

If we don't house them and give them an opportunity of living in well-planned communities that make proper use of land and of open areas, and greenery and safety for children in walking to school and that sort of thing, then we will have this countryside built up again with the type of urban sprawl with which we are only too familiar.

They are going to get the housing somehow and I think it is up to the Congress to do what it can to see that in gets housing in which families can live happily in communities that will endure so that we are not faced with rooting them out as we are now being faced with rooting out much of the central areas of our cities.

Mr. BARRETT. Thank you very much.

Mr. Widnall?

Mr. WIDNALL. Thank you, Mr. Chairman.

Mr. KRAMER, do you have any suggestions as to the criteria that should be used in locating these new towns?

Mr. KRAMER. The only suggestions I have is that they should be so located that they conform to a regional plan near a metropolitan area. I don't think they should be stuck off by themselves. I certainly think that these loans should not be made to new communities that have no plans for the development of a metropolitan area.

Mr. WIDNALL. All the new towns will need a—they will need an economic base on which to operate to actually live and progress. What do you believe should supply the economic base?

Mr. KRAMER. Well, I think the plans for the new communities should include all the facilities that a new community needs, which means industrial areas, commercial areas, recreational areas, as well as housing both for many income groups and both rent and for sale, and it should be a complete economic unit. But, in addition to that, it should have good transportation facilities and be convenient to the mother city.

Mr. WIDNALL. Do Columbia and Reston have a breakdown of the planning so they do have a good economic basis?

Mr. KRAMER. I believe that they do; yes, sir.

Mr. WIDNALL. As the chairman has said, I have just felt, and I believe we understand that there is quite a bit of opposition to the new-town program from the mayors of some of the larger cities and I think part of it, it will go off and have them rebuild the cities and not do the job that should be done, rehabilitation, modernization, new construction, and orderly development—clearing of slums—we have a problem in that connection.

Mr. BARRETT. Mr. Widnall, will you just yield for a moment?

Would not the fear which lies behind this opposition be greatly lessened if we authorized the program only on an experimental basis?

Mr. KRAMER. Mr. Chairman, ladies and gentlemen, I think this would help alleviate these fears, but I think these fears are really quite groundless. I think the demand is going to be so great that the cities are not going to be able to take care of it themselves, anyway, and I think that the cities are going to have to wake up to the fact that they, too, have to provide relocation housing and facilities for these people that they take out of the slums.

They can't dodge that by saying they are all going to go to the suburbs.