

land's newly apportioned General Assembly enacted fiscal reform legislation designed to relieve the financial pressures of the metropolitan subdivisions. Through the provision of over \$100 million in additional direct State aid and the authorization of a local option income tax up to 50 percent of the State rate, hard-pressed local governments were guaranteed sufficient revenue and revenue resources to maintain and expand vital services.

In addition, two particular metropolitan problems were attacked through fiscal reform — crime and the need for compensatory education. Maryland for the first time granted direct State aid to local law enforcement agencies. Of the \$16 million appropriated for this purpose, over \$9 million was allocated to Baltimore City in recognition of its density and the intensity of its problem. Over \$70 million in additional State aid for education was distributed throughout Maryland. However, an additional and special \$5 million was provided exclusively for the improvement in program, staff and structure of Baltimore's inner City schools.

Taxation may be used creatively at the local level to encourage optimum land-use or coercively to discourage the exploitation of blight. At the present time our urban assessment policies sometimes promote speculation in slum properties by absentee landlords who realize returns out of all proportion to investment and assessed valuation. If substandard housing was assessed with a view to its potential optimum rather than present value, the perpetuation of this type of abuse would be readily checked. A permissive attitude in this area means that the total community is not only condoning exploitation but actually subsidizing the exploiter.

If we force the slum landlord out of business, the next obvious question is: Can the community afford investment in necessary extensive low-cost housing? Certainly a society as affluent as ours can afford some. Resident owner investment — subsidized if necessary by Federal funds — such as Illinois Senator Charles Percy has proposed, offers another constructive alternative. However, urban renewal inevitably displaces more people than it can accommodate and unless the dislocated and displaced are accommodated, the project simply stimulates the transfer of blight and impaction to another vulnerable area.

Satellite cities pose a creative alternative. This approximates the "New Town" concept advocated by your Inter-County Regional Planning Council. New "instant cities," however, must do more than