TITLE VIII

Title VIII would provide for relocation payments and other assistance to displaced persons (defined, in section 113, to include owners of businesses, farmers, families, and others), on a uniform basis, in Federal and Federally-assisted programs under which real property is acquired. In the case of direct Federal acquisition of real property for public use (part A of Title VIII), section 802 would require heads of Federal agencies to make fair and reasonable payments, pursuant to regulations established by the President, to reimburse displaced persons for their actual moving and related expenses *or*, if any displaced person so elects, to make optional fixed payments to such person according to a formula. Relocation assistance programs (i.e), counseling, information, planning, and coordinating activities) would also be made available. While we endorse the objectives of this part, on its details we defer to other agencies which would be more directly involved in the detailed program features.

With respect to Federally-assisted programs (part B), section 807 would require, as a condition to the approval of any grant, contract, or agreement with a State agency for Federal financial assistance to pay the cost in connection with the acquisition of real property, or of a public improvement for which real property is to be acquired or as the result of which displacement will otherwise occur, that the State agency has agreed to provide to displayed persons for moves from such real property—(a) relocation payments on the same basis as those provided in the case of direct Federal acquisition of real property; (b) relocation assistance programs; and (c) a feasible method for the temporary relocation of displaced families and individuals, and an assurance that decent and sanitary dwellings are available and reasonably accessible to displaced families and individuals. Cost to State agencies providing relocation payments and services would be included as part of the costs of the project for which Federal financial assistance is otherwise available. The State agencies would be eligible for Federal financial assistance with respect to such payments and services in the same manner and to the same extent as with respect to other eligible project costs, except that the Federal agency providing assistance would contribute (up to) the first $25,000 of any relocation payment to a displaced person, and no State agency would be required to make a relocation payment to any displaced person of *more than* $25,000 in order to receive Federal assistance for relocation payments, or to meet requirements of section 807. (For purposes of Title VIII, the term "State" would include the political subdivisions of a State.)

We agree with the Bureau of the Budget that insofar as real property acquisition is concerned, the costs of displacement caused in whole or in part by Government action are, in a very real sense, costs of property acquisition and should be financed in the same manner as the other costs of property acquisition. We also believe that, as a matter of policy, all these costs and assistance should be as uniform as possible. It seems to us desirable that in all direct Federal programs, as well as in State or local programs carried on with the assistance of Federal funds, this principle should be applied. The Department of Health, Education, and Welfare fully supports the principle of (1) making fair and reasonable relocation payments to persons displaced by the acquisition of real property under direct Federal programs, (2) provision of a complete range of relocation services and other assistance for program displacees consistent with need, (3) requiring State and local governments to assume responsibility for relocation payments and services as a condition of participation in federally assisted programs, and (4) contributing to the costs of relocation payments a Federal share proportionate to the percentage of Federal participation in other eligible project costs. Title VIII, in our view, would meet these overall objectives if it were amended to provide (as the Bureau of the Budget has suggested), in the case of federally assisted programs, that the Federal Government share in the cost of relocation payments made by State agencies only to the same extent as other project costs.

In reaching the above conclusion, we are not unmindful of the fact that in certain federally assisted programs, e.g., urban renewal, the Federal Government now assumes a higher share of relocation costs than its percentage of participation in the project. On balance, however, recognizing that uniformity is desirable in relocation assistance programs, and on the basis of our experience in the many and varied grant-in-aid programs of this Department, we believe that through the utilization of the particular project formula in relocation costs the common program goals at the Federal, State, and local levels can be reached