

redevelopers or his successors in interest, restricting the sale, lease or occupancy of any real estate in the project areas upon the basis of race, creed or color.

This requirement does not apply to any other covenants or restrictions within the purview of the redevelopment plan pertaining to the types of improvements which may be built in the project area or the uses to which such real estate may be put. Such covenants and restrictions, in fact, may generally be desirable in order to protect the project area from future encroachment of slums and blight.

#### 7. Relocation of Families Living in Project Areas

Title I provides that every contract for financial aid shall require that "there be a feasible method for the temporary relocation of families displaced from the project area, and that there are or are being provided, in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and reasonably accessible to their places of employment."

A further provision which must be included in every contract for financial aid entered into prior to July 1, 1951, requires the postponement of demolition of residential structures in connection with a project until July 1, 1951, if the governing body of the Municipality determines that demolition prior to that date would reasonably be expected to create undue housing hardship in the locality.

These provisions clearly recognize that the process of acquisition and clearance of slum and blighted areas for redevelopment will present serious problems in connection with assuring that adequate housing is available for the families now living in those areas -- problems which must be mastered in keeping with the spirit of the Statement of National Housing Policy contained in the Housing Act of 1949 and with the specific objective of Title I of removing the impact of slums and blight from human lives. As recognized in the Congressional committee reports recommending the enactment of this legislation, any slum clearance which fails to assure adequate housing for families which presently live in slums would be merely forcing them into worse conditions.

The Congressional committee reports also give recognition to the particular problems of adequately rehousing families of minority races which live in project areas.

An important task facing a local public agency which plans to undertake a project under Title I, therefore, will be the development of an effective program which will result in the provision of decent housing for displaced families, in accordance with the intent and specific provisions of the Housing Act of 1949, and in the