

TRENDS IN HOUSING

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Sales to All Races Asked by 2 Churches

The conventions of two major Christian denominations have recently called on their members to open housing on a non-discriminatory, non-segregated basis.

On May 30 the General Assembly of the Presbyterian Church of the U.S.A., representing 2,700,000 members, approved a resolution urging church members to sell homes to minority families. The resolution called upon Christians "to see as of first importance the need of minority families for equal housing opportunities and adequate housing, and to make their houses available to all qualified purchasers without regard to race." The resolution also recommended "sessions to bring Christians together in covenants of open occupancy which will stem the tendency toward panic selling and stabilize their neighborhoods on a non-segregated basis."

The Assembly resolution directed churchgoers' attention to studies available from the Presbyterian Department of Social Education and Action, demonstrating that property values do not necessarily decline but often rise after purchases by nonwhites.

On June 26 the General Council of the Congregational Christian Churches, representing 1,350,000 members, exhorted churchgoers to "support nonsegregated practices in selling, buying and leasing property," and urged "real estate agents, builders, mortgagors and government housing agents to follow nondiscriminatory practices in their businesses."

The General Council noted that residential segregation was hampering integration in other phases of life, even where people might otherwise be accepted on their own merits. The Congregationalists also pointed out that property values in mixed neighborhoods stabilize at levels similar to those in all-white neighborhoods.

The Race Relations Department of the Congregational Christian Church is shipping kits of appropriate literature to churches throughout the country.

Bias Delays Housing, Congressmen Are Told

Discrimination and segregation are holding back federal housing programs, public officials and civic leaders declared at congressional hearings on the 1956 housing bill. The housing subcommittee of the Senate Banking and Currency Committee, headed by Senator John J. Sparkman (D., Ala.), heard national groups in late March.

Earlier, the housing subcommittee of the House Banking and Currency Committee, chaired by Representative Albert Rains (D., Ala.), visited five major cities to study local problems. In May, the full House committee heard testimony in Washington.

The picture was disturbingly similar throughout the nation. Witnesses testified:

1. In urban areas the nonwhite population is growing far more rapidly than the white. Minorities are still confined mainly

to ghettos in the cities and generally excluded from the surrounding suburbs.

2. Urban redevelopment and urban renewal programs have often worsened the slum problem. Most of the displaced families are nonwhite. Prevented by discrimination or high rents and prices from returning to the new projects, they have been forced to seek shelter in the already overcrowded substandard areas. The ghetto slums are still multiplying.

3. Public housing has accommodated only one-fourth of the displaced families.

4. Choosing high-density slum sites for redevelopment has reduced the total supply of housing.

5. Federal housing programs have not met the needs of minority families and have increased segregation. Only a tiny fraction of private housing built with government aid has been available to minorities.

Cole Quotes President

Administrator Albert M. Cole testified that the Housing and Home Finance Agency was operating under a directive from President Eisenhower: "We shall take steps to insure that families of minority groups displaced by urban redevelopment operations have a fair opportunity to acquire adequate housing; we shall prevent the dislocation of such families through the misuse of slum clearance programs, and we shall encourage adequate mortgage financing for construction of new housing for such families on good, well located sites."

Mr. Cole said that "since there is no machinery by which the federal government can compel builders or owners of

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VOL. 1, NO. 1

Trends in Housing has been started to fill a long recognized need. Throughout the United States thousands of civic, religious and labor organizations, public agencies, legislative bodies and courts are dealing in different ways with the problem of discrimination in housing. Yet there has been no channel for reporting and publicizing the most significant developments.

The purpose of *Trends* will be to give factual, objective accounts of events in this crucial field, emphasizing information that individuals and organizations can use in their own communities.

To make it feasible for entire staffs, boards and committee memberships to receive *Trends* regularly, we offer a \$1 yearly subscription rate when a single remittance covers 10 or more subscriptions. Please typewrite or print names and complete addresses (including postal zones) and make checks payable to the National Committee Against Discrimination in Housing. The rate for a single subscription is \$2 a year.

Bias Delays Housing, Congress Is Told

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property to sell or rent to any individual ... if they do not choose to do so ... the government's proper role necessarily becomes one of encouragement, guidance and support of the efforts of community leadership, industry and the consumer."

Housing Agency's Steps Listed

Among the HHFA actions listed by Mr. Cole:

- Studies have been made of housing demand and supply among racial minorities and facts on the minority market supplied to the housing industry.

- The Voluntary Home Mortgage Credit Program has been set up to secure financing from industry for minority applicants unable to obtain local mortgage money.

- The Urban Renewal program requires that where a project will result in reduction of housing supply for minorities, it must be shown that a compensating "supply of suitable housing is assured." Stricter requirements have been set up for relocating displaced families and inspecting new accommodations.

- Public housing gives priorities to families displaced by slum clearance. A high proportion of these are minority families. While tenant selection and assignment "are primarily matters for local determination," the federal government encourages authorities to admit tenants without racial considerations.

- FHA has instructed its regional offices to work with associations of builders, bankers and realtors on special programs to increase the supply of housing and sites for minorities.

- A conference on minority housing was called by HHFA, at which builders, lenders, realtors and all public groups interested were represented. "But," Mr. Cole commented, "nothing tangible came out of the conference."

Questioned further by Senator Herbert H. Lehman (D., N. Y.) about specific activity for minority housing needs, Mr. Cole declared: "I say affirmatively that we are doing everything we can in this field."

Senator Lehman asked about segregation in federal public housing projects. Mr. Cole replied: "This is a problem of people in the locality. If they want integrated housing, they have it. If they don't want it, they don't have it."

Urban Renewal Criticized

Speaking for the National Committee Against Discrimination in Housing, Miss Frances Levenson characterized urban re-

newal as largely "Negro clearance" with no adequate machinery for rehousing displaced families. The race relations staff attached to this program has been seriously curtailed, she warned. A recent HHFA report showed that of 215 projects approved for final planning or execution as of December 1955, only 14 were on open or mainly open land, Miss Levenson said. There is a net loss of almost 40,000 dwellings.

Local testimony reinforced her statement. In Philadelphia, 89% of the relocated tenants were Negroes; 55% (all Negroes) went to housing judged unsatisfactory. In New York, 40% of the displaced families were nonwhite. Construction of new projects has been stymied by problems of relocation and financing.

The Chicago Housing Authority reported "improvement" in the dwellings of tenants (almost all nonwhite) moved from urban redevelopment sites. But only 53% found standard houses, overcrowding persisted, rents averaged twice the former figure and "rentals did not follow housing quality with any clear consistency."

Estimates that 50% or more of urban redevelopment site residents could be moved to low-rent public housing proved far too high. The national average appeared to be about 27%. Many families have incomes too high for public housing but too low for standard private houses.

New Private Housing Closed

The most striking testimony indicated the extent to which private builders using federal credit have neglected minorities. Less than 2% of the housing built with FHA aid since 1946 has been available to minorities, and most of this has been in segregated developments in the south.

The Negro population of Cleveland has increased 86% since 1940. But it was reported that no FHA rental housing is open to nonwhites.

In the Philadelphia area 140,000 dwellings were built from 1946 to 1953. Only 1,014 (.7 of 1%) were sold to Negroes, who are almost 20% of the population.

In New York City just under 1% of the 100,000 dwellings built in the same period (85% with FHA insurance) was open to Negroes, who comprise over 10% of the population.

At the Washington hearings Senator Lehman asked Administrator Cole:

"What assurances do you obtain from builders and lenders that the housing guaranteed by FHA will be open to all people?"

"FHA does not make such a request," Mr. Cole replied.

Morris Milgram, Philadelphia builder of a successful interracial project, said he knew builders who would accept open occupancy if the law required them to. But

so long as discrimination is allowed, these men feel that a policy of open occupancy would hurt their competitive position.

Applicants Turned Down

Restrictive practices were frankly admitted by builders who testified. James Keen, president of the Long Island (New York) Home Builders' Institute, said that member organizations had built 364,000 dwellings from 1947 to 1955. Representative Barratt O'Hara (D., Illinois) asked: "Is it possible for minority groups to get a home in every area of Long Island where you are building?"

KEEN: No sir, it isn't.

O'HARA: Do they sometimes apply?

KEEN: Yes sir, they do.

O'HARA: And they are turned down?

KEEN: I would say they are turned down; yes.

O'HARA: And this is in New York and not in Mississippi?

KEEN: Yes sir.

'Some Day I Hope They Will'

William B. Levitt, builder of a new all-white, FHA-insured Levittown of 17,000 houses in Bucks County, Pennsylvania, was also questioned by Representative O'Hara, at the Philadelphia hearing.

O'HARA: Now in the homes you are building, are they open to all Americans, regardless of race or religion?

LEVITT: You really pick a ticklish subject now, don't you, Mr. Congressman.

O'HARA: I would regard it as a pertinent question. One out of four people who live in Philadelphia belong to a minority group. They are as much entitled to good housing as anybody else. Is private industry furnishing those houses?

LEVITT: No, private industry is not. Some day I hope they will, and I hope we will be the leaders in it.

In Cleveland a developer said his project, the nation's first low-cost development with completely local financing, would house Negroes displaced by urban redevelopment and would be "open to people of all religions and of all races."

Questioning revealed that occupancy would be 100% Negro and that the site, bounded by railroads and adjacent to heavy industry, had been rejected by FHA as unsuitable for residential building. But the director of the Cleveland Urban League testified that community and Negro leaders had approved the project because "any housing, however undesirably located or constructed, is better than none."

Mortgage Finance Blocked

Lack of mortgage money was described by many witnesses as a major bottleneck. There was general agreement that the Vol-

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Bias Delays Housing

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untary Home Mortgage Credit Program had not met the need.

Administrator Cole testified that through September 1955, 1,700 applications had been received and 476 individual loans had been placed.

Witnesses attributed the scarcity of applications to lack of publicity, the shortage of desirable houses for sale to minorities, and the slowness of Voluntary Home Mortgage Credit Program in placing loans. It was also noted that few local lending institutions have participated in the program.

Open Occupancy Recommended

Foremost among witnesses' recommendations was the demand that all federal housing aids be conditioned on a guarantee that the dwellings be available to qualified applicants, regardless of race. It was urged that the HHFA Racial Relations Service be reconstituted to take leadership again. Witness after witness cited the need for more public housing.

In addition it was recommended that relocation requirements be stiffened to assure decent housing for displaced families; that emphasis be given to open and predominantly open sites for new housing; that federal assistance for middle-income families be increased, including direct loans at rates not exceeding 3% and amendment of Section 221 of the Housing Act, to make possible its original purpose of providing relocation housing; that minority families be given aid in financing, with the Voluntary Home Mortgage Credit Program revised to provide a direct mortgage pool for qualified borrowers.

Bills Offer Scant Help

The House subcommittee reported that although minority housing was not one of its original concerns, the volume of testimony had underscored the need for "additional study during the second session of Congress." No study was made.

The report noted the inadequacy of the Voluntary Home Mortgage Credit Program in providing financing for minority families. It suggested that Section 221, which makes provision for housing for displaced families, be expanded to include all low-income families and that the maximum loan be increased, down payments reduced and amortization periods extended. The committee indicated it would make specific recommendations. None has yet appeared.

The Senate subcommittee recommended that the President use his existing power to designate mortgages for minority housing as eligible for advance purchase un-

LEGAL ACTION BRIEFS

The Case of Mrs. Mayme Riley

A recent opinion of the U. S. Court of Appeals in Washington, setting aside as too low an award in a condemnation case, has vividly exposed the exploitation of minority groups in housing, and raised a serious problem for urban renewal and slum clearance programs throughout the nation.

The court ruled that \$7,000 awarded to Mrs. Mayme Riley for a house bought in 1951 for \$9,950 and improved with an additional \$887 was not "just compensation," since Mrs. Riley was deprived of her property and left owing \$1,900 on second and third trust mortgages after the award.

Evidence indicated that Mrs. Riley had paid more than twice as much as a slum wholesaler had paid for her house six months earlier and \$2,350 more than the retailer paid. The award had been made on the recommendation of the government appraisers' estimate of market value.

Court Stresses Ownership Right

The majority opinion, pointed out: "A man's right to own a home is as much a civil right as are his rights to speak his mind, to read his newspaper or to assemble with his neighbors," adding that the courts must guard this right "with the same readiness with which they enforce rights of free speech and assembly."

The Appeals Court ordered the Riley case retried. If the decision stands, it poses serious questions for the entire slum clearance and redevelopment program. Government officials assert that to pay inflated prices for condemned property in slum areas would prevent redevelopment for any but luxury uses.

Following a series of articles exposing the financial details of the Riley case, the *Washington Post* editorialized: "The sordid facts about real estate profiteering at the expense of helpless Negro residents of southwest Washington disclose an ugly dilemma for slum clearance programs here and elsewhere . . . the problem of the sort of community pattern that forces Negroes into the clutches of profiteers in order to

der the special assistance functions of Federal National Mortgage Association.

The housing bills before Congress in July liberalized Section 221 by increasing the cost limitations which have prevented building under this section. They also provided that the President may authorize the use of "special assistance" funds of the Federal National Mortgage Association to purchase mortgages at par for minority families.

find a place to live. The problem is more social than legal, but no city concerned with the welfare of all of its citizens can afford to be complacent about this evil."

Cole and Horne Comment

Federal Housing Administrator Albert M. Cole commented: "The Riley case is only a single symptom of a serious ailment. Persons of low income . . . especially Negroes or members of other minority groups . . . limited not only financially, but by prejudice and custom to certain areas of a community — that is, largely to slums and blighted sections — are exploited by speculators in standard dwellings. The high demand forces them to pay in many cases well in excess of what, in terms of quality and utility, is a fair market price."

Dr. Frank S. Horne, former special assistant to the federal housing administrator and now director of the New York City Intergroup Relations Commission, said: "The truth of the matter is that Mayme Riley's house lies at the very core of the problems that the urban redevelopment program was conceived to solve. The solution of the problem is for the city of Washington and the government of the United States to break open the racially discriminating housing market, so that Mayme Riley will have the opportunity vouchsafed to all American citizens — to bargain for her shelter, like any other commodity, in a free, open, competitive market. Until this is done, our slum clearance will continue to be a mockery of pushing the racial ghetto over a few blocks and polishing it up a bit on the surface."

FHA Sales Tested in California

The first real test of the constitutionality of discrimination in selling FHA-insured housing is under way in Sacramento. A suit filed by NAACP attorneys challenges the right of the Sacramento Real Estate Board and individual builders to restrict the sale and rental of housing covered by federal mortgage insurance.

The suit, which came to trial in Sacramento County Superior Court last month, charges that:

1. The defendants constitute an illegal conspiracy in restraint of trade since they have a monopoly on substantially all new housing and have agreed not to sell or lease to Negroes.

2. The agreement not to sell or lease to Negroes violates the spirit and intent of the FHA regulation barring recorded race

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Legal Action

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restrictive covenants, which the defendants agreed to abide by.

3. The defendants, in their use of federal mortgage insurance and in developing whole new communities with complete utilities, public services and commercial property, are acting as instrumentalities of government subject to the due process and equal protection clauses of the 14th Amendment.

A previous suit, with a somewhat different legal basis, against Levitt & Sons and the FHA, was dismissed by a federal District Court in Philadelphia.

The federal District Court in Alexandria, Va., ruled in February that an FHA-insured housing development "is not an independent corporation." "The corporation is as much an instrument of FHA as it is of its own sponsors and stockholders," District Judge Bryan wrote.

Los Angeles Brokers Fight Ouster

Two real estate brokers expelled by the Southeast Realty Board of Los Angeles have started court action, alleging that they were ousted for selling homes in restricted communities to families whose national origin was not acceptable to the board.

Realtor Earl M. Wing was dropped from membership after he refused to pay a \$325 fine for selling a house to an American-born couple of Italian and Spanish descent. The board, without a hearing, ruled that Wing had violated a provision of the Code of Ethics of the National Association of Real Estate Boards by introducing a family which "will clearly be detrimental to property values in the neighborhood."

Wing seeks readmission, charging that he is prohibited from earning a livelihood, since the board has a monopoly on multiple listing services, an essential aid to a broker. His complaint says the Realty Board has "an unwritten rule forbidding sale to American citizens of Italian, Spanish, Portuguese or Mexican ancestry or persons who appear to be of such ancestry by their looks and/or by the sound of their names."

Realtor Harry Beddoe, who was similarly fined and ousted after selling a house to a family supposedly of Spanish-American descent, is suing the board for \$42,000. He charges the board with restraint of trade and enforcing a policy of race discrimination in the renting and purchase of homes.

The American Civil Liberties Union has filed a friend-of-the-court brief in the Beddoe case, charging that race discrimi-

nation violates public policy. Another brief is expected from Americana Hispana, a civil rights organization of Spanish-Americans.

Integration in Columbus, St. Louis

U. S. District Courts ordered local housing authorities in Columbus, Ohio (November 1955) and St. Louis (December 1955) to end racial segregation. Projects in both cities are now being integrated. The St. Louis case, first to be won in a state where racial segregation in public facilities has been enforced as part of state policy, is also the first where a court ordered city-wide integration.

Last October the federal Court of Appeals, affirming a lower court decision, ruled segregation in a Detroit public housing project unconstitutional. Similar decisions had previously affected public housing in Evansville, Toledo and San Francisco.

Also in October, the federal District Court in Savannah dismissed an action against the Public Housing Administration and the Savannah Housing Authority and upheld segregation on the "separate but equal" doctrine. This case is now on appeal. In this action for the first time an injunction is being sought to prevent the federal government from subsidizing a segregated project.

Also pending is a suit testing relocation rights of Negro families displaced by an urban redevelopment project in Birmingham, where all public housing is segregated.

Mrs. Morrow Gets Job Back, Resigns to Protest 'Racism'

One year after her dismissal from the Racial Relations Service of the Housing and Home Finance Agency for a "reduction of force," Mrs. Corienne R. Morrow was last month ordered reinstated with back pay by the Appeals Examining Office of the Civil Service Commission.

Mrs. Morrow reported for work and then resigned, declaring: "It is now clearly evident that the HHFA stands firmly as the last bastion of governmentally sanctioned racism in the United States. Obviously I could not in good conscience represent or be identified with the office of the administrator under these circumstances."

Mrs. Morrow is now an assistant to Dr. Frank S. Horne, director of the New York City Commission on Intergroup Relations, who was dismissed by HHFA at the same time but lost his appeal. Both had charged the federal agency with bad faith in firing them for economy. The real aim, they said, was to cripple the Racial Relations Service.

Housing Authority Changes Policy

Within a month after a federal court had prohibited segregation in low-rent public housing in St. Louis (see above court case), Director Charles L. Farris of the St. Louis Housing Authority made it clear that every employee was responsible for carrying out integration. In an address to the staff he declared that the integration order "is now in every sense of the word *our* policy." He pointed out that "the authority will not allow employees to voice contrary personal opinions in their dealings with tenants or the public."

Employees and tenants were told they could resign or move out if they objected. Mr. Farris said any attempt by tenants to obstruct integration could lead to eviction. Steps are being taken to integrate staff as well as tenancy.

Connecticut Bans Bias in Project

In the first action under a law prohibiting discrimination in publicly-assisted housing, a hearing board of the Connecticut Commission on Civil Rights has ruled that a qualified Negro applicant must be given an apartment in a development receiving tax abatement from the city of Hartford.

On June 18 the board found that McKinley Park Homes had violated the State's Public Accommodations act by refusing to rent an apartment to Samuel Cullers, a Negro.

In briefs submitted at the public hearings, the defendants maintained that since tax benefits were passed on to tenants in the form of lower rentals, this should not be considered publicly-assisted housing. The constitutionality of the law was also challenged. Defendants now plan to appeal to the state Superior Court.

Tax Board Rejects Damage Theory

The Board of Tax Appeals of the Ohio Department of Taxation has rejected a taxpayer's contention that the assessed valuation of her property should be lowered because Negroes have moved into her neighborhood. The board held:

"Valuation of property is based on many factors, such as demand for the property involved, its location, its condition, to mention but a few, and including, perhaps, the economic status of the persons residing in the neighborhood. But in no case is it based upon the race, creed or color of the neighbors... Should the new owners, regardless of their color, take the proper interest and pride in their property, this board knows of no reason why such [racial] changes should result in... devaluation in the whole neighborhood."

CORRESPONDENTS REPORT:

Los Angeles

The Los Angeles County Conference on Community Relations, a coordinator of 59 affiliated groups, reports that minority families moving into areas previously all-white have been helped through a "listening post" network, composed of members of affiliated groups who live in the neighborhood. The observers help mobilize goodwill where tension develops.

Providence

A survey of 230 families made by a neighborhood housing committee in a good middle-income residential area showed that a large majority thought "something" should be done to improve housing for Negroes. Of those questioned, 46.2% said they would accept Negro neighbors; 34.4% objected, and 19.4% were indifferent or gave no reply. But 50% were sure their neighbors would object and 37% unsure. Tenants were less hostile than owners, and single home-owners less opposed than apartment owners.

Detroit

An open occupancy project of 1,740 dwellings for low, medium and high rental; for purchase and for cooperatives is being planned. Officers of the sponsoring nonprofit corporation set up by the city represent industry, labor and the public, and include representatives of minority groups. Detroit and Chicago report increasing success of neighborhood councils set up to carry on conservation programs. Special attention is needed to the public school situation, leaders report. Where this deteriorates, white families—otherwise willing to remain—move out more rapidly.

Syracuse

A survey made for the city's urban renewal program revealed increased building of private homes near new low-rent public housing projects. Average value of the houses conformed to the city-wide average. Opponents of the projects had maintained that the introduction of low-income and minority families would hurt nearby property.

New Haven

Housing committees of the National Association for the Advancement of Colored People, Council of Churches, Human Relations Council, Americans for Democratic Action, and other groups have provided volunteers for the City Relocation Office, who check ads for apartments, encourage landlords to rent to minorities, and plan to start a housing clinic to help problem cases.

Phoenix

The Housing Authority recently dropped its policy of separate projects for Negro, Mexican and white families, and made integration effective in all projects. The Supreme Court ruling on school segregation was cited as one reason.

Albany

The Federation of Churches is urging church members to make housing available to qualified middle-income Negroes. The chairman of the Social Action Department reports: "Most of our white families do not know about slums and discrimination. Tours of the slums and housing projects have produced an entirely different attitude toward the efforts of middle class Negroes to escape from the ghetto. We highly recommend these tours and the sometimes traumatic experience of interviewing persons with houses to rent or sell to determine if a Negro family may apply."

Washington

The local Urban League is planning an inventory of housing and family composition to provide a factual base for a request for low-middle income housing.

Philadelphia

The largest single urban renewal project in the country, now planned for the Eastwick section of southwest Philadelphia, will have a policy of open occupancy for about 12,000 new single-family sales row houses. A study of the market for this housing is being conducted by the University of Pennsylvania.

San Francisco

The San Francisco *Chronicle* reports on success of integration in all public housing projects as a result of a state Supreme Court decision, after a long history of following "neighborhood patterns." Today Negroes live in all but one project. The Housing Authority testified that the transition was effected "without one solitary incident [of] racial tension." Commented the *Chronicle*: "This heartwarming thing is worth examination by all public bodies, notably Congress, in dealing with the supposedly 'touchy' question of desegregated public housing."

San Jose

The Council of Churches and the Council for Civic Unity are soliciting housing for minority families from church members with property. A regular listing service has placed a considerable number of families in rental and purchased housing.

Displaced Families Are Chiefly Nonwhite

More than two-thirds of the 32,159 families being relocated from urban redevelopment and renewal projects are nonwhite, the Housing and Home Finance Agency has reported.

Other facts in the report, covering all Title I projects through September 1955, were:

- Of the 32,159 families on sites in continental United States, 24,567 had been relocated.

- Public housing provided apartments for 32.9% of the relocated nonwhite families and 12.5% of the white families.

- Nine out of ten families moving into public housing from redevelopment sites were nonwhite.

- The whereabouts of 31.2% of the nonwhites and 22.9% of the whites was unknown. HHFA explained that most of these families disappeared in the early stages of the redevelopment program and that procedures for followup and reporting have since been strengthened.

- Of the 68.8% of the nonwhite families whose rehousing was reported, 64.4% were listed in standard dwellings and 4.4% in substandard. Of the 77.1% of white families reported, 73% were in standard housing, 4.1% in substandard.

The high ratio of standard to substandard housing—about 15 to 1—is probably optimistic in view of the fact that one-third of the nonwhite families and one-fourth of the whites moved to housing of unknown quality.

Financial aid, limited to "a reasonable amount for moving expenses or a reasonable amount for the first month's rent or both," may be given to relocated families. HHFA reports that this assistance was given in 61 of the 80 projects covered in the report.

An earlier report (December 1954) had listed proposed occupancy for 85 redevelopment projects: 63 would be available "without regard to color," 20 would have restrictions and 2 were not classified. Of the 20 projects with restrictions, 13 were on sites where the housing had been interracial.

Of the 63 unrestricted projects, 41 were so classified on the basis of state or local laws and 22 by action of local public agencies, as approved by local governments.

Projects open to all races will not necessarily become interracial because the high cost of new housing will often prevent the displaced minority families from returning.

Concord Park Pays Backers

A letter from a stockholder this month reported profits in cash and in integrated living in two private housing developments outside of Philadelphia.

Frank Loescher, member of the American Friends Service Committee and a stockholder in a corporation set up to pioneer open occupancy housing, wrote:

"Concord Park is no longer a dream; it is a handsome reality with 104 houses under roof... 68 families are [now] living [there], 39 white and 29 Negro. Another 35 expect to move into their new homes within a few weeks; the development should reach its full complement of 139 families around Christmas time. Only 19 3- and 4-bedroom houses in the \$12,000-\$14,000 price range are yet to be sold.

"I am particularly happy to say that Concord Park is making a profit. To date

the backers have received two dividends—higher than the dividends usually paid by gilt-edged securities."

George Otto and Morris Milgram (builders of Concord Park) have recently opened sales in a second tract, Greenbelt Knoll, and are presently looking for additional ventures. At Greenbelt Knoll there will be 19 homes, two-thirds occupied by white families and one-third by Negro families. The price range is \$19,000-\$24,000. Already 11 of the 19 homes have been sold.

Other new, private, open occupancy projects are reported occupied or in process in Sacramento, Stockton, San Diego and Milpitas, California; Chicago, Illinois; Madison, Wisconsin; Seattle, Washington, and Stamford, Connecticut. A full report on these and other projects will appear in a future issue.

Segregation Controlled By Housing, Times Says

"Housing—in particular private housing—determines the pattern of segregation in the North. The factors that are giving equality of opportunity to Negroes... in many phases of community life simply do not apply to private housing."

This was the conclusion of the New York *Times* in a special series on integration problems and the current status of the Negro in the north, published in April 1956.

The *Times* based its conclusions on a special survey made by its staff in five northern cities: Boston, Buffalo, Chicago, Detroit and Hartford. The survey documented the fact that public schools in the north become segregated because of segregation in housing.

The *Times* noted that many who publicly state their belief in equality of rights and opportunity for all "fail to extend this conviction to the matter of housing in their own neighborhood." "Integration is like a super-highway," one person said. "It's a wonderful thing—just as long as it doesn't run through my back yard."

Concluded the *Times*, "The final solution of the problem of segregation in the north... lies... in the field of private housing."

Look magazine, in its issue of June 26, 1956, also spotlighted housing segregation in the north in a vivid 10-page picture documentary of Philadelphia, which concluded: "In Philadelphia, as in most other northern cities with growing Negro populations, the situation in Negro housing is getting worse, not better."

(Reprints of the *Times* article may be obtained from the National Committee Against Discrimination in Housing.)

Puerto Rico Shows How To Speed Redevelopment

Puerto Rico, which has no racial segregation in housing, has far outstripped the continental states in the scope of its urban redevelopment program, *The Housing Yearbook* reports in its 1956 issue.

Among cities of 5,000 to 25,000 population, Puerto Rico led the mainland by 54 to 1 in the percentage of cities with redevelopment projects under way by the end of 1955. In cities of more than 25,000 the islanders had a 12 to 1 lead.

Commenting on the slow pace of redevelopment on the mainland, Editor Alexander L. Crosby wrote: "Having no place to relocate the nonwhites of the middle income group and not wishing to open up white neighborhoods to nonwhites, many redevelopment agencies are stymied whenever they try to plan truly large-scale redevelopment."

The *Yearbook* is sold for \$3 by the National Housing Conference, 1025 Connecticut Avenue NW, Washington 6, D. C.

Racial Commission Surveys Minority Housing Problems

The Commission on Race and Housing is using a \$235,000 grant from the Fund for the Republic for 24 research projects throughout the country. The commission seeks data on the minority market for housing, the effect of minority occupancy on property values, race relations in mixed neighborhoods and other questions. A major aim of the commission's report, expected early in 1957, is to increase the supply of minority housing.

Literature

Recent publications available from the National Committee Against Discrimination in Housing are listed below. A complete list of literature may be had upon request.

"*Integration in Public and Private Housing*," by Robert C. Weaver. A survey of trends toward racial integration in housing. Reprinted from *Annals of the American Academy of Political and Social Science*, March 1956 (5¢).

"*We Refused to Give up Our Homes*," by Selwyn James. How a community organized to prevent panic and welcome new neighbors. Reprinted from *Redbook*, December 1955 (3¢; \$2.50 per 100).

"*How Philadelphia Stopped a Race Riot*," by Hannah Lees. How trouble was averted by the Philadelphia Commission on Human Relations after a Negro family moved into an all-white neighborhood. Reprinted from *The Reporter*, June 2, 1955 (3¢; \$2.50 per 100).

"*Non-White Residential Dispersion and Desegregation in the District of Columbia*," by George B. Nesbitt. An analysis of trends toward patterns of residential integration in Washington, D. C. Reprinted from *The Journal of Negro Education*, Winter Issue, 1956 (7¢).

"*Negro Neighbors*," by Hannah Lees. A report on the reception received by minority families when they move into new neighborhoods in northern cities. Reprinted from *The Atlantic Monthly*, January 1956 (5¢).

"*The Effect of Anti-Discrimination Legislation Upon the FHA- and VA-insured Housing Market in New York State*," by Robert C. Weaver. Reprinted from *Land Economics*, November 1955 (7¢).

"*Human Relations in Interracial Housing*," by Wilner, Walkley, and Cook. A study of the racial attitudes of people living in interracial public housing projects in four cities. Published 1955 by the University of Minnesota Press (\$2).

These recommended publications should be ordered direct from their publishers:

They Say That You Say—. Answers the myths about minority families and their housing. Published 1955 by American Friends Service Committee, 20 South 12 Street, Philadelphia 7, (single copy free).

Guide to Changing Neighborhoods. A manual for dealing with intergroup relationships in a neighborhood undergoing change. Published 1956 by the National Community Relations Advisory Council, 9 East 38 Street, New York 16 (50¢).

Negro Housing Worst, Census Study Shows

A survey of Buffalo housing, made by the Census Bureau for New York's Temporary State Housing Rent Commission, for the first time documents differences in housing values received by whites and nonwhites paying comparable rents.

This table shows the percent of substandard dwellings at various rent levels:

Rent	Percent Substandard	
	White	Nonwhite
Less than \$30	31.8	60.0
\$30-\$49	8.3	36.5
\$50-\$74	7.7	35.1
\$75 and over	3.3	37.3

"The contrast in quality between white and nonwhite rental units is most sharply shown for those renting above \$75 per month; over 37 percent of the nonwhite occupied units are substandard contrasted with 3.3 percent of those occupied by whites," the report said. "This disparity becomes striking when it is noted that a higher proportion of nonwhite-occupied units renting for \$75 a month or more are substandard than are white-occupied units renting for less than \$30 a month. * * * Since nonwhites pay the same amount of rent for inferior housing, it would indicate that they pay more rent than do whites for units of the same quality."

State Rent Administrator Robert C. Weaver commented: "It may be that quality is the key factor in segregated housing. The key difference is not what is paid, but what is received."

The survey, made in April 1955, also showed that 44% of the Negro tenants were paying more than the lawful rent, as against 28.5% of the whites who were being overcharged. One Negro family out of every 15 was paying double the legal rent.

Copies of the 139-page report, entitled *People, Housing and Rent Control in Buffalo*, may be had from the Temporary State Housing Rent Commission, 280 Broadway, New York 7.

WANTED: NEWS

Contributions from readers are cordially invited. Send us local newspaper clippings (dated and identified, please), letters, leaflets or any other documentary material about discrimination in housing.

Letters to the editor of *Trends* will be warmly welcomed. Write your comments and criticisms. Suggestions on useful editorial content will be carefully considered.

LEGISLATIVE NEWS

New York

The New York State Commission Against Discrimination has been given power to enforce a 1955 law prohibiting discrimination in housing which receives government mortgage insurance. The commission now can enforce anti-discrimination laws affecting multiple dwellings receiving any type of public assistance (including tax-exemption, write-down of land cost, land assembly assistance, mortgage insurance, etc.) and single family homes in developments of 10 or more which receive FHA or VA mortgage assistance. The first housing department in a state anti-discrimination commission has been established with Edward Rutledge, former PHA racial relations advisor, as director. (Copies of the New York legislation are available from the New York State Committee on Discrimination in Housing, 35 West 32 Street, New York 1.)

New York City

A revised city housing code was enacted this year, aimed at eliminating dangerous conditions in the city's multiple dwellings. Special tax exemption and tax abatement are available to landlords who rehabilitate. A section of this law provides that "any dwelling to which any of the benefits of the law are applied must be open to occupancy without discrimination because of race, color, creed or religion." This provision will bring a substantial new area of existing housing under non-discrimination legislation. The tax abatement feature is designed to hold to a minimum the rent increases allowed for improvements under the New York State rent control law.

New Jersey

A bill to add FHA- and VA-insured housing to the categories of publicly assisted housing in which discrimination is prohibited was passed by the New Jersey Assembly this year, but died in a Senate committee. Coverage was broader than that of New York. All housing with government-insured financing was included, while the New York law omits single-family homes in developments of less than 10 units and excludes any housing aided before July 1955.

Michigan

The state legislature amended the civil rights law this year to include government housing as a place of public accommodation in which discrimination is punishable by fine.

Connecticut

Connecticut's Civil Rights Commission has interpreted the Connecticut law barring discrimination in publicly assisted housing to include housing receiving FHA mortgage insurance. The commission has also ruled that a real estate agent comes within the definition of "place of public accommodation," covered by the anti-discrimination law, making it illegal for an agent to refuse his services to any person because of race, color or creed. Copies of the ruling have been sent to all licensed brokers in the state.

Current Laws Summarized

Connecticut, New York and New Jersey have laws banning discrimination in publicly assisted housing. Connecticut and New York now include FHA-insured housing. Pennsylvania and Wisconsin forbid discrimination in public housing and urban redevelopment. Massachusetts, Michigan and Rhode Island prohibit discrimination in public housing. The laws in New York and Massachusetts specifically prohibit segregation. The laws in Connecticut, New York, New Jersey, Massachusetts and Rhode Island are enforced by the state administrative agency which enforces the fair employment practices laws.

Cities with legislation against discrimination in urban redevelopment, public housing and urban renewal projects are: Los Angeles, San Francisco, Minneapolis, St. Paul, Cincinnati, Cleveland and Toledo. New York City and Hartford ban discrimination in all publicly-aided housing. Discrimination in public housing is barred by law in Fresno and Richmond, California; Wilmington, Delaware; Washington, Baltimore, Boston, Pontiac, St. Louis, Omaha, Newark, Philadelphia, Pittsburgh, Providence and Pasco, Washington.

National Housing Census Planned for November

A House-Senate conference committee approved in July a \$1,000,000 appropriation to the Commerce Department for a nationwide housing census to be taken in November. Results would be published late in 1957 or early in 1958.

"It is extremely important," said Miss Frances Levenson, executive director of the National Committee Against Discrimination in Housing, "that the census include racial breakdowns. That is the only way to get a reliable picture of the housing problems faced by minority groups."

Federal Mortgage Plan Lists Loans to Minorities

Partial figures on the first 16 months' operation of the Voluntary Home Mortgage Credit Program have now become available.

The program was established under the 1954 Housing Act to help minority families and those in remote areas who have been unable to get mortgage financing from regular sources. Individuals and builders who have twice been rejected by lenders may apply to a committee which then seeks financing from cooperating financial institutions throughout the country.

Progress reports covering housing available to minority groups show that from January 1955 through May 1956, 1,085 individual loans were placed and 1,129 individual applications were terminated, for various reasons, without being placed. For this same period, 1,938 loans were placed for builders and 31 applications terminated. A ratio of placement is given for individual applications during the first year only: From January 1955 through January 1956 there were 1,060 individual applications and 590 individual loans (55.7%) placed.

Builder figures represent individual home loans, making a total of 3,023 units available to minorities which received financing through the VHMCP during its first 16 months operation.

Housing Administrator Albert M. Cole has said that long waiting periods, which may have caused many applicants to withdraw, have now been greatly shortened.

A listing of the 16 regional offices of the Voluntary Home Mortgage Credit Program is available from the National Committee Against Discrimination in Housing.

NCDH Meeting Set

The annual meeting of the National Committee Against Discrimination in Housing will be held October 12, a Friday, in New York City.

Full details will be published in the October issue of *Trends* and in circular letters to NCDH affiliates.

Six Signs Go Down When One Goes Up

In a number of cities white families have refused to run when Negroes entered their neighborhood. No better and briefer report has come to our attention than the following, originally published by The Christian Century and reprinted by Reader's Digest:

St. Louis re-zoned a residential block on the "white side" of a racial population line in the heart of town. The gracious, substantial single-family houses on the shady street could now be remodeled as two-family dwellings. Immediately, and according to pattern, "For Sale" signs appeared in front yards all down the street. More signs went up when two Negro families moved into the block. It seemed the storm signals had been right, and "deterioration" had arrived.

But Samuel H. Marcus had a 16-room colonial brick house in the block—and a strong sense of a more serious and real deterioration. Soon his sign went up on his lawn. The lettering was large, and as unmistakable as its meaning: "This house is not for sale. We like our fine neighbors. Your race, religion and politics are not our concern. All who take pride in their homes are welcome on this street."

There were six "For Sale" signs in neighboring yards when Mr. Marcus planted his. Shortly thereafter all were removed. Reporters investigating the phenomenon get the clear impression that at least one block of solid St. Louis citizens has concluded that variety and a shifting status is the American way.

League Drafts Study Plan

The League of Women Voters of Campaign County, Illinois, has prepared a study outline on minority housing which digests the major literature and cites local experiences. The outline points to actions that could be taken in the community.

Cities Question Value Of Slum Razing Policy

New approaches to site selection are seen in some cities. In Philadelphia Housing Coordinator William Rafsky has announced "a key shift in emphasis." Looking at the results of years of attempted elimination of blight through slum clearance, Philadelphia is now convinced that work should start where blight "is nearest to zero," concentrating on the "fringes" of blight areas. At these points a combination of some slum clearance, rehabilitation and public housing in small scattered units can save and improve the neighborhood.

The Philadelphia Housing Authority's plan for 2,500 units scattered throughout the city on 21 small sites was supported by human relations groups, but there is mounting opposition from local residents who fear entrance of "new elements" into their neighborhoods.

On June 8, the city planning commission approved 14 sites, eight from the original list and six compromise sites.

In New York City a broad group of civic organizations recently urged city officials to adopt a policy like the Philadelphia plan in choosing sites for public and publicly assisted housing. The civic leaders stressed the need for a 2-year moratorium on sites in densely populated Negro slums and the choice of open areas or sites on the periphery of slums. All public agencies concerned with housing and planning should accept housing integration as a basic policy, they declared.

New York City is also launching a pilot study, partly financed by a federal demonstration grant, to find methods for checking blight in areas which have not yet become slums. The test area, on Manhattan's upper West Side, has a combination of good, bad and indifferent housing. The survey and analysis will cover the condition of each building and the basic problems of the area, including land use, population trends and community facilities. Recommendations will be made for demolition, renovation and future land use within an overall plan.

Hearings on Bias Urged

In letters to the chairmen of housing subcommittees in the Senate and House, the American Civil Liberties Union charged in July that federal housing programs lag "far behind" in progress toward integration. The ACLU called for congressional hearings to bring out "the evils and results of segregated housing," charging "the Supreme Court decision in public education can be nullified if residential segregation continues and grows."

TRENDS IN HOUSING

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