

Since that time they have both expanded their buildings, renovated old buildings, and it is now becoming what it once was, just after the turn of the century, a fine place in which to live and work.

As a matter of fact, I lived within two blocks of this area for the first 13 years of my life and moved out as it became a slum and now I am living back there again. I am retrogressing. I am right back where I started.

Mrs. SULLIVAN. I was not sure whether it is in the suburbs or whether it is in the city.

Mr. KRAMER. It is in the city. I only mention it because of the diverse income groups.

Mr. SULLIVAN. This is what impressed me, too. I wondered—when you mentioned that these families who live in Prairie Shores area in different income brackets—are the lots of uniform size, and do families of widely differing incomes live side by side?

Mr. KRAMER. This is a multistory housing development with five 19-story buildings—about 340 units to the building.

I might add that this project, which was in a 100-percent Negro neighborhood is now about 75-percent white, 25 nonwhite.

Mrs. SULLIVAN. In this range of income brackets, you have perhaps already answered this when you said that you have gone back into it, was there any difficulty in attracting higher income groups to go back into this area?

Mr. KRAMER. Only on the first building. When the area around it was still a rubble and slum.

We had great difficulty really in getting any self-respecting person to move there to start with. But after the first building was occupied and people could come in and see the kind of tenants that were living there, we had no difficulty whatsoever, and I believe it is probably one of the few projects in the city of Chicago today that has a large waiting list.

Mrs. SULLIVAN. In these high-rise apartments in which you have lower income families, have you any idea what percentage of families have children?

Mr. KRAMER. I have a very definitive idea because we have all the statistics. We had a great many children but they are all preschool age, and this is one of the important things in building any project but, particularly, a slum-clearance project. If you don't have adequate schools, you cannot keep those families in the neighborhood. And what happens now—and this applies to nonwhite as well as white—the minute the kids get to school age, almost all of them move out of the neighborhood. Therefore, we do have a good deal of turnover but still you have turnover in metropolitan cities anyway. We have families who start their married life there and live there 5 or 6 years before they move. And then we have many families move back when their kids are away at college or married off. So I would say we have many children, almost all preschool age. There are some exceptions. There are some who send them to private schools and there are buses that pick kids up there every day.

Mrs. SULLIVAN. One other question on that. Are these co-ops or are they rental units?

Mr. KRAMER. Entirely rental.