



SOIL, WATER AND SUBURBIA

**HUD  
PROGRAMS  
FOR  
LAND  
IN  
TRANSITION**

**U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**



# SOIL, WATER AND SUBURBIA

## A CONFERENCE ON LAND AND WATER MANAGEMENT IN FRINGE AREA DEVELOPMENT

JUNE 15 - 16, 1967

WASHINGTON, D. C.

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### LAND IN TRANSITION

#### PROGRAMS OF THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Most of the programs of the Department have a bearing on solving the soil, water and related problems in the suburbs of our cities.

Even such programs as grants for downtown beautification can assist the suburbs. Our large fringe urban areas include small to medium-size cities in need of help to arrest blight and ugliness at their cores.

Some HUD assistance programs that offer great benefit to the suburbs also offer much hope for the older core cities. Mass transportation grants are one example, and thus one prerequisite is long-range growth studies on a metropolitan basis to assure that the mass transit system adequately serves city and suburban commuter alike.

HUD grant-in-aid programs with related purposes are grouped in the offices of four Assistant Secretaries who administer them, under the direction of Secretary Robert C. Weaver and Under Secretary Robert C. Wood. Mayors, county and state officials, developers, planners, and others can obtain one-stop service in seeking HUD assistance in the seven Regional Offices of the Department (in New York City, Philadelphia, Atlanta, Chicago, Fort Worth, San Francisco, and Puerto Rico).

## HUD PROGRAMS OF SPECIAL INTEREST IN SUBURBAN DEVELOPMENT

### ADVANCES FOR PUBLIC WORKS PLANNING

#### Purposes:

Provides interest-free advances to assist planning for individual local public works and for area-wide and long-range projects which will help communities deal with their total needs.

#### Specific Uses:

All types of public works, except public housing, are eligible. Examples include water and sewer systems, school buildings, recreational projects, public buildings, irrigation projects, health facilities, bridges, and a variety of other public works.

#### Terms:

The advance is repayable to HUD promptly upon start of construction of the planned public work.

#### Who May Apply:

States, municipalities and other public agencies.

#### Specific Requirements:

An applicant must show that it intends to start construction within a reasonable period of time considering the nature of the project and that financing of such construction is feasible. The public work must conform to a state, local, or regional plan, as appropriate, approved by a competent state, local, or regional authority.

#### Related Programs:

Grants for basic water and sewer facilities, urban planning assistance, public facility loans, and grants for advance acquisition of land.

## GRANTS FOR BASIC SEWER AND WATER FACILITIES

### Purposes:

This program is designed to assist and encourage the communities of the Nation to construct adequate basic water and sewer facilities to promote their efficient and orderly growth and development.

### Specific Uses:

To provide grants to local public bodies and agencies to finance the cost of improving or constructing basic water and sewer facilities. Where there is no existing system, the project must be so designed that it can be linked with other independent water and sewer facilities in the future.

### Terms:

Federal grants generally pay up to 50 percent of the development cost of basic water and sewer facilities including the cost of land. Also included are grants for relocation of individuals, families, business concerns, and nonprofit organizations displaced by activities assisted under the program.

### Who May Apply :

Local public bodies and agencies.

### Specific Requirements:

A grant may be made for any project if it is determined that the project is necessary to provide adequate water or sewer facilities for the people to be served, and that the project is:

- (1) Designed so that an adequate capacity will be available to serve the reasonably foreseeable growth needs of the area;
- (2) Consistent with a program for a unified or officially coordinated area-wide water or sewer facilities system as part of the comprehensively planned development of the area;
- (3) Necessary to orderly community development.

No grant shall be made for any sewer facilities unless the Secretary of Interior certifies to the Secretary of the Department of Housing and Urban Development that any waste material carried by such facilities will be adequately treated before it is discharged into any public waterway so as to meet applicable Federal, State, interstate, or local water quality standards.

Related Programs:

Public facility loans program, public works planning advances, urban planning grant program, grants for advance land acquisition, grants to assist in planned metropolitan development, and Model Cities.

GRANTS FOR ADVANCE ACQUISITION OF LANDPurposes:

To encourage communities to acquire, in a planned and orderly fashion, land for future construction of public works and facilities.

Terms:

Grants may not exceed the interest charges on a loan incurred to finance the acquisition of land for a period of not more than 5 years.

Who May Apply:

Local public bodies and agencies.

Specific Requirements:

The facility for which the land is to be used must be started within a reasonable period of time, not exceeding 5 years after the grant is approved. Construction of the facility must contribute to the comprehensively planned development of the area.

Related Programs:

Grants for basic sewer and water facilities, advances for public works planning, urban planning assistance, and public facility loans.

PUBLIC FACILITY LOANSPurposes:

This program provides long-term loans for the construction of needed public facilities such as sewer or water facilities.

### Specific Uses:

A variety of public works may be financed under this program. When aid is available from other Federal agencies, such as for airports, highways, hospitals and sewage treatment facilities, HUD assists only with those parts of the project not covered by other Federal programs.

### Terms:

Term of loan may be up to 40 years. It will be governed by the applicant's ability to pay and by the estimated useful life of the proposed facility. The interest rate for fiscal year 1967 is  $4\frac{1}{8}$  percent for designated redevelopment areas, and  $4\frac{1}{2}$  percent for other areas.

### Who May Apply:

Local units of government or State instrumentalities. Private nonprofit corporations for sewer and water facilities needed to serve a small municipality if there is no existing public body able to construct and operate the facilities.

### Specific Requirements:

The population of the applicant community must be under 50,000, with four exceptions. In those communities providing cultural centers, or facilities for new communities being developed under the FHA mortgage insurance program for new communities, and those near a research or development installation of the National Aeronautics and Space Agency, the population requirement does not apply. In the case of communities located in redevelopment areas so designated under the Public Works and Economic Development Act of 1965, the population limit is 150,000.

### Related Programs:

Grants for basic water and sewer facilities, public works planning advances, urban planning assistance and grants for advance acquisition of land.

## URBAN PLANNING ASSISTANCE PROGRAM

### Purposes:

To foster good community, metropolitan area, regional and statewide planning.

### Specific Uses:

Preparation of comprehensive development plans, including planning for the provision of public facilities; transportation facilities, and long-range fiscal plans. Programming and scheduling of capital improvements.

### Terms:

Federal grants of two-thirds of the cost of the work; local contribution of one-third. In some instances, Federal grants may amount to as much as three-fourths.

### Who May Apply:

Cities and other municipalities with less than 50,000 population, counties, and Indian reservations, through their State Planning Agencies.

Official State, metropolitan, and regional planning agencies. Metropolitan organizations of public officials. Cities and counties in redevelopment areas, without regard to size. Official governmental planning agencies for Federally impacted areas. Localities which have suffered a major disaster and areas which have suffered a decline in employment as a result of decline in Federal purchases may apply directly to the Department of Housing and Urban Development.

## OPEN SPACE LAND AND URBAN BEAUTIFICATION GRANTS

### Purposes:

To assist communities in acquiring and developing land for open-space uses and in carrying out urban beautification programs.

### Specific Uses:

Provide parks and other recreation, conservation, and scenic areas or preserve historic places. Urban beautification and improvement includes such activities as street landscaping, park improvements, tree planting, and upgrading of malls and squares. Relocation payments are provided for individuals, families, and businesses displaced by land acquisition.

Terms:

Federal assistance has been increased from 20 and 30 percent to a single level of 50 percent to help public agencies acquire and preserve urban lands having value for park, recreation, scenic, or historic purposes. Where necessary to provide open space in built-up urban areas, grants can cover up to 50 percent of the cost of acquiring and clearing developed land. Fifty percent assistance is also available to assist in developing lands acquired under the open-space land program.

A grant for urban beautification can be up to 50 percent of the expenditures for urban beautification. However, grants of up to 90 percent are authorized to carry out projects of special value for demonstrating new and improved methods and materials for urban beautification.

Who May Apply:

State and local public bodies.

Specific Requirements:

Assisted open-space activities must be part of an area-wide open-space acquisition and development program which, in turn is consistent with area-wide comprehensive planning. Developed lands in built-up areas are eligible only if open-space needs cannot be met with existing undeveloped or predominantly undeveloped land. Beautification activities must have significant, long-term benefits to the community and must be part of a local beautification program. Such programs must (1) represent significant and effective efforts, involving all available public and private resources for urban beautification and improvement, and (2) be important to the comprehensively planned development of the locality.

Related Programs:

Urban renewal; urban planning assistance; outdoor recreation and parks programs of Department of Interior; neighborhood facilities program of HUD; small watershed Program of Department of Agriculture; landscaping activities under Federal highway program; FHA Land Development Program; Model Cities; and planned metropolitan development.



## URBAN MASS TRANSPORTATION GRANTS

### Purposes:

To help localities provide and improve urban mass transportation facilities and equipment; encourage planning and establishment of areawide urban transportation systems; and aid financing of such systems.

### Federal grants may be made for:

1. Up to two-thirds of the cost of capital facilities and equipment that cannot reasonably be financed by revenues.
2. Testing and demonstrating new ideas and methods for improving mass transportation systems and service.
3. Up to two-thirds of the cost of planning and designing urban mass transportation projects.
4. Up to three-fourths of the cost of fellowships for training managerial and professional personnel for urban mass transportation.
5. Establishing or carrying on comprehensive university research and training programs in the problems of urban transportation.

Federal loans may be made for the entire cost of capital improvements, where financing is not available privately on reasonable terms.

### Who May Apply:

State or local public bodies and agencies thereof, may apply for grants for 1, 2, 3 and 4 above, and public and private nonprofit institutions of higher learning for 5 above.

### Special Requirements:

All projects under 1 above must be needed for carrying out a program for a unified or officially coordinated transit system as part of the comprehensively planned development of the urban area. However, until July 1, 1967, loans and grants may be made on an emergency basis with less strict planning requirements, but grants are limited to one-half rather than two-thirds of net project cost. The full grant would be available upon completion of the full planning requirements within three years.

Related Programs:

Urban planning assistance, public works planning advances, model neighborhoods in demonstration cities, and planned metropolitan development.

FHA MORTGAGE INSURANCE FOR LAND DEVELOPMENT

Purposes:

To assist private enterprise in developing land for residential and related uses in a manner that is orderly, economical, and consistent with sound economic community growth and urban development. Also, to encourage the maintenance of a diversified local home building industry, broad participation by builders, and a proper balance of housing for families of moderate or low income.

Specific Uses:

Insurance of mortgages to finance the purchase of raw land and the development of improved building sites.

Terms:

Maximum mortgage amount for any one land development undertaking -- \$10 million.

Ratio of loan to property value -- whichever is less: 75 percent of the FHA-estimated value of the developed land; or 50 percent of the estimated land value before development and 90 percent of estimated development cost.

Maximum repayment period -- 7 years, or such longer period as FHA deems reasonable in the case of a privately owned system for water or sewerage.

FHA is authorized to prescribe maximum interest rates, the premium charges, and service charges and fees.

Who May Apply:

Any mortgagor entity (other than a public body) approved by FHA.

Special Requirements:

The development must be characterized by sound land use patterns and consistent with a comprehensive plan or planning for the area in which the land is situated. It must include or be served by such shopping, school, recreational, transportation, and other facilities as FHA deems adequate or necessary. Cost certification and adherence to labor standards are required. The undertaking must be set up to assure that the land will be used for the intended purpose within the shortest reasonable period consistent with the objectives of the program.

Related Programs:

FHA home and multifamily mortgage insurance programs.

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U.S. Dept. of Housing and Urban  
Development.  
Soil, water and suburbia; HUD  
progress for land in...

ISSUED TO

PUBLICATIONS AVAILABLE FOR ADDITIONAL INFORMATION  
ON RELATED PROGRAMS

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- IP-45      Capital Grants and Loans for Urban Mass Transportation --  
                 Information for Applicants.
- IP-46      Mass Transportation Demonstration Program: Information for  
                 Applicants.
- IP-47      Federal Grant Assistance for Advance Acquisition of Land.
- IP-48      Federal Grant Assistance for Water and Sewer Systems.
- IP-57      Public Facility Loans.
- IP-61      Cities on the Move.
- IP-65      The Land Development Program.
  
- MP-7       Preserving Historic America.
- MP-15      Open Space for Urban America.
- MP-16      Preserving Urban Open Space.
- MP-17      Report on Urban Renewal.
- MP-34      Open-Space Land, Planning & Taxation: A Selected Bibliography.
  
- PG- 2      Minimum Design Standards for Community Sewerage Systems.
- PG- 8      Urban Mass Transportation Planning Guide.
- PG- 9      Water and Sewer Facilities Planning Guide.
- PG-11      Community Renewal Program Policy.
- PG-13      Standard Land Use Coding Manual.
- PG-25      Minimum Design Standards for Community Water Supply Systems.
- PG-30      Minimum Property Standards for Swimming Pools.
- PG-38      Suggested Land Subdivision.
- PG-39      Urban Renewal Manual.
- PG-48      Urban Mass Transportation.
  
- SOR-1      Urban Planning Assistance Project Directory.
- SOR-2      Urban Renewal Project Characteristics.
- SOR-7      Urban Renewal Project Directory.
- SOR-28     Directory of Urban Mass Transportation Demonstration Projects.
  
- TS- 6      Land Use Intensity, Land Planning Bulletin #7.
- TS- 7      Central Water and Sewer Systems.
- TS- 8      Septic Tank Systems for Low-Cost Homes.
- TS-14      An Information System for Urban Planning.

Copies of the publications listed on the reverse side of this page may be obtained by checking the list, filling out the lines below, and sending this sheet to:

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Washington, D. C. 20410

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