is to assure that the demonstration area is not treated as a special enclave apart from the rest of the city. What is done in the demonstration area must be regarded as a part of the overall improvement of the city.

A "well-balanced city" is one which contains a mixture of the facilities and services needed to serve the diverse groups living and working in the city. It implies a variety of housing types, styles, and prices to provide an adequate range of choice for all who want to live in the city. It implies adequate and convenient commercial facilities to serve the needs of the residents. It implies adequate job opportunities and a transportation system to permit ready movement between residence and shopping and working areas. It implies adequate public facilities, including parks and other recreational facilities. In sum, a "well-balanced city" is one which provides the full range of services and opportunities which the average citizen expects to be a part of city living.

The requirement that there be housing for all income levels does not apply to the demonstration area alone. The local demonstration program must contribute to that goal for the city as a whole. Generally, demonstration areas will be large enough that a variety of housing styles and price ranges to meet the needs of various income groups can ordinarily be provided within it. However, provision of housing for all income levels within the demonstration area is not a mandatory requirement since circumstances will vary from city to city and there may be sound reasons for not being able to supply a full housing mix within the demonstration area. On the other hand, the demonstration program should not result in increasing the concentration of housing at a single price level in the demonstration area.

Question. The third requirement provides that there be "maximum opportunities for employing residents of the area in all phases of the program * * *."

Is this meant to add a new citizen-participation provision to each of the Federal programs which potentially might be drawn upon and utilized in a city's demonstration program?

Answer. No. This requirement is designed to assure that, to the extent that job opportunities are created by the demonstration program, an effort will be made to make them available to the unemployed or underemployed residents of the area. This provision would add no further requirement to other Federal programs. However, it would require that the city make a conscious effort to see that the jobs created by these programs were, to the maximum extent feasible, made available to the residents of the area.

Question. The seventh requirement is that the program be designed to "assure maximum opportunity in the choice of housing accommodations by all citizens."

Inasmuch as State laws vary with respect to open occupancy, can the Department indicate whether it intends to favor plans from cities where open occupancy is possible and is provided for in the plan?

Answer. Open occupancy laws are only one method by which a city may undertake to assure maximum opportunity in the choice of housing accommodations. The existence of such a law is not necessary to achieve compliance with this requirement. The provision contemplates imaginative measures for maximizing housing choice rather than adherence to doctrinaire positions as to the desirability of particular local laws.

Question. The final requirement states that the program shall meet "such additional requirements as the Secretary may establish to carry out the purposes of this Act."

Is it contemplated that such additional requirements would be substantive or procedural; can the Department indicate the kinds of requirements that might later be introduced pursuant to this section?

Answer. This catchall general-authority provision has two purposes: (1) to serve as a base for procedural requirements, and (2) to permit the closing