

Economics Will Keep Many Negroes Out Of Suburbs

Open housing laws may have helped the nation enforce the spirit of its ideals, but it did not really pave the way for more Negroes to move into suburbs.

That was the conclusion drawn from a survey of realtors across the nation who said economics would determine the changing patterns of American life.

One agent in Laramie, Wyo., reported a Negro can buy any home he wants, if he can afford it.

homes looked upon the realtors as villains."

A Negro realtor, Glen L. Edwards of Salt Lake City, agreed.

"Most realtors would like to do what's right and now they can work in an atmosphere where they can legally do it."

But not all realtors were happy with the decision. In many areas of the nation, brokers have been accused of helping perpetuate the white status of hun-

dreds of neighborhoods and communities, and their responses—or nonresponses—to the survey indicated many were not contrite.

IN GARDEN CITY, an affluent Long Island suburb of New York, four realtors called either absolutely refused to speak about the court ruling, or simply hung up as soon as they determined the thrust of the questions. Garden City, where

homes start at \$30,000, is all white.

J.E. Sheppard, chairman of the Legislative Commission of the Mississippi Board of Realtors, sharply castigated the court decision.

"As long as courts are loaded with left wing liberals, we will continue to lose God-given rights of freedom of choice and expression," he said.

Larry Chambers, executive

vice president of the Columbus, Ohio, Board of Realtors, said the effectiveness of the decision "depends if there are any loopholes in the ruling."

Chambers said racial imbalance exists because Negroes are "clannish-type people."

W.W. Chestnut of Tyler, Tex.,

said he believed his community would have no trouble living with the ruling, because he said of its Negroes:

"I do not think they would be content to buy anywhere else. We do not have a floating public around here as far as the colored are concerned."

Mrs. Scott Campbell, a realtor in Crossait, Ark., said Negroes there "choose to live with their own kind...they seem to be perfectly happy in their

segregated area."

Others hailed the decision. Eric Berkeley, a Seattle, Wash., realtor said the ruling means sellers and realtors "no longer will have a usual bait under which to duck the issue. The court now has removed the last excuse they could use for not selling because of race."

N.B. Allen, a member of a Columbus, Ohio real estate group called "The Realists,"

said the decision is "one of the most important rendered by the Supreme Court. It brings us closer to a democratic society than we've ever been."

Among other reactions were those from real estate brokers in Pennsylvania, Colorado, Oregon, Kentucky and other states who said the ruling wouldn't have much effect in their areas because of strong local and state open housing laws.

"SEVENTY-FIVE per cent of the Negroes are not financially able to buy," says a Ohio realtor, R.J. Birch.

"THEY JUST don't have the money to make the down payments and meet interest rates," Alan Kuritz, a realtor in Pittsburgh said.

The U.S. Supreme Court, in what many felt was its most important civil rights decision since the landmark 1954 prohibition against school segregation, ruled recently existing federal laws forbid all discrimination in sale or rental of housing.

While many hailed a decision they said swept away the last stumbling blocks toward open housing in America, the nation's realtors were not so sure.

Many indicated that while the barriers of racial discrimination may have all but crumbled, a perhaps less-subtle but no less effective segregation—money—might keep Negroes from rushing to suburbs.

The most dramatic instance of inability on the part of a Negro family to afford suburban's trees and crabgrass was the case of Mr. and Mrs. Joseph Lee Jones.

It was on their behalf that the Supreme Court appeal was made after Jones, a Negro, and his white wife were refused a \$30,000 home they wished to purchase in the Paddock Woods subdivision in St. Louis.

Recently the nation's highest court, citing a 102-year-old Reconstruction Era statute, ruled the Joneses could keep up with their white neighbors.

But now Joe and Barbara Jo Jones cannot afford the home. The price has climbed to \$36,000.

ECONOMICS -- cold cash -- not racial bias may be the thing that now will prevent the Negro from fleeing the ghetto, the UPI survey showed.

But many realtors questioned indicated that the doors may swing open, slowly, to be sure, for the increasing number of middle class Negroes. As the standard of living increases among the nation's minorities, they said, the results of the court ruling would become more obvious.

More Negroes will soon be able to afford the \$25,000 to \$40,000 home in Westchester County, N.Y., in Marin County, Calif., in Lorain County, Ohio, and similar affluent places.

Under the 1968 Civil Rights Act, Congress said that only homes sold through realtors were covered under open housing statutes. The court made it clear that even if the seller decides not to list with a realtor, he can be liable for racial discrimination.

Realtors said not only would it take some of the responsibility from their shoulders, but it probably would bring back those homeowners who, because they refused to sell to Negroes, would not list their homes on the open market.

Ronald Davis, a broker in Pittsburgh, said that "previously, realtors were regulated concerning discrimination, while the person selling his home was not."

"As a result, people who had Negro buyers sent to their

SUGGESTED RETAIL PRICE... \$3352

SPECIAL SHOPPER'S PRICE... \$2847

\$505 less than suggested retail price!

How's that for a buy?



The Dan Gurney Special Cougar

- Specially equipped:**
- Cougar 302 cu. in. V-8 • Select-Shift Merc-O-Matic Drive
 - whitewall tires • Decor group • Turbine wheel covers
 - Special "Dan Gurney" deal • Laredo Vinyl trim and upholstery
 - AM pushbutton radio • Remote control sideview mirror
 - Check These Fine Cougar Features: • Custom-grade
 - foam padded • Triple taillight group • Sequential rear turn signals • Wood-
 - grained steering wheel • Color-coordinated wall-to-wall carpeting
 - Bright curb molding • Door-mounted safety courtesy lights
 - Rear seat armrests • Door-mounted safety courtesy lights
 - colors • Full complement of Ford Motor Com-
 - pany Lifeguard Design Safety Features

Secrets Given On Best Way To Lay Floors

The secret of trouble-free hardwood floors lies in correct installation, manufacturers point out.

This facilitates proper timing, observing precautions in care and handling of the flooring and proper nailing.

For one thing, the flooring should be delivered to the house about five days before installation and piled loosely inside with a temperature of about 70 degrees maintained.

All plaster and cement work should be dry and the painting completed before the flooring is laid. Nailing should be done in accordance with an approved nailing schedule.

Subfloor boards ideally should be no wider than six inches and nailed securely at each bearing point.

Now at all Greater Detroit Mercury Dealers:

BART LINCOLN-MERCURY, INC. 3700 East Jefferson, DETROIT	PARK MOTOR SALES COMPANY 18100 Woodward, DETROIT Opposite Palmer Park	STU EVANS, INC. 32000 Ford Road, GARDEN CITY	KAVERLEY MERCURY 420 Main Street, ROCHESTER
DAVE COOGAN, INC. 13832 Jos. Campau, DETROIT South of Six Mile Road	MULLIGAN OF DEARBORN, INC. 21531 Michigan Avenue DEARBORN	FRANK ADAM, INC. 130 Karcheval Avenue, GROSSE POINTE FARMS	ARNOLD LINCOLN-MERCURY COMPANY Gratiot and 12 Mile, ROSEVILLE
CREST MERCURY SALES INC. 19840 Van Dyke, DETROIT	EVANS MOTOR SALES, INC. 4688 West Jefferson ECORSE	BILL FARRAH, INC. 265 N. Gratiot Avenue, MT. CLEMENS	HUTCHINSON LINCOLN-MERCURY, INC. 221 N. Main St., ROYAL OAK
EVANS LINCOLN-MERCURY, INC. 12955 Grand River Avenue, DETROIT	BOB DUSSEAU, INC. 32411 Grand River FARMINGTON	WEST BROS. MOTORS, INC. 534 Forest Avenue, PLYMOUTH	BOB BORST LINCOLN-MERCURY, INC. 1950 W. Maple, TROY
MULLIGAN LINCOLN-MERCURY, INC. 20200 Grand River Avenue, DETROIT		HILLSIDE LINCOLN-MERCURY, INC. 1250 Oakland Ave., PONTIAC	SESI LINCOLN-MERCURY, INC. 950 E. Michigan Avenue, YPSILANTI

