

tainly bear this out. No matter how carefully we write the requirements that suitable housing be provided for displaced families and individuals, our relocation efforts will fail unless the necessary housing actually exists in the areas where it is needed.

Your Department has responsibility for a number of different programs designed to increase the supply of housing available to low and moderate income families.

Questions

(1) What provisions are there in existing housing law or in the regulations of your Department to help assure that the housing produced by these programs is made available on a priority basis to displaced persons?

There are a number of provisions in existing housing law to help assure that housing is made available to displaced persons. In the case of the low-rent public housing program, local authorities are required to give full consideration to their responsibility for the rehousing of displaced families. Special eligibility requirements are applicable to displaced families and individuals, and the law authorizes payment of an additional operating subsidy of up to \$120 per year with respect to public housing units occupied by displacees. The leased housing and turnkey programs which can provide housing more quickly, are new techniques which enable the public housing program to be more responsive to relocation needs. Individuals and families displaced by governmental action are also eligible for rent supplement housing. The FHA mortgage insurance programs under section 221 of the National Housing Act, although now available for other families, were designed to meet the needs of displaced families and priority of occupancy is always accorded to displacees.

(2) Is there coordination between HUD's housing programs and these Federal programs which involve land acquisition, for the purpose of providing the additional supply of relocation housing that is needed in a given area for displaced families and individuals?

The Workable Program requirement provides a basis for achieving coordination between HUD's housing programs and Federal programs which involve land acquisition. Any locality which seeks certification or recertification of its Workable Program must present evidence of the availability of suitable housing to meet the needs of those to be displaced by all governmental action in the community. In many instances, Workable Program certification or recertification has been withheld until a locality has initiated action to plan the development of required relocation housing. In such cases, HUD cooperates in every way possible with the locality in achieving the requisite coordination with HUD housing assistance programs.

It should also be noted that, pursuant to section 105(c)(1) of the Housing Act of 1949, local public agency relocation assistance programs must assure the necessary coordination of relocation activities with other project activities and other planned or proposed governmental actions in the community which may affect the carrying out of the relocation program.

Enactment of S. 698, and the extension of relocation assistance requirements to other Federal programs, should result in improved coordination at both the Federal and local levels.

V. PAYMENT FOR DIRECT LOSSES FROM DISPLACEMENT

The Housing Act of 1949 now provides for payments to cover not only "reasonable and necessary moving expenses" but also "any actual direct losses of property except goodwill or profit."

S. 698 provides for "fair and reasonable relocation payments," but does not specifically refer to direct losses.

Questions

(1) Judging by your experience in urban renewal, how significant is this mission?

In the urban renewal program, compensation is presently provided for actual loss in the value of property (exclusive of goods or inventory) sustained by reason of the disposition or abandonment of the property resulting from the displacement. Under section 805(a)(2)(B) of S. 698, the President's rules and regulations for "fair and reasonable relocation payments" are to provide for reimbursement where a business concern disposes of personal property and replaces property at the new location. We believe that this provision, as modified