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Racial bias cited HUD survey slaps suburbs

By JACKIE KLEIN

A federally commissioned survey indicates that most real estate agents in the Farmington area discriminate against black clients.

That conclusion may prove true, but the survey's results are questionable. The Department of Housing and Urban Development (HUD) is considered by many suburban residents and officials as an agency which creates dissidents.

If so, HUD has lived up to its reputation by funding a \$1 million survey on

racial discrimination in housing which is as incomplete, shoddy and poorly constructed as the houses it builds in Detroit and other communities.

In April 1977, the Fair Housing Center of Detroit signed an agreement with the National Committee Against Discrimination in Housing (NCDH) to conduct 80 audits of real estate sales and rental practices in the metropolitan Detroit area.

The audits were part of a national survey funded by HUD to gather information about racial discrimination in

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the housing markets of 40 major U.S. cities.

The limited, sample survey alludes to findings which indicate Detroit is "clearly" among the most discriminatory of cities studied. Also disclosed was the obvious fact that discrimination in sales and rentals does exist in suburban areas as well as in Detroit.

HUD PICKED and chose Detroit area real estate agents and apartment managers to be monitored by teams of black and white volunteers. HUD's choice was based on housing ads in large newspapers in major cities.

The national survey, according to Clifford Schrupp, executive director of the Fair Housing Center, provides research material for HUD to determine the levels and nature of racism. Schrupp was somewhat vague about HUD's use of the information except to say the data may be referred to the U.S. Department of Justice.

HUD Secretary Patricia Harris in Washington noted that the recent release of information on the survey, which was conducted confidentially, is limited in scope and fails to include data on racial steering or remarks.

Schrupp, however, said volunteer auditors wrote narratives about their experiences as fair housing testers which are expected to increase national levels of discriminatory findings significantly.

"HUD hasn't released any city-by-city data," Schrupp said, "so we can't provide statistical comparison with any of the other 39 communities surveyed. Comments by those who have reviewed all the data indicate that Detroit is clearly among the most discriminatory of those studied."

STATISTICS included in the survey fail to support this conclusion because of the limited scope of the report. In Detroit, seven of 13 sales audits revealed discrimination, 33 per cent, compared to 28 of 35 in suburban communities, or 75 per cent.

Two of six rental audits in Detroit, 33 per cent, showed discrimination compared to 12 of 24 in the suburbs, 50 per cent. The City of Southfield isn't included in the sales audit summary but of two rental audits, one was determined to be discriminatory. That's 50 per cent according to the inconclusive figures.

In Lathrup Village, one sales audit indicated discrimination. In Farm-

ington and Farmington Hills, the ratio was four out of four. Many will draw erroneous conclusions that these cities are 100 per cent racist.

In April 1977, 18 persons were selected and carefully trained to be auditors in the project supervised by Joyce Mittelenthal and Jeanette Jennings, directors of the Fair Housing Center. Auditors were matched in pairs to form teams of one black and one white tester, alike in every respect except race.

AUDITORS were assigned to visit real estate sales and apartment rental offices, presenting themselves as home-seekers asking for the same type of dwelling in the same geographic area. Testers were instructed to volunteer limited information and to mentally note sales personnel responses to questions. After each visit, auditors immediately recorded their observations on report forms.

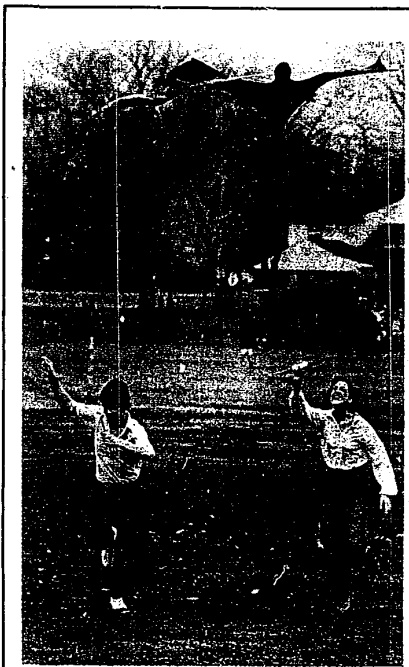
Auditors didn't compare results with each other until after the project was completed. One black volunteer said she didn't realize she was getting the brush-off from a real estate agent until she compared notes with her white teammate.

Schrupp admits the Fair Housing Center's findings are quite limited. He also says the center's data on rental requests is incomplete, but evidence suggests that discrimination is heaviest in the most-commonly advertised \$200-\$300 apartments.

Evidence from the audit, Schrupp said, refutes the myth that higher-income black persons seeking higher priced homes or apartments wouldn't encounter as much discriminatory treatment.

The survey, Schrupp conceded, showed there were weak spots in the traditional barriers against black home-seekers. Not all firms or agents practiced discrimination, he said, and no white community can count on the real estate industry to keep the community white. There are agents and brokers who follow the law, he said.

The auditing project was more than a compilation of records and statistics, Schrupp said. Far too often it was a harsh encounter with the reality of being treated differently because the auditor was black. The Fair Housing Center and auditors hope their experiences will some day help to bring an end to discrimination in housing. This is unlikely to happen when agencies such as HUD spend taxpayers' money on inconclusive surveys that end up on the dusty shelves of officialdom.



These aren't exactly like the 850-foot versions that require several dozen kite enthusiasts to get off the ground. But they're as much fun. Steve Mattar eases a 25-foot Chinese dragon kite into the sky while Glenda Brown enjoys the flight of a Pteranodon bird model kite with a wing span of about six feet. (Staff photo by Stephen Cantrell)

Soaring Kites fill the skies

Floating like a cloud in a child's sky—ribbons of color dancing madly in space—aerial adventures in fantasy tug at your fingertips—calming delights floating overhead.

With brisk spring winds, the desire to troll the skies blossoms into heavenly tangents.

But it's not just a spring time folly. Kite enthusiasts enjoy their patient pastime all year round.

And there's more to it than getting airborne that old 10-cent kite you sailed right into a tree as a kid.

There are scores of different kite designs and shapes. There are kites for light air and strong winds and they come in all lengths and widths.

There are birds, boats, planes, dragons, boxes, sleds, tetrahedrals and parafoils—just to name a few.

They are made of cloth, paper, plastic and Mylar plastic in clear shades or solid colors.

A trip to any kite shop reveals the rainbow joys of kite flying and it's more than running madly back and forth with your home-made versions.

IN FACT, you don't really even have to run to get your kite into the sky. Release about 50-100 feet of string and have a friend hold your kite that distance away with the nose up.

All you have to do is pull the string taut and let it be captured by the wind. After that, all you do is

let out more string until it reaches the desired height.

Once it's in the sky, there are a couple of simple rules to remember.

Tension is the key element to controlling the kite in flight. By controlling the tension of the string, you can maneuver the kite's direction and altitude to your flying fancy.

If the kite begins to dive and heads for the ground, don't pull the string—just let it loose. Otherwise, by adding tension, you'll probably hurt the kite by increasing the force with which it hits the ground.

When a kite is pulling against a good wind, it will continue to move in its present direction until you change tension.

By releasing string, and letting the kite go slack for a moment, the kite will change directions. When it does, quickly pull in string hand over hand.

By doing this again and again, your kite will do aerial tricks, loop and climb any way you want. But it takes practice.

Try to avoid flying near wires or potential dangers such as trees and buildings—trees love kites and buildings create unwanted wind currents.

With a little patience and practice—and the right kind of kite for wind conditions—you'll be able to enjoy hassle free relationships with the wind and sky.

Auto dealer dies in crash

Friends and associates are still trying to recover from news last week that Doug Dameron, owner of Dameron Motors in Farmington Hills, had died from injuries sustained in a head-on collision.

The 54-year-old West Bloomfield resident died at Pontiac General Hospital Thursday, several hours after his car collided with an oncoming car on Middlebelt near Walnut Lake Road in West Bloomfield Township.

"We're in a state of shock around here, today," said Robert Pratt, manager of the dealership and a 20-year business associate of Dameron.

"He was a fine man, the most hard working and dedicated of any man I've known," said Pratt.

It was usual for Dameron to be the first in the office and the last one to leave, according to Pratt. He worked on weekends as well.

"He was highly respected, and highly regarded," Pratt said.

CARS were Dameron family business. His father Charles Dameron started the dealership on Grand River in Detroit in 1945. In 1964, the younger Dameron moved the business to its Farmington Hills location.

His business style was built on customer service.

"You have to sell service to people," Dameron once said. "If you want to 300 dealers getting prices on cars, they probably wouldn't pay \$50. So what people should do is buy service and not just a car."

Music was a great interest of Dameron's, who played in a band as a young man and recently found time to usher during benefit performances at Meadow Brook.

Skiing, sailing, and an interest in health also occupied his free time.

DAMERON'S concern for health manifested itself in his consistent support of the United Fund.

"His dealership also received 100 per cent of their goal for the fund. His participation in the UF was 100 per cent," Pratt said.

He was the chairman for the fund as well as a strong supporter. His commitment coincided with a belief in healthful activities.

"He was strong toward health. He believed in proper exercises," Pratt explained.

In addition, Dameron belonged to the American Legion, the Kiwanis and was a past president of the Chrysler-Plymouth Dealers Association. He belonged to the Detroit Yacht Club.

He grew up in the Detroit area, attending Cooley High School, Lawrence Institute of Technology, the University of Michigan, and the University of Detroit where he majored in engineering.

He is survived by his wife Shirley, two daughters, Carolyn Eynon, and Pamela and his parents, Mr. and Mrs. Charles Dameron of West Bloomfield.



Doug Dameron

"He was a fine man, the most hard working and dedicated of any man I've known."

—Robert Pratt, business associate

Dameron, who was alone in the car, sustained internal injuries, head wounds and a broken leg in the accident.

David Thomas West, 16, driver of the other car, was sent to St. Joseph's Hospital, Pontiac.

HIS passenger Martha Hatcher, 15, of Birmingham, was taken to Pontiac General Hospital, where she underwent plastic surgery.

Another passenger Greg Williams, 15, of Birmingham was sent to St. Joseph's Hospital but was later released. Lynn Stoddard, 15, of West Bloomfield Township, was in the intensive care unit at Pontiac General Hospital, according to West Bloomfield Township police.

The accident occurred at 9:34 p.m. Police are uncertain about the cause of the accident but suspect that West tried to pass a car and didn't see Dameron's car in the oncoming lane.

Services were conducted at the William R. Hamilton Bell Chapel, Birmingham, April 29. Burial was at Acacia Park Cemetery.



Hen and chick

Four-year-old Debbie Rieden of Farmington carries her red-feathered friend around the grounds of the Farmington Community Center, during a recent Sunday afternoon visit by the animals of Upland Farms. Debbie and others had a chance to hold hens and chicks and, while the lambs scurried. (Photo by Iris Sanderson Jones)

Registration is set for kindergartners

Farmington Public School registration of kindergartners for the 1978-79 school year will take place this week.

Parents are urged to contact their elementary schools as soon as possible, so that children may be included in the kindergarten orientation program offered in each school.

Orientation dates will vary accord-

ing to school buildings and will include youngsters previously registered for the coming school year.

Parents who don't know what elementary school their kindergartner will attend may call the administrative offices at 477-1500 for information.

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RASH OF MEASLES

Two childhood diseases, measles and rubella, have made it to high school, and health officials are concerned. For details turn to page 5A.