

Baltimore metropolitan area in that we do not have a proliferation of local political subdivisions. Baltimore County which almost surrounds Baltimore City and has 600,000 people is one single government. There are no incorporated towns, no separate school boards, one political arm.

Howard County in which we are, which is between Baltimore and Washington similarly has one government, one county government. And Anne Arundel County has one except for Annapolis, the State capital. So that we would be flying in face of very strong tradition if we sought to incorporate and we will not. Columbia will be a community; it will be part of Howard County. In physical form it will be an identifiable city. In political form as far as the police, schools, courts, record offices, planning, zoning, the usual fundamental range of local governmental services will be provided by the county.

We are creating a kind of private government. We are creating the Columbia Park and Recreation Association which will collect an assessment through deed and agreement of 75 cents per hundred dollars of assessable base. This goes into a fund that provides the extra layer of services in the park and recreation, community halls, and so forth. That we will control. It will be a nonprofit corporation and we will control it. With each 5,000 people they will elect a member to the board and by the time Columbia is half developed the community will have a majority of the board and will control it and then year by year we will drop a member of the board until there is a complete transition so that the community takes over this kind of private government.

Mr. WIDNALL. How do you control the population? How do you control the economic and racial integration?

Mr. ROUSE. We don't propose to control. We propose it will be wide open.

Mr. WIDNALL. What provision in the 15,000 acres do you have for low-income groups?

Mr. ROUSE. Well, again, we aim to meet the lowest income level that we can economically meet in the market. We can't do better than we can.

Mr. WIDNALL. What does that mean?

Mr. ROUSE. That means in the Baltimore-Washington area you can build today a two-bedroom house to sell in the \$13,000, \$14,000, \$15,000 price range, which means you can get down to something like \$80 to \$85 a month. You can build a two-bedroom apartment under conventional financing efforts that will rent for as low as \$100 a month and if you use the nonprofit, 221(d)(3) provisions of the FHA, you can get a two-bedroom apartment down to about \$65 to \$70 a month.

Mr. WIDNALL. Would people be accepted for that housing if part of the rent was being paid by welfare the same as in the big cities?

Mr. ROUSE. As far as we are concerned they would be. I can't answer that in terms of the housing agencies. We are very serious about the fact that one of the deficits of sprawl, we think is the narrow stratification of income levels and from a marketplace standpoint—we are approaching this as a marketplace undertaking—to develop a city we ought to be approaching all of our markets. And one of our markets is the laborers who work in the community, either in construction or in service jobs, just as one of the markets is the