

Title V of S. 561, a bill to which I have previously referred, addresses itself to the need for comprehensive planning of land uses for residential, commercial, industrial, and other purposes and other facets of urban development. Area-wide, metropolitan, or regional planning will be required as a prerequisite to the grants under the eight projects set forth in the bill before this subcommittee. The only difference is that S. 561 would require this comprehensive planning as a condition for grants as presently constituted. The bill before the subcommittee wants to do the same thing by increasing the Federal share. S. 561 has aroused little interest because it wants the State and local governments to accept responsibility without giving them more money. We thus have the rather strange situation of two House committees simultaneously considering the same subject in two different bills. To compound the complexity of these developments, we note from page 144 of the President's budget that he recommends the enactment of S. 561.

There are two provisions in H.R. 12946 which we group under the subject "Government Control of the Land." These are section 201, which would expand title X of the National Housing Act to conform to the "new town" proposals made in 1964 and 1965; and section 208, providing loans to State land development agencies for the advance acquisition of land. Both proposals have been rejected twice by the Congress—in 1964 and again in 1965.

We opposed these two provisions when they were recommended earlier. We said then, as we reiterate now, that they are unnecessary, that they represent an unwarranted intrusion of government in the control of the future use of land, and that they would lead ultimately to the federalization of the Nation's communities. Under the proposed amendments to RHA title X, the Secretary would have the power to force his standard of every aspect of community life onto the plan for the new community.

Our concern is not allayed by the fact that this new Federal assistance under title X would be permissive—available only if the developer accepts the Department's standards. A \$25 million mortgage supplied through FNMA special assistance is sufficient to give the Department a predominant role in all future new town developments.

The land development proposal is even more objectionable than the provisions rejected by this subcommittee in 1964 and 1965. Under the language of this bill, municipalities would be included as beneficiaries of this financial assistance. Thus any incorporated community would be encouraged to acquire land in the path of urban expansion and parcel it out at some future date to developers and builders who will develop the land in accordance with plans previously approved by the Department.

If either of these provisions were approved, instrumentalities of Government would determine the direction of urban expansion, who would do the developing, and on what terms.

In Secretary Weaver's book "The Urban Complex," he says:

*** we seek to recapture control of the use of the land, most of which the Government has already given to people.

Each of these provisions would take a significant step toward accomplishment of this objective.