

Some of them will, of course, and some of them should, but I think that they are worrying about a problem that really is not going to face them. Isn't it a fact that the cities are losing, and have been losing, what you might call the backbone of their economic base for the last 20 years?

This is nothing new and in order to rectify this, they have got to replan their cities, and compete with the suburbs and make these cities places in which people want to live and with the tremendous growth we are going to have in this country, filling these places will not be a problem.

I think that they are worried about something that is not going to come about.

Mr. WIDNALL. Mr. Kramer, there has been a suggestion made that in the new town program that we take some of the smaller cities and revitalize those and we will have a quicker and better working base than going out and attempting to buy raw land and develop completely new areas.

What is your reaction to that proposal?

Mr. KRAMER. It is not a very good one, really. I think the demands are going to be so great, if we are going to really progress and really strike out for this—for the new horizons, in the building of better places to live, we should build more of these communities and then let some of the other communities come along and rehabilitate themselves and catch up and compete with these other communities.

I think it would be much easier to start and do something that is worth while for this country by building some new towns.

Mr. WIDNALL. Just one further question, do you think of these new towns as a means of relocating a large part of our low income citizens?

Mr. KRAMER. I think of these new towns as housing a broad spectrum of the economic base and I think that the tools are available in Federal aid and insurance to enable housing of that type to be built and that, therefore, we will have good living conditions for this spectrum, rather than only good living conditions for the upper middle and higher income groups in the suburbs.

Mr. WIDNALL. We do not think of these as commuter towns, they are self-contained.

Mr. KRAMER. Actually, they will be both. But certainly the more successful ones will be self-contained. But certainly there will be commuting between the cities. That isn't going to stop.

Mr. WIDNALL. Thank you, Mr. Kramer.

Mr. BARRETT. Mrs. Sullivan?

Mrs. SULLIVAN. Mr. Kramer, I would like to ask you some questions about Prairie Shores, mentioned on page 4 of your testimony. Where is Prairie Shores?

Mr. KRAMER. Prairie Shores is a redevelopment project in the inner city within 4 or 5 minutes driving time of the Loop of Chicago, in what was one of the worst 100-percent Negro slums in Chicago. It was adjacent to Michael Reese Hospital and close to the Illinois Institute of Technology and the area was so bad before Prairie Shores was built, both Michael Reese and the Illinois Institute of Technology were considering leaving the neighborhood.