

private citizens' rights are not transgressed. I believe that in all instances due process is served.

Ample notice is given for the prerequisite public hearing held by the District of Columbia Commissioners on any redevelopment or urban renewal plan. In addition to the publication, in two daily newspapers of general circulation several times over a 30-day period of the notice of public hearing and the purpose thereof, there is further publication by distributing copies to all business, trade, and citizen organizations of a copy of the notice. This official public hearing is preceded by numerous informal neighborhood meetings which are calculated to inform the public as well as to seek their views on the particular plans and project.

In establishing the price for the acquisition of land from private property owners, the Agency procures two independent appraisals from a panel of qualified appraisers. Although not required to do so, the Agency discusses with each property owner, payment of a price determined by the Agency to be a fair market value based on the two land acquisition appraisals before it initiates any court actions.

When discussions between the Agency and the property owner are inconclusive and it appears that agreement with the owner cannot be reached, the Agency requests the Attorney General to initiate condemnation proceedings. All the Agency's title information is made available to the Attorney General. These proceedings are initiated in the U.S. District Court for the District of Columbia pursuant to the act of Congress entitled "An act to provide for the acquisition of land in the District of Columbia for the use of the United States," approved March 1, 1929 (45 Stat. 1415), (D.C. Code 1961, Ed-16-619 et seq.) or acts which may amend or supplement said act, in particular, act of December 23, 1963 (77 Stat. 577) (P.L. 88-241).

There is, of course, under rules 71A of the Federal Rules of Civil Procedures governing condemnation cases, provision for personal service by the U.S. Marshall's office which takes about 20 days for both foreign and local service and there is provision for publication, in a newspaper of general circulation for all not personally served, once a week for 3 successive weeks; in addition, a copy of the notice is mailed to all persons whose addresses are known and who have not been served.

After the Agency has acquired land, it proceeds to sell or lease project land. Before it sells or leases any land, it must obtain two bona fide reuse appraisals on the fair value of the land under the publicly approved urban renewal plan for the project area.

Although the Agency may sell or lease, it may do so without a public bidding but only after a public hearing, after 10 days' public notice by the Agency upon the proposed lease or sale and the provisions thereof (sec. 5-706(c), D.C. Code 1961 ed.).

The sales contracts, deeds and lease agreements contain provisions relating to land value, monthly carrying charges, rent, and tax payments (where leased), restrictions on use of the land pursuant to the urban renewal plan, dates for commencement and completion of construction and other matters relating to sale of stock and nondiscrimination. Covenants on four of these items enable the Agency to recapture the land in case of breach of covenant and default thereunder. A so-called condition subsequent provision is contained in our sales contracts and deeds which establishes this right.

After acquisition, the Agency's most intricate operation then begins; i.e., property management and family and business relocation. The Agency is required by the District of Columbia Redevelopment Act of 1945, as amended, and by the provisions of title I of the Housing Act of 1949, as amended, to provide assistance in rehousing persons to be displaced from any of its projects. In the relocation of persons, they must be rehoused in safe and sanitary accommodations within their financial means. Many of the people to be displaced are eligible for low-cost public housing owned and managed by the National Capital Housing Authority. The Housing Act provides for the payment of moving expenses and direct property losses for displacees. For a business, the act allows up to \$3,000 for direct property loss or moving expenses or for certified moving expenses only, an amount not to exceed \$25,000. Certain other payments are available for small businesses. This, of course, is of great aid to the Agency in its relocation program and helps to relieve the economic plight of those forced to move because of the requirements of the publicly approved urban renewal plan.