

and rehabilitation of existing structures. I think that so often whole neighborhoods could profit immeasurably if satisfactory and economic ways were found to make those neighborhoods hospitable. In some cases it may be necessary to destroy them and rebuild them.

It would obviously eliminate in some cases dislocation. It would obviously eliminate much of the eminent domain inequity that we have spoken of. Obviously, you start with a structure in many cases, at least, that could be rehabilitated. So, I think we are falling behind in the technology of rehabilitation as well as the technology of construction, and I think this is a subject that should have extensive thought and activity before we launch ourselves on this matter of meeting the need for massive new decent housing for so many people in this country.

Mr. WILLIAMS. Senator, I am down from New York, and I am Mr. Williams of Schenley Industry, and my chairman has been very interested in this whole project. I would ask that you look into the possibility of what could be done about immediate occupancy of people who are being removed from housing, for additional housing.

And through some contacts I ran into a corporation called Howard P. Hoffman Associates, their organization and their consultants in management of corporate land plant and equipment.

They advocate rehabilitation of existing structures the same as you, Senator Baker. They have been in this field for 4 years and they say, in essence, and I will give it to you very quickly, that rehabilitation of existing structures which are sound on the outside and, of course, often dilapidated on the inside, is a time-saving event.

The time that they save ranges between 50 to 60 percent of the new construction. No demolition is required, no excavation of foundation or structural work to be done. The cost, which is important, Senator, is that it reduces the cost in a range of 20 to 40 percent of new construction and results in more house for the same dollar amount.

It reduces people's relocation problem because they can start on a block and between the time the people move out and the time it is completed, it can be done in 4 months, which means that they can use the temporary structures Mr. Burrell was talking about and move these people back in new structures within 4 months.

The original feeling, Mr. Chairman, of the people of the neighborhoods, of course, the people who have lived there for many years, can also be moved back into their existing communities.

Now, according to what I understand, this program can provide opportunities to upgrade the economic and social health and welfare of the urban areas. Profits can be made from being owners or investors, and I am not talking about the indigenous citizen who feels that he has no stake in America becoming a part owner of this operation. I will get to that in just one second, how that can be done.

Creative, new, and broadening market of opportunities for building and household products can also provide a testing laboratory for construction companies and products for material that could be used on site.

Now, they have done a couple of programs, and I have complete photographs of the time it began until they stopped, and I am like a father, I just have these pictures in my wallet, and I just happened to have this.