

establish five (5) Housing Information Centers in the "Central City" area of Milwaukee.

The "Central City" area covers some five (5) square miles and has a population of 88,000 60% of whom are Negroes. The Milwaukee Urban League estimates that the project area contains 80% of the Negro population (66,000) in Milwaukee. More than a third ($\frac{1}{3}$) of the housing units are deteriorating or dilapidated, which is more than three (3) times the rate for the city. Approximately $\frac{1}{3}$ of the units are owner-occupied and $\frac{2}{3}$ renter-occupied. Four-fifths ($\frac{4}{5}$) of the area's housing supply consists of one- and two-family structures.

The project provided counseling on housing problems to families in five (5) strategically located centers that were open evenings and Saturdays. Low-income families were offered advice and guidance in finding decent and adequate housing within their means. Tenants were offered advice in regard to their rights and responsibilities as tenants. Owners were counseled in regard to bringing their property up to code standards, finding reliable contractors and obtaining financing. Prospective house buyers were aided in selecting good buys and counseled in avoiding overcharges, securing financing and other relevant matters.

The demonstration program is currently being evaluated. A preliminary look at the data indicates that 647 families were served, 67% of whom were tenants. Approximately 54 families sought advice in regard to buying homes, the remainder, some 160, were owner-occupants. The median incomes of tenants were \$4,392 of owners, \$5,520. Over half the families were paying \$10 to \$20 a month more than $\frac{1}{4}$ of their income for housing. Of the families seeking help approximately 26%, or some 171, could not be helped because there was a lack of standard units in the housing supply. Another 15% could only be given partial help for similar reasons.

The families serviced presented a constellation of problems. Some 545 groups of problems were identified or classified, of which approximately 52% stemmed largely from the poor physical condition of dwelling units and 48% stemmed largely from personal or family problems. Slightly more than $\frac{1}{3}$ of the family constellation problems were related to finances.

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MAY 31, 1967.

WASHINGTON URBAN LEAGUE REPORT

NEIGHBORHOOD DEVELOPMENT CENTER

The neighborhood development center program is designed to assist residents of a predominately low-income community in finding solutions to the problems which contribute to their continuing poverty and circumstances; and to help establish and maintain a stable community and stable families in the face of four urban renewal projects, a freeway project, and a school site expansion.

The target area for this program contains approximately 24,000 persons. In three of the four census tracts served, the median income is \$3,600. The median income for the four tracts combined is \$4,025.

This community action program is administered by the Washington Urban League, a delegate agency for the United Planning Organization, Washington's CAP agency. The Urban League directly administers the community organization program, including Neighborhood Development Youth Program, and a consumer action program. It also coordinates and loosely administers six other programs as component parts of the neighborhood center. These include a credit union, a group day care center, a manpower program, a family counseling unit, a housing improvement center, and a neighborhood legal services project.

The Urban League-administered programs are developed and carried out by a multitude of citizens' groups, supported by a staff of approximately 32. This number includes about 25 neighborhood residents. On the professional staff are community organization specialists, a consumer specialist and a city planner, hired as a housing adviser.

The policy-making body for the Neighborhood Center is the Neighborhood Advisory Council, composed of representatives from the more than 25 block clubs organized by the Center, 12 citizens' committees, and other groups operating in the neighborhood.