

for some of the thinking that went into the design award program of the Housing and Home Financing Agency in which the recommendations covered public housing developments.

I think this has been quite a stimulating things. And of course, it does not end here. It is a matter, as you have indicated, as to which we need constantly to be alert.

Mr. ST GERMAIN. And lastly, Mr. Chairman, No. 5, you suggest "Authorization for overincome tenants to remain in occupancy and pay economic rents." I do not know if you want to answer this for the record now. If you want to submit an answer later, it will be all right with me.

My question there is, what is your reasoning behind it as to why?

Mr. FAY. We have, of course, Mr. Congressman, covered this in greater detail than the supplement that is attached to the testimony. The reasoning generally is that it is a very disruptive process. The individual gets up to the point where he is no longer eligible for the public housing development. He has to move out. But there is no place for him to go except back into a deteriorating neighborhood. It is the question of the gap, the no man's land that exists between the top limits in public housing and the lowest rent in private enterprise.

Mr. ST GERMAIN. So that amendment of this type would include guidelines? In other words, if the family cannot go into housing other than substandard—

Mr. FAY. That is right.

Mr. ST GERMAIN. If he cannot go into housing that is equal or better than what he is in?

Mr. FAY. That is right.

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

Mr. Fay, I certainly want to thank you for your fine testimony this morning. We have been glad to have you.

Mr. FAY. Thank you, Mr. Chairman.

Mr. BARRETT. The next witness will be Paul Davidoff, chairman of the Department of City Planning, Hunter College, New York, representing the Americans for Democratic Action, accompanied by David Cohen.

Mr. Davidoff, we are glad to have you here this morning, and your companion. You are well known to us in the great City of Brotherly Love, Philadelphia. And we certainly want you to feel at home here this morning. If you desire, Mr. Davidoff to make your statement in full, and then have us ask some questions after you complete your statement, you may do so.

STATEMENT OF PAUL DAVIDOFF, CHAIRMAN, DEPARTMENT OF CITY PLANNING, HUNTER COLLEGE, NEW YORK; ACCOMPANIED BY DAVID COHEN, LEGISLATIVE REPRESENTATIVE, AMERICANS FOR DEMOCRATIC ACTION

Mr. DAVIDOFF. Thank you Mr. Chairman. It is a great privilege for me to appear here before your committee. I am a former resident of your city, having just left there. I am now director of the Urban Research Center and professor of urban planning, and chairman of a