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SKOKIE HUMAN RELATIONS COMMISSION

REPORT TO

BOARD OF TRUSTEES

ON

SALE OF HOMES IN SKOKIE

NOVEMBER, 1965

(Revised November 18, 1965)

2016.003.005

PART I

MEETINGS OF COMMISSION WITH REPRESENTATIVES OF REAL ESTATE BOARDS AND NORTH SHORE SUMMER PROJECT SUMMER, 1965 HISTORY OF MEETINGS

Upon becoming aware of the controversy between the North Shore Summer Project and real estate organizations regarding alleged practices of brokers in handling housing requests by minority group members, the Village Manager, Bernard L. Marsh, then Acting Chairman of the Human Relations Commission, invited representatives of the two real estate organizations having members active in Skokie to a public meeting of the Commission to explain their views. Louis Pfaff, president of the Evanston-North Shore Board of Realtors, represented his organization, and the North Suburban Real Estate Board was represented by Irving Kaplan, president, and Arthur Simmons, outgoing president. Observers of the NSSP were present at this meeting, which was held on June 13, 1965, but did not participate.

Following this meeting, Mr. Marsh invited the NSSP to present its views at a second public meeting of the Commission held the following week (June 20). The Project was there represented by Reverend Emory Davis, chairman of the Steering Committee, Reverend Buckner Coe, Mrs. Henry Moore, and Mr. William Moyer. Mr. Pfaff and Mr. Simmons were present as observers, and participated to a minor extent.

Because there seemed to be some areas of agreement between the groups and some hope that further discussions might lead to procedures for the sale of homes which could be accepted by both sides, the Commission voted for the appointment of a small working group to meet for such discussions with representatives of the NSSP and the two real estate boards. This working group held three closed meetings (June 29, July 6 and July 20) which were attended in whole or in part by the following:

Donald Perille, Chairman of working group, Vice-Chairman of Skokie Human Relations Commission.

Mr. Robert Turton, representing Skokie Human Relations Commission.

Mr. Harrison Backus, alternate representative of Skokie Human Relations Commission.

Dr. Paul Mundy, consultant for Skokie Human Relations Commission, ex-officio.

Dr. Herman Bloch, Chairman of Skokie Human Relations Commission, ex-officio.

Richard Kaegi, Assistant Village Manager, ex-officio.

Rev. Emory Davis, representing North Shore Summer Project.

Mr. William Moyer, representing North Shore Summer Project.

Mr. Louis Pfaff, representing Evanston-North Shore Board of Realtors .

Mr. William Orth, representing Evanston-North Shore Board of Realtors

Mr. Irving Kaplan, representing North Suburban Real Estate Board.

Mr. Arthur Simmons, representing North Suburban Real Estate Board.

Mr. William Wagner, student, Northwestern University.

Mr. Waldo Gaton, Executive Director, Evanston Community Relations Commission.

(The latter two were invited observers.)

By agreement of all parties, these meetings were not designed to replace any direct communication or dialogue between the two groups.

The positions presented below are intended to summarize those developed during these five meetings. In the interest of coherence, no attempt has been made to give them in the order in which they were developed or in complete detail, or to attribute them to specific persons. Minutes of each meeting were sent to participants, and are available in the Commission files.

POSITION OF NORTH SHORE SUMMER PROJECT

1. Sale of a home which is restricted by the seller with respect to the race, color, religion, or ethnic origin of the buyer is not morally acceptable. Participation in such a sale by a real estate agent therefore makes him party to an immoral act. Instead, the agent, individually and through Real Estate Boards and similar organizations, should assume moral leadership and refuse to accept such restricted listings.
2. The legal right of a homeowner to sell to a purchaser of his choice is, however, acknowledged.

3. Real estate agents have pre-empted the right to determine the racial, religious or ethnic character of certain areas, and have, sometimes without the knowledge or consent of the homeowners, listed and sold homes on a restricted basis. They have told Negro or other buyers that no homes were available, when in fact they did not know this to be the case. By such practices, real estate men have become the chief agents in keeping the suburbs restricted.
4. Owners who wish to sell without restrictions ("open occupancy" basis) have had difficulty in finding agents willing to handle the sale on such a basis. In some cases, homes have been accepted for sale on an "open occupancy" basis but no non-white buyers have been sent to the owner.
5. The usual agency contract cannot compel the seller to sell his house, but can compel him to pay the agreed commission if the seller refuses to sell to a qualified buyer brought to him by the realtor. This contract can be amended at any time, verbally or in writing, if mutually agreeable to both parties. However, if a real estate agent calls a seller to tell him that he has a minority group buyer, qualified in all respects, and the seller refuses to show his home, the contract is sometimes verbally amended at that instant. In effect, the realtor, by so doing, waives his opportunity for a legitimate commission even though no restrictions on sale to minority groups appeared in the original contract.
6. Real estate dealers should treat all buyers equally, and should show all listings appropriate in price and physical accommodations to all prospective buyers. They should not maintain dual listings.

The position of the NSSP is further explained in the statement presented by Rev. Davis at the meeting of the Commission of June 20, and in the letter sent by Reverend Davis to Mr. Pfaff on June 29, which are appended hereto as Exhibits 1 and 2.

POSITION OF THE REAL ESTATE DEALERS

1. The real estate dealer is merely an agent of the seller, contractually bound to carry out the wishes of the seller.
2. Real estate dealers in general have given equal treatment to all buyers, and shown all homes for which the specifications of the buyer and of the seller are in accord. If the seller specifies the race or religion of the buyer, this specification must be met by the agent, just as he attempts to meet the buyer's specifications of price, size, architectural style, etc.

3. Although individual real estate men may differ in their practices, the Real Estate Boards are prepared to find an agent to handle, in good faith, any home offered for sale at a realistic price. No seller who wishes to specify either restrictions or open occupancy need be or should be deprived of the services of a qualified agent.
4. The agent's time is his chief asset. It is unfair to ask him to waste his time in showing homes to members of minority groups who they know are unacceptable to the seller. No other businessman is expected to waste his time in this manner.
5. In general, any competent agent knows the wishes of his clients with respect to sale to minority groups. Partly as a result of the activities of the NSSP and other groups, however, the E-NSBR members have undertaken a formal survey of each seller's wishes, and where the seller so indicates, the home is being listed as for sale under "open occupancy". A number of North Shore homes are already so listed, and at least one has been sold to Negroes. This procedure is a big step in the direction of meeting the NSSP wishes, and is indicative of the willingness of Realtors to provide equal housing opportunity in North Shore suburbs in an orderly manner acceptable to the communities involved.
6. The "NAREB Policy on Minority Housing" is likewise a very enlightened step; however, it is for guidance of members only, and is not enforceable. At this time it would not be acceptable into the by-laws (as a compulsory measure) by a majority of the members.

The position of the Realtors is further explained in the letter sent to Reverend Davis by Mr. Pfaff on July 7, which is appended hereto as Exhibit 3.

POSITION OF SKOKIE HUMAN RELATIONS COMMISSION

1. The Commission agrees that the restricted sale of housing is immoral. Further, it is contrary to the best interests of the village and the sound development of the Chicago metropolitan area. The reason for these beliefs are developed in detail in Appendix A of this report.
2. The homeowner has a legal right to determine how and to whom his home should be sold, and the real estate agent has a legal right to handle restricted sales. The Commission cannot insist on practices which deprive either the seller or the agent of his legal rights, although it must urge voluntary compliance with practices which are moral and just and which preserve human rights.

3. If a seller wishes to impose restrictions on the sale of his home, he should take the initiative in stating the restrictions in the contract of agency. Limitations as to the race, religion, or ethnic origin of the buyer should not be taken for granted by the agent, nor should they be agreed to verbally later, particularly when a qualified buyer has been found; nor should agents practice discriminatory policies without the knowledge or consent of the sellers they represent.
4. Real estate agents should not attempt to influence homeowners (as required by NAREB policy) with respect to the race, religion, or ethnic origin of the buyer. In view of differences among agents themselves on "open occupancy" the Commission recommends a procedure which neutralizes any influence the agent might exert on the policy of the seller. The present survey methods of the E-NSBR are not believed to be adequate or in keeping with the spirit of the NAREB policy, since they allow too much opportunity for the injection of personal bias by the Realtor. For example, the sellers are questioned specifically on selling to "American Negroes", with no mention of other minority groups. The term "open occupancy" on existing E-NSBR listings therefore has no significance relative to other minority groups.
5. The real estate agent should be allowed to use his working time to best advantage, and should not be expected to show homes to buyers unacceptable to the seller if the latter has stated his restrictions in the contract of agency, as suggested in point (3) above.
6. No advertisement or public display of a real estate agent should be such as to hold any group up to public embarrassment, ridicule or contempt.
7. Since equal housing opportunity is the policy of the village government, the persuasive powers of the village should be used to try to secure compliance of sellers with this policy. The Commission recommends that like-minded groups, such as the NSSP and Fair Housing Committees, concentrate their future activities on a program of information and education of the homeowner. If homeowners become convinced of the desirability of equal housing opportunities, the real estate industry may be expected to conform with the prevalent attitude.
8. Refusal by a real estate agent to accept a home for sale on a non-discriminatory basis is contrary to public policy in our village as well as contrary to NAREB policy. Every seller should have an equal right to the full services of the real estate industry.

9. Nothing in this statement by the Commission should be taken as a blanket indictment of the real estate industry or of either of the local Boards or their members. The Commission has no information regarding the extent to which individual realtors have indicated or demonstrated a willingness to provide equal service to all qualified homeseekers.
10. The Commission has neither the right nor the desire to tell real estate agents how to conduct their businesses. However, it recognizes an urgent need for progress in the area of minority group housing--progress which will benefit the entire metropolitan area by reducing social unrest, maintaining property values, and preserving peace and tranquillity.

The Commission recommends that the Village of Skokie urge local realtors to adopt the procedures outlined in Part II of this report, and further urges that these procedures be adopted throughout the North Shore area, since they can be most effective if widely practiced.

EXHIBIT 1.

North Shore Summer Project
730 Elm Street
Winnetka, Illinois

STATEMENT MADE ON JUNE 20, 1965 AT SKOKIE VILLAGE HALL AT MEETING CALLED BY SKOKIE HUMAN RELATIONS COMMISSION.

Equal service by Realtors to all homeseekers, regardless of race, religion or national origin -- this is the goal of the North Shore Summer Project and of all democratic communities.

The North Shore Summer Project recognizes and welcomes the efforts on the part of North Shore Realtors to change their present policy of segregated housing.

However, the so-called "solution" proposed by the Realtors of the Evanston-North Shore Board of Realtors and the Northwest Suburban Real Estate Board is no solution at all. It merely gives official sanction to segregated housing, and sets up dual real estate listings, not unlike the separate sets of voting procedures in Mississippi and Alabama. There should be one listing open to all, regardless of race, religion or national origin.

The North Shore Summer Project, speaking for increasing numbers of concerned citizens, asks the Realtors to choose the only democratic, non-discriminatory solution to this problem.

The realty boards should adopt a policy directing the individual Realtor not to enter into a discriminatory contract with any home-seller. No Realtor should accept any listing which would make him be discriminatory in the conduct of his business.

The Realtor should show all houses to all qualified homeseekers, regardless of their race, religion or national origin. He should bring the seller together with every potential buyer and let them decide on the actual sale.

With this step, the real estate board will assume an historic role of leadership in the community. The individual Realtor will be freed from the burden of finding out the race, religion or national origin of his prospective clients. He will be free, like any other businessman, to pursue his profession without violating the moral and ethical precepts that are part of his American heritage.

EXHIBIT 2.

NORTH SHORE SUMMER PROJECT

NORTH SHORE SUMMER PROJECT FREEDOM CENTER...730 Elm Street...
WINNETKA...HI 6-7865

June 29, 1965

Mr. Lewis Pfaff, President
Evanston-North Shore Board of Realtors
3009 Central Street
Evanston, Illinois

Dear Mr. Pfaff:

As you know, on May 7, 1965, representatives of the North Shore Summer Project met with representatives of the ENSBR at the Board's headquarters in Evanston. At that time, the NSSP submitted to the Realty Board a statement asking it to take the following steps:

1. Hold a news conference to announce the Evanston-North Shore Board of Realtors' policy of non-discriminatory treatment in the showing, selling and renting of property.
2. Proclaim publicly that the Board asks all member realtors to give equal service to all homeseekers who come to them. This means that realtors should show all the multiple listings to all buyers and will make appointments to show properties without mentioning the homeseekers' race, religion or national origin to the seller.
3. Send a letter to each home owner whose house is on the multiple listings, stating the Board's non-discriminatory policy in bringing any qualified buyer to see any house listed with the Board.
4. Encourage homesellers to show and to sell their properties on a non-discriminatory basis.

It has been almost two months since the Board received our requests. During this time, there has been no action taken by the Board of Realtors that could be interpreted as being in cooperation with these four points. In addition, the Board of Realtors has not yet extended to us the courtesy of a formal reply.

In view of these facts, the NSSP is now required to ask that our requests receive an official reply from the ENSRB no later than July 7, 1965. We would expect to know by that date what steps you will be taking or have already taken to implement our requests.

If by that date -- 60 days after the first letter -- the Board has done nothing, the NSSP will have to take action to focus public attention upon the failure of the Board of Realtors to take constructive and forward looking leadership in the real estate industry.

Sincerely yours,

s/ Emory G. Davis
Emory G. Davis
Chairman, NSSP Steering Committee

EXHIBIT 3.

EVANSTON-NORTH SHORE BOARD OF REALTORS
3009 Central Street - Evanston, Ill. 60201

July 7, 1965

The Reverend Mr. Emory G. Davis, Chairman
North Shore Summer Project Steering Committee
North Shore Summer Project Freedom Center
730 Elm Street
Winnetka, Illinois 60093

Dear Mr. Davis:

The following will reply to your letter dated June 29, 1965
demanding an answer by July 7, 1965 to your four points:

NSSP demand

1. Hold a news conference to announce the Evanston-North Shore Board of Realtors policy of nondiscriminatory treatment in the showing, selling and renting of property.

Reply:

1. As you know I have personally attended, together with others in the Real Estate Industry, five separate public meetings during the past several weeks. Members of authority from the NSSP were present at each public meeting. The present and future policy of our Board was discussed at each meeting.

NSSP demand

2. Proclaim publicly that the Board asks all member Realtors to give equal service to all homeseekers who come to them. This means that Realtors should show all the multiple listings to all buyers and will make appointments to show properties without mentioning the homeseekers' race, religion, or national origin to the seller.

Reply:

2. Homeseekers of minority groups are receiving equal service from Realtors on listings as instructed by sellers . Realtors may accept or reject a listing according to his individual office policy.

NSSP demand

3. Send a letter to each home owner whose house is on the multiple listings, stating the Board's nondiscriminatory policy in bringing any qualified buyer to see any house listed with the Board.

NSSP demand

4. Encourage homesellers to show and to sell their properties on a nondiscriminatory basis.

Reply:

- 3 and 4. The Board's nondiscriminatory policy is authorized by the NAREB Policy on Minority Housing which includes ten paragraphs. It is not a Realtor's prerogative to dictate to a seller. It must be understood, however, that the Board is a trade organization with limited and rather specifically defined authority.

The Evanston-North Shore Board of Realtors does not oppose or discourage the creation and existence of stable, integrated neighborhoods. In fact it recognizes the general desirability of such neighborhoods, when accompanied by voluntary acceptance by the white and non-white persons immediately involved.

Any unwarranted public demonstration by NSSP will immediately terminate further conciliatory conferences with members of the Evanston-North Shore Board of Realtors.

Sincerely yours,

Louis A. Pfaff, President
Evanston-North Shore Board of
Realtors

PART II

RECOMMENDATIONS ON FUTURE PROCEDURE

Through the activities of the North Shore Summer Project, the attention of the Skokie Human Relations Commission was directed to alleged practices of real estate brokers in the sale of homes which, if actual, were injurious to intergroup relationships, contrary to the sound development of the village and of the Chicago metropolitan area, and in conflict with the statement of principles adopted by the Board of Trustees on July 12, 1965:

The Commission explored these allegations of the NSSP in a number of meetings with Project representatives and with officers of the two organizations of real estate brokers operating in Skokie-- the Evanston-North Shore Board of Realtors and the North Suburban Real Estate Board. The several viewpoints developed at these meetings, including the Commission's own views, are summarized in Part I of this report.

In the light of its evaluation of the problem, the Commission believes it essential at this time to delineate policies for the listing and sale of homes in Skokie by real estate dealers which it considers to be consistent with sound human relations principles, as exemplified in the aforesaid resolution of the Board of Trustees. These policies are incorporated in the following five recommendations. We urge the acceptance of these recommendations by the Board of Trustees, and an attempt to secure compliance with the procedures set forth through all the forces of persuasive pressure available to the village government.

I. The Village of Skokie expects every realtor, real estate broker and real estate salesman selling homes in the village to comply with paragraphs 1,2,4,5,6,7, and 9 (in part) of the National Association of Real Estate Boards' "Policy on Minority Housing," to wit:

"1. Being agents, Realtors individually and collectively, in performing their agency functions, have no right or responsibility to determine the racial, creedal, or ethnic composition of any area or neighborhood or any part thereof.

"2. No Realtor should assume to determine the suitability or eligibility on racial, creedal, or ethnic grounds of any prospective mortgagor, tenant or purchaser, and the Realtor should invariably submit to the client all written offers made by any prospect in connection with the transaction at hand.

- "4. The property owner whom the Realtor represents should have the right to specify in the contract of the agency the terms and conditions thereof, and correspondingly, the Realtor should have the right and duty to represent such owner by faithfully observing the terms and conditions of such agency free from penalty or sanction for so doing.
 - "5. As to the receipt and handling of an offer in the typical broker-client relationship wherein the decision to deal or not to deal rests with the client, the Realtor may properly regard his responsibility to be discharged when he shall have transmitted such offer to his client for decision.
 - "6. Upon acceptance by the Realtor's client of any offer, the Realtor should exert his best efforts to conclude the transaction irrespective of the race, creed or nationality of the offeror.
 - "7. Each Realtor should feel completely free to enter into a broker-client relationship with persons of any race, creed, or ethnic group.
 - "9. Realtors should continue to condemn any attempt by persons, licensed or unlicensed, within or without the real estate business, to solicit or procure the sale or other disposition of real estate in residential areas by conduct intended to implant fears in property owners based upon the actual or anticipated introduction of any racial, religious, or ethnic group into such areas. In the event that a Realtor's counsel is sought by a client with respect to property situated in an area or neighborhood which is undergoing or which is about to undergo transition in terms of occupancy by members of racial, creedal, or ethnic groups, the Realtor should take particular care to render objective advice and to urge upon the client that the latter decide with respect to the disposition of his property without undue haste and only after sober reflection..."
- II At the initial contact of the seller with the real estate dealer, the latter is requested to give the seller a copy of the brochure of the Skokie Human Relations Commission entitled, "Your Home and Skokie's Future," and request that the seller read the brochure. The dealer should not otherwise attempt to influence the attitude of the seller with respect to the race, religion or ethnic origin of a buyer, or make any assumption concerning the seller's attitude on the subject, or attempt to guide his actions responsive to the brochure. The realtor should make it clear that acceptance of the agency contract will not be contingent on the nature of the seller's response to the brochure. (The text of this brochure is included in this report as Appendix A)

- III The real estate dealer is expected to conduct each sale in good faith according to the principles of equal housing opportunity, without discrimination on racial, creedal, or ethnic grounds, unless specifically instructed otherwise, in writing, by the seller. Verbal instructions for discrimination should not be honored.
- IV If the seller does impose discriminatory restrictions on the sale by written instructions to the agent at the time of entry into an agency contract or subsequent to this time, or if these instructions are amended or withdrawn at anytime, the agent is expected to inform the Commission promptly of such instructions or changes.
- V Advertisements or public displays of the real estate dealer should carry no material which indicates that a home or property in a residential area is for sale on a restricted basis or that it is not.

As an agency of the village government, the Human Relations Commission must follow a course which protects the legal rights of all residents as well as the public interest. It is the American tradition that professional or trade groups impose upon themselves their own codes of ethics which exclude practices contrary to the public interest, or they are regulated to this end by law.

In the area of homeselling, the requirements of law are not the same as the requirements of the moral standards of the community, as embodied in the Board resolution of July 12, 1965. Compliance with these moral standards are therefore expected to be voluntary. The Commission recognizes the major part which the individual homeowner plays and therefore at the present time, places the burden of such compliance on the individual home-owner. At the same time, these recommendations provide a mechanism which removes from the real estate agent the opportunity to inject his own bias, if any, into the decision of the home-owner, or to substitute his own wishes or judgment as to the future character of the community for those of the residents. The Commission believes that most real estate agents will welcome this clarification of their role, and will comply with the recommended course of action in good faith.

The problems of real estate transfer which confront us are problems of the whole community, and can best be solved by the coordinated

efforts of home-owners, real estate agents, and the village government, all acting as a team. The present proposals attempt to weld the three groups into such a team and to outline the role which each must play if their combined efforts are to be effective.

The Commission asks the Board of Trustees to accept the recommended procedure and to allow the Commission to observe its operation during a trial period. If the persuasive process herein outlined proves inadequate, the Commission will then recommend to the Board further steps by which the objects of these recommendations may be attained.

Respectfully submitted,

SKOKIE HUMAN RELATIONS COMMISSION

Herman S. Bloch, Chairman
Harrison Backus
Robert J. Bernard
Emanuel Gitles
Rabbi Sidney J. Jacobs
Daniel A. Nimer
John R. O'Connell
Donald Perille
Mrs. Donald Quinn
John A. Raasch
Rev. Q. Gerald Roseberry
Rev. Arthur Sauer
James C. Tuohy
Robert L. Turton
Rabbi Karl Weiner

APPENDIX A

YOUR HOME AND SKOKIE'S FUTURE
A Statement to Homesellers from
Skokie Human Relations Commission

In selling your home, you have an opportunity to play a profound role in the future development of Skokie and of the Chicago metropolitan area.

As a home-owner, you have a legal right to sell your home to a buyer of your choice. As a Skokian with roots in suburbia, you have a moral obligation, we believe, to sell your home in accordance with sound principles of human relations.

The Skokie Human Relations Commission, an agency of the village government, is charged with the maintenance of harmonious intergroup relationships. For reasons which are discussed more fully below, the Commission believes that in our pluralistic nation -- composed as it is of citizens of many races, religions and ethnic groups -- equal housing opportunity for all is necessary for such harmonious relationships.

Skokie has in the past successfully absorbed many minority groups. The problem now confronting us is the extent to which we, and other suburban areas, are prepared to absorb larger numbers of Negroes and other minorities and the manner in which we accept them. The problem has become acute because of the increasing pressure of Negroes -- particularly well-educated and financially qualified Negroes -- to break out of the urban ghetto, and because of the increasing number of Negroes employed by suburban commercial and industrial organizations.

Since the first Negro family moved into Skokie in 1961, our village has set an example of moral leadership in accepting the principle of equal housing opportunities for Negroes. On July 12, 1965, the Board of Trustees affirmed its belief in this policy by adoption of the following resolution:

R E S O L U T I O N

WHEREAS, the Village of Skokie is a community which proudly proclaims as its citizens members of all races, creeds and national origin; and

WHEREAS, the Village of Skokie has been in the forefront of suburban communities seeking effective solutions to problems in the field of racial and minority relations by peaceful and lawful means;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Skokie that we believe it is morally wrong to deny equal housing opportunity when based on race, creed, color, or national origin whether by express or tacit agreement, silence or custom.

We welcome to our Village of Skokie and as our next door neighbors all people, irrespective of their race, creed, color or national origin.

It is clear that the enforced "ghettoization" of Negroes which has taken place in Chicago and some of its suburbs is a denial of equal housing opportunity. The Commission believes that the acceptance of Negro families into full and equal participation in community life in all parts of Skokie and its sister suburbs is necessary for the healthy development of the metropolitan area.

If Negroes are able to buy suburban homes in a free market and with full equality of housing opportunity, they can be easily absorbed, and in the normal course of events will find homes throughout suburbia. Such has been the experience of our sister suburb to the south of Chicago, Park Forest. On the other hand, if their influx into the suburbs is resisted, particularly in widespread, organized fashion, their penetration of the suburbs, while perhaps slower, will eventually form suburban ghettos, with all their accompanying problems.

The suburbs can no longer hide their heads in the sand; the Negro will not disappear. He must be accepted as an equal American into the fabric of our suburban communities. Such acceptance is not only morally and legally right; it is dictated by national self-interest: for only when all Americans enjoy equal opportunities will we be able to face our country's grave problems as a unified nation. At this point in the history of race relations -- at this point in the developing interrelationship of cities with suburbs, we suburbanites must play a key role in hastening the day of unification. Each suburban American must make a sober appraisal of his attitudes in the light of reason, justice and civic responsibility; he must apply the common sense and common decency which are traditionally ours.

The Skokie Human Relations Commission offers for your consideration the following reasons for supporting the principle of equal housing opportunity:

EQUAL HOUSING OPPORTUNITY IS MORALLY RIGHT!

The selling of a house -- a home -- is much more than a mere financial transaction between the two families who sell and who buy. In a larger sense, the entire community is party to what occurs,

especially since families are diverse and symbolic at times of larger groups -- racial, religious, nationality-descent. Particularly is this true when it happens that qualified buyers trying to purchase homes they can afford in suburban communities are shut out, rejected, excluded because of race, color, creed or national origin. Any such humiliation -- any such denial of freedom to own, to rent to move -- is a human affront. Any widespread pattern of such denial is a glaring contradiction of what we claim to be: a free society of free men.

A man's right to own property has genuine meaning only if he has the right to acquire as well as to dispose of it; to buy as well as to sell; to inherit as well as to bequeath. The right to property is a personal right; it is ours because we are persons; it does not simply reside in one who happens to own property at any given moment. The right to own property is personal and inalienable, but it is not absolute, for the use of property is governed by the common good -- of each of us and all of us. Zoning restrictions and speed laws are cases in point.

The Constitution, it should be remembered, does not state that no property owner shall be deprived of life, liberty, or property without due process of law, it states that no citizen shall be so deprived. And it should be further recognized that deprivation can be achieved through unjust seizure of what one already possesses or by a quasi-conspiratorial effort to deny one access to property.

Our Constitutional guarantees are personal and they are present. Those rights are ours as individual citizens, not as members of any group. Those freedoms are in existence now, not a promise for delivery at some future day. There is one-class citizenship in America and that is why it is so valued: it is first-class citizenship for all our people and this is why we are "one nation, under God, indivisible, with liberty and justice for all."

The right to buy, regardless of the race, color, religion, or national origin of the buyer, is now recognized by law as it pertains to certain areas of public accommodation (under Title II of the Civil Rights Act of 1964). The Civil Rights Act does not specifically extend this right to the purchase of homes; but the moral principle is clearly the same. Where the requirements of law lag behind the requirements of the moral standards of the community, the individual citizen must voluntarily comply with prevailing moral standards if community harmony is to prevail. In the present situation, such compliance requires the extension of the right to buy to provide equal housing opportunity for all.

EQUAL HOUSING OPPORTUNITY IS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE METROPOLITAN AREA OF WHICH SKOKIE IS A PART!

In the Chicagoland community we are about seven million neighbors in the six northeast counties of Illinois. We are about six-sevenths white, about one-seventh non-white. With few exceptions, the non-white population is concentrated in Chicago. There are some people (and they often style themselves as "practical") who believe that the suburban areas can and should be maintained almost exclusively for whites. Chicago, they assert, should be kept exclusively for Negroes, except for the towering Loop buildings, the business-professional concentrations, together with some receding residential neighborhoods. They seem to envision a kind of suburban secession from Chicago and "its" problems. They seem unaware that the social unity of Chicagoland will not respect political boundaries; "its" problems and achievements are "our" problems and achievements. To grasp this fact is to pave the way to permit enlightened self-interest to show the direction and goal of the future.

A generation ago, some persons who thought of themselves as "practical" adopted the folkways of segregation and suggested restrictive covenants as "the answer" to "the problem". Between 1920 and 1930, these persons covered 75 per cent of all the residential property in Chicago with restrictive covenants, intending to pen up Negroes in the areas they then occupied. In 1920, there were about 120,000 non-whites in Chicago; in 1950, there were 509,000; in 1960 there were 838,000. Although the covenants were struck down by the Supreme Court in 1948, they produced bone-crushing congestion, misery, frustration, and hostility in the Negro ghetto. Chicago's overall density in 1950 was 18,000 persons per square mile; in the ghetto, rates of 40,000 to 80,000 persons per square mile existed. The restricted, forced-housing ghetto spawned and aggravated social problems of enormous proportions and built up a crushing pressure on the white residential areas that fringed the Negro area. Discriminatory housing produced its inevitable harvest: frustration, fear, hostility, tension, sporadic clashes. The "practical" men have come dangerously close to designing a disaster for all of us.

We are all involved, whether we realize it or not, whether we will it or not, in what has happened in the blundering real estate practices of the past. The past patterns of humiliation imposed on Negroes in Chicago show their results in the current turmoil that seeks to redress old wrongs. And we are all involved, for better or worse, in what the real estate practices in the suburbs are today and will be tomorrow. This is no time for emotion; this is a time for reason. Let's turn to the facts at hand.

The Northeastern Illinois Metropolitan Area Planning Commission in its recent A Social Geography of Metropolitan Chicago (p. 73) states: "From the evidence of the last decade, it is abundantly clear that the destinies of Chicago and its suburbs are inextricably

linked...The destinies of each will become the destinies of all. How successfully (they) can move their common destinies together may depend on their comprehension of the metropolitanization process, on their cooperative action in dealing with the host of problems attending rapid growth and on their acceptance of the emerging "metropolitan interest."

Industrial expansion, employment opportunities, labor force, education, water supply, drainage, flood control, assessments and taxes, refuse disposal, recreation, health conditions and medical care, delinquency, crime, police and fire protection, transportation, race relations, economic well-being, housing -- these are some of the areas of metropolitan concern. These realities breach the wall of assumed isolation of Chicago and surrounding suburbs. We will ignore our interdependence at our peril.

EQUAL HOUSING OPPORTUNITY IS NECESSARY IF WE ARE TO BEQUEATH TO OUR CHILDREN A SAFE AND HARMONIOUS COMMUNITY!

In 1960, Chicago had 57 per cent of the Chicago Metropolitan Area population but 75 per cent of the employment opportunities. The "suburban ring" (the rest of the six northeastern Illinois counties) held 43 per cent of the population but only 25 per cent of the employment opportunities.

By 1980, it is estimated by the Planning Commission quoted above, Chicago will have about 40 per cent of the total metropolitan population but 60 per cent of the jobs; the suburbs will have about 60 per cent of the population but 40 per cent of the jobs.

The chances are therefore 3 in 5 that, as a suburbanite, your son or daughter will have to earn his or her living in Chicago. Chicago is -- and will continue to be -- the commercial, industrial, professional, educational, artistic, and recreational heart of this metropolitan area.

If middle-class Negroes (and one-third of Chicago's Negroes are now middle class in terms of education, income, and occupation) continue to be denied access to the suburban housing market because of race and for no other reason, then the estimates that Negroes will make up over half of the Chicago population between 1975 and 1985 are likely to prove accurate. (Negroes were 2 per cent of Chicago's population in 1900; 14 per cent in 1950; 24 per cent in 1960.) Moreover, they will be increasingly embittered, frustrated, and hostile to the sealed-off suburbanites. If these things occur, it will be well to remember that any white setting foot in Chicago will be a minority-group member in a less-than-friendly city of his own making. It seems logical to suppose that he will develop some new interest in the rights of minorities for fairly personal reasons. Is this the Chicagoland that we wish for our children? Do we wish to

assure the compromised freedoms of the future for our suburban children as the price to be paid for the compromised freedoms of the present for non-whites? The choice is ours: it is freedom or fear. There are no "privileged sanctuaries" in which the self-appointed "practical" men of the past and present can hide forever.

Enlightened self-interest dictates that this must not happen. It is not that we must merely end the wrong of housing discrimination for Negroes; we must do this to liberate ourselves. We must give our children the hope of peace and order in a community that has enough intelligence and reason to be fair to all men, women, and children. The price of peace and a good conscience in our community is justice for all. The price of being an American is the small but vital coin of respect for the human person.

THE DECISION IS YOURS

If you have followed the Commission's views, you must realize how important it is that you sell your home under the principle of equal housing opportunity, in accordance with Village policy. To do so, no further action is required on your part; your real estate agent has been asked to handle every sale of a home on this basis unless he receives contrary written instructions from the seller. If you choose to provide equal housing opportunity, you will be taking a big step toward insuring a stable future for Chicago and its suburbs.

You may hesitate to sell your home on this basis because you think your neighbors may object to members of some particular group as their neighbors. If this is so, you may wish to consult your clergyman on the matter. It may also be well to show your neighbors this pamphlet. If there appears to be a conflict of views, a group discussion, with participation by a representative of the Commission, may be arranged by calling the Village Manager's office at OR 3-0500. Information can be provided which will overcome many common objections to equal housing opportunity. Documentation is available, for example, to show that there is little basis for the often expressed fear that the arrival of Negroes in a community such as ours must result in a drop in property values.

On the other hand, if, even after reading this brochure, you feel that you do not wish to follow Village policy and wish to place discriminatory restrictions on the sale of your home, you may instruct your agent of your wishes in writing. A copy of your instructions should also be sent to the Skokie Human Relations Commission, Village Hall, Skokie, Illinois. Such instructions should be sent within one week of the date of signing the contract of agency. Remember, the choice is yours!

SKOKIE HUMAN RELATIONS COMMISSION

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