

Mrs. JEFFRIES. Sir, I feel strongly about the staging plan. This is working somewhat in our area. The first families that moved from Pierce Street and some of our area in 1965 moved back a few weeks ago into new public housing. They are in housing on the old Sibley Hospital site. This was something that we had to look forward to, and the people in the community. Now, we have 22 four-bedroom town-houses. These were filled up with residents that lived in the area that were eligible for this size, and those that had moved out. Now the list is ready of families living in Northwest one area of elderly individuals, you know, couples, and then for families eligible for two-bedroom units. So, here we are moving people back into the area that has been redeveloped already, and at the corner next to it is coming out of the ground: and just yesterday the architect said these units might be ready by Christmas. So, then another part of the project area will be completed.

Now, in the beginning we had one block, Pierce Street, that had to have all the families relocated to begin this project site. That was the only little square of about 50 families that had to go. Some of them were relocated in the area on site and the others moved out into public housing, or into some private homes.

I think an effective staging plan would be very good to help relieve relocation problems. Somebody would have to move, but certainly not everybody. Then we work to speed up the maintenance service, give a little bit more maintenance; and families are able to live in the homes until something is ready.

Now, the homes that are being built now are 221(d)(3) homes, and the sponsor will use the rent supplements and the public housing leasing program. So here we will have mixed families here in this project area. It is a very exciting thing and we have worked long and hard as a community to bring about many of these changes and recommendations that we started back in 1965.

In fact, just a couple of weeks ago one was implemented, and that was reducing the rent to 25 percent of the income, and a couple of months ago we got guards in the area to patrol the area, because the police services decrease as families move out instead of increasing, and you are living between boarded up homes. So, I really believe in the staging plan, but it needs work.

Senator MUSKIE. Well, the staging plan, as you have described it, I agree. I think it makes all the commonsense in the world. It is a phasing of the whole project to insure minimum displacement of people at any given time.

Mrs. JEFFRIES. That is right.

Senator MUSKIE. And adjusting that displacement to the creation of housing opportunities within the project itself, and perhaps the temporary use of housing within the area.

Mrs. JEFFRIES. Right, this interim housing that we had here, all of these are very exciting things that can help to relieve the human suffering in the urban renewal in freeway areas and the area that was rehabilitated which brought the people from the center leg into this big building until, hopefully, that they will be able to build their rights housing in that particular area.

Senator BAKER. Mrs. Jeffries and Mr. Freeland, I thank you for your testimony. I am sorry I missed yours, Mr. Freeland, but I have