Mr. HALL. Mr. Halpern, our understanding from our investigation of this was at the present time the Veterans' Administration does have authority to grant financing in cases of multiple dwellings, multiple dwelling units, condominiums, and so forth.

The information we reviewed and studied on it was this program had not been that well sought after in the initial stages of the presentation of legislation covering that. However, of late, it seems to me this is becoming a very popular piece of real estate.

The only question that we have on it is that it would involve the necessity of having to have every member who resides in there be a veteran and that they be on a cooperative basis as far as their liabilities and so forth are concerned, and the information that we reviewed on it indicated that one of the reasons that they did not get into this extensively—GI's did not get into it extensively—was because of the fact that if a nonveteran happened to be involved in that building and he defaulted, that they would not, or the Veterans' Administration would not, have the control over him that they would have over a veteran with regards to protecting the Government on the default on that particular mortgage.

But I would agree with you that in all probability the future trends will be in the direction of more and more of this cooperative housing, because it is becoming, or it is generally accepted in the southern States or in Florida and California, and it seems to be coming in the direction north here toward the large metropolitan areas.

But I think that the problem of complete ownership by veterans and cooperative responsibility by the veterans involved has got to be the avenue that we explore in order to protect the Government in the case of default. But I would agree with what you are saying, that this definitely would be an area that is coming under greater and greater observation by veterans as far as housing facilities.

Mr. HALPERN. I agree with what you said. I believe one of the reasons there has not been more acceptance of this program is the restrictions, all of the restrictions you have cited, that now exist. But I do think there would be a lot more demand if these restrictions were removed and greater clarification of the laws were made. In fact, I think that even in condominiums, the laws should be changed or corrected, because on condominiums in particular there are individual mortgages. It is not a question of cooperative mortgages, so I think the restrictions could be eased and it would be a wonderful thing and there would be much more interest. I think once these hurdles are overcome there would be a tremendous demand for this type of housing.

To get back to commendations, I again want to compliment you, in fact congratulate your national commander, on your fine program and I want to compliment your great organization for exceptional work.

Mr. DORN. Thank you.

Mr. PUCINSKI. May I make an observation? Commander, I would very much like for you and your organization, while in Washington, to get the Congressional Record of last—what date was it? Well, last week the chairman, Mr. Dorn, delivered a speech on the floor of the House in which he put Vietnam in a perspective more effectively than anyone else I have heard in this Congress. It is a classic speech and a historic speech, and I invite you to get a copy of this out of the