Mrs. SULLIVAN. I think you have contributed greatly to our information, Mr. Windham. You have given us lots of food for thought nd some insight into problems of the future.

I want to ask you this: What is the price range of the homes being uilt in this particular area where the lots alone cost an average of 5,000?

Mr. WINDHAM. The first FHA tract of 30 homes sold from $12,000 o $16,000, including the lots.

Mrs. SULLIVAN. Are these small homes?

Mr. WINDHAM. Two and three bedrooms, yes, madam, a little FHA, nder the 203 program.

Mrs. SULLIVAN. Do you envision going into more costly homes also?

Mr. WINDHAM. The way the development has been master planned, here will be areas, naturally for higher priced homes. We have some omes, a couple of homes of individuals who moved out who built heir own homes and they ran $50,000, $60,000. The golf course omplex will definitely dictate higher priced homes. I might add, to he lower income bracket we are now just getting our first FHA, and ince the city is not a municipality it can't qualify under 221(d). But with us contributing the land where there would be no land cost, ve can come down pretty low in rentals under 207. We have 80 nultifamily apartments started under the 207 program which will llow low, moderate rental for the factory workers. We are attempting to provide low rentals to the public. We have just had approved under the 203 planned-unit program, 17 townhouses on the golf ourse. These will sell for $35,000, and will take a top $30,000 FHA nortgage.

If it hadn't been for FHA and the economic development program ve would have had an awful tough time getting the home industry started and also the commercial industry—the commercial industrial omplex started.

Mrs. SULLIVAN. Is your family housing two story or higher?

Mr. WINDHAM. We are now planning two story. There are apartments that private enterprise has come in with their own conventional financing based on their financial strength—mostly individuals. They have built two apartment projects, small ones which are running 100 percent occupancy. We can't get conventional financing. When we do find conventional financing it is so high priced that it is not economically feasible.

Mrs. SULLIVAN. I wonder whether, in that area, there would be any high-rise building or whether it would be kept down to moderately low buildings.

Mr. WINDHAM. At this time it would be moderately low. But in time when the city is built it will go into high rise.

Mrs. SULLIVAN. Thank you.

Mr. BARRETT. Thank you, Mr. Windham. All time has expired and we certainly appreciate your coming and we are grateful for your testimony.

Mr. WINDHAM. Thank you.

Mr. BARRETT. Our next witness this morning will be the Honorable H. Gordon Payrow, Jr., mayor of Bethlehem, Pa.

Mr. Payrow, we are certainly very pleased to have you here this morning. You are a Pennsylvanian, and we have something splendid