

of a dwelling as such, these community facilities and services directly benefit home owners and residents.

The dependency of housing upon the facilities and services of the community in which it is located is a well-recognized principle of the workable program for community improvement. In preparing a comprehensive community plan under the workable program, factual information about community facilities and services, "such as schools, libraries, parks, hospitals, municipal buildings, water systems, storm drainage, sewerage, refuse disposal facilities, other utilities etc., by locations, areas of service, and adequacy" * * * "should be developed so as to clearly reveal existing deficiencies in a community's physical resources * * *." ⁸ In considering environmental conditions affecting housing code compliance, the HHFA states:

"The upgrading of housing alone will be largely ineffective unless the other blighting influences in the area are eliminated or corrected. This means the provision of adequate public facilities and services such as water, sewers, streets, lighting, schools, recreational, and cultural outlets. It may even mean the planting of trees, shrubs, and grass. It certainly means the elimination or control of detrimental nonresidential land uses such as commercial establishments that are unsightly, noxious, or noisy. Heavy traffic along neighborhood streets is another major blighting influence."⁹

The Federal Government is deeply involved through various programs of Federal grants and loans in direct assistance to these community facilities and services. The provision of water and sewer facilities, electricity, public roads, education, health and recreation services, parks, and neighborhood facilities is inextricably bound up with massive Federal programs of assistance annually aggregating many billions of dollars.

Thus, in fiscal year 1965 alone, the Congress appropriated \$365 million to maintain rural electrification, which directly provides electric power for the homeowner in areas where commercial utility services are not available. In the same year, the Congress set aside for State and local highway construction more than \$3.5 billion. Another \$90 million in Federal assistance was earmarked for sewer and water facility construction.

An illuminating study of the cumulative interplay of such Federal programs, prepared by the HHFA, was published in 1963 by a committee of the U.S. Senate.¹⁰ That study tabulated the Federal programs of assistance in a representative metropolitan area, Atlanta, Ga., during 1961 and 1962. Table II (see app. D), taken from the HHFA tabulation, shows that over \$100 million is disbursed annually in this one metropolitan area alone in Federal programs of community assistance, most of which are for the direct benefit of homeowners and builders.

A. Sewers and water.—Federal programs of assistance to community sewer and water facilities construction directly benefit homeowners and builders. Under the Federal Water Pollution Control Act, Congress had appropriated \$90 million annually in recent years for grants to States and localities to accelerate local programs of waste-treatment works construction, including intercepting and outfall sewers, to encourage communities to clean up the waters of the country. This represented about one-fifth of the total construction expenditures by the States and localities for local sewer and water facilities.

As a representative metropolitan area example, between 1957 and 1965 the Public Health Service of the Department of Health, Education, and Welfare allocated over \$3 million for waste-treatment works construction in Atlanta.

The Housing and Urban Development Act of 1965 established a new program of grants for basic sewer and water facilities, amounting to \$800 million over a 4-year period. The 1965 amendments to the Consolidated Farmers Home Act similarly established a program of grants for sewer and water facilities in communities under 5,500 population. The Public Works and Economic Development Act of 1965 also opened up a large new source of Federal support for sewer and water facilities. These new programs represent significant expansion of Federal support for sewer and water facilities directly benefiting the homebuilders and homeowners of the Nation.

⁸ Workable Program for Community Improvement, Program Guide No. 2, "Answers on Comprehensive Community Plan," pp. 2-3, March 1965, HHFA.

⁹ Workable Program for Community Improvement, Program Guide No. 1, "Answers on Codes and Ordinances," p. 3, January 1962, HHFA.

¹⁰ Hearings before the Subcommittee on Intergovernmental Relations, Committee on Government Operations, "Role of the Federal Government in Metropolitan Areas," 87th Cong., 2d sess., p. 82.