

6. Examples of TACLE Program Components

a. Innovative Public Facilities and Physical Development and Redevelopment

- Planning of a whole chain of new communities and large developments in the center city and suburbs simultaneously with a rapid transit system, similar to the Stockholm approach. Included would be a multiple or paired new town system under single management with common services to "build bridges" between the center city and suburbs.
- In rural areas, establishment of one or more free standing or small town growth centers where major industries agree in advance to locate in these developments or agreement with a consortium of extractive, gas and electric companies to establish a whole chain of smaller new communities and expanded towns within the region for which assistance would be sought in a single application and which would be tied together with special telecommunications systems to increase communication and share common health, shopping and cultural activities.
- In metropolitan areas, economic development of the center city by the use of multi-story plants, a whole series of new-town-in-town developments on non-blighted, but underutilized land.

- Use of area-wide innovative technology systems under the "new initiatives" program in new and old communities to demonstrate the use of wide-band CATV systems for health and education, multi-use facilities to be programmed at cost savings for meeting needs for school, recreation, health, culture, and shopping.
 - In rural areas, tie in of the new town or expanded towns with the DOT special growth center highways and the specially designed air freight systems to reduce the disadvantages of isolation.
 - Innovative internal transit systems, such as the "people mover", permitting the movement of people and goods during off peak hours, within existing and new communities.
 - Low cost system of facilities for theater and art to serve as a catalyst for private development.
 - Extensive agreements with private insurance companies, banks and other corporations to undertake private development and redevelopment with or without government guarantees or making use of a new urban development bank.
- b. Reform of Governmental Organization and Controls
- A program to increase productivity in furnishing municipal services within the center city and in several suburban counties by the use of consolidated competitively-run solid waste collection systems.

- In metropolitan areas, creating a special state-chartered commission to consolidate local political jurisdictions, area-wide special purpose authorities, and create more efficient and comprehensive general purpose units of government.
- In rural areas, consolidation of inefficient local units of government and contracting with State or county for specialized services which each community is unable to perform.
- Creation of generally elected metropolitan governments which would handle "large grain" zoning and area-wide housing.
- The application of innovative techniques for land use control on an area-wide basis.
- Decentralization of critical functions on a consolidated basis to neighborhood level, with a local "ombudsman" who has an opportunity to hear complaints for inadequate services and take effective action at the neighborhood level to meet these complaints.
- Continue to reform building codes and cut "red tape" in processing construction permits, perhaps handling this function on a neighborhood basis.
- Undertake a major effort at education and retraining of city staff.

c. Tax and Fiscal Reform for Greater Equity and Efficiency

- Tax reform to use the property tax only to meet strictly local services and the substitution of specially earmarked State income tax to pay for schools, welfare and other services.
- Equalization of educational services on an area-wide basis by establishing a State or area-wide funding authority which would establish a "floor" in quality of school buildings and facilities, and teacher qualifications.
- Experimentation with property tax assessments systems which would encourage, rather than discourage, housing renovation and to penalize withholding of development from vacant lots.

d. Freedom of Opportunity and Choice by Income and Race

- Opening up freedom of housing choice on an area-wide basis, by use of such techniques as an area-wide housing allowance system or housing authority, private agreements with 50 new community and subdivision developers to follow affirmative action for equal opportunity in housing and for 100 employers to follow a similar program for employment opportunities. The two programs would be tied together.
- Innovative methods of delivery, location and management of low and moderate income housing and

support facilities to serve residents of this housing and reduce community opposition.

- Operate an area-wide system of housing relocation, wherein there would be "overspill" agreements with existing communities, smaller new developments and new communities which would agree to make available sites for low and moderate income housing for relocatees from the center city who choose to move in return for overspill payments.
- Where panic flight of the local property owners from "block-busting" situations stems from fear of loss of value of property, create a new property values insurance to stabilize the threat and permit a new relationship to arise in a calmer setting.
- Where buildings are threatened by abandonment by owners, they may be preserved on a large scale by the establishment of a special public-private corporation to assist local tenants groups in purchasing and managing these buildings.

e. Environmental Enhancement and Protection

- A general program of land banking wherein land would be purchased in advance of need for public facilities, for shaping urban development, for protecting open space on a large scale and for controlling land around key freeways and other

public facilities, whereby the public would recapture the increment in value which it could use to purchase other sites.

- Area-wide attack on air and water pollution, solid waste and coordinated efforts at environmental protection.
- In rural areas, the establishment of a Federally funded "environmental new town" around a new Federal or state installation especially located in that area.

f. Area-Wide Social Service Delivery Systems

- Area-wide manpower programs to train persons, match them with jobs throughout the metropolitan area through previously agreed upon agreements with developers to place low cost housing near places of employment.
- The application of comprehensive health systems wherein facilities throughout the area would be tied in through CATV to reduce the need for duplicative facilities and establishment of neighborhood preventive medicine clinics throughout the area.
- Area-wide systems of day care centers and other social service systems designed to prepare families for upward and outward mobility, particularly

associated with low cost housing and new communities which are part of the area-wide housing and relocation system.

- Major effort at revitalization of center city school systems, perhaps introducing educational decentralization and competition whereby each person would be given a "chit" permitting him to use either public or private schools of his choice. This might help stem the flow of migration of the middle class to the suburbs.
- Establishment of local block oriented public safety forces, supported by auxiliaries which would personalize crime fighting and increase social controls over criminal behavior.