Each Monday, miscellaneous information items of interest are assembled into a single memo for WRS clients. The following sections are included today:

I. RFP's Due Out, But Not Yet Advertised

II. Documents Available For Loan

III. Miscellaneous Agency Information

IV. Miscellaneous Client Information

I. RFP'S DUE OUT, BUT NOT YET ADVERTISED

Attorney General Bell has expressed interest in the need to develop neighborhood centers which would involve the private sector directly in the justice system. WRS discussed this issue with John Beal, in the Office for the Improvement in the Administration of Justice, and found that the program will become a reality very soon.

The Attorney General has given the Neighborhood Justice Centers program his highest priority, according to Mr. Beal. His office is currently developing the program and he expects the papers to be processed this summer with a couple of pilot projects in operation by the fall. The Centers are to provide convenient alternatives for settlement of a variety of civil and criminal matters such as: family problems, vandalism, consumer issues, etc. The centers would be staffed with individuals such as paralegals and social workers. They would identify problems which could be handled through negotiation, mediation, etc. The program would be voluntary and the Centers could either assist in settlement of the issues, such as before a neighborhood council, or they could serve as a referral service.

Mr. Beal anticipated the pilot projects to be in a couple of urban areas, not as yet identified. The funding will come partly from LEAA authorized funds and hopefully from private foundations. Mr. Beal foresees some contracts but on a limited basis at first. He stressed, however, that it is being "billed as the Attorney General's Neighborhood Justice Program" and that it is "the start of a major federal effort."
II. DOCUMENTS AVAILABLE FOR LOAN


4. A Directory of State Elective Officials and the Legislatures. The Council of State Governments. WRS will copy requested pages from this item—not loan it entirely.

5. Mental Retardation: Trends in State Services. Presidents Committee on Mental Retardation. This report tries to chart the directions the U. S. must move in the next 25 years so that America's retarded citizens can achieve a fuller life.


9. CETA and Youth: Program for Cities. Programs in ten cities are described in this booklet put out by the U. S. Conference of Mayors, 72 pages, 1976.


11. The Impact of CETA on Institutional Vocational Education. This document has three case studies (Chicago, Erie and the Virginia Peninsula) and a final report, U. S. Conference of Mayors, 80 pages, March 1977.


14. An Assessment of WIN and Welfare Tax Credits. This document is the final report of contract # DOL SL-27-75-03. An overall assessment of the Work Incentive (WIN) and Aid to Families with Dependent Children (AFDC) tax credit programs, this project sought answers to the following questions: (1) to what degree are tax credits a factor in employer decisions to hire WIN registrants and welfare recipients? (2) What are the differences in usage of the WIN and the welfare tax credits? (3) What provisions or features of the tax credits contribute to or inhibit their use and effectiveness? (4) How do costs of the program (especially tax revenue decreases) compare with savings generated by the program (especially welfare savings, wages and/or taxes, and social security revenue increases)? (5) What are the implications of the findings for legislation, policy, program design, and operation? (6) How can the program be changed to increase its use and to make it more cost beneficial? Institute for Manpower Program Analysis, 200 pages, March 1977.

15. Pretrial Intervention Strategies: An Evaluation of Policy-Related Research and Policymaker Perceptions. The National Science Foundation funded this study whose objects were to assess the technical adequacy of the PT 1 program and to ascertain the concerns and perceptions of criminal justice policymaker about PT 1, 255 pages, November 1974.


III. MISCELLANEOUS AGENCY INFORMATION

Energy Research and Development Administration telephone book (attached)
IV. MISCELLANEOUS CLIENT INFORMATION

White Population Of D.C. Appears To Rise Slightly

By Charles A. Krause
Washington Post Staff Writer

The black population of the District of Columbia has remained relatively stable since 1970 while the number of white households in the city appears to be on the increase, according to a census update released this week by the Washington Center for Metropolitan Studies.

The findings of the census update, conducted in late 1974, are less than conclusive with regard to a permanent growth in the District's white population, George W. Grier, who prepared the census update, said yesterday.

But, after years of decline, the census update recorded a sharp increase in the number of white families who moved to the city during 1974, a trend that Grier said seems to be continuing.

For the first time in decades, the number of whites moving into the District may exceed those who die or leave the city for the suburbs.

"If we took another survey today," Grier said, "I think we would see a great acceleration of (the) movement first detected in 1974."

Like several other cities across the country, Washington is viewed as an increasingly attractive place to live by single persons and young, upper income childless couples of both races, according to a housing preference survey conducted last year by the center and also released this week.

This survey found that about a quarter of the 90,000 upper income families already living in the Washington metropolitan area who plan to move in the near future expressed a strong preference for the cultural and entertainment amenities available in the District.

If housing were available and if in-town neighborhoods were considered safe, the District could attract approximately 15,000 to 20,000 new households a year just from within the metropolitan area, the survey found.

Both the census update and the housing preference survey tend to confirm what city developers, speculators, planners and real estate brokers already know: houses and apartments almost anywhere west of the Anacostia River can be sold or rented almost as fast as they become available.

See STUDY, A6, Col. 1

STUDY, From A1

Neighborhoods such as Adams-Morgan, Mount Pleasant, Dupont Circle, Logan Circle, far-out Capitol Hill and even Shaw have experienced an influx of middle and upper-middle income families in recent years as houses are renovated by developers and then sold, often for prices in excess of $50,000 and sometimes at prices approaching $100,000.

In some cases, young singles or childless couples buy unrenovated houses and refurbish them over a period of time all by themselves. According to real estate brokers who specialize in these inner-city areas, young blacks appear to be buying in large numbers although the whites who buy are more apparent because they are far more visible in what were, until recently, all-black neighborhoods.

J. Gerald Lustine, whose real estate firm is most active in neighborhoods east of 16th Street NW, said recently that black families seem most interested in houses that sell for under $40,000.

If a black family can afford to pay $50,000, Lustine said, more often than not it will opt for the suburbs.

"They're not interested in buying the same kind of house they rented for so many years," even if it is renovated, Lustine said.

The Washington Center for Metropolitan Studies census update confirms Lustine's general observation. Approximately 20,000 black families who lived in the District in 1970 were living in the suburbs in 1974. This out-migration might explain why the number of black households in the city in 1974 was only 3,000 greater than the number living here in 1970.

In all, the census update found that 119,000 single persons or families living in the city in 1974 had moved at least once since 1970. About 52,000 (45 per cent) of the 119,000 simply moved from one address to another inside the District during the 4½-year period.

Approximately 41,200 of the households living in the city in 1974 who had moved since 1970 came from outside District. Of these newcomers, 34,200 came from outside the Washington metropolitan area. Another 7,000 newcomers to the city moved in from the Maryland and Virginia suburbs.

Of the 41,200 newcomers, 26,100 were white (63 per cent) while 15,000 were black (33 per cent) and 1,600 (4 per cent) were of other races or failed to respond to the census question pertaining to their race.

Another 10,000 heads of household living in the city in 1974 had moved since 1970 but the census was unable to determine whether they had lived inside or outside the city when the federal census was taken in 1970.

The most striking statistic uncovered by the census update is that the District experienced a great influx of newcomers during 1974. More than 19,000 of the 41,200 new households residing in Washington at the time of the update had moved to the city during 1974.

Most of these 19,000 newcomers were white, according to the census update. However, the apparently unusual influx of newcomers could be explained in at least two ways, Grier said.

On the one hand, the District's population could be so transient that approximately 20,000 newcomers could come and go during any 12-month period—accounting for what appears to be an unusual influx during 1974 because, on closer examination, could be a normal count of the city's transient population.

On the other hand, Grier said, the influx could, at least in part, reflect a real increase in the number of new households moving into the city on a more permanent basis. Grier said he believes this latter explanation is probably the case.

The District was experiencing a real inflow of new residents in 1974 (above and beyond the normal transient inflow), Grier said, and the late 1974 census update caught this trend.

The census update also found that:

- Most newcomers to the city located in "central locations undergoing private rehabilitation, in the renewal areas or in high prestige areas on the west side of the city."
- Nearly half of the newcomers to the District between 1970 and 1974 were single and held college degrees;
- Two-thirds of the newcomers were under 26 years old;
- The overwhelming majority of the newcomers rented houses or apartments rather than buying them;
- Two-thirds of the newcomers to the District between 1970 and 1974 were white, an increase over the percentage of newcomers to the city between 1965 and 1970 who were white.
By Ned Scharff
Washington Star Staff Writer

At a time when the District is losing an estimated 9,000 population each year, the city is turning away more than 50,000 affluent homemakers for lack of available new housing. That is the principal finding of a new population survey by the Washington Center for Metropolitan Studies that attempts to analyze the potential market for new, privately developed housing in Washington's central renewal area.

A second survey, also undertaken by WCMS for the D.C. Department of Housing and Community Development, delved into the attitudes of recent newcomers to the Washington area.

It suggests that the market for the District as a place to live for the affluent and upwardly mobile - both black and white - is growing stronger all the time.

THE REPORT on newcomers' attitudes concludes that if the city can encourage development of competitively priced rental housing, renew more central neighborhoods in the style of Georgetown, and counter its image as a center of urban blight and crime, it will reap substantial benefits.

"The popular wisdom is that big cities are locked into a pattern of social and economic decline, with aging physical plants, dependent populations and a flight of jobs to the suburbs - all contributing to an impending crisis in fiscal stability," said George Grier, a consultant to WCMS and author of the two reports. "We don't want to suggest that poor people should be shoved out to make room for the affluent, which is what is happening now," Grier said.

"The whole point of the study was to find out whether affluent newcomers would be receptive to newly built housing on the 7 percent of city land that's now vacant. If so, it would take some pressure off for the rehabilitation of houses, which is the main trend that displaces the poor," the WCMS surveys stemmed from an analysis of a representative sample of people who came into the District from 1970 - the date of the last U.S. Census - through 1974.

ANALYSIS SHOWED that an estimated 118,600 city households - 45 percent of the total population - had moved at least once since 1970. Of those households, more than half had lived within the District in 1970 and had chosen to remain.

Another 35 percent of the recently moved households had come from outside the Washington area. These findings, Grier contends, show that the city holds considerable attraction for outsiders and has considerable "holding power" for residents once they get here.

In the study of attitudes, Grier said the survey had concentrated on a selective group of homeowners in high-value houses and renters paying above-average rents in the city in order to determine the potential market for privately developed housing in the inner city.

Grier said the survey showed that of the more than 60,000 households moving into the District each year and paying above the median for housing, at least 10,000 to 20,000 households (about 30,000 people) would stay here if more housing were available.

Because the city's supply of housing remains virtually unchanged, however, every new household that comes into the city displaces another one.

GRIER SAID he based his estimate on the number of people who would stay in the city on responses to a number of questions.

A quarter of the renters surveyed expressed a preference for a neighborhood that was "right in the center of things," the report said, and as many as half of all households placed high values on urban activities and facilities: theaters, restaurants, good public transportation, museums and walk-to-shopping.

About one household out of eight - and somewhat more among younger age groups - viewed population diversity as a "most important" feature in a good community, the report said.

Good schools were listed as a "most important" neighborhood feature by 75 percent of those surveyed, and safe streets were listed by 88 percent.

In one of the more curious sections of the survey, people were asked how they thought they might like living in various city and suburban neighborhoods.

The survey indicates that the New Southwest urban renewal area has perhaps the worst image of any city or suburban neighborhood whose residents have above-average incomes.

MORE THAN 67 percent of those interviewed said they "definitely would not like" to live in Southwest Washington; 65 percent said they would not like living in the near-downtown area; 50 percent did not want to live in the Northeast or North, and 50 percent said they had an aversion to the part of Prince Georges County that lies inside the Beltway.

Asking to name the most desirable neighborhoods, 27 percent listed Montgomery County outside the Beltway; 23 percent listed Fairfax County outside the Beltway; 18 percent listed Georgetown or other close-in parts of Northwest Washington; and 16 percent listed Montgomery County inside the Beltway.

According to the WCMS studies, the newcomers to the city are a highly desirable group from an economic point of view:

- They are young. Nearly half of the newly arrived heads of households are 25 to 34 years old, and two-thirds are under age 40.
- They are well educated. An estimated 57 percent have had four years of college or more.
- They are well employed, working in predominantly high-status, white-collar jobs. More than one-third were earning $15,000 or more a year.

THE NEWLY ARRIVED households in the city had other interesting characteristics, the WCMS reports noted:

- Racially, 63 percent of the newcomers here were white, 33 percent of them black. The majority of the newly arrived white households from outside the area had come from states in the Northeast or Northcentral United States.
- But the majority of newly arrived black households from outside the area came from Northeast or Southern states, and a substantial minority - about one-third - came from foreign countries, mostly outside the Western Hemisphere.
- A majority were unmarried and had never been married, but a sizable number were separated, divorced or widowed.
- About one-third of the new households were headed by women, almost all of whom were single.
- Almost a quarter of the new heads of households were not employed and 17 percent of the new households had no wage earners at all.

In terms of housing, the WCMS studies note that these newcomers were overwhelmingly renters. About 61 percent managed to keep their rents below 25 percent of their household incomes, but another 25 percent paid more than 35 percent of household income for rent.

Among those who bought homes in the city, 58 percent bought homes with seven rooms or more, while another 22 percent bought six-room homes. About 45 percent said their homes were valued at more than $1/2 times their annual earnings.