

You know, plans are great, but unless you can implement them, they are just sitting in your desk in your office.

Would you comment on that?

Mr. GRADISON. Certainly. We are planning all the time, in order to find ways to improve our community. We had our first master plan back in the 1920's. It was completely revised in 1948 and has been kept up to date section by section since that time.

The point is that a plan which might be developed for this purpose as a basis for making a choice among cities would by no means be wasted, because a high proportion of the things that are being talked about in this bill could be done under existing legislation, and such a plan—I would say 95 percent of such a plan could be used as a basis for application for grants under existing legislation in the urban development and housing field.

Mr. ST GERMAIN. How large a city is Cincinnati, Ohio?

Mr. GRADISON. The population of the city itself, sir, is half a million. The population of the metropolitan area is approximately 1.2 million.

Mr. BARRETT. Mr. Harvey?

Mr. HARVEY. Thank you very much, Mr. Chairman.

Mr. Mayor, nothing has been said here with regard to the new towns proposal contained in this legislation. I refer essentially to title 2, the land development and new communities. I was wondering whether you or your staff has considered this and whether you feel that the development of new towns just outside the perimeter of major urban areas in your judgment would be helpful in solving your problems, or would they be harmful? Do you have any comment?

Mr. GRADISON. Mr. Harvey, we are here to testify primarily on the other bill. I would like to say in terms of the philosophy of the new towns proposal—in my opinion it is anticity. I think that inherently it involves a process of drawing away strength and attention from building the communities which already exist, and trying to deal with the problems which they have.

Furthermore, if some of the new towns being started around the country now, without this legislation, and some which were started back in the 1930's are any indication, these communities serve primarily the needs of families whose income levels are sufficiently high but I do not believe that they deserve, shall I say, the attention in terms of priority that we are referring to here when we talk about rockbottom, decent, safe, and sanitary housing for the poverty-stricken masses of our cities.

Mr. HARVEY. You view it at any rate as being inconsistent with the efforts being made to revitalize the towns that we have, I take it.

Mr. GRADISON. Yes, sir.

Mr. HARVEY. I gather also from your statement, Mr. Gradison, that you share the concern that has been expressed here by other persons that insofar as this legislation is concerned, that it may very well divert some of the money going into urban renewal today away from those sources and into this particular program instead. Do you share that concern?

Mr. GRADISON. Yes, sir. Let me explain, as an example, how that might work. And perhaps the best example would be the community facilities legislation which provides funds, let's say, for recreation and health centers.