

level of government has been the cause. Also, local governments are affected by the policies and activities of neighboring localities as well as those of the State and National governments. Zoning, housing, and building policies of individual municipalities in metropolitan areas affect the capacity of their neighbors to provide adequate housing for persons displaced within their boundaries.

PROBLEMS CONFRONTING DISPLACED PEOPLE AND BUSINESSES

Relocation is of most concern in metropolitan areas, where people and businesses are concentrated, governmental acquisition of property is most expensive, and intergovernmental relations are most complex. Much of what is known about the problems of displacement comes from experience with urban renewal, the first major urban program in which government accepted responsibility to assure adequate housing for those displaced by property taking. It has had considerable influence throughout the country on policies and procedures for handling relocation activities by municipal governments. Largely financed by Federal funds, shaped by Federal law and regulations, but carried on with considerable policy discretion by local agencies, urban renewal has also caused the most problems essentially because displacement, especially in the early years of slum clearance, has been so central to its purpose. The urban renewal program has also been characterized by resourceful efforts to ease the displacement hardships it causes and to make relocation an integral part of a government property-taking program. Thus it is an appropriate source of information on the difficulties posed by forced relocation and on the success of efforts to alleviate them.

REHOUSING FAMILIES AND INDIVIDUALS

Cities responding to the ACIR-CM questionnaire were asked to report any problems they faced in relocating families displaced by urban renewal projects. By far the problem most frequently mentioned was lack of an adequate supply of standard housing, particularly for large, low-income, and nonwhite families. Conversely, among those indicating no problems, the most frequent explanation was that there was an ample supply of housing in the community, available for all types of need. A similar conclusion was drawn from examination of "workable programs" submitted to the Housing and Home Finance Agency by cities participating in the urban renewal program. The status of the housing supply suitable to the various needs of displacees is thus—not surprisingly—the most important element in the relocation problem. Two kinds of housing make up the supply: public and private.

LOW-RENT PUBLIC HOUSING

As of September 30, 1963, the Urban Renewal Administration reported that 54 percent of the families displaced since the beginning of the Federal program had incomes that met the eligibility requirements of low-rent public housing. Under the law, these families have priority for public housing. Only 19.7 percent of the total