

So in order to provide a proper mix in the new town I think there ought to be housing provided at all levels of income distribution, and it has got to be a good mix. That will make for a sound community and also provide an outlet for the pressures in the downtown city with its disproportionate growth in low-income population which is not contributing its full share of the taxload. And therefore, I think the mayors should support this proposal very strongly and much more strongly than they do now.

Mr. MOORHEAD. Mr. Shishkin, I will read to you the portion of the bill which attempts to do just what you are saying and ask you if you think the language is strong enough, or should we make it stronger. On page 13 it says:

Such plan shall wherever feasible in the light of current conditions encourage the provision of sites providing a proper balance of types of housing to serve families having a broad range of incomes.

Do you think that language is strong enough?

Mr. SHISHKIN. Well, I know that you have—I think Mr. Reuss proposed some language that would strengthen this. And I think it would probably be good. And I think basically it is sound. But I think it might be strengthened in accordance with your recommendations.

Mr. MOORHEAD. Thank you, Mr. Chairman, Mr. Shishkin.

Mr. BARRETT. Mr. Stephens?

Mr. STEPHENS. Mr. Shishkin, how do the provisions for the demonstration cities differ from what we have had in the past called urban renewal? Is there any real difference between the demonstration cities' objectives and urban renewal?

Mr. SHISHKIN. Well, the objective is very closely related. But I think this provides clearly for the kind of acquisition of land that would make it possible for a development of an entirely independent new community in which you would provide housing accommodations as well as a basis for industrial growth in the new community and in the new town that is built in an area that would make it possible for people to live, work, and serve in that community and yet be within reach of a nearby metropolitan area.

Mr. STEPHENS. In other words, you feel like the demonstration city covers a much wider area of urban development than urban renewal would?

Mr. SHISHKIN. Well, the demonstration city proposal deals with a neighborhood or a section, segment of a city, rather than an entire city. And when it is applied to that area, you have a problem of dislocation. When there is slum clearance, people have to be moved out. In the new communities, in addition to the suburbs or any land that may be available in the city itself, it would provide a way to build houses to allocate those people. And that is what I have been addressing myself to. And I think that is the very crucial problem in this whole approach. You can't just shuffle people out of the slums and leave them on their own; they have no place to go; there is no way for them to get housing. You have got to provide housing for them beforehand.

Mr. STEPHENS. Isn't that done now under urban renewal?

Mr. SHISHKIN. Well, there is some provision for relocation. But the real problem is that if you do it in the location that you redevelop,