

Conference for the far-reaching objectives set forth by the bill and our equally strong recommendations for amendments as suggested previously to make the achievement of these objectives a feasible reality.

I would also like to express the general support of the National Housing Conference for the objectives of the Urban Development Act, H.R. 12946. The goals set forth in title 1 of that bill with regard to more effective coordinated metropolitan area planning and programed development have long been supported by the National Housing Conference. In our opinion, the supplementary grants for certain types of development facilities which would be authorized for metropolitan areas meeting the requirements of this title would provide an important incentive for the development of sound metropolitan plans and programs to accommodate the vast expansion in population which will occur in these areas over the coming decades. We, therefore, recommend favorable action by the committee on this proposal. At the same time, we again point out to the committee that the requirements for public facilities of all types which will be needed in support of the impending sharp expansion in metropolitan area population will greatly exceed present funding of the related federally aided programs and that substantial increases in these authorizations will be essential in view of the severe financial limitations on local governmental financial resources.

The National Housing Conference is likewise in accord with the general objectives of title 2 of the Urban Development Act for Federal assistance for the development of well planned and well balanced new communities. In view of the unprecedented urban population expansion which is in prospect between now and the end of this century, we are fully convinced of the essentiality of Federal financial assistance for the sound development of generally self-contained new communities to accommodate part of this population growth and to relieve congestion within the cities.

In our judgment, the most effective approach to such assistance will be through Federal financing of local land development agencies or comparable public development corporations as is generally proposed in section 208 of the bill. While we recognize the accomplishments of certain new community developments now in progress by private enterprise, we believe that the broad objectives of a sound large-scale program of new communities can best be accomplished through public assembly of land, public provision for the installation of necessary land improvements, and the creation of sound development plans which would control the new private and public development which would then be carried out. In our opinion, the creation of balanced new communities in terms of a full range of occupational opportunities and a full range of housing and community facility opportunities can best be assured through public initiative in the first instance. For example, such balanced communities should include a wide range of housing accommodations, involving public housing, rent supplementation and below-market housing for moderate-income families as well as accommodations for middle income and higher income groups. The maintenance of land prices at a level suitable for low- and moderate-income housing could more readily be accomplished through public control of the initial land development.

While we support in general the principle of Federal loans to land development agencies as proposed in section 208, we recommend