Baltimore Afro-American

OPINION

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Miami—anytown

The welled-up outrage over oppression, double-standards of justice and a widely shared sense of futility that saw Miami's black population explode in violent rebellion this week could have happened in any large American city.

As NAACP regional director Dr. Emmett Burns has said of Baltimore, the same ingredients causing black anger are present here as in Miami.

Our community has massive unemployment. Young black men and women bear frustrated witness to a so-called "renaissance" in Baltimore — new buildings, refurbished neighborhoods, new businesses — none of which include our youth to any significant degree.

Police-citizen confrontations are on the rise.

Senseless, unexplained incidents such as the Ja-Wan McGee affair drag on unresolved.

Genuine people's democratic movements within the conventional process, such as rent control, are crushed on "legal" technicalities.

Yes— all the tinder to ignite another black rebellion is here.

It will require more than ordinary municipal leadership skills to keep American urban areas with large concentrations of deprived and oppressed black residents calm this summer.

It will take a commitment of money, federal and local programs that help people rise above their present second-class circumstances.

Black citizens of Miami reacted violently to the hopelessness of their situation — a racist judicial system, their displacement in the job market by emigre Cubans and the ever-present hostile and brutal police.

What happened in Miami can happen anywhere and anyone who has problems accepting this awful possibility has been blind to the erosion of gains and lack of progress as concerns the great majority of our people since the so-called "Freedom" Sixties.

For us, things have not simply fallen back to where they were — they have gotten steadily worse.

Councilman Reeves' bills

Fifth District Councilman Norman V.A. Reeves has introduced two important legislative proposals for passage by his colleagues.

Reeves wants a law which would make owners of rental units register their names and addresses with the Department of Housing and Community Development.

Further, he seeks a measurb which would identify just who will be responsible for local handling of properties owned by out-of-town landlords.

This legislation, if enacted, would be most helpful to city agencies charged with enforcing housing violations of rental units and a protection for tenants as well.

Often landlords of deteriorating rental units hide behind a maze of "front" management firms making any attempts to force them to maintain or correct rental units virtually impossible.

When tenants try to fight for their rights they often find themselves facing a "new" landlord every month.

Most landlords are responsible business people who are accountable.

In Baltimore, unfortunately, there are a few property owners whose defiance of tenants' rights and municipal law is outright criminal.

Sadly, some of these real estate operators own large rental properties which they somehow maintained, through the grace, health and well-being of a great many families.

Councilman Reeves wants rental property ownership and management a matter of public formal record.

Seeing the sad state of too much local rental property, we find his bills most useful.

Judge Motsay's demands

Rent Court Judge Richard D. Motsay is correct to order whoever owns the East Ridge Apartments on Frankford Avenue to tell the court just who they are.

This is yet another instance of "ghost" landlords who hide behind lawyers and rental agents.

These shadowy owners want to evict many tenants in this 667-unit complex.

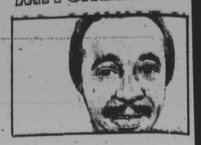
The tenants want whoever owns this property to correct conditions before they pay any more rent.

In what we hope is a new spirit in Rent Court, Judge Motsay wants the elusive owners to face the music.

If half of what East Ridge tenants claim about conditions under which they live is true, there is much music to face.

We hope Judge Motsay's demands are met forthright. He is on the right track.

PARREN J. MITCHELL



Fair housing

Title VIII of the Civil Rights Act of 1968 specifically prohibits discriminatory housing practices based on race, religion, color, national origin, or sex.

Yet, you and I know that housing discrimination still persists in America.

Although it is difficult to assess the full effect of discrimination in housing, its impact on the quality of life in our country is undeniable. Discriminatory housing practices contribute to the great disparities in health care, education, unemployment, earnings and income in our communities.

This week the Congress is taking further steps to halt this insidious practice. The U.S. House of Representatives is considering the Fair Housing Act Amendments, H.R. 5200, a bill which is designed to strengthen the original Fair Housing Act by empowering the Department of Housing and Urban Development (HUD) to act more effectively on behalf of those persons filing housing discrimination complaints.

The House Judiciary Committee, which has responsibility for the Fair Housing Act Amendments, notes that the major problem under existing law is the inordinate length of time and the high cost of litigation involved in the resolution and enforcement of discrimination complaints.

The court route is adequate for victims of housing discrimination who can afford to hire legal counsel and pay for alternate housing, but the system is not viable for the majority of Americans — particularly minorities.

Present law gives HUD the responsibility to receive and investigate housing discrimination complaints, but limits its enforcements of such matters. The U.S. attorney general can involve himself only in housing discrimination complaints that represent a "pattern of practice."

The Fair Housing Act Amendments takes the following major steps to address these problems.

First, the bill attempts to strengthen the enforcement of fair housing laws under the 1968 Civil Rights Act by providing an administrative appeals and enforcement mechanism which would be presided over by administrative law judges (ALJs).

HUD, on its own or at the request of an aggrieved party, could investigate allegations of discriminatory housing practices and must notify the charged party of the existence and nature of the charge within 10 days of receiving the complaint.

Administrative complaints would have to be filed within one year of the time that the alleged discrimination occurred or terminated; complaints set for court action would have to be filed within two years.

If a certified state or local fair housing board exists in the jurisdiction in question, HUD would have to refer the complaint to the local board within 30 days of the date on which the complaint was filed.

Dependent on the outcome of an administrative hearing, presided over by an administrative law judge, any form of relief that is legally and factually appropriate could be ordered, including payment of compensation, the award of a prevailing party's costs and fees, and the assessment of a civil penalty of up to $10,000.

Second, a most important action, the bill changes the current law to prevent housing discrimination because of handicaps. Refusals to rent or sell could not be based on unfounded assumptions that handicapped persons pose a greater potential for liability. Property owners would not be required to modify dwellings at their own expense.

Howevever, when a handicapped tenant agrees to assume the cost of any

modification and the cost of later restoring the unit to its original condition, the owner could not refuse to rent.

Third, H.R. 5200 authorizes HUD to provide financial as well as technical assistance to public or private organizations that deal with housing discrimination.

The goal of equal opportunity in housing must not be compromised. The Fair Housing Act Amendments must be supported by you, me and the Congress!

MADELINE MURPHY

Disparate groups— disproportionate toll

The horrible events in Miami, Fla. where 20 were killed; where rioting paralyzed the city to the extent that air flights had to be re-routed, came as a result of how blacks viewed the escalating incidents of police brutality against them.

Whether it was right or wrong need not be argued here, because history has taught that any violence ultimately boomerangs upon the victims of racial repression.

But the most recent McDuffie case as reported in the paper sets forth some interesting insights.

Arthur McDuffie, a black insurance executive, allegedly outraced four policemen, who were trying to stop him for speeding.

Overtaking him, they tried to subdue his effort to escape, hitting him as Officer Marrero said, "... times with his night stick."

The medical examiner testified, "... his skull was cracked like an egg."

All officers were fired, then tried and acquitted May 17.

Among those involved in the riots as well as victims, were Cubans.

Since the latest influx of Cuba refugees has crowded Miami and Dade County to the bursting point, one has to wonder what effect this has had upon the variety of cases of violent attacks by police upon blacks in that city.

Ever since the first wave 20 or more years ago of Cubans from Castro's Cuba, the competition between Cuban's and blacks for jobs has been tilted toward the Cubans.

As has been the nature of American free enterprise, the two underclasses have been warring. But because many of that first wave were professionals, businessmen and the like, noticeably more white in appearance, their fortunes in surviving and prevailing have outdistanced those of local native blacks — some of whose jobs were taken by Cubans.

This discontent about the good fortune of the new refugees has been seething under the surface for so long that it probably exploded in rioting after the McDuffie decesion.

With the additional strain the influx of Vietnamese, Cambodians and Koreans has brought to bear upon unemployment, housing, schooling, a sinister plan seems to emerge.

If these hapless victims of the system war among themselves in an inexorable competition for jobs, no longer shall focus be directed upon the plight of the largest minority (blacks) in their legitimate, century - old struggle for jobs, goods, services, housing, quality education and equal protection under the law.

The willingness of this new wave of minorities to work for less than minimum wage, to live cramped and crowded ofttimes in unsanitary and deplorable conditions and at the same time receive subsidies from the federal state and local governments, will revive the bootstrap theory, heard ad nauseum from so many of the older white immigrants: "We made it on our own, so why can't you?"

But there is very little encouragement or commitment on the part of this government that would help blacks also claw their way to the top. What this does is keep us divided to avoid identifying the real causes of this dilemma.

The wedge of this tragic Florida dichotomy should help to unify blacks. But the self - flagellation, the low self esteem prevalent among some frightened and confused black victims will only lock us in as the permanent underclass of a society that disposes of us by way of poverty, sterilization and Shockley theories of inherent inferiority.

Moreover, Fidel Castro, in dumping his undesirables (perhaps spies); his malcontents on the United States, intends to force this government to reexamine its trade embargo of Cuba and continued presence on Guantanemo Bay.

Significantly, the plight of the Cubans is not unlike that of the Haitians who in the United States appealing economically.

At the seat of the problem, however, in Cuba is shortage of basic foodstuffs, where socialism causes suffering equally among all its citizens.

While those fleeing Haiti are victims of a system where the tug of war for food, clothing and shelter is between the few privileged haves against the multitudes of have nots.

To welcome the Cubans as political refugees, when in fact they are victimized directly by our foreign economic policy, and to characterize the Haitian problem as economic is to ignore the political repression that causes the many Haitians to be willing to risk our generous financial support of the regime of Jean "Baby Doc" Ouvalier.

A tangled web indeed of double talk and dissembling.

There will be more Miami's in the 80's if the Carter administration and government leaders continue to play the dangerous game of divide and conquer between these disparate refugees, while at the same time ignore the fall out of neglect of its black citizens where inflation, unemployment and second class citizenship have taken a disproportionate toll.

—LETTERS—

Tribute to Thurgood Marshall

Supreme Court Justice Thurgood Marshall still shows a vivid, down-to-earth interest in the field of civil and human rights.

The nation's only black Supreme Court justice revealed this human trait recently when the city of Baltimore paid him a signal tribute. A bronze statue was erected outside the new federal courthouse as a living memorial in honor of the city's first legal scholar to sit on the high bench.

The tribute came on the eve of the twenty-sixth anniversary of the landmark school desegregation case of May 17, 1954, a day that touched off bitter controversy among hard-core segregationists. The decision meant equal education for students and equal pay and status for black teachers.

Justice Marshall was one of the major architects in the argument before the Supreme Court that changed the course of education for black persons. In those days Justice Marshall was known as "Mr. Civil Rights," during his tenure as chief legal counsel for the legal defense fund of the National Association for the Advancement of Colored People. At that time the NAACP was considered a pariah organization by many white politicians because it devoted time and resources in the never-ending struggle for equal treatment under the law. It was even outlawed in several southern states and its very existence was threatened on many occasions.

Justice Marshall later left the NAACP to become a judge on the Second Circuit Court of Appeals. After that he became the first black solicitor general in the Justice Department. The solicitor general represents the government's cases before the Supreme Court. The post is often considered a stepping-stone to the high court.

The black lawmaker was appointed to the nation's highest tribunal in 1967 by President Lyndon Baines Johnson. The appointment touched off bitter controversy among political demagogues and the American Bar Association. The civil rights community hailed the appointment as a milestone and greeted it with a warm reception.

Those of us who have followed Justice Marshall's seifless and checkered career feel that he is a compassionate and understanding legal scholar who has unstintingly given his talents in the struggle for full equality for his people. His sacrifices are largely responsible for meaningful employment by many black persons in today's job market.

Justice Marshall ploughed his services, time and efforts back in the black community following a magna cum laude from Howard University's law school. The honor was fitting and timely to a living legend who waged the battle far beyond the call of duty on numerous occasions in the service of human justice.

Miami rebellion: 'normal reaction'

Dear AFRO:

The recent people's rebellion against racism and injustice in Miami is rebellion against years of oppression and as such is a normal reaction.

There are those "Knee-groes" among us who will preach even now that blacks should not take up arms and defend themselves, even when faced with actual death at the hands of racist, rabid white dogs who are not satisfied with the systematic destruction of blacks; but in their sickness feel the need to destroy black lives.

Black people have been the most relatively non-violent people in recorded history. We are the original boat people, not escaping from an oppressive state, but brought to these shores against our will.

Yet, even now we have not reacted normally. Normal reaction would be to seek out the criminals and destroy them as the Jews did to Nazi war criminals. Normalcy dictates that blacks ignore laws set up by others to destroy and oppress them.

Liberty City in Miami is where blacks have said enough is enough, no more lies. No more lies about justice, no more lies about fair play. Miami is not strange, just dramatic, just normal, when people have no reason to reason.

Liberty City is where myself and others fought six years ago with the racist city council and the racist county council to have 62nd Street declared an economic development area for blacks.

This is where six years ago we fought the racists to invest $10 million in this area and rename 62nd Street Martin Luther King Boulevard. Then, as now, whites believed our actions to be superficial.

The Miami rebellion suggests something much more profound - rage, unbridled justified rage, seething like a time bomb has exploded. An inevitable explosion resulting from arrogance and ignorance that made no attempt to disguise its ugly face.

An all-white, all-male jury deliberating on the death of a black man beaten to death by 10 to 15 white policemen (only four of whom were actually charged with a crime) in Miami, Fla. and the people rebel out of frustration and the people of this country are shocked.

Not shocked by the racist murder by the policemen, but shocked by the reaction of the black community. Why? Why did the white community believe that blacks would not react violently?

Maybe because blacks seldom react violently except with each other. But don't you be tricked into shock by the reaction, better to be shocked by the causes. White folks will pretend shock at why black folks are acting this way.

But they are really only reacting to and being shocked by the fact that with all the oppression, pressure and hardships the spirit of black folks is still thriving. Their shock stems from this society's failure to completely destroy this spirit.

Isn't it ironic that this resistance to hateful destructive racism is taking place in of all places Liberty City? That's exactly what the rebellion is about - liberty and freedom, it's not about hating white folks. White people have always given themselves too much credit, too much importance in black people's struggles.

The resistance to racism and oppression in Miami is based on love, love of justice, love of freedom and any attempts to deny this love will always be violently opposed.

To those that would proffer that violence is not the way must remember that America was borne out of violence and thrives on violence to the degree that America exports violence to the rest of the world.

America is a sleeping giant lulled into passivity by its self-assurance of complete eradication of black people's spirit a resisting spirit. Now awakened to the fact that the spirit still exists in this giant America is ever more dangerous.

Every black man, woman and child has the solution inbred in our subconscious. Many of us have been programed to resist the solution but it exists in every fiber of our being.

Baltimore is not different from Miami and Liberty City is not different from Freedomway where the attempted murder of a black youth (Ja-Wan McGee) took place.

The Schaefers, the Swishers, and the Pomeriesus may want to take heed from the French revolution. When the people asked for bread the queen, Marie Antoinette, responded with "let them eat cake" so they cut off her head.

Anybody got an axe?

BOBBY CHEEKS

A NEW DAY BEGUN

Samuel BANKS

Miami tragedy— an American tragedy

The acquittal of the four white policemen who were accused of the brutal and reprehensible death of Arthur McDuffie, a black insurance executive in Miami, Fla., served as a precipitating factor for the cataclysmic and prodigious racial upheaval in Miami.

The judgment by an all - white jury in Tampa, Fla., was greeted in the Miami black community with outrage, incredulity and bitterness. The lamentable and tragic events which followed in terms of the loss of 19 lives, more than 300 wounded and destruction to property in excess of $2 billion were inexorable.

The larger tragedy, in my view, was that the abysmal, depressing and debilitating socio - economic conditions in Miami's black community, as expressed in towering unemployment, wretched housing, inadequate health care and shoddy education, have never been addressed, to date, in a substantive way.

The grim socio - economic conditions extant in Miami exist in Baltimore, Newark, New York, Washington, D.C., Chicago, St. Louis, Los Angeles and other large urban areas.

It is ironic that the precipitating incident for Miami as was true in our racial upheavals in 1919, 1943, 1965, 1967, 1968 was, essentially, the same: direct and hostile physical encounters between blacks and whites and police brutality and overreaction.

The 1968 Kerner Report addressed the centrality of an ancient problem in our society: "The basic cause is white racism. Two societies: one black, one white — separate and unequal."

Twelve years after the Kerner Report, the fundamental problem remains, as shown in the lugubrious and painful portrayal in Miami, a horrendous Frankenstein in the national body politic. The only thing of consequence that has changed is that the conditions have been exacerbated and made more desperate.

The safaris of Andrew Young and Jesse Jackson to Miami as conciliators and pacificators, given the socio - economic matrix of endemic black exclusion, denial and uneven social justice, will not abate the fury and resistance of blacks in Miami who view their backs pushed to the walls.

The situation in Miami is further complicated by the flight of more than 60,000 Cubans from the oppression of Fidel Castro's Cuba and more than 11,000 Haitians seeking refuge from the autocratic rule of Claude Duvalier in Haiti.

Each of these groups is deserving of America's largesse and support, but, so, too, are our native sons and daughters who are destitute and excluded, for the most part, in Miami and throughout the United States.

Andy Young and Jesse Jackson, given the availability of stable, knowledgeable and able black leaders in Miami, would be better served to address problems in their own immediate areas (i. e., Atlanta and Chicago) of operations.

I have a keen sense of deja vu as I view the wrenching and unsettling human tragedy of Miami unfold. The failure of Miami, in substantial measure, is the failure of our nation to redeem in practice, our national affirmation of the principle of "Liberty and Justice for All." The denial of liberty and justice to some, in reality, is a denial of liberty and justice for all. Dr. John Hope Franklin, the John Matthews Manly Distinguished Service Professor of History at the University of Chicago, in the fourth edition of his classic, From Slavery to Freedom, with probity and cogency:

"Looking back on their 350 years of residence in the Western world, Negroes could correctly visualize themselves, from the beginning, as an integral part of the struggle for freedom.

"Frequently, however they were active participants in the valiant effort to destroy bigotry, repression, and subjugation. Studying carefully their role in the growth and development of the United States, they could see that they were more than very important contributors to the economic, political, and social development of their country.

"They had also been important factors in the ageless struggle between freedom and slavery.

"They had been the nation's constant reminders of the immorality of its human relationships. They had witnessed a nation dedicated to liberty move toward the brink of destruction in the struggle to settle the question of freedom.

"They had seen that same nation compromise its position in the family of nations because of its inability to face squarely the problem of freedom for all at home."

The ancient and vexatious problem of freedom for all at home, 361 years after the arrival of 20 black identured servants at Jamestown, Va., constitutes the fundamental core of the Miami malestrom and America's dilemma.

The problem is deep - seated and will require an enormous outlay of national human and monetary resources and will.

—MORE LETTERS—

Delegate wants black representation on Medical Discipline Board

Dear AFRO:

Several constituents have reminded me that of the nine persons appointed to serve on the Medical Discipline Commission, none is a member of the black community.

And this is the situation despite the fact that there are approximately 500 black doctors practicing medicine in our Free State.

Ethnic and racial composition of the community takes on special significance when, as recently, several black physicians were cited for professional discipline by the commission.

As might be expected, those of us concerned about our welfare, immediately entertain doubts about the possibility of empathetic and genuine fair treatment at the hands of a collection of persons, none of whom has any special ethnic or cultural identification with the disciplined position.

I suspect appointees are recommended by the Medical Association and that the black doctors have been named. If that is so, I suggest that in the future the Monumental Medical Association be asked for recommendations so as to assure the presence of qualified, black candidates on your list of nominees.

I believe you can agree that by whatever legal and proper means available to you, this commission should have black representatives on its panel.

DELEGATE FRANK M. CONAWAY

Good health care calls for team effort

Dear AFRO:

This year's National Hospital Week Theme, "We're America's Health Team" reflects a thought that might more accurately read, "We're part of America's health team."

More accurately, because when we look at the real health team in America, it includes more than just your local hospital and the thousands of people involved in making that institution work; the team includes you, too.

At St. Agnes Hospital we believe that the community is as much a part of the health team as we are. Surely we serve as the community's road to good health after illness or injury claims its victim, and we're dedicated to provide you with the best health care available in the world; you deserve it.

But, we're only half the team. We rely on you to promote wellness in your own lives, to take preventative measures that will ensure your continued good health and prevent personal injury.

We have worked to assess your health care needs. Working with representatives from your community who are members of our Lay Advisory Board, we have developed new services and expanded others to fulfill your needs.

In the near future we will be opening a new outpatient surgicenter, which will make a number of operations available without the cost of a hospital stay.

Our new Chest Pain Emergency Services will open soon and provide the St. Agnes Community with a life-saving resource. Community members experiencing chest pain can be brought directly into the coronary care system as needed.

This new service can help to reduce the fatal results of unheeded chest pain by suffering community members easier access to chest pain diagnosis.

It is estimated that since 1968, more than 15,000 citizens within a seven-mile radius of St. Agnes Hospital have died from heart disease. Many of these could have been saved if they had made the effort to go to a hospital such as St. Agnes, which has a proficient coronary care system that this community has the chance to utilize.

We have initiated home care for our community patients, and have built one of the best home programs in the state.

We have expanded our community education projects to include cardiopulmonary-resuscitation, CPR, expectant parents classes, a pediatric prep program, natural family planning, learning and behavior seminars for parents, school health programs, smoking clinics, diabetic education, as well as other programs that the community has requested.

We have strived to make our clinics (with more than 18 specialty areas) available to all segments of our community.

And all this is being done in addition to our regular patient services.

We are working as a member of our community health care team. We are assessing and addressing your needs.

We are working to help promote wellness in the Baltimore, Catonsville, Arbutus and Ellicott City areas, and we are helping to keep patient costs down without sacrificing the superb, personal health care for which we are known.

Together we can, as we have in the past, work to keep our community healthy, but it will take a team effort.

GEORGE J. MONIODIS,
Director of Public Relations,
St. Agnes Hospital

FOR ALL WE KNOW

By Elizabeth M. Oliver
City Editor

DR. HAROLD A. CARTER leaves on May 26 accompanied by his son Harold Jr. for the Communist nation of Romania where he will preach to the many Baptist congregations there.

DR. IOAN BUNACIU, the leader there first heard Dr. Carter at the European Baptist Conference on Education and Evangelism in Ruschlikon Seminary in Zurich, Switzerland in 1978.

Impressed with Carter's witness, the Romanian said he thought it could be a blessing if the Gospel could be spread in that country.

BUNACIU said he had grown close to the heart and spirit of black Americans and had written the life of Martin Luther King in his native language.

HAROLD CARTER JR. will record the historic meetings and take photos of his father's historic journey and will return early in June. The cr crusade will include five cities and theological students in Bucharest Baptist Seminary.

AT THE May 13 Commencement and Alumni weekend in Richmond for Virginia Union University folks, not only did Baltimore's Harlow Fullwood score highly but also Mrs. Jeanette W. Shamwell, a retired Coppin English professor and the only surviving member of the 1920 class, who charmed the capacity crowd on the campus in her usual manner. She received three standing ovations.

THE $14,000 chech Fullwood gave VUU represented the 6th consecutive year the Baltimore Miles W. Connor Chapter has stood No. 1 among the nation's alumni.

ATTENDING wereOsborne A. Payne, Dr. Clifton R.Jones and Samuel H. Brown. Next on the Fullwood schedule is the visit to his hometown where he and his wife will be honored by the city (Ashville,N.C.) and state and publis schools , civic groups, churches and businesses.

RECENTLY Fullwood, a Police Dept. agent, was named Policeman of the Year by the Mt.Vernon Optimist International.

James David gave him the elegant plaque at a grand banquet at the Baltimore Racquet Club.

ADDING a mellow flavor to the elegant banquet May 20 by the DuBois Circle was Miss Margaret A. Lindsay, head of Music at Forest Park Hi. A brilliant vocalist and highly trained, she sang Smiling Through The Years, He's Got The Whole World in His Hands and Climb Every Mountain plus some arias.

GRACIOUS and poised in front of the capacity audence was Mrs. Patelle G. Harris who introduced main speaker, Rev. Ken Jones of Mt.Veronon Me Methodist Churchwho urged the members to continue involvement to bette- all people and humanity.

GIVING of ones self takes away inferiority and adds radiance to ones life, he said.

ACCENTING his talk on helping the needy, Rev. Jonesd said he feels it is time to begin a crusade against the Maryland lottery and the Blue Law . The numbers game robs the poor while the Blue Law and working on Sunday divides the one day the family has together, he noted.

THE BEAUTIFULLY GWONED DuBois Circle members and their guests who were accompanied by handsome escorts and mates hosted nearly 300 persons on the 12th floor of the Belevedere and graciously closed the year with fondf wishes for all during the summer.

HOSTESSES were Dr. Jean Turpin, Miss Estelle Lee, Mrs. Gladys Reed and Mrs. Roslyn Wood. Thanks to my friend Mrs. Viola Jackson for having me as a guest. Viola is also a leader in many organizations as well as director of the Jackson Museum.

ATTENDING was Sister Constance Murphy, the specialist on Aging at t the Convent of St. John the Divine in Toronto, Canada. Sister Constance is daughter of the Late Dr. George B. Murphy and Grace Murphy and is here until Saturday visiting relatives and attending the annual session at City Hospitals where she is a consultant and involved with the medical process of Aging.

EMANUEL MONTGOMERY, Sun Cabbie No. 334 is a teacher at Lansdown Sr. Hi and one of the most learned of black historians. He is a 1966 Dunbar grad and an expert instructor at his predominately white school.

SHOULD YOU catch a ride in his cab you will enjoy hearing him talk about little known facts of our history.

DEL. TROY BRAILEY hurried away from our office Thursday on the way to help get housing for a widow and her children burned out in a Sunday morning fire on Division Street.

AT HIS BANQUET Sunday, Del.Brailey had as a guest the illustrious AFL-CIO leader Walter Waddy director of Region 3 which contains seven states and the District of Columbia. That's a big job.

ALSO there was William E. Pollard director of the National AFL-CIO Civil Rights Dept.

TOBIE MARSH first woman to serve as evening anchor person on TV, was mistress of ceremonies . You hear her on TV 2 at 5:30 p.m. and the ratings show she is the most popular of all. Others on the banquet program were AFRO President John J. Oliver , Cong. P.J.Mitchell who had to divide himself between the Brailey affair and the Douglass banquet where he received an award.

REV. JAMES CARTER, the No.2 recipient of the Brailey scholarships was also there. He's the admirable person who lost both parents but all by himself kept the family together.

DOROTHY HEIGHT, the nation's first lady flew in from New York just in time to be honored by the AFRO and the banquet guests. Judge Rita Davidson's entire family was present yo see her get the award.

FOUNTAINE SULLIVAN charmed the audience as she represented the mayor. AMONG Jurists were Judge BoberBell, Judge Solomon Baylor, Judge Elsbeth Levy Bothe and others.

FOUR-YEAR Scholarship winner is Michael White , a June Walbrook Hi grad who will attend the U of Md. A foster child, he is one of four lovingly cared for by Mrs. Evelyn Glenn, a widow.

MICHAEL GAMBRILL, new lawyer and son of Nathaniel and Louise Gambrill was one of the young attorneys in the historic group moved for admission to the Md. Court of Appeals. We have known the family for many years and have great admiration for their accomplished children.

SUNDAY was another highlight in the career of Millie Collins who has so wonderfully rehabilitated herself through her own ingenuity. EBENEZER BAPTIST CHURCH opened its arms to her and the mmembers were enthralled by her singing and warm personality soooooo now Ebezezer has another friend and member.

DR. ARIS T. ALLEN, the Republican state senator, has yet another honor coming. When the Republicans go into Detroit this summer for their convention, Dr. Allen will become the secretary, responsible for calling the role of the states and other administrative and ceremonial functions. WATCH for him on National TV. LUCILLE CLIFTON, the Md. peot Laureat, receives the Humane Doctor of Letters honorary degree at the Towson State Univ. June 1 Commencement. SEN. CLARENCE W.BLOUNT has been elected to the Western Maryland College board of trustees and Otis Pinkett Jr. the legislative school is elected as the honorary trustee. The press release notes that Mitchell has dealt directly with eight US presidents beginning with Franklin Roosevelt and was awarded the honorary doctor of Humane Letters Degree from Western Md. College in 1977.

Mel de Rutledge Jr.

Urban America Housing Report

The rehabilitation of in-town buildings for residential use by mid to upper-income city dwellers can be a lucrative business. Given the tax breaks that are available, coupled with the high returns that are possible, developers and investors should consider rehab investments.

Choosing an area

Here's an approach that has been used by successful rehabbers for choosing the area in which to operate. Get a map of a specific urban area. Circle sections of the map as follows:

Circle 1 will encompass the central slum area;

Circle 2 will encompass the transitional area — the area containing adequate to good housing and some shabby buildings with sound structures;

Circle 3 will encompass the area containing good residential and commercial buildings.

Your best bet for starting your operations will probably be on the boundary between circles 2 and 3. You will then continue your operations by working your way toward circle 1 - the central slum area.

Urban renewal areas

If you start operations in an area that is next to an urban renewal area, you stand to gain from the general upgrading of the area and the appreciation of property values. But if plans for urban renewal have become bogged down in red tape, you may have to wait a long time.

This can be expensive. You don't want to be in the position of offering rehabilitated structures for rent or sale in a neighborhood that is still rundown.

You might go for a residential area that's close to a well-established downtown business area or one that is close to other residential areas that are well established. The area you pick will contain some buildings that are shabby or even slummy in appearance, but the overall area setup will be inviting.

Market analysis

When you're considering different neighborhoods and the structures they contain, you have to know the kinds of people you want to appeal to — whether renters or buyers — and their requirements.

So you will, of course, want to know what segments of the market you can expect to be attracted to the area. Here, you can be helped by local real estate brokers who are tuned into the types of people who buy or rent in the area.

Financing

While some rehabbers travel the FHA route, many feel that they do better with conventional financing. Some feel that the red tape and the restrictions encountered with FHA financing increase the risks too much.

Assuming you have picked your building and your location properly, conventional financing from a bank should be available on reasonable terms. Bear in mind that many neighborhood banks have a huge stake in mortgage investments in the areas covered by their operations.

Tips for rehabbers

When you come into the area with the idea of renovating some of the rundown and shabby buildings, you are doing something from which the local banks can benefit.

Some builders do not wait for a long-term take-out commitment before starting the job. Instead, they get construction loans on the best available terms at the time of construction.

If they get their long-term take-out at the beginning of a project, they figure they are that much ahead.

Work tips

The amount and kind of work you do will depend to a great extent on the age of the structure. When you are dealing with an old building that contains fireplaces and old wooden staircases, you will be dealing with structural components which may require special consideration. Newer buildings will pose fewer problems, since you are apt to be familiar with their structural components.

For the most part, you will get the building and have some salvage. You will make substantial savings by reusing studs and beams whenever possible.

One builder assumes that he will be able to salvage most structural members. He allows from 10 to 20 percent for broken and rotten beams and studs.

When dealing with a group of row houses, custom work should be kept to a minimum. The great bulk of the work should be done on a production basis. Wherever possible, the job should proceed at the same pace as new construction, effecting economies. But do not try to reduce costs by using low quality material, especially if you expect to hold the property for long-term investment purposes.

Baltimore City offers several different programs to assist you in acquiring loan money for rehabilitating your present home. The city offers $1 houses, tax sale property or low interest rehab loans to present home owners.

Information concerning the various programs and how you can apply can be requested by calling 396-3124 or by writing or visiting the Home Ownership Development Program office at 401 N. Charles St., Baltimore, Md. 21201.

Glossary of real estate terms

After-acquired property — The property a debtor acquires as security after the execution of a mortage or other form of indebtedness that additionally secures the indebtedness. If the mortgage note contains a statement on after-acquired property it is said to have an "after-acquired clause."

Agent — One who legally represents another, called a principal, from whom authority has been derived.

Air rights — The ownership of the right to use, control, or occupy the air space over a designated property.

Alienation — To transfer the title to real property from one person to another.

Alienation Clause — A special type of acceleration clause that demands payment of the entire loan balance upon sale or other transfer of the title.

Allotment — The funds allocated for the purchase of mortgages with a specified time by a permanent investor with whom a mortgage loan originator has a relationship but does not have a specific contract in the form of a commitment. The allotment may state the investor requirements as to porcessing, the term of the loan, and-or underwriting standards.

Amenity — An aspect of a property that enhances its value. Off-street reserved parking within a condominium community, the nearness of good public transportation, tennis courts, or a swimming pool are examples.