services. These attributes of a cooperative community produce economic savings and social benefits, which enrich the lives of the people and the community.

C. Conclusions of independent survey

The Peoples Gas Light & Coke Co., made an independent survey of housing financing under section 221(d)(3) of the National Housing Act of 1961. The officials of that company wanted to learn whether housing so financed "can help stem the migration of moderate income families from Chicago to the suburbs." The survey covered 29 projects, including 15 rentals and 14 cooperatives in eight cities. In the survey, there was a comparison between cooperatives and rental housing projects. It is significant that the survey contained the following impressions or conclusions:

1. On the average, cooperative housing was available at a lower monthly charge than rental housing under section 221(d)(3). The average figures were as follows for different size units:

	Cooperative monthly charge (average)	Rental monthly charge (average)
1 bedroom	$63	$86
2 bedroom	83	99
3 bedroom	91	107
4 bedroom	103	105

In the cooperatives the survey found there was an average downpayment of $258, while there was no downpayment involved in the rental projects which are not owned by residents.

2. On the subject of community contributions, the survey states:

"The cooperative housing developments appear not to have experienced the upkeep and behavioral problems faced by some of the rental projects. Perhaps the element of ownership and the self-governing management arrangement which involves members of the cooperative have tended to create an atmosphere of mutual respect."

Mr. TOWNSEND. Thank you, Mr. Chairman.

Mr. BARRETT. Thank you, Mr. Townsend, for your excellent statement in support of the bills under consideration.

I have noted carefully the amendments that you have recommended. And we certainly will study them carefully and do what we can to include them in the bill when we mark it up and report it. Thanks very much for coming here this morning and giving us the benefit of your testimony.

Mr. Fino?

Mr. FINO. Mr. Townsend, you heard the questions that I asked Mr. Shishkin, and more particularly, the question regarding the Federal coordinator. Did you hear the colloquy between myself and Mr. Shishkin?

Mr. TOWNSEND. Yes, I did.

Mr. FINO. Can we have the benefit of your comment on this part of the bill that provides for a Federal coordinator?

Mr. TOWNSEND. I have read it, but I have no fixed opinion, Mr. Fino, on this particular point. It seems to me that it follows that the Secretary, who has the overall responsibility, would want to be most cooperative and selective of the type and kind of persons that would fulfill and be responsive to the needs of the community that he was supposed to serve.

Mr. FINO. Do you feel that the cities or local government officials should have a say in the selection of such a coordinator?