

pletely the difference will greatly diminish. And if there is a difference of that sort, it may be ascribed to a number of differences in the problem, including the location, land acquisition related to it, and other factors that I think can be generally, no doubt, ascertained if a careful sifting of the facts is done on this comparison.

Mr. FINO. Mr. Shishkin, do you think that there is a possibility that the failure to abide by the Davis-Bacon provisions would be responsible for this difference in privately constructed housing and administratively constructed public housing? Isn't there this possibility that that might be the reason for the difference?

Mr. SHISHKIN. I do not think that the cost of the actual on-site labor here is large enough to account for any substantial difference in this. I think that the costs involved, particularly the cost of land and materials and other elements that go into this, the total costs are so large that I do not think that this element would be substantial.

Mr. BARRETT. The time of the gentleman has expired.

Mrs. Sullivan.

Mrs. SULLIVAN. I am going to pass, Mr. Chairman.

I am sorry that I was delayed in my office and missed much of your testimony, Mr. Shishkin. We have problems back in my district, and I had to handle them over the long distance telephone. But I will read your testimony carefully.

Mr. SHISHKIN. Thank you, Mrs. Sullivan.

Mr. BARRETT. Mr. Moorhead?

Mr. MOORHEAD. Thank you, Mr. Chairman.

Mr. Shishkin, I enjoyed your testimony very much, particularly your story about the ILGWU housing project in New York City. I think if we could handle all relocations the way they did that one we would not have the trouble we have had in different parts of the country in relocation.

The next thing I would like to discuss with you, Mr. Shishkin, is this new community proposal, particularly your suggestion, as I get it, on page 8, that the new communities could be used for major relocation work in connection with a demonstration downtown city project. Do you think that if we are going to do a fairly big job of relocation in a city that a substantial part of that could be handled in a new community situation which is private enterprise where they have to have to make a profit, do you think it can work that way? Because I believe that maybe the mayors of the cities that are not very much in favor of this might be persuaded to support it if we can prove this to them.

Mr. SHISHKIN. I think they should. And I think the experience in the new towns that have been initiated nearby, here and in California, by private interests for profit have demonstrated that there is not only feasibility, but also a need. Because here you have a new community springing up with some industrial facilities in it, and middle-income, high middle-income and high-income housing in that community, and yet if there are any of the service people in the low-income bracket that are working in that community, there is no housing for them, even domestic servants have to commute back and forth from the nearby cities, at great expense and a burden on them, and so their availability just isn't there.