

families displaced, however, were relocated in federally aided public housing.¹¹

Lack of available public housing is a major reason for failure to accommodate displaced people adequately, as indicated by many cities' responses to the ACIR-CM survey. Even where there are vacancies, moreover, there may not be enough large units for the number of large families applying. In addition, some families who meet income requirements for public housing are ineligible for other reasons: they may be barred because of police records, alcoholism, illegitimacy, disorderly conduct, mental or physical illness, rent delinquency, juvenile delinquency, or other reasons.¹² The family income may be too low: a public housing project must have enough income to pay operating costs, and thus it may be necessary to maintain a distribution of incomes which limits the number of units available to the lowest income families. In recognition of this problem, the 1964 Housing Act provides an additional Federal subsidy to local housing authorities to enable them to take in more displaced families below the minimum acceptable income limit.¹³ Such a special subsidy already existed for the elderly.

Many eligible families reject public housing.¹⁴ Although 68 percent of the families displaced by the New York's West Side renewal project were eligible for public housing, only 16 percent said they would accept it.¹⁵ Drawing on several studies, Martin Millspaugh grouped the reasons for rejection under four headings: (1) the desire to stay close to the old neighborhood, whether or not public housing is available there; (2) the feeling that public housing has a stigma; (3) unwillingness to accept the rules and regulations of publicly administered housing; and (4) dislike of the physical character of public housing projects, such as elevator living and concrete floors.¹⁶

PRIVATE HOUSING

The 46 percent of families displaced by urban renewal whose income level makes them ineligible for low-rent public housing must rely on the private market. Even if the market provides an ample supply of standard housing for their various income levels, housing needs, and neighborhood preferences, they face special problems that stem directly from the urban renewal program.¹⁷

First, demolition tends to reduce, at least for the short run, the quantity of housing available to families who live in the cleared area. Housing built in the renewed area is usually for middle and upper income families, beyond the financial means of most of the displaced.

¹¹ Information from unpublished data of the Urban Renewal Administration.

¹² Philadelphia Housing Association, *Relocation in Philadelphia* (1958), pp. 22-23.

¹³ Public Law 88-580, sec. 402.

¹⁴ This was one of the relocation problems cited in the Nashville reply to the Advisory Commission-Conference of Mayors questionnaire.

¹⁵ Citizens Housing and Planning Council of New York, Committee on Urban Redevelopment, *Toward a Better New York: A Report on the Urban Renewal Problems of the City, With Recommendations* (1960), pp. 14-15.

¹⁶ Martin Millspaugh, "Problems and Opportunities of Relocation," *Law and Contemporary Problems*, XXVI (Winter, 1961), pp. 12-13. See also Connecticut Advisory Committee to the U.S. Commission on Civil Rights, *Family Relocation Under Urban Renewal in Connecticut* (Washington, July 1963), p. 51; and Chester Hartman, "The Limitations of Public Housing: Relocation choices in a Working-Class Community," *Journal of the American Institute of Planners*, XXIX (November 1963), pp. 283-296.

¹⁷ Millspaugh, *op. cit.*, p. 14.