

to valid and comprehensive solutions to the problems of metropolitan areas.

LAND DEVELOPMENT AND NEW COMMUNITIES

Mr. Chairman, we again commend the administration and the committee for including FHA financing to land development and new communities. We supported it last year and we think it is a splendid program and should be enacted into law. We can predict that the program will be well-received and will provide important new tools in directing urban growth and channeling it into beneficial forms that will improve urban life.

The major omission in section 201 stating criteria for new communities is lack of mention of metropolitan planning. The closest approximation is No. 4, "maximum accessibility to any major central city in the area." If this statement is designed to allay fears of both central city and suburban interests, we feel it might have just the opposite effect, for it is certainly true that "maximum accessibility" facilitates out-migration from the central city as well as return from the suburbs. Better language should be added as:

"(5) Further, if the development is to be located in a metropolitan area, it shall be consistent with and developed as part of the comprehensive metropolitan plan of the area."

Section 206, specifically authorizing urban planning assistance grants to metropolitan planning agencies and local governments where new communities are to be located, is especially important, for it is through this vehicle that the new communities will be put in their proper metropolitan framework.

Another criterion that we would suggest be added to this definition is that new communities should have varied land uses, including commercial and industrial, so as to provide job opportunities for all the residents. This will assure that the communities are actually integrated, reasonably self-contained communities with sufficient recreational facilities and employment opportunities to justify subsidy and not merely large housing tracts.

We would also suggest that the new community be under a single development plan, and have a clear plan for governmental organization (that is, harmony with the existing unit of general local government within which the new community is to be located).

We again support section 208, which would extend Federal assistance to the public land development agencies to finance the acquisition of land to be utilized in connection with the development of well-planned residential neighborhoods, subdivisions, and new communities.

We are convinced that State and local government not only have the legal powers to aid in developing a better urban environment, but also have the growing technical and political capacity.

Where States have been stimulated to direct such growth, they have lived up to their responsibilities. One of the best examples lies in industrial development, where it was determined that bringing new jobs into the area was of top priority. Thus Kentucky has established the Spindletop Industrial Research Park with State aid. The State of New Jersey is redeveloping the salt flats into a new Meadowlands Industrial Park. Many States give special mortgage assistance for industrial sites and buildings in areas of high unemployment.