In the past decade, Los Angeles alone added roughly 2 million people to its 1950 base, for a 45-percent gain; Washington, D.C., added approximately 500,000 persons, for a gain of 37 percent; and Houston added more than 50 percent to its total population.

Typically, some 25 metropolitan areas in the Nation now support annual housing markets in excess of 10,000 newly constructed units. These top areas account for nearly 50 percent in our total housing production. A half dozen or so metropolitan areas are consistently in the 25,000-unit-per-year range. The New York region and Los Angeles—in strong years—approach the 100,000-unit-per-year level. Washington, D.C., is currently performing at the rate of more than 50,000 new housing units per year.

The fundamental point is that population and housing gains, while spread throughout the entire Nation, to a degree are overwhelmingly metropolitan-focused and, beyond that, concentrated to a high-degree in a limited number of super-metropolitan areas. It is at these locations where our principal urban growth is occurring. It is in these locations where the main opportunity and challenge for new community building is primarily available.

Economic growth: As with people and housing, economic gains in the Nation are now also at a scale that uniquely provides the basis for new community development. Overall U.S. economic expansion, measured by gross national product, has produced a gain of more than $30 billion per year—or 6.5 percent on the average—in the production of goods and services for the period between 1960 and 1965. The total value of production in current dollars during this period has increased from $500 billion to $665 billion—a gain of $165 billion, or 33 percent.

In terms of jobs, since 1960 the Nation has added more than 5¾ million to its employment rolls on a net basis. In new physical facilities, investments by the Nation's industry for new plant and equipment, based on announced corporate intentions, should reach and maintain record levels. Yet, despite the scale and pace of this recent pattern of economic expansion, the future outlook is for continued gains at a similar scale.

These gains are, of course, urban-focused, along with population growth. However, within urban and metropolitan areas, expansion in jobs and new plant facilities of all types has been dominantly taking place in the outer portions of metropolitan areas—just as it has with people and housing.

In the case of Washington—typical in many ways of the situation around the Nation—recent trends have shown that approximately 75 percent of all net job growth in the region has been located in the outer portion of the area as against builtup portions of the central city. In fact, Washington is probably more "centrally oriented" than many other metropolitan areas in the Nation, with its emphasis on Federal Government employment and the concentration of jobs in the Capital's Mall area. Yet, conservative anticipations are that two-thirds of the new jobs in the area during the years ahead will be in outlying locations. This trend will support construction of major new outlying job centers to accommodate the gains and, in turn, create new outlying housing demands, setting in motion the full sequence involved in the urban development process.

NEW COMMUNITY VALUES

Apart from underlying forces that establish new community potential, there is the basic question of why new communities. What advantages do they offer? Conversely, what problems might they eliminate? How do they compare in these points to the present pattern of urban development?

Principal benefits from new community development have traditionally been argued in physical terms. The origin of new community thinking goes back more than half a century. The "garden city" idea and the planning ideal of the "city beautiful" were early goals in urban design.

The potential of new communities today, however, is more than a sentimental recall of these earlier designed motivated, even utopian concepts. The new building opportunities today generate directly from hard realities of urban expansion in the Nation. Similarly, potential meaning of new communities needs to be assessed in terms of economics, governmental organization, and fiscal benefits as well as social considerations. The potential for realization of these benefits in new communities as against present suburban development patterns—discussed further below—is the specific focus for this analysis.