

in the community and working with neighbors, we have had an opportunity to help them plan. Their original plans that they had brought to the community have changed an awful lot. Before they began construction, we had an opportunity to show their architects our lack of closet space, lack of storage space, and washroom facilities, and all types of things that were actually needed into a home rather than just a space or a room for a bed and a dresser.

Among other recommendations made in 1966 was one to inspect all private relocation housing before occupancy.

Improvement in inspection procedures have been made, but generally are not satisfactory. The License and Inspection Housing Division often does not respond promptly to inspection requests, and delays in inspecting properties sometimes result in rental of units to another prospective renter. The Agency conducts preinspection by its own staff to make judgments about conditions of properties. (Some landlords do not list with the Agency nor will some rent to relocatees because they do not want their properties inspected.)

We also recommended to RLA that the Agency, verify rents and pay rent supplements to maintain gross rents at a maximum of 25 percent of income.

Some progress has been made. The number of onsite locations is believed to have reduced substantially the number of Northwest One families who would pay excessive rents in private housing. No new studies are available which invalidate the Pierce Street figures that 50 percent of families relocated pay more than 25 percent of income in rent; that 40 percent of families relocated pay over 30 percent; and that 20 percent of families relocated pay over 50 percent in private housing.

Families or individuals living in areas of urban renewal, freeways, school sites and other public work areas, suffer more than one disgrace. Because of lack of relocation housing, our center area has all the above mentioned and we live in fear, confusion, and apathy. Homeowners who are living in the Northwest One area find it very difficult to rebuy a home for the amount they were paid. Many of them were eligible families who were living on social security. They could not meet other high payments, and the amount of money that they had excluded them from public housing.

Families with children can answer ads in the paper when they see a house for rent. Once you answer the ad—and you have children under 14 years old—they say they do not want you in the property even if you can afford the property. I have five children and a mother-in-law. In fact, there are eight of us in our family, and I know the difficulty in just trying to get a different home to live with your family. If you can afford to pay the rent, they do not want the children, and who wants to move from low standard housing to another low standard house?

Even if they are small families, maybe a husband and wife with one child, who would not particularly like to live in an apartment, but cannot afford maybe a two or three bedroom house, they cannot find any place in the District. People are just, you know, almost just giving up looking and walking and answering ads and calling, and as a result, many people lie to get into homes. Where the inspections are made sometimes the landlords find out and the family will have to move.