mortgage banking business, many of us are more active in the conventional commercial lending than in the modernization.

Mr. WIDNALL. I understand.

Would you have any comment, Mr. Northup?

Mr. NORTHUP. I am just wondering—your problem is the difficulties of getting the downtown area remodeled and finding economic opportunities in this section. Is that what you are referring to?

Mr. WIDNALL. Yes.

Mr. NORTHUP. I think we would all have to admit that we have to have firsthand experience with it. It has posed some problems but we are making some progress in this direction now. I think our membership is making an effort to get in here and try to find ways to do this in recognition of the fact that rehabilitation in the downtown urban centers is one of the most pressing problems we have facing us.

Mr. WIDNALL. What do you mean by posing problems?

Mr. NORTHUP. There has been difficulty, as near as we can tell, in getting a building and be able to rehabilitate it in the manner that makes it come up to proper standards for, say, an urban renewal area and still come out with rents that are economic and will meet the debt service and still be low enough that moderate-income people, or low-income people, can occupy the structures. It has been the effort to try and bring these two things together that has proved so difficult.

Mr. WIDNALL. Is this the result of your estimates, or FHA estimates?

Mr. NORTHUP. You mean our own estimates of cost or FHA requirements for construction?

Mr. WIDNALL. Yes.

Mr. NORTHUP. I do not believe I could comment reliably for you on that, Mr. Widnall.

Mr. WIDNALL. On page 7, you place yourself on record as opposing the group medical practice facilities—the group practice medical facilities bill. Do you realize the principal thrust in this bill is toward the acquisition of medical facilities and not housing? Would you care to comment?

Mr. GOODWIN. I am not sure I did so understand. I believe we felt that the threat of the bill was in the entry in direct lending or insured lending for medical facilities which we feel are unnecessary because there are adequate funds at fair rates of interest for financing any facilities that have come to our attention—any proposed facilities.

Mr. WIDNALL. When you talk about facilities—we are also talking about equipment. This is where they want help for the group practices. I do not think the thrust is aimed at the housing.

Mr. GOODWIN. The housing of the medical group, you mean? Well, if it was clear that this is for the financing of certain types of equipment for which financing is not otherwise available, I think we would have to take another look at it, Mr. Widnall, because I am certainly aware that there are some tremendously costly types of equipment that are needed in certain areas and for which financing might not