

the general local government having zoning and land use jurisdiction over the land involved in the proposed transaction. The Administrator is also directed to comply, to the extent possible, with the zoning and land-use regulations of the local government affected when acquiring or changing the use of any real property in urban areas.

Federal land acquisition disposal practices in urban areas clearly have a significant impact on local schools, water and sewage services, highways and streets and other local governmental functions. At present there is no formal Federal policy with respect to these practices, in contrast to the planning requirements in several grant programs that seek to strengthen local and areawide planning and land-use regulations. The notice required in disposition proceedings would give local governments an opportunity to zone the use of such land in accordance with local comprehensive planning objectives. Moreover, the GSA Administrator in such proceedings, to the extent feasible, would furnish any prospective purchases with local planning information relating to zoning, land use, and other regulations which would be applicable to the use and development of the property offered for sale. In acquiring or changing the use of real property in urban areas, the Administrator, to the extent practicable, would consider all objections made by the affected local government relating to possible conflicts with its zoning regulations or planning objectives and GSA is required to comply with such regulations and objectives—to the extent he determines feasible. The language of this title clearly protects the Federal interest in these various proceedings. At the same time, due consideration is given to protecting the legitimate planning and land use objectives of urban local governments.

The thrust and even some of the language of this title closely resemble legislation enacted in the 88th Congress establishing similar procedures for sale or disposition of public lands by the Department of Interior (78 Stat. 986). The following excerpt from the regulations issued by the Department of Interior on this Act (*Federal Register*, February 20, 1965) demonstrate that the procedures established in Title VII of S. 698 are both practical and desirable:

"Disposal programs will be scheduled in a manner to make all actions consistent with established or proposed State or local governmental programs and with State, county, and other local governmental master and detailed plans. Disposals within the area of influence of growing communities will be deferred until local governmental master plans have been adopted and zoning regulations are in effect. However, in the absence of master plans, critical needs in such areas or influence may be met if such action appears proper to the authorized officer after consultation with the appropriate local planning and governing officials.

"No less than 90 days before offering for sale lands which have been classified for disposal under the act in accordance with the procedures in part 2410, the authorized officer will notify the head of the governing body of the political subdivision of the State having jurisdiction over zoning in the geographic area within which the lands are located, to afford that body an opportunity to zone the land for use in accordance with local planning and development."

Furthermore, the testimony on March 8, 1967 of Mr. Boyd L. Rasmussen, Director of Interior's Bureau of Land Management, before the U.S. Senate Subcommittee on Public Lands of the Interior and Insular Affairs Committee would indicate that Bureau of Land Management has found that the local land use planning requirements of the Public Sale Act of 1964 have produced salutary changes in Interior's land disposition program and afforded the Department major opportunities to strengthen intergovernmental relations in this functional area—an opportunity, it would seem, that the Department and the States and counties involved are using to good advantage.

Title VIII: This title establishes a uniform policy for the fair and equitable relocation of persons and businesses forced to move by Federal or federally assisted programs. With the exception of those provisions relating to land acquisition which are now covered by Title IX, Title VIII in this bill is identical to a separate bill which passed the Senate on July 22, 1966 but died in the House committee.

The Advisory Commission considered the issue of Federal relocation policy in a report, approved in January 1965, on Relocation: Unequal Treatment of People and Businesses Displaced by Governments. This report resulted in the subsequent introduction by you, Mr. Chairman, of S. 1681.

The Commission undertook the study of relocation when it became concerned over the reported lack of uniformity in relocation policies among and within the three levels of government and the resultant inequitable and inconsistent treatment of those displaced. It felt that the problem had clear intergovernmental