

should be vested in an administrative agency subject to maximums established by statute.

3. ASSURANCE OF AVAILABILITY OF STANDARD HOUSING, UNDER FEDERAL AND STATE GRANT-IN-AID PROGRAMS

The Commission recommends that the Congress require State and local governments administering Federal grant-in-aid programs, before proceeding with any property acquisition that displaces people, to assure that there is a method for temporary relocation and that standard housing in sufficient quantities in a comparable location, within their financial means are or will be available, and that the States enact legislation with a similar requirement for State and local agencies.²⁸

A joint survey by the Advisory Commission on Intergovernmental Relations and the U.S. Conference of Mayors found that inadequate supply of housing, both public and private, is the single most important obstacle to expeditious relocation of displaced families and individuals. At the present time, only the programs administered by the Department of Housing and Urban Development—federally aided urban renewal, public housing, neighborhood facilities, open space, code enforcement, and mass transportation—require that localities provide a feasible method for temporary relocation of families and individuals and assure that there are or are being provided the necessary number of standard housing units to meet the needs of displaced. States under the Federal-Aid Highway Act are required to help families find housing, but there is no requirement that housing be assured as a condition of payment of grant funds.

Assurance of standard housing is uniquely germane to the purposes of urban renewal and public housing programs as it is not to other Federal grant programs. Also, it is true that persons displaced may presently be living in substandard housing and that assuring a standard housing supply requires many types of public and private action governing the total supply of housing. However, the Commission believes the goal of providing standard housing for all is of such pre-eminent importance that its availability should be assured even if it means a delay in a federally aided project. Establishing this requirement for all Federal grant programs would probably, in fact, furnish a stimulus to the elimination of substandard housing. States as well as the Federal Government should use the relocation process to achieve the goal of standard housing for all even if by doing so, progress on public improvements is occasionally temporarily postponed.

4. FINANCING THE RELOCATION COSTS OF FEDERAL GRANT-IN-AID PROGRAMS

The Commission recommends that under Federal grant-in-aid programs the full cost of payments to any persons for relocating a family and the cost of payments up to \$25,000 to any person relocating a business be completely reimbursed by the Federal Government; and that the cost of business relocation payments in excess of that amount be shared on the basis of the cost-sharing formula governing the particu-

²⁸ *Ibid.*