

While supervisor with walkie-talkie directs crane on street below, preassembled "cores" of kitchen and bathroom units are lowered through a shaft cut into the building's floors.



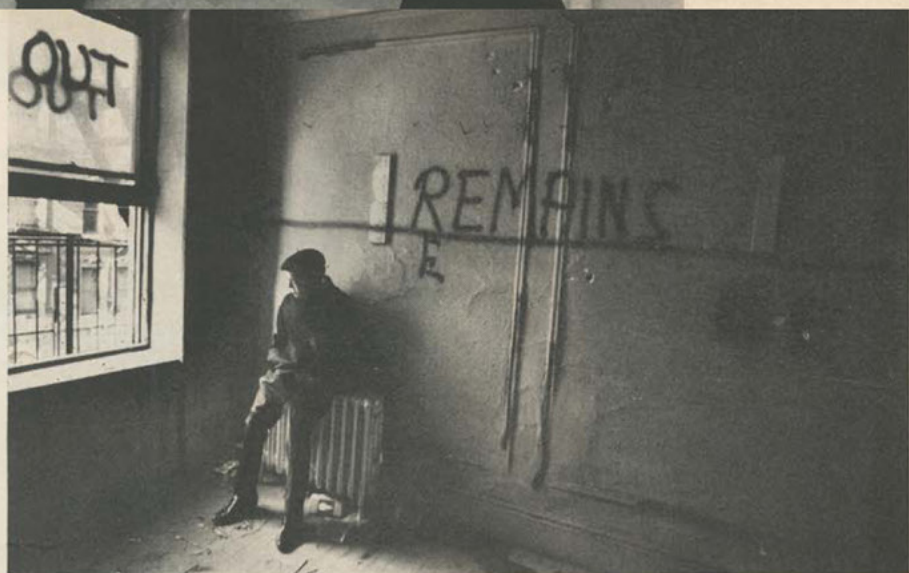
Through the roof, new kitchens and bathrooms

Monitored by closed-circuit TV and directed by "systems" techniques which divide rehab into minute-by-minute schedule, workmen—there were 250 in all—install adjustable windows and plastic-coated floors and walls. After cores are stacked in shaft, utilities are hooked to water and electrical outlets.



Hector Davila and brother Gregory, 8 (left), examine their new kitchen. In addition to fixing up the apartment, the crew exterminated roaches and rats. The 15 units in the 72-year-old building were completely renovated in 47 hours, 52 minutes—eight minutes ahead of schedule.

Eleven-year-old Hector Davila takes last look from family's shabby railroad flat. Walls and windows are marked to direct wreckers.



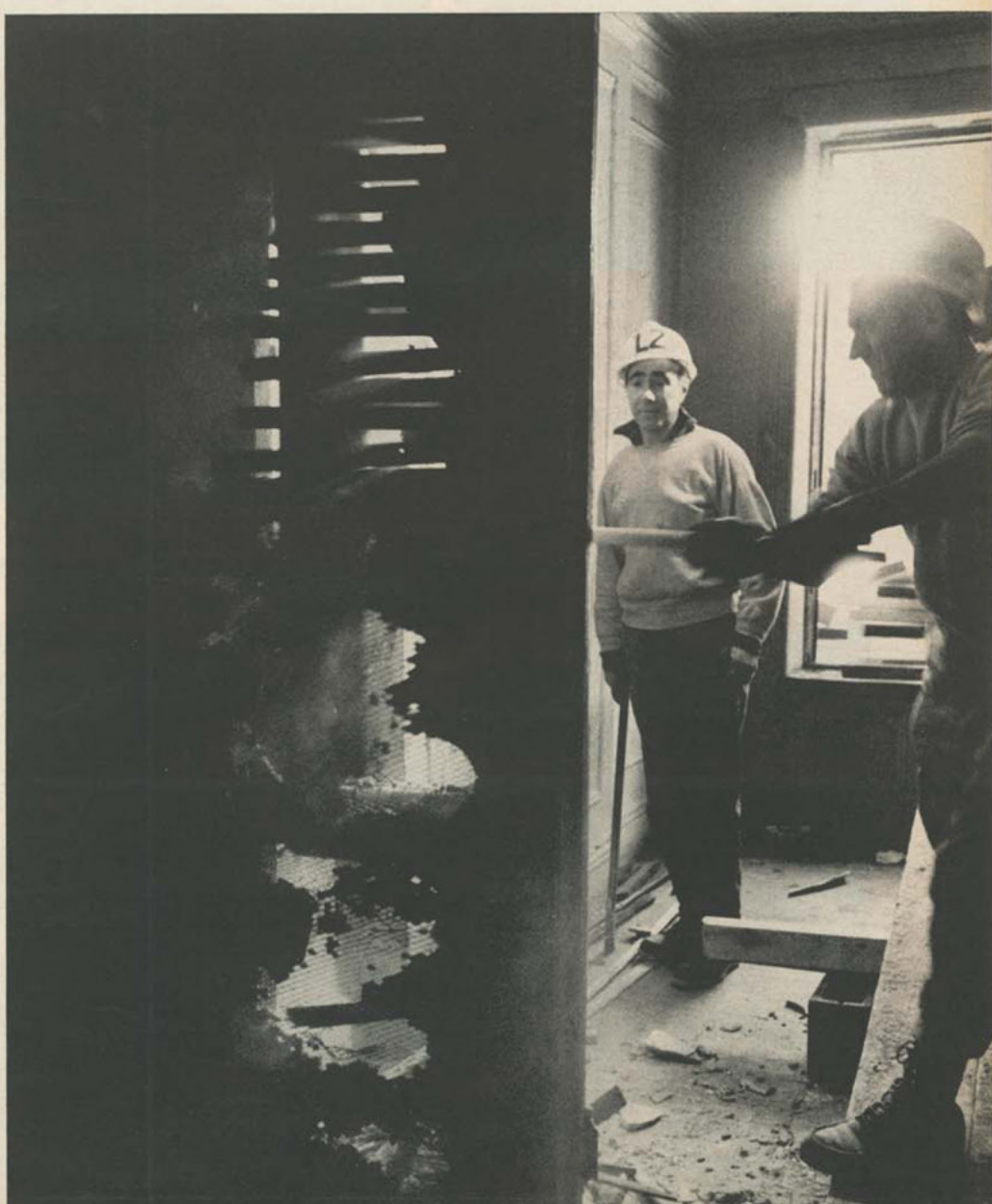
BUSINESS / Out of Slums into

Instant Homes in 48 Hours

Carrying coats and suitcases, 11 families recently trooped out of their decaying, rat-ridden slum apartments on New York's Lower East Side and moved to a nearby hotel. A little over 48 hours later, they moved back. Everything had been changed except the address. The apartments gleamed with new walls, appliances and plumbing. The rats were gone. The fairy godmother for this transformation was "instant rehabilitation," an experiment by the Department of Housing and Urban Development (HUD) and a private foundation which could lead to a dramatic revitalization of U.S. cities.

Until now, most urban renewal has been done with wrecking balls and bulldozers. The resultant high-rent buildings which replace the tenements have caused the old tenants to leave the area—for new slums. Rehabilitation, where feasible, preserves old neighborhoods with minimal dislocations and at one half the cost of new buildings. Yet, despite existing federal programs, risking big sums to fix up low-rent apartments has not been attractive to private capital. Now many plans are being proposed to lure private technology with federal financing, tax incentives, and rent subsidies for low-income tenants. Several large corporations have begun test projects of their own (see p. 60). With five million substandard homes in U.S. cities, slum rehabilitation represents a potential \$50 billion market.

Wreckers move in to smash interior of Davila flat, prior to arrival of carpenters (next page). All debris is chuted down to trucks.



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