

Progress: Among first families on-sited in Northwest One were those seeking large units. The need for large units continues, although a number of new large units are coming into completion. The Public Housing Authority, has for two years (since August 26, 1966) been able to acquire and rehabilitate large units.

The staging plan has been revised to include seven houses scheduled for demolition but which are now being rehabilitated for sale to large bedroom, low income families (under 221(h)).

Public Housing

Recommendation 1: Assign a staff person from NCHA to the Relocation Office to help process applications.

Progress: A staff person was assigned September 1966.

Recommendation 2: Provide weekly and monthly status reports.

Progress: RLA receives monthly reports. Counselors were instructed to advise applicants about the status of their applications. Eligibility records are reviewed every three months. Many applicants still are unclear about what they should do to qualify for housing.

Recommendation 3a: Explain eligibility documents to all applicants, both in advance of filing and during document-gathering period.

Progress: Many residents still are unclear about the importance of certain documents they are required to obtain, and do not understand the relationship of the documents to their eligibility for housing.

Recommendation 3b: Help families overcome eligibility requirements which bar their acceptance.

Progress: Living arrangements appear to be a continuing major cause of ineligibility for families trying to get into public housing. This includes non-marriages, as well as inclusion in the family unit of persons not related by blood marriage. National Capital Housing Authority will accept common law marriage, but refuses to extend eligibility to families whose heads are barred from a legal relationship (i.e., one partner separated from but legally married to another) although they have been living in a stable relationship for a long period of time.

Also, the interpretation of regulations bars elderly people of opposite sex who are living in a companionship or housekeeping arrangement. It is believed that a substantial number of old people are barred from housing for the elderly because of this ruling.

The inclusion in family units of persons not related by blood or marriage has served to disqualify some families. This may include children and elderly single persons as well as mentally or physically handicapped or incompetent persons.

Recommendation 4a: Average family incomes for at least a twelve-month period.

Progress: No changes in procedures for figuring family income are known to have been made.

One significant change in regulations has been made on recommendation of community groups. In order to close the "income gap" (the disparity between maximum allowable income in public housing and minimum income in 221 (d) (3) moderate income housing), the continuing occupancy maximum for relocatees has been increased in public housing.

Recommendation 4b: Help families raise incomes.

Progress: Helping families receive benefits to which they are entitled (welfare and social security) and supplementing incomes through part-time employment does not solve problem of individuals and families with incomes *too low* to qualify for public housing. Among persons to be relocated from the path of the Center Leg Freeway and from the older section are some whose lack of earnings will bar them from public housing. Northwest One now has a number of families and individuals living in acquired properties who for a variety of reasons are not eligible for nor are able to afford any type of decent housing.

Recommendation 5: NCHA should purchase more new and used houses, outside project areas.

Progress: The agency received authority to acquire and rehabilitate 240 units (August 26, 1966).

Recommendation 6a: Combine small public housing units to create large units.

Progress: NCHA does this where "it is appropriate to do so."

Recommendation 6b: Adjust ceiling costs to permit construction of large apartments.