

These include new construction, rehabilitation, clearance and replacement, and extension of the used house program.

(a) New construction: Construction of a totally new environment is proposed for approximately 300 acres of available clear ground and/or air space in north Philadelphia, which will incorporate new design concepts in the general use of space, in neighborhood development, and in the individual family dwelling unit. The new environment would be orientated toward the human condition, the need for human interaction, the need for identification, and the need for some sense of beauty in one's environment. The housing units so constructed will represent the relocation accommodations for families to be displaced by various clearance projects that would be executed throughout the entire north Philadelphia area. They would also be part of the total supply of 71,000 new dwelling units required by 1970. At varying densities and dwelling units types these unused or underused space resources would be expected to accommodate as many as 13,500 single and multifamily dwelling units, and house a population approaching 55,000 persons. The investment here would approach a total of \$150 million.

(b) Rehabilitation: In the past 6 months two significant operations to facilitate rehabilitation on a broad scale have been constituted. The first is the Philadelphia Housing Development Corporation, a nonprofit agency, funded by the city, in the amount of \$2 million, which has the authority to acquire, rehabilitate, and resell salvageable houses. It also has the authority to lend money to individual owners to complete rehabilitation programs.

The second operation consists of a \$20 million fund subscribed to by four lending institutions in Philadelphia. These funds are designated to be used in the purchase of FHA-insured first mortgage and home improvement loans. It is expected that these two operations will work closely together in dealing with the two possible decisions property owners will make under the demonstration program.

The decision to participate will mean that the owner, whether resident or absentee, will have extensive architectural, financial and community relations services available to assist him in carrying out his individual program. Where the decision is not to participate, the Philadelphia Housing Development Corporation as well as other cooperating agencies will be ready to acquire, rehabilitate, and resell such properties as a matter of normal operating procedure. In all likelihood 7,000 to 10,000 of the 71,331 dwelling units judged to be sound by the 1960 housing census will require some form of maintenance and/or improvement.

(c) Clearance and replacement: While extensive new construction will take place, the pattern of demolition and replacement will, for experience and demonstration purposes, require careful planning and be limited to one or two small projects at a time. With the gradual assemblage of cleared land to a sizable area, which will permit total reconstruction on a neighborhood basis, all types of experimentation in space planning and dwelling unit relationships will be executed.

(d) Used house program: Recent surveys indicate that 6,200 dwelling units are presently vacant and in acceptable condition for improvement in predominantly white neighborhoods of the city. As a step toward reducing housing segregation, it is proposed that these units also be brought into the Public Housing Authority's used house program. The result of this action would be twofold. First, densities in the project area would be reduced; second, movement out of the ghetto at a reasonable rate could be gotten underway. The cost of this program is set at \$100 million.

II. THE PLAN FOR COMMUNITY FACILITIES

A. Schools

The Board of Education of the city of Philadelphia has adopted a \$450 million 6-year building program for the entire city. The program is known as the K7-4-4 plan. It consists of lower schools of 3 years for preschool and the first four grades, followed by 4-year middle and upper schools. The curriculum would be fairly uniform in the first 4 years, with differentiation being made in the middle 4 years through appropriate programs for those who show promise of leadership and academic accomplishments as opposed to those who will be groomed for trades and technical responsibilities. Other curriculums will give special attention to slow learners. Separate high schools will devote themselves to either technical or academic training.

Part of the construction program calls for facilities which have not existed but are felt to be major steps toward accomplishing integration as well as providing new directions in education. The first is the concept of the magnet school in