

Reston, the developer there, had to bring in help and take a partner, or he might have been in trouble.

Mr. REUSS. So what you are saying about Park Forest is that Federal assistance was used?

Mr. KRAMER. Yes; it was a peculiar type at the time.

Mr. REUSS. What you say about Reston and Columbia, it is the Connecticut General, is it?

Mr. KRAMER. Gulf Oil on the other hand.

Mr. REUSS. They are few and far between and they just are not helpful.

Mr. KRAMER. That is correct. There just aren't any.

Mr. REUSS. In speaking of the income distribution of the people at Prairie Shores, how much do the rentals and amenities in the apartments there vary?

Mr. KRAMER. First of all, I would like to preface my remarks by saying that Prairie Shores was built for a dual purpose. One was to provide a decent atmosphere to the periphery of Michael Reese Hospital because this slum was choking it.

The other was to provide housing for staff—married interns and residents as well as nurses and medical technicians. So our purpose right from the start had been to keep the rentals as low as possible. There was no 221(d)(3) in those days. This was a section 220 project and our rentals could have been very much higher than they are. We started in at rentals of \$32 per room per month at a time when there was nothing being built in Chicago in multistory buildings, certainly at less than \$45 per room per month, so even today—and costs have gone up in operation since this was built, even today our rentals range from \$35 to \$38 per room per month.

Mr. REUSS. By and large, the wealthy people with income over \$10,000 a year live in the same apartments and pay the same rent as the people with incomes below \$5,000 a year?

Mr. KRAMER. That is correct. Actually, in our tenant selection policy, we purposely keep down the number of high income people, because that wasn't the reason it was built. On the other hand, we would like to have a diversity.

Mr. REUSS. One more question. You do not mention Prairie Shores as evidence of the need for the new towns?

Mr. KRAMER. No; not at all. Just evidence that economic—that diverse economic groups can live together.

Mr. REUSS. As I think you pointed out, further Prairie Shores projects, which I think are excellent, can be helped by 221(d)(3), the new town proposal is not addressed to this problem.

Mr. KRAMER. Not at all, you are absolutely right.

Mr. REUSS. Thank you.

Mr. BARRETT. Thank you, Mr. Kramer, for a very excellent statement, and we are certainly glad to have you here this morning. I am sure Congress has learned much from the testimony.

Mr. KRAMER. Thank you.

Mr. BARRETT. At this point in the record I will ask unanimous consent to put in the record a number of statements sent to the subcommittee pertaining to the legislation before us.

No. 1. Letters to Chairman Patman and me from Russell I. Thackrey, executive director of the National Association of State Universities and Land-Grant Colleges, and John F. Morse, director of the Com-