

In order to ensure equitable treatment for persons displaced by construction under the Higher Education Facilities Act, I urge approval of H.R. 1248.

Mrs. GREEN. I am very, very sympathetic to this problem. I am keenly aware of it not because of college construction in my own district but because of highway construction where the renters, the businessmen who are renting property suffered losses as high as \$40,000.

Their business was done away with by a Federal program and because they were renting they received no adjustment costs or no benefits.

I think that something must be done about it. I am wondering, have you given any thought to legislation which would have the same kind of benefit for a person who is renting, whether it be because of highway dislocation or college construction or housing or some other Federal program?

Mr. RYAN. Yes, I think ultimately what is desirable is an overall relocation program which would cover any federally assisted construction, whether it is highways or hospital construction or education facilities construction.

However, we face the proposition that historically the Congress has acted in this area in terms of the particular piece of substantive legislation which was before a committee which was confronted with the side effects of the principal legislation.

For instance, in housing when the HHFA was confronted with the consequences of displacement of a large number of people through renewal action, then relocation benefits were written into the law and were expanded from year to year as the consequences became more apparent to the Federal housing authorities.

So in this situation, if we really want to bring about a result, it should be done by the committee which has jurisdiction over the particular kind of construction which results in displacement.

If we wait until Congress is prepared to consider a bill which will reach across the board, we are unlikely to see any results for many more years.

Mrs. GREEN. Are there any questions?

Mr. QUIE. Would this apply to both private and public institutions?

Mr. RYAN. This would apply in any case where a loan or a grant is made under your bill.

Mr. QUIE. It is only public institutions that have the right of eminent domain. That is, anybody can be moved out against his wishes.

Mr. RYAN. Oh, wait. The problem is more acute with a private institution which, although it may not have the right of condemnation, nevertheless, for all practical purposes, does exert similar power in a community.

If a university with large financial resources acquires an apartment building in a private transaction, the tenants in that apartment building are subject to being vacated immediately. Immediate eviction faces them. So they are in exactly the same position as individuals whose residences may have been acquired through public condemnation.

The effect on individuals is exactly the same.

Mr. QUIE. Can they be evicted before the termination of their lease?

Mr. RYAN. In New York City, practically no one has a lease any more. In rent controlled buildings, which are the usual obstacles to institutional expansion, people are statutory tenants. A university in New York City may evict a statutory tenant on 30 days' notice.