

tures of such development can be established now. Specifically, the following items are of key importance:

(1) *Features.*—A planned new community should program for multipurpose development, providing living choices in a full variety of housing types for a range of socioeconomic levels within the limits of available demand and available housing programs. In addition, as broad a complex of job types, economic activities, and ancillary functions as can be appropriately accommodated and attracted to the community should be included. Jobs, based on population serving activities could, of course, be a major source of community employment. In addition, other job types—"basic" to the new community as well as to the surrounding region—might also be provided, insofar as they relate to a functional pattern of job distribution in the region.

The new community should be reasonably autonomous in terms of the facilities it provides, yet physically and functionally related to the surrounding region and central city. Although providing selected economic and cultural activities, the new community should also rely on facilities and institutions that serve the entire region from a central city location.

(2) *Scale factors.*—Community scale would be varied in terms of both area and population. If the concept of new community development is to successfully apply to various locations, market, and development situations in the United States, appropriate scale must be established with direct reference to local areas. Perhaps the most useful scale index applicable to multiple locations would be time span of development. A new community should be sufficiently large in area, population, and employment targets that the projected development span would require on the order of 10 or more years.

In some locations, this standard would suggest a total new community area of 500 acres and, in other areas, a 10,000-plus acre reservation might be required. Projected population levels would vary not only with the total area involved but also with the mix of dwelling types, density, and commuting patterns of workers—all influenced by local conditions.

PRESENT CHALLENGE

It is impossible to realize the urgent need to improve urban development patterns without looking at the present scale of our urban expansion. Not only does our urban growth pace set the challenge for new community building—it also identifies the opportunity available now. The scale of the Nation's urban expansion has never previously been as great. It is this scale that provides a basis not previously available for creating new communities.

Population: Census Bureau estimates show that the Nation's population now stands at some 195 million persons. More than two-thirds of this total, approximately 135 million, live in urban areas. Today's 135 million figure can be compared with the 90 million counted in 1950 and less than 70 million in 1930—35 years ago.

Urban population is thus up by approximately 45 million persons in 15 years and by some 65 million in the last 35 years. At present, urban gains total about 3 million persons per year. Along with these numerical increases, substantial shifts in the proportion of urbanites have also occurred. In 1930, 56 percent of our population was urban; by 1950, this fraction increased to 60 percent; and the proportion currently stands at an estimated 70 percent. These gains are continuing and even accelerating.

Housing: Patterns of national housing production have been reflecting the pace of population growth. Annual starts for new dwelling units have been running in the 1.5-million-per-year range with reasonable consistency. Of course, in individual years, or for short periods of time, the rate has dropped below this level. Causes of the drops, however, appear due more to short-term market distortions than long-term declines in underlying demand factors. In the period ahead, the housing outlook is for increases from the 1.5-million-per-year level to new, sustainable highs, especially in the latter portions of the current decade. This is based not only on present demand trends but also on the specific stimuli of new programs, such as those in the recent Housing Act.

Although overall national gains in housing are spread throughout the Nation's 6,000 urban places and 200-plus metropolitan areas, a selected number of metropolitan centers are the key focal points of growth. Some 2 dozen metropolitan areas in the Nation today have populations in excess of 1 million persons. The 10 largest metropolitan areas alone account for nearly one-fourth of our total population. Spectacular gains in selected areas point up this picture.