URA files might contain acquisition or disposition appraisals of property or the contents of certain market or economic studies. Premature disclosure of these materials could have an adverse effect on program operations. Files also contain intra-agency reports and recommendations and other internal memorandums involving the exchange of preliminary views, as contrasted to action by authorized officials.

Investigative reports and preliminary unreviewed audit reports are not generally disclosed to the public. Such reports contain raw and unevaluated investigative material, including the names of persons furnishing the information. On many occasions such information is obtainable only in strict confidence. Furthermore, these reports reflect research and analysis which is only preliminary to formal agency action which will result in an official record.

8. Private parties deal directly with this agency only to a very limited extent. URA and PHA deal directly with State and local governmental bodies and their instrumentalities. To the extent that CFA programs (e.g., college housing, housing for the elderly) involve dealing with the public, such programs are covered in the Federal Register (44 CFR 701.1 et seq.). All FHA programs are described in the Federal Register (24 CFR 200.1 et seq.).

The OA has delegated most of its operational program authorities to the Commissioners who head the constituent units of the agency (CFA and URA). However, there are four operating programs in the OA which require discussion.

The Urban Mass Transportation Act of 1964 (49 U.S.C. 1601–10) authorizes loans and grants to States or local public bodies or agencies. Thus, private parties are not involved in this program. Information is made available to participants through information and fact sheets, program guides, and manuals.

The mass transportation demonstration grant program (42 U.S.C. 1453(b); 49 U.S.C. 1605) authorizes the Housing Administrator to undertake research, development, and demonstration projects in all phases of urban mass transportation, which demonstrations will assist in the reduction of urban transportation needs, the improvement of mass transportation service, or the contribution of such service toward meeting transportation needs at minimum cost. Although there is no statutory limitation on the parties with which the Administrator may enter into contracts, it has been administratively determined that contracts should be entered into only with public bodies or agencies. As in the other transportation programs, full information about the program is available to potential participants.

The low-income housing demonstration program (42 U.S.C. 1436) authorizes grants for the purpose of developing and demonstrating new and improved means of providing housing for low-income persons and families. The statute authorizes the Administrator to contract with public or private bodies or agencies; it has been administratively determined that private individuals are not eligible for grants. Although there has been no publication in the Federal Register concerning this program, there has been wide circulation of the Program Guide which describes the program. Each grant is announced publicly and there has been substantial newspaper publicity about the program. Procedures to be followed in carrying out a demonstration are set forth in a Low-Income Housing Demonstration Manual which is furnished to all applicants whose applications for grants are approved.

In both the mass transportation demonstration grant program and the low-income housing demonstration grant program, potential participants are a relatively limited class of local public bodies or technical groups which have special competence in the two fields involved. Such potential participants, because of their special competence, are already familiar with the opportunities to participate in the two programs.

The community disposition program is authorized by the Atomic Energy Community Act of 1955, as amended (42 U.S.C. 2301). Under Executive Orders 10657 (21 F.R. 1063 (1956)) and 11105 (28 F.R. 3909 (1963)), the Administrator is responsible for the sales and financing functions under the act. The sale of property in Oak Ridge, Tenn., is complete, and that in Richland, Wash., is virtually so. Sales of property in Los Alamos, N. Mex., have not yet begun, but it is expected that the procedures used in the earlier dispositions will be followed there. The AEC, pursuant to statute, establishes a system of priority rights applicable to the sale of the Government-owned property (42 U.S.C. 2332). These priorities are published in the Federal Register (see 10 CFR 130.1 et seq.) and, in Oak Ridge, were distributed on a house-to-house basis by the AEC. Lists showing the appraised value of each parcel of property to be offered for sale to