

In conclusion, the cost of improvements for public use should include the amount necessary to put individual homeowners, whose properties are taken against their will, in as good a position as if their homes had not been taken. The expense of doing this constitutes an element of cost, to be borne by all citizens, as are other costs of improvements. This is but fair. And the Government must be the very symbol of fairness. To be otherwise means the Government will continue to lose, not gain, needed public support of its ever expanding improvement programs.

Gentlemen, thank you for the courtesy of allowing me to present the views of our Council on Community Affairs.

Senator MUSKIE. Thank you very much, Mr. Stalling, for your excellent statement.

Our final witness on the final day of these hearings, is Mr. Harry Graham, legislative representative of the National Grange.

STATEMENT OF HARRY L. GRAHAM, LEGISLATIVE REPRESENTATIVE OF THE NATIONAL GRANGE

Mr. GRAHAM. Mr. Chairman, I have a relatively long statement which has been prepared which I would like to submit for the record and try to summarize in less time than I would spend in reading it.

Senator MUSKIE. Fine. It will be included in the record in full.

Mr. GRAHAM. There are some parts of it that I think are particularly pertinent and some which are more or less a statement of fact, but it is generally a very real support of this proposed legislation and gratitude to those who have sponsored it, because this, in our judgment, is an attempt to right a long-existing wrong which we hear a great deal about.

I would say to our friends from the Department of Defense if they were here that they may not have any problems with their takings, but this does not correspond to my correspondence. Some of the people are having problems, to say the kindest thing that could be said about them.

This kind of problem starts when property has to be taken and especially when property is taken that has been in families for a long time, in determining their intrinsic values, and it becomes complicated when no compensating property is available. This frequently happens; not so much in the strip takings for highways as it is in the inundation takings for lakes and that type of project, where you move a whole community, or maybe three or four villages. Then you have a tremendous problem with social relocation, plus the problem of trying to find a comparable property when there is no comparable property. There is such a taking or a suggestion down in Kentucky, at the present time. We are having some correspondence on this, where they would take the most valuable land on all the forks of the Salt River and inundate it. Now, where a property owner could get comparable property in the State of Kentucky is a real problem.

So despite the fact that, as the previous witness pointed out, appraisers have certain rules and one of them is that the fair market price is when a man who is willing to sell but not forced to sell, agrees on a price with a man who is willing to buy but not forced to buy. Well, one of the four factors is absent in eminent domain. The man may not