

executives. Our plan contemplates that we will reach through the whole spectrum of housing and we will.

I think it is important that we do this. I think that it is more economic to do it than not to do it, because I think that—

Mr. WIDNALL. I just had this in mind. I think I know what you want to do. Take Washington, for instance. You have integration to a certain extent but you have economic segregation. Are you not going to have economic segregation in Columbia just as well as in Washington?

Mr. ROUSE. You can look at the word "segregation" through two ends of a telescope. It is segregation if it is compelled and it is clustering if it is voluntary. I believe—and this is a kind of pragmatic set of rules I am expressing, not a scientific one—but I believe if you could produce a truly open community in which there really were no doors closed, then I think that there would be a kind of voluntary clustering by economic level, by intellectual interests and activity, and I believe that this clustering would occur in relatively small neighborhoods.

We know perfectly well that when you attempt to market a \$50,000 house alongside a \$20,000 house you don't do very well. On the other hand, Columbia will be a system of villages of 10,000 to 15,000 people each. And each village consists of neighborhoods of 500 to 700 houses each. Within the neighborhood there might be quite a narrow economic band, but within a village there can be quite a wide band of income levels and certainly within a village there would be racial integration.

Mr. BARRETT. Mr. Reuss?

Mr. REUSS. Thank you, Mr. Chairman.

You say in your statement, Mr. Rouse, that this legislation is opposed by the U.S. Conference of Mayors. My impression is that while in the past the U.S. Conference of Mayors has opposed it, that they have not renewed their opposition and their present position is happily vague.

Mr. ROUSE. I am pleased to know that. I have been informed that it was opposed to by the U.S. Conference of Mayors and when I heard it I kind of had the feeling that if I could only talk to the mayors they wouldn't oppose it because they really shouldn't oppose it. It doesn't make any sense to oppose it.

Mr. REUSS. This is one of the best ways of relieving the pressure on our cities, is it not?

Mr. ROUSE. Well, take the city of Baltimore. The metropolitan area of Baltimore since 1945 has added a population bigger than that of Denver, Dallas, or San Diego. This is since 1945. Between 1965 and 1985 the Baltimore metropolitan area will add a city bigger than Houston.

In that same period of time Washington is going to add a city bigger than Baltimore. These are the facts of growth. This is going to occur by the hit-or-miss method that we now do it by or it is going to happen in well-planned communities. Can it be of any conceivable interest to the city of Baltimore as a political entity to see to it that the growth around it occurs in disorder? Doesn't the city of Baltimore as a political entity have every interest in seeing that the metro-