

that tend to discriminate against any newcomer, regardless of race or creed. Here, whites and Negroes share common bonds and interests, from pride in their new homes to worries over their new mortgages.

Finally, planned communities can prevent urban sprawl. Conveniently located new industry can provide work and attract modest income families. Satellite communities not only eliminate blight and alleviate crowding; they assure an alternative to simply shifting blight through urban renewal dislocation and provide the potential to prevent further neighborhood deterioration ultimately requiring additional urban renewal projects.

I believe these two radical departures from present attempts to answer the urban crisis are valid for they reach the root of the problem. A national welfare program will provide essential social stability; a satellite city plan will encourage balanced development and halt the build-up of abrasive crowding as well as economic and social segregation.

A complete reappraisal of the complex functional relationships of local, state and Federal governments in urban affairs is necessary. The respective executive branches have a major role and responsibility in this area, but Congress can contribute substantially to revision of present policies and reform of present practices.

An unholy alliance between big cities and the Federal government has developed which could devastate the principle and purpose of our Federal system. There is a measure of historical justification for this situation since state governments — prior to reapportionment — often failed to take interest in, or responsibility for, urban problems. However, this neglect has been largely corrected. Today, state governments are well prepared and eager to participate in urban programs. We realize that the problem of America is the problem of the cities — that one percent of American land where 70 percent of Americans live. We recognize that almost every state's prosperity is ultimately linked to its one or several commercial centers. If these are allowed to decay or implode, the wealth of the entire state can erode and eventually disappear.

Maryland, I believe, exemplifies this new determination on the part of state governments. My inauguration coincided with the first session of a reapportioned Legislature. In that session we enacted a comprehensive fiscal reform program that provided additional revenue and alternative revenue resources to Maryland's cities and metropolitan areas. Baltimore City, alone, gained almost \$50 million