

Additional evidence of incompleteness of original survey information was revealed in late 1967 as prospective lists of tenants were being contacted to apply for housing. Almost a dozen families who were able to present evidence of their prior tenancy were denied first right of refusal because the Agency had no record of them.

ON SITE RELOCATION

Recommendation 1: Absorb percentage of rents, maintenance costs, and guard and police service in projects costs.

Progress: A full review of rentals in Northwest One resulted in immediate reductions in some rents; and reduction in rentals at dwellings with excessive fuel bills due to heat loss (121 of 296 rentals were reported to have been reduced).

The local agency has adopted a new HUD guideline, effective in May 1968, which would reduce rentals to welfare recipients to the level of their shelter allowance and to other renters not to exceed 25 percent of family income.

Recommendation 2: Increase efficiency and size of maintenance staff.

Progress: A concentrated maintenance program, begun in September 1966, and originally termed "maintenance month" stretched over a year. After eight months, all properties had been inspected; it was revealed by the Agency that 195 structures of 220 required major work (heating, plumbing, electrical or roofing). Between November 1966 and May 1967, the Agency reported it had doubled its volume of completed work orders over the previous six months.

Emergency telephone numbers of the property management staff were circulated throughout the community. The maintenance staff was increased from twelve to over thirty, including some area residents.

Recommendation 3: Hire neighborhood residents for patrol duty to reduce breakdowns in service due to vandalism.

Progress: Private guards were hired in February 1968 on a twenty-four hour basis to protect government properties.

Recommendation 4: Prepare a staging plan.

Progress: A staging plan providing a construction timetable was prepared and presented for community consideration in September 1966. One purpose of the plan was to provide tangible evidence to residents that they did not have to move out of the area in advance of construction timetables. In May 1967, the Agency's policy on demolitions was sharply challenged by the community, resulting in a new agreement, with steps outlined to guard against panic moves by residents and to maintain and improve the quality of the life of the community during redevelopment. A second purpose of the staging plan was to help residents identify with and participate in planning for new low and moderate income housing to which they would hold first priority to return.

The staging plan was not adopted as binding but as a plan subject to revisions which would better serve needs of residents. The following modifications in the staging plan have been supported, but not yet achieved, by the community:

(a) A new elementary school building (estimates of classroom shortages run to 1,000 seats).

(b) One of the housing complexes to include an early childhood center (pre-school through first or second grades).

(c) The shopping center to include at least one community-owned business.

(d) Switch a public housing and moderate income housing site to allow a construction speed-up.

(e) Provision of some new and rehabilitated units as sales housing (13 units scheduled to be ready July 1968).

(f) Extension of boundaries of the renewal project to include the approved section of the Center Leg Freeway so as to provide air-rights housing over the freeway and additional housing beside the right of way.

(g) Speed-up the beginning date of a community facilities building.

(h) Creative development of open spaces for recreation use.

(i) A public swimming pool.

Recommendation 4a: Reserve a pool of standard rehabilitated housing to be demolished in the final stage.

*Progress:*² A pool of standard rehabilitated housing was not provided. Present legislation tends to bar urban renewal agencies from improving housing designated for demolition.

² Congressional review recommended