

3.100 et seq.) URA rules and regulations other than those dealing with relocation payments do not affect the public but instead have general application only to state and local governmental bodies or their instrumentalities with which URA enters into contractual relationships.

Program guides and information sheets describe procedures applicable to particular programs.

2(d). Statements of general policy or interpretations for the guidance of the public appear in the Federal Register (see citations under sections 2(a) and 2(c), supra), and the Urban Renewal manual.

Manuals, program guides, and information sheets are available for all Agency programs to acquaint prospective applicants with administrative interpretations and details.

It should be noted that a majority of Agency programs do not involve dealing with "the public" but with State and local governmental bodies and their instrumentalities, i.e., local housing authorities (PHA), and local urban renewal authorities (URA). As to such programs the provisions of section 3(a) (3) of the Administrative Procedure Act would appear to be inapplicable (see Attorney General's Manual on the Administrative Procedure Act (Department of Justice, 1947) 22).

2(e). Not applicable to our functions, which are contractual, rather than regulatory.

3. It is assumed that the information requested relates to adjudications required by statute to be determined on the record after opportunity for Agency hearing (5 U.S.C. 1004). This Agency has no adjudicatory functions of this nature.

4. None.

5. None.

However, URA has made numerous rulings in connection with relocation claims which have been collated for use as precedents in the interpretation of relocation regulations. Arrangements are now being made to disseminate these interpretations to local public agencies so as to assure uniformity of interpretation throughout the country. Certain basic interpretations of the relocation payment regulations have already been assembled in an Urban Renewal Service Technical Guide which has been distributed to local public agencies and is also available for distribution to any interested person on request.

URA and PHA, in deciding issues that arise in administering the urban renewal and public housing programs, apply criteria, standards, and principles which are set forth in written material furnished directly to local public authorities in the form of manuals, bulletins, handbooks, circulars, and similar publications.

6. It is Agency policy to make records and files fully available to the general public upon request except as explained in our answer to question 7. With respect to FHA practices see 24 CFR 200.185, 186. PHA regulations pertaining to this question are contained in 24 CFR 1500.1 et seq.

Certain documents relating to urban renewal projects are specifically required to be made available to the public. For example, section 105(e) of title I of the Housing Act of 1949, as amended, requires a local public agency to make public certain information relating to a prospective redeveloper prior to the execution of a contract or understanding for the disposition of project land. This requirement is implemented by section 14-4-1 of the Urban Renewal Manual which requires the publication of a redeveloper's statement for public disclosure in a local newspaper. Another example may be found in section 16-1 of the Urban Renewal Manual, which requires that a local public agency make the "relocation program" for an urban renewal project available at its office to any interested groups or individuals during a certain period prior to the public hearing on the project. The requirement contained in section 105(d) of title I prohibiting acquisition of land for an urban renewal project until after a public hearing has been held by the local public agency, also provides the public with access to information pertaining to each urban renewal project.

FNMA operates on the principle of complete disclosure of all material information to all persons actively or prospectively interested in the corporation. Complete disclosure means the disclosure of all information germane to the transaction at hand, revealed in accordance with generally accepted corporate practices. For example, the corporation makes prompt and timely publication to all contractors (and to noncontractors upon request) in connection with—

(1) changes that occur in standard requirements for doing business with the corporation. The corporation also uses newspaper dissemination