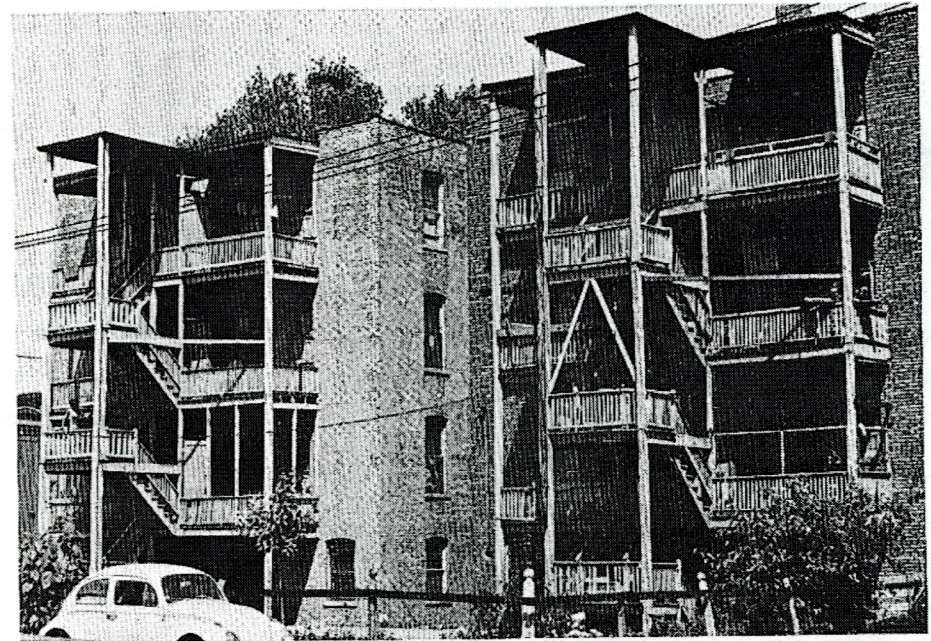


The 1960 U.S. Census estimated that 67% of the housing units in North Kenwood-Oakland were sound. Although there has been a change since 1960, and there are many drawbacks to the criteria of the Census, it is still a good indication that many of the houses and apartments could be rehabilitated economically. Field check by KOCO staff and interviews with tenants and homeowners substantiate this view. This would make it possible for many of the present residents to own their buildings, if financing were available.

An example of the type of improvement that could occur where rehabilitation is used is shown above. Old porches could be replaced with new balconies and stairways. Use could be made of vacant lots, alleys and some street rights-of-way. Cars could be parked in offstreet lots or group garages, in addition to the street. Servicing and garbage collection would be through the front. (See p. 19)

The advantage is that play space would be available for small children near home and in view of the balconies. Also, this play space is protected from cars. The whole character of the alley could be changed to one of activity and use. This in itself would increase the safety of the children. It would also be possible to have small structures for nursery schools, tot lots, toilets and other facilities on each block.



**BACK PORCHES OF CO-OPERATIVE PROJECT BEFORE REHABILITATION**



**BALCONIES AFTER REHABILITATION**