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AN ALIYAH PROPOSAL

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A OBJECTIVE

- 1 - To establish and develop a community in Israel which shall be religious in nature and which shall draw the majority of its members from the United States.
- 2 - It is intended that the vast majority of this group will be drawn from the young and middle age brackets and thereby constitute an active and productive element. They will bring with them valuable training, skills and experience in commercial, industrial, scientific and educational areas.
- 3 - The community shall be so structured that it shall appeal and cater to the legitimate wants of such a population group. Its location and its physical, religious and cultural facilities shall be so planned as to be most attractive to American Orthodox Jews and thereby constitute an inducement for Aliyah.
- 4 - While the community will be concerned and developed in a manner to provide for the needs of a young and middle-age population, housing provisions will also be made for the absorption of an older population group.
- 5 - A variety of commercial, industrial, scientific, professional and educational projects and enterprises will be planned to help make the community economically viable and to maintain a constant appeal for continuing Aliyah and settlement.

B LOCATION

In determining the location for such a settlement, the following should be taken into account.

- 1 - The majority of the "olim" will not be of pioneering stock. They will not be kindly disposed to rural undeveloped areas which are remote from the main centers of population. Similarly, they will reach negatively to areas where they will be exposed to the rigors of extremes in climate and environment.
- 2 - They will be "established" people drawn from various middle class strata and accustomed to urban living and suburban living in the United States with all of its normal facilities and comforts.
- 3 - They will insist on being close to the commercial, industrial, cultural, scientific, educational and religious centers of Israel.

C SIZE - Population and Area

The size of the community can be determined, in the first instance, by the size of the group most immediately committed to aliyah. However, this is not an adequate yardstick and the following should be taken into consideration.

- 1 - The success of such an enterprise and the appeal of such a settlement dictate that there is a critical size for such a community. There is a minimum size which is determined by the economic, vocational, educational and religious projects needed in such a community to serve its population in accordance with its needs and anticipations. These facilities and this minimum size are, therefore, crucial to the generation of a successful appeal to a sufficient number of "olim" who can, in turn, service these communal facilities. The lack of certain services and facilities will deprive the community of its unique character which must constitute its appeal in the first instance.
- 2 - Another factor bearing on the spatial size is related to the type of housing and urban planning which should be projected for such a community. In view of the nature of the sought-for settlers, a measure of comfort and spaciousness should be incorporated into the planned housing. Most of these people now live in comfortable private houses which offer adequate indoor and outdoor living space. Many families will be disinclined to exchange this for cramped quarters.

Thus while plans should be made for sufficient apartment dwellings, yet ample provisions should also be made for private homes, built on reasonably sized plots of land.

- 3 - Adequate plans should be made to anticipate reasonable growth and expansion of the community.

D ECONOMIC BASE

It is not contemplated that this shall be merely a residence community whose members shall function elsewhere economically. It is rather planned that the community will establish a number of enterprises and facilities which will constitute its own economic structure and provide vocation and income for most of its constituents.

A portion of the population will derive its income from services rendered to the community.

- 1 - Communal services
- 2 - Management of community
- 3 - Tradesmen and artisans
- 4 - Staffing of educational facilities

In addition, a number of income-producing enterprises are projected, such as

- 1 - Specialized scientific laboratories
- 2 - Specialized medical and psychological clinics
- 3- A secondary boarding school for foreign students
- 4 - A hotel or motel catering to local population and foreign visitors
- 5 - Israeli branches for American industry
- 6 - Specialized industrial enterprises
- 7 - A management service for American investors in Israel

E LAND and FINANCING

- 1 - Land is to be acquired from the government either free or at very reasonable terms.
- 2 - Government assistance in providing basic needs and services.
- 3 - Cheap long-term governmental loans.
- 4 - Advance sale of homes, apartments and commercial space.
- 5 - American investors who will develop industrial and commercial enterprises.
- 6 - Selling of shares to investors for a specified return or for a percentage of the profits.
- 7 - The prime object of the project is to sell the properties to American Jews and to induce them to settle in Israel. Yet, in the event that this does not materialize, the government shall facilitate the disposition ^{of} land and properties to Israelis (religion ^{US}) and permit the reimbursement of dollar investments.

F MISCELLANEOUS and SUBJECTS REQUIRING FURTHER DEVELOPMENT

- 1 - Facilities needed.
- 2 - Population groups to be solicited for the various elements of this program.
- 3 - Management of community and coordination of its enterprises.
- 4 - Provision for transfer of ownership in a manner to preserve the character of the community.
- 5 - Development of a cultural center for American Orthodox Jews and schools.
- 6 - Furnished residences available on a 6-12 month basis for American visitors (E.G. rabbis or educators visiting on a sabbatical leave).