

Mr. KRAMER. Actually, there was an additional school built. It is a magnificent, one-story modern school building of superior architecture and was built almost on the site between our project and the New York Life project, which is called Lake Meadows. This was for either the first five or six grades only. It did not go all the way through elementary grades. The city should be commended on having built the school at the right time to take care of the tenants who moved in, but what they didn't do—I should say that they did do, due to the fact that the school didn't fill up right away, because the projects were still under construction, they immediately opened up to the children of the slum area beyond them, so it was inundated and became 100 percent Negro slum children. Therefore, the people who lived in this project, by and large—there are few exceptions—neither the Negroes or the whites would send their children there. They therefore moved out or sent them to private schools, parochial, or otherwise. This applies to the Negroes as well as the whites.

Mr. ST GERMAIN. One last question. You take the physical area on which your particular project is located. You say you have close to 1,700 units, families. How many families were housed, if you know, within that same area, prior to the time you built your apartments?

Mr. KRAMER. There were more than that. The reason for that is that there were many rooming houses with a single person in them who were counted in the census as family groups and, therefore, if I remember correctly, there were probably 2,500 to 3,000 so-called families living there. But if you took real families—husband and wife, children—we probably housed as many as were housed there before.

Mr. ST GERMAIN. Thank you.

Mr. KRAMER. Of course, it was terrifically transient type of occupants.

Mr. BARRETT. Mr. REUSS?

Mr. REUSS. Thank you, Mr. Chairman.

Mr. KRAMER. You spoke of having built a new community of 30,000 people. What was that?

Mr. KRAMER. This was a community 30 miles south of Chicago with good commuter service to Chicago called Park Forest. I didn't build it. We financed it as mortgage bankers. Another firm and our firm did all of the financing. I think altogether we had something like \$80 million worth of financing in that town. This was a complete town. It was planned from scratch as a model and well-planned community with rental housing, commercial development, sales housing, convenient shopping, churches, schools from the elementary through high school. There was a complete community.

Mr. REUSS. I am very much in support of the new towns provision of this legislation, but I will have to ask you this question. If you and your associates could finance Park Forest in the past, why is Federal help needed?

Mr. KRAMER. Well, I can tell you that it was one terrific struggle. The people that promoted it would have gone broke if they hadn't been able to get an RFC loan after the project was started. Because they had this terrific problem of carrying this land, and you can't sell all the houses in one fell swoop. This village was built over a long term of years and, in the meanwhile, the carrying charges on this land almost broke them and, as a matter of fact, I think it is well-known that