

The community was successful, however, in getting the Department of Highways and Traffic to invest in the 1967 rehabilitation of a thirty-four unit building which was scheduled to be demolished in 1970 to accommodate the Center Leg Freeway. (This area is scheduled to become a part of Northwest One.)

*Recommendation 4b:* Offer families on-site relocation without jeopardizing their final relocation benefits.

Progress: Approximately 100 families have been relocated on-site since September 1966, without jeopardizing their final benefits. Several have been moved more than once, either because their present homes were beyond repair or because they were in an area scheduled for demolition in advance of construction.

#### Relocation Benefits

*Recommendation 1:* Relocation benefits should be increased and each new household created by relocation should receive moving expenses.

Progress: Agency asserts it is "making payments to the full extent authorized by existing legislation and regulations issued by HUD," and that it supports expanded and increased relocation benefits.

#### Private Housing

*Recommendation 1:* Inspect all private relocation housing before occupancy.

Progress: 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 pre-inspection by its own staff to make judgments about condition of properties. (Some landlords do not list with the Agency nor will some rent to relocatees because they do not want their properties inspected.)

*Recommendation 2:* Verify rents and pay rent supplements to maintain gross rents at a maximum of 25 percent of income.

Progress: The number of on-site 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.

The sponsor of the first moderate income housing in Northwest One has completed arrangements to use the rent supplement program in almost-one-fourth of his units. Another fourth will be leased to the public housing authority. The significance of this is revealed by the following story: The first former Northwest One residents to return in April 1968, to newly completed public housing in Northwest One had been relocated in 1966 to a moderate income development in Southeast Washington. The family income had decreased and they were unable to sustain themselves in 221(d)(3) housing, without a rent supplement. None was available. The shortage of rent supplement money makes it doubtful that other non-profit sponsors will be able to obtain the national rent supplement monies. The community has strongly supported rent supplement legislation for the District of Columbia.

*Recommendation 3:* The Relocation Adjustment Payments, though inadequate, were not paid to Pierce Street relocatees by August 1966. (The last family had moved in June 1966.)

Progress: Notices and claim forms were sent to Pierce Street families and all Northwest One residents on August 4, 1966. Few understood the intent or the actual administration of the payments; and the greatest benefactors of the payments appeared to be the landlords. There is a recognition that legislation is needed for the District of Columbia. One formula is as follows: the payment should be in an amount, which when added to 20 percent of the annual income of the displaced family or individual at the time of displacement equals an amount that will not exceed the rental, including utilities, required for a twelve-month period for such a decent, safe and sanitary dwelling of modest standards, adequate in size to accommodate the displaced individual or family in an area not generally less desirable in regard to public utilities and public and commercial facilities.

*Recommendation 4:* Acquire and rehabilitate large housing units to supplement the supply in both public and private markets.