

displacees who relocate into rental housing. It is among this group that the greatest inequities may have occurred, and an increase of the \$4000 tenant assistance payment may not be the solution. The cost of current market housing may require a totally different and more innovative approach.

A complete change in the moving expense payment provisions is also recommended. While the actual moving expense option should be retained, the dislocation allowance should be eliminated and the fixed payment increased to provide displacees \$150 for each of the first three rooms of furniture and \$75 for each additional room up to \$975 for 10 rooms. This amount will be the maximum fixed

payment. Any amount in excess of the net moving cost would be substituted for the dislocation allowance and would be appropriately scaled in proportion to the size of the vacated dwelling unit.

The relocation program of the Department of Housing and Community Development's Central Relocation Assistance Office for the District of Columbia has been most notably affected by the limited availability of dwelling units within the financial means of a preponderance of low-income households in the displacee workload. However, this predicament may be created more by the economics of supply and demand within the District's housing market rather than by shortcomings within the Uniform Act.

## Relocation and Real Property Acquisition Implementation by Counties

*Fred Rogers*

There are very few small counties that have the personnel or expertise in the field of land acquisition necessary to acquire property in accordance with Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Several of the larger counties (i.e., those with a population of 200 000 or more) do acquire properties in accordance with the 1970 act. The problems of acquiring trained personnel in the field are very real. In order to have a well-organized program, the personnel needed are a person to write legal descriptions, an appraiser, a negotiator, a person for relocation assistance for residential property, and another for relocation assistance for business property.

In most cases, the counties or local agencies work with the state's department of transportation in order to gain familiarity with the program. I might add that the Illinois State Department of Transportation has been very cooperative in assisting local agencies in complying with federal requirements. It is almost mandatory that the local agencies have a person who can devote a substantial part of his or her time, at least initially, to studying the requirements of the policies and procedures presented by the various agencies for acquisition of real properties. As far as the local agencies are concerned, it is felt that they have done their utmost to achieve the goals that were set by Congress and have in all instances to my knowledge been uniform and equitable.

The County Superintendents Association of Illinois, cognizant of the problem with the small counties, has through its secondary road liaison recommended that the policy be instituted to allow the local agencies to acquire property valued at less than \$2500 without the use of a certified appraiser. This policy change has gone a long way in alleviating the problems that the small local agencies encountered. Further, reduction in costs of acquisition could be realized by increasing the land values so acquired to \$5000.

In the area of relocation assistance, particularly in urban renewal areas, the compensation for relocation is not commensurate with the actual cost involved in relocation. Some of the local agencies have, through their local public bodies, used additional funds to supplement federal funds in assisting with relocation. The greater inequity is the movement of businesses from their established locations to new locations, which does, in most cases, decrease the amount of business that was realized in their previous locations. There is no fair and equitable method of mathematically computing such losses of business or disruption of the cash flow.

In brief, the intent of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 has been adhered to and has worked as well as any federal policy in place now. I believe that local agencies are, in their own way, trying to achieve the intent of the federal legislation.

## Condemnation Blight

*Paul B. Rodbell*

The Fifth Amendment to the U.S. Constitution provides in part that no person shall be deprived of property without due process of law nor shall prop-

erty be taken for public use without just compensation. Article III, Section 40, of the Maryland Constitution provides that the General Assembly shall