and Pincus, a prominent Wall Street firm.

In addition to reviewing applications, we are engaged in other activities designed to make new communities a reality in the United States. We have been sponsoring a course in the science and art of new community development for private developers and public officials through the University of Colorado and Virginia Polytechnic Institute at Reston. These intensive sessions are taught by leading professionals in the field. We also have undertaken a modest research program, in which we are attempting to develop more effective methods of economic analysis, delivery of social services, and governance of new communities.

III. New Directions

One of our most important activities is the continuing search to improve the new communities programs. We must constantly seek to make new communities assistance a more effective instrument to carry out the ambitious goals which I have outlined today.

I offer the following ideas for debate and consideration:

1. In a partnership with HUD, the Department of Commerce should be given authority to provide a full system of incentives to encourage expanding or newly established industries to locate in approved new communities, under conditions which meet the requirements of our Act and the requirements of state urban growth policies. This must be done so as to avoid erosion of tax and economic base of existing communities.
2. We should encourage the private sector to create one or more new community financing institutions which would offer credit resources supplementing Title VII, equity participation, technical assistance on a contractual basis, and access to industrial location decision-making.

3. We should take steps to provide greater assurances that continued Federal assistance is available to new communities approved under the Act so that developers can meet their obligations to provide low and moderate income housing throughout the life of the project, either through the use of conventional or newly developed subsidy programs.

4. All professionals concerned with the quality of urban growth should support enactment of S. 992, the Administration's "National Land Use Policy" Bill which would encourage land use controls to be exercised by the state for protection of our national resources and matters of more than local significance, including new community and other large-scale development.

5. To encourage the formulation of state strategy of new community development, we should assist state agencies in the implementation of an approved strategy rather than the development of each individual project as required under existing legislation.
These steps are critical if we are to make reasonable headway in achieving the broad goals of national urban growth policy. However, whether or not all of these steps are taken, the important point is that the scope of our thinking must be broadened. We must realize that the job of creating new communities and implementing an effective national urban growth policy cannot be accomplished by a single agency. Secretary Romney summed it up when he said:

"Because of the varying local problems have their origin in powerful and interrelated national forces, their solution will require a national effort that draws on the resources of Federal, State and local governments and the private sector."

There are many related actions of broader scope which should also be taken, such as local fiscal and governmental reform, welfare reform, and revenue sharing. These measures are also critical, though they are beyond the scope of my remarks today. I believe that the measures proposed here would be compatible with these broader necessary reforms. Revenue sharing would spread funds evenly, according to formula, among all cities; the proposals made for new communities would concentrate limited additional assistance in development centers of particularly high potential. Both approaches are needed to achieve our ambitious national goals.
Only if these goals are achieved dare we ask of America: where do "thine alabaster cities gleam, undimmed by human tears?" I am frankly afraid to ask the question today because I am afraid a response might not be found.

Let me pledge, however, that those of us with responsibilities for influencing the new generation of towns and cities of America will strive with every means at our command to redeem, for old and new communities alike, the promise of brotherhood and beauty in a new America to be built in our own time "from sea to shining sea."