

Thus considerations of local finance join with social prejudice to produce policies that reinforce the social and economic disparities noted earlier. Families displaced from low-cost housing in the older cities often confront obstacles created by restrictive zoning practices, failure to authorize public housing, and other public and private actions in the suburbs that restrict housing opportunities and retard freedom of residential movement.⁵⁰

Cities covered in the ACIR-CM survey were asked, "What actions, if any, by other *local* governments in your area (including counties and neighboring municipalities) would contribute to more effective handling of your relocation problems?" Their responses indicated the prevalence of restrictive local housing, zoning, and building code policies:

(We need) more low income housing in suburbs.—Buffalo.

If they [neighboring municipalities] would adopt a fair housing ordinance in their communities.—Cleveland.

Overall consideration of housing problems in the bay area would be helpful. The development of a comprehensive program for meeting the needs on an area-wide basis would enable consideration of such factors as land costs, employment opportunities, etc., in relation to the various sections of the bay area.—San Francisco.

The suburban areas, because of present real estate practices, or because of the economics of the metropolitan market, are pretty much closed to displaced families in the District of Columbia * * * [we need] a fair housing ordinance [in the suburbs], such as that now in effect in the District of Columbia.—Washington, D.C.

[County and neighboring municipalities action needed]: Making information available through uniform reports on additions to the housing supply and any deletions from the same supply together with information on the vacancy ratio and rate of turnover * * *. Through local building and housing codes and zoning ordinances which were created to provide varying types of housing in terms of price, size, and density.—Minneapolis.

Regional centralized service and technical assistance in prediction of housing supply and housing requirements to those displaced.—Oakland.

Creation of low and middle income housing and open housing policy [in suburbs].—Rochester, N.Y.

The county should adopt suitable building and minimum housing codes.—Wichita.

Zone land for new housing to allow construction of moderate income rental and sales housing.—Hartford.

INTERGOVERNMENTAL ACTION

Many Federal and State measures would help enlarge freedom of residential movement in metropolitan areas and add to the general supply of low-cost housing, despite the prevalence of interlocal competition to exclude the poor and attract tax resources. The Commission has recommended the enactment of State legislation to restrict zoning authority in metropolitan areas to larger municipalities and to county government and to require that zoning authority be exercised to permit a wide range of housing prices within each jurisdiction; enactment by States of legislation authorizing adoption of uniform housing,

⁵⁰ See Bernard J. Frieden, *op. cit.*