

at least land use; transportation; water, sewer, and other public facilities; housing and relocation; education, health, and other institutions and services; parks, recreation, and other open space; and air and water pollution.

The emphasis in title I is on planned development, rather than planning for its own sake, and an additional requirement for eligibility of metropolitan areas would be the existence of arrangements for carrying out such plans on a coordinated basis. This would entail findings that adequate institutional or other arrangements exist in the area to coordinate local public policies and activities. Similarly, a metropolitan area would be eligible only if projects and developments of major areawide significance—whether federally assisted or not—are actually being carried out in accordance with metropolitanwide planning and programing.

Eligibility of applicant

Not all localities or other public bodies in an eligible metropolitan area could receive supplemental grant assistance under the program. An applicant public body would have to show that public facility projects and other activities over which it has jurisdiction and which are of interjurisdictional or areawide significance are being carried out in accord with the metropolitan planning and programing. The objective would be to further areawide and interjurisdictional coordination where that is needed.

Special attention would be given to whether the applicant is effectively assisting in, and conforming to, metropolitan planning and programing through the location and scheduling of its public facility projects and its establishment and consistent administration of zoning codes, subdivision regulations, and similar land-use and density controls.

This requirement could not, of course, be applied directly to a sewer district or other special-purpose body. If the applicant is not a county, municipality, or other general-purpose government, then the general-purpose government having jurisdiction over the location of the project would also have to qualify under the program. This might involve prorating of project costs—for example, in the case of a road project located in both eligible and ineligible communities.

Evolution of Federal planning policies

During the past 15 years, the Federal Government has increasingly supported planned urban development.

Under the Housing Act of 1949, urban renewal projects were required to be consistent with local plans. However, planning was viewed largely as a local vehicle for meeting the needs of the newly enacted urban renewal program.

The Housing Act of 1954 established the citywide workable program requirement for the expanded urban renewal program, for public housing, and for renewal-related FHA housing programs. The emphasis was placed on total community effort. Planning became an integral workable program element to help guide community growth and improvement.

The 1954 act also created the "section 701" urban planning assistance program. Grants were made available to help prepare the comprehensive plans required for local workable programs and renewal activities. Assistance was also provided for metropolitan planning activities.

The first requirement for metropolitan planning as a condition to Federal assistance was applied to the open-space land program under the Housing Act of 1961. Next, the 1962 Federal-Aid Highway Act established the requirement for metropolitan areawide transportation planning carried on cooperatively by States and local communities. In 1964 and 1965 new programs with areawide planning requirements were established to assist such activities as mass transportation, the provision of basic water and sewer facilities, and FHA-aided land development for subdivisions and neighborhoods.

These requirements have resulted in an increased tempo of metropolitan planning. Much of the planning is, however, still directed toward meeting the specific Federal planning requirements and has not resulted in effective overall planned development.

The proposed new program would meet this problem through its special incentives for multipurpose planning and on areawide implementation of plans. It would provide grants only when planning and implementation are found to be satisfactory for all major developments within the area.

Role of areawide comprehensive planning agency

The metropolitanwide comprehensive planning agency would be expected to assist materially in making these necessary determinations of eligibility. It would provide comments on the consistency of assisted development projects with area-