

grams, however, must be coordinated with each other and with local planning and decisionmaking and administered through effective and responsible local governments . . .

Few Federal programs have the stated objective of implementing locally adopted plans for development. To remedy these conditions which have an adverse effect on local government, NACO recommends: (1) that Congress remove from Federal aid programs for urban development all limitations which require or promote special districts to the disadvantage of counties and other general units of local government, (2) that effective functional and comprehensive planning be encouraged at the local level to the extent appropriate in all Federal urban development aid programs, (3) that both Federal and State programs encourage joint participation in cooperative projects by local governments through removal of population and dollar limitations and through the use of financial incentives . . . (5) that Congress and the executive branch establish the principle and implement the practice of Federal interagency coordination in the full range of programs affecting local government.

Title VIII, uniform relocation assistance, will attack one of the most glaring problems relating to our various grant programs, that is, inconsistent and inequitable relocation policies. Again, the American county platform spells out our endorsement of this title:

The National Association of Counties supports enactment of the proposed legislation which would establish a uniform and consistent Federal policy for protection of all persons and businesses displaced by direct Federal and federally assisted programs: (1) by compensating for the full costs of such displacements; (2) by requiring provision of a program of advisory assistance and service; (3) by assuring availability of adequate housing as a condition of Federal grants-in-aid, similar to the requirements in the Federal urban renewal program; and (4) by advancing 100 percent of funds for the prompt acquisition of highway rights-of-way for Federal-aid highways and by authorizing State governments to reimburse their State share over the period of the actual construction schedule.

Title VII, urban land utilization.

The acquisition, use, and disposition of real property by the Federal Government vitally affect the local governments where such property is located. Local government must often stand by and see transactions entered into by the Federal Government which are just not consistent with the local government's zoning and land-use practices. Our American county platform recommends that "no such acquisition or disposition of property be made except upon advance consultation with officials of State and local governments sharing jurisdiction where the particular property is situated. What results in many cases where local government is not consulted, is a use not in conformity with local comprehensive planning. Again, here you see it is ironic that our Federal Government should be the cause and catalyst of uses which violate local zoning and land-use planning, while at the same time requiring so many "comprehensive plans" of its own. We feel that the Federal Government, as a partner, should be made to be more cognizant of the desires and plans of local government when it acquires, changes the use of, or disposes of its own lands.

TITLE IX—UNIFORM LAND ACQUISITION POLICY

The need for a uniform Federal policy on land acquisition practices has become increasingly apparent in recent years. Effective implementation of the principles of negotiation purchase, appraisal before negotiation, and providing an opportunity for the owner to accompany the appraiser, will do much to relieve the present congestion of the courts and to assure consistent treatment for landowners.