

Further, it is consistent with the findings and the recommendations of the Commission's report on the "Impact of Federal Urban Development on Local Government Organization and Planning."

The language of this title is in large part based on legislation enacted by the 89th Congress establishing similar procedures for the sale and disposition of public lands by the Department of the Interior (78 Stat. 986). Further, it incorporates suggestions of the Comptroller General regarding predecessor legislation whereby Federal interests are protected in the acquisition and disposal by giving the Administrator the authority to shorten the period of advanced notice or to eliminate it entirely when in his judgment such action is needed to avoid such things as land speculation, payment by the Government of higher prices, or time consuming and costly condemnation proceedings. In short, this title would appear to strike a good balance between the administrative needs of GSA and the planning and development objectives of the localities affected.

Title VIII of the proposed legislation establishes a uniform policy of relocation payments and assistance for all persons, businesses, nonprofit organizations, and farm operations displaced by direct Federal programs and by programs conducted through Federal grants-in-aid to State and local governments. It requires all such grant-in-aid programs to assure that standard housing is provided or is being provided for those displaced and provides for full Federal reimbursement of the first \$25,000 of any relocation payment and Federal sharing of any costs beyond that amount on the basis of the regular cost-sharing formula of the individual grant programs.

During the latter part of 1964, the Advisory Commission probed the general topic of Federal relocation policies and the intergovernmental problems generated by their lack of consistency and equity. In its January 1965 report on "Relocation: Unequal Treatment of People and Businesses Displaced by Governments" the Commission reached certain major conclusions:

It found that governmental displacement of persons and businesses is substantial and that all indicators suggest that the pace of the displacement will accelerate with increased urbanization and the accompanying mounting demands for more urban services.

It found that over the next four to eight years displacement under Federal and federally aided programs will affect annually an average of 111,000 families and individuals and 18,000 business and nonprofit organizations.

It discovered great inconsistencies among Federal and federally assisted programs with respect to the amount and scope of relocation payments, advisory assistance and assurance of standard housing.

As your Subcommittee hearings on S. 1681 (89th Congress) again demonstrated, even a cursory examination of the existing programs indicates that the quality and quantity of relocation assistance and payments, both figuratively and literally, depend on what development program hits the displacee.

The Commission report documented the fact that the adverse effects of relocation hit most severely those families and individuals least able to withstand it. The worst problem in relocating families and individuals is the shortage of standard housing for low income groups. Minority groups have the greatest relocation problems in terms of population classifications. Large families and the elderly present other special housing problems and among business displacees, small businesses, particularly those owned and operated by the elderly, are the main relocation casualties.

On the basis of these findings the Commission made 14 recommendations for State, local, and Federal action to meet the problems of those displaced by government. Title VIII of this legislation carries out most of those recommendations for remedial action at the Federal level. It provides that Congress establish a uniform policy of relocation payments and advisory assistance for persons and businesses displaced by Federal and federally aided programs. Hence, under Section 802, heads of Federal agencies are required to make relocation payments in direct Federal programs causing displacement, such as those of the Post Office Department, GSA, or the Defense Department, in accordance with regulations established by the President.

Section 804 requires the same agencies to provide advisory assistance programs and specifies that these include determining the needs for assistance; assisting businesses and farm operators in relocating; supplying information regarding Federal Housing Administration, Small Business Administration and other assistance programs; helping to minimize readjustment problems; and coordinating relocation with other project activities and governmental efforts in the community or nearby areas.