

anticipate the completion and closeout of another eight projects within the next year. All 30 redevelopment projects which have been undertaken cover 1,055 acres.

In addition to the 30 redevelopment projects, we now have 5 federally assisted conservation projects. Our first, Hyde Park-Kenwood, with 22,092 dwelling units has about 20 percent of all dwelling units to be rehabilitated in 300-odd conservation projects in the entire Nation. And we have now certified about 70 percent of these as meeting property rehabilitation standards. The total cost of this program in Federal, local, and private funds is approximately \$250 million. Hyde Park-Kenwood is an integrated neighborhood. Property values have nearly doubled and as rapidly as land is made available it is purchased by private developers at fair prices. Construction in this area includes: public housing on scattered sites, housing for the aged, 221(d)(3) moderate income housing as well as conventionally financed and 220 housing. The value of permits for rehabilitation and new construction in 1959, when Hyde Park-Kenwood projects went into execution, was \$156,000. The cumulative total of all permit valuation in the project since 1959 is nearly \$66 million.

Construction actually completed on all renewal sites amounts to approximately \$186 million. Another \$80 million in construction is currently in progress in 17 project areas where 45 improvements are underway.

More than 6,000 apartments and 419 townhouses have been completed with another 7,000 planned or in development. More than 100 industrial and commercial buildings have been completed at an approximate cost of \$30 million. Four institutional buildings and 16 public buildings have been erected.

It is estimated conservatively that the real estate tax yield for the total renewal program has more than doubled despite the fact that 300 acres of land is being made available for public and institutional use, such as parks, hospitals, schools, and colleges. The tax yield, of course, varies from project to project. In industrial projects it is estimated to be 3 to 5 times greater after redevelopment.

During the development of the individual renewal projects in Chicago the urban renewal department has carried on an extensive interchange with community organizations, institutional and business groups as well as professional and technical organizations in order to insure the broadest participation by those directly affected as well as using the broad resources that the many groups can bring to the development of the programs.

As an example, in the Lincoln Park Community where the renewal program has recently gone into the execution phase, the many neighborhood organizations and the renewal department staff held hundreds of meetings with from 5 to over 1,000 participants in the planning stage. This interchange, we believe, has resulted not only in the best possible plan for the area but has established the base for implementing the many aspects of the project.

In each of our rehabilitation project areas a citizens council, consisting of from 9 to 15 residents of the area, is appointed in accordance with our State legislation, who are responsible for providing assistance and guidance of the development of the plan and who must approve any plan before it can be placed into effect. These conservation com-