

Mr. WIDNALL. How much of that would be devoted to residential housing of that amount?

Mr. PAYROW. I am not in a position this morning to give you an accurate figure. I referred to the rebuilding of 320 housing projects. This is a public housing, low cost, and it would be a complex of private dwellings, high rise for senior citizens. I am not in a position this morning to give you a sound figure as to what it might be.

Mr. WIDNALL. From your own testimony the most urgent need is adequate, good housing for low-income people?

Mr. PAYROW. Yes, sir. I am referring to good housing and rehabilitation in the present residential areas in this thousand-acre portion.

Mr. WIDNALL. For several years I have been personally very much worried about the direction of the urban renewal program and I have tried to bring this to the attention of all of our people, as commercial development has gobbled up more and more funds.

I have some figures right here. For January 1, 1960, to June 30, 1965, urban renewal projects approved totaled \$430,438,000. Of that amount \$212,871,000 or 49.5 percent went for residential and \$217,567,000 or 50.5 percent for commercial, nonresidential renewal.

Almost the entire appeal that is made before this committee and for the demonstration city project program is to take care of the slums, to provide some decent housing for low-income people and I am just alarmed that since 1949 when hundreds of millions of dollars that we have spent, such a large proportion has gone for commercial redevelopment and so little for residential renewal.

Let me give you an example of what I mean. The city of Atlanta, that has 20,436 deteriorated dwelling units, and 10,417 dilapidated dwellings as of 1960 census, 3 percent of the urban renewal money approved for Atlanta has gone for residential development.

We can talk all we want about trying to cure the slums and help the slums, but if we are just going to have programs where it is just going to commercial redevelopment and luxury projects I think we are wasting our time. I just hope that any city that becomes a demonstration city under this program is going to be sure they concentrate on the hard-core, cancerous spots of the city in giving decent housing to low-income people.

Mr. PAYROW. If I may just cite our own situation. This may be true and I think possibly Bethlehem has had maybe the same situation. However, this does not mean that we have not provided additional housing for low-cost units. We have under construction right now about a thousand apartment units which would range in rental from a low cost of \$70 to \$450 per month. This is a gradual escalation all over our community. Now, people who have been displaced through redevelopment have been moving to these areas and through a gradual upgrading—in other words, a person in, say a \$40,000 house and his children have gone out in the world and his wife—they are ready for this so they will go into luxury apartments and rent for \$300 a month. This provides a vacancy for somebody in the \$25,000 to move into a \$40,000 house and on up the scale.

Although we have through redevelopment eliminated some housing, substandard housing and blight and in a few cases some ghettos and