

Altogether, recent trends and current developments suggest that by 1980 the United States will have a population of about 260 million, with approximately three-fourths of this number then residing in metropolitan areas—more than 190 million people.

WHERE THE WEALTH IS

Cities have traditionally been regarded as places that offer exceptional opportunities for economic advancement. Today the metropolitan area, rather than the central city alone, has become the locus of jobs and economic activities that sustain the rapidly growing population. Economic resources are highly concentrated in the metropolitan areas of the United States—even disproportionately concentrated, relative to the metropolitan share of national population. In 1960, when some 63 percent of the people were living in metropolitan areas, these areas accounted for 78.6 percent of all bank deposits in the United States.² And in 1958, metropolitan areas accounted for more than three-fourths (76.8 percent) of the value added by manufacture, contained 67.2 percent of the country's manufacturing establishments, accounted for 73.8 percent of the total number of industrial employees, and 78.5 percent of all manufacturing payrolls. Of the total amount of value added by manufacture in that year, 55.2 percent was attributed to 40 major metropolitan areas, in which 52 percent of all industrial establishments were located with 62.8 percent of industrial employees and 57.1 percent of the payrolls.³

As of 1961, property in metropolitan areas accounted for more than 69 percent of the Nation's taxable assessed valuation. Analysis of the gross assessed value of locally assessed real estate by class of property indicates that the more valuable residential, commercial, and industrial properties comprise a significantly larger portion of the property tax base in metropolitan areas than outside (table 4).

TABLE 4.—*Distribution of taxable property, 1961*

Class of real property	Percent of taxable assessed valuations	
	Within SMSA's	Outside SMSA's
Residential.....	63.7	42.9
Acreage and farms.....	3.5	32.8
Commercial and industrial.....	29.7	18.6
Other.....	3.1	5.7
Total.....	100.0	100.0

Source: U.S. Bureau of the Census, *Census of Governments: 1962*, vol. II, "Taxable Property Values," table 4.

The levels of wealth and economic activity within metropolitan areas would suggest that economic resources are readily at hand to finance the growth of these areas and to cope with their problems. Yet these resources are unevenly distributed and therefore are not

² Federal Reserve System, "Distribution of Bank Deposits by Counties and Standard Metropolitan Areas," December 1960.

³ U.S. Bureau of the Census, *1958 Census of Manufactures* (information pertains to the 188 metropolitan areas then designated).