I have brought to your attention from time to time over the past several years.

I appreciate, Madam Chairman, the opportunity to appear here in support of the concept of my bill, H.R. 1248, which would guarantee relocation payments for persons and businesses displaced as a result of construction under the Higher Education Facilities Act.

I hope that the substantive provisions of this bill can be made a part of the bill which this distinguished subcommittee recommends. Particularly in urban areas, where vacant land is not available, the expansion of colleges and universities often conflicts with other interests.

My bill is intended to soften a side effect of university expansion—the dislocation of families and businesses in the surrounding community.

Institutional expansion in a city causes great personal hardship and expense to individual residents of the community, who are displaced from their homes. This is compounded when there is no relocation assistance.

A university's plan for expansion, however desirable from an educational standpoint, must be balanced against the displacement and inconvenience to residents of the community.

Where Federal funds enable an institution to expand, thereby contributing to the displacement of persons from their homes and businesses, the Federal Government has a responsibility to require that relocation assistance be provided.

In my district in New York City, Columbia University during the past few years has purchased some 93 surrounding apartment dwellings for conversion to dormitories or academic facilities or for demolition in order to clear sites for new construction.

The owner of the dwelling, of course, is compensated. But the residents are not entitled by law to relocation benefits or assistance with moving expenses, and are usually unable to find comparable housing.

Similarly, proprietors of small businesses are frequently displaced on short notice, and receive no compensation for the burden of having to relocate. If they are forced to move to another neighborhood, they will probably lose the goodwill of their familiar customers. They face moving expenses, higher rentals, or may be driven out of business entirely.

Where Federal funds finance the expansion of universities at the expense of tenants and businessmen, there should be Federal relocation guarantees. Ironically, there are guarantees when urban renewal funds are involved.

Section 114 of the Housing Act of 1949 requires local public agencies to pay benefits to families, businesses, and nonprofit organizations displaced as the result of urban renewal action. These benefits include moving expenses and relocation benefits. They are reimbursed by the Federal Government.

In the Housing and Urban Development Act of 1965, relocation provisions were expanded to include displacement as the result of low-rent public housing, mass transportation, public facility loans, open space land and urban beautification, and neighborhood facilities, as well as urban renewal.

It is inconsistent that relocation benefits are not required where displacement results from federally financed construction under the Higher Education Facilities Act.