

Realtor Expresses Hope Solons Will Repeal Law

By FRED L. FREDERICKS
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In the past few years, since the initiative of Proposition 14, the Realtor and his state organization have been either praised or highly criticized for their movement against forced housing.

To understand the Realtor's position and public's reaction to it, let's review California's major housing legislation of the past decade:

In 1959 the Unruh Act was passed. It started in essence, "All persons are free and equal, and regardless of their race, color, religion, ancestry, or national origin, are entitled to full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind, whatsoever."

ACCORDING to the courts the Real Estate profession was covered under this Act. Therefore a broker, in conducting his business, could not discriminate on the basis of race, color, religion, etc. The Unruh Act was basically a statement of policy. It carried neither sanctions nor penalties.

The Hawkins Act was passed in 1961. It imposed a liability for actual damages plus \$250 punitive damages on anyone violating the terms of the Unruh Act. Realtors, by law, have therefore not been allowed to discriminate in California since 1959.

Prior to this legislation, I believe the vast majority of Realtors felt morally obligated to show property to any person desiring to see such

property, subject to the desires of the seller or the financial qualifications of the prospective purchaser. The California Real Estate Association, known as CREA, took no public action against either the Unruh or Hawkins Acts since they believed them to be fair and just.

IN 1963 the Rumford Act was passed. Briefly, this act incorporated all of the Unruh and Hawkins Acts, several minor clarifications and sections, and two major sections of concern to both the Real Estate industry and the public:

First, the individual residential property owner was brought under Legislative restrictions. Second, an "Aiding and Abetting" clause was added to the restrictions to cover the Real Estate licensee.

The Rumford Act prohibits discrimination by owners of: (1) All publicly-assisted single family dwellings which are multiple dwellings (except duplexes); (2) All publicly-assisted single family dwellings which are owner-occupied; (3) All multiple dwellings of five or more units, however financed. "Publicly-assisted" refers to the method by which the building is financed (i.e. FHA or VA).

IN 1964 Proposition 14 was



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passed by California's voters by an overwhelming vote, extracting the property owner from legislative restriction on the sale or rental of his property. The Realtor, however, remained under the Unruh and Rumford Acts. But he was allowed to follow the property owner's instructions.

The California Supreme Court, later upheld by the United States Supreme Court, held that Proposition 14 was unconstitutional, putting the property owner back under the Rumford Act.

As a Realtor and a citizen

of our great state and country, I believe that any purchaser of property, regardless of race, religion, or national origin, should have the right to purchase property in any location he desires, providing the seller agrees to sell the property to him.

I CANNOT foresee any advantage from the Rumford Act for our Negro or minority populations. This type of legislation will in the long run only hasten the future removal of more of the inalienable rights of not only the minority groups but of the rest of our citizenry as well.

The Rumford Act discriminates within the act itself. It has been estimated that only 25 per cent of California housing is encumbered by the act. In other words, 75 per cent of our property owners are free to select their purchaser while 25 per cent are not.

Why can owners with four or less units select their tenants without legislative control, while owners with five or more units cannot? Could this be the first step toward complete control of housing? If tenants were to move because a minority individual moved into their apartment house, wouldn't the next step be to prohibit a tenant from

moving out because of the same reason? Who can judge fairly a complaint of discrimination. These are some of the questions I have pondered in the last few years.

NO ONE is proud of our past oppression of the Negro. However, it is not true that ample good housing is unavailable for minority groups. Several local organizations specialize in finding housing for Negro families in any area they desire.

The problem, then, is not one of housing availability in a so-called "white" neighborhood, but a financial one. Home ownership has priced itself out of the market for low-income families.

The basic milestones to financial security for anyone of any race include employment, education, and social responsibility. These provide the means by which everyone can realize equality, not only in housing but in every desirable area.

THE RUMFORD Act, in my opinion, is the worst piece of

legislation to come out of Sacramento in recent California history. I believe the freedom of choice is too precious to lose. Unfortunately many well-meaning citizens are contributing to this loss day by day with their misguided good motives. I for one, wish to be counted against any type of legislation which does not allow my conscience, intelligence and objectivity to be guide.

The State Senate recently passed a bill to repeal the Rumford Act; however, the Assembly rewrote the bill to only modify the act. The final result is that the Rumford Act is still on the books. Reed Robbins, president of CREA, has expressed his disappointment that the Legislature did not repeal or revise the Rumford Act this year. It is hoped that the State Legislature will act in 1968.

The Rumford Act, with its far-reaching consequences, is infinitely more dangerous to our form of government than the cries of discrimination it seeks unsuccessfully to correct.

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Transit District Passes On Sale Through Sept. 8

September monthly passes include the number of their good for unlimited, round-the-clock single-zone bus riding, Monday through Sunday on Southern California Rapid Transit District lines, will be on sale through Sept. 8 at all outlets.

Costing \$12, the monthly passes may also be ordered by mail from the Rapid Transit District general office, 1060 South Broadway, Los Angeles 90015, or purchased there in person.

Senior citizens desiring to purchase monthly passes at a special discount rate of \$9 can do so by showing their senior citizen reduced fare permits, which are issued by the county at 920 N. Broadway, Los Angeles. Senior citizens ordering by mail should

include the number of their reduced fare permit card. "The public's response to our monthly pass system, which went into effect August 1, has exceeded our expectations," said Dale W. Barratt, District general manager.

"The monthly pass is part of the District's continuing program to hold the line on the cost of public transportation for those who use it regularly," Barratt said.

Torrance area residents may buy the September pass at the Western Greyhound Line, 109 1/2 Catalina Street, Redondo Beach.

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Dow Names Area Man To New Job

Jess B. King, industrial relations supervisor for the Dow Chemical Co.'s Torrance plant, has been named industrial relations manager for company's western packaging plants, it was announced today.

King, who lives at 2400 Palos Verdes Drive, West in Palos Verdes Estates, will move to Fresno with his wife, Gwen, later this summer.

Dow operates packaging plants in Fresno and Honolulu, Hawaii. King joined Dow in 1963 after receiving his master's degree at the University of California, Berkeley. He received his bachelor's degree in business administration from Fresno State College in 1960.

Since joining Dow he has handled industrial relations assignments in Fresno, Midland, Mich., and Pittsburg, Calif., before being named industrial relations supervisor at the Torrance plant in 1966.

El Camino To Greet Students

Incoming students will receive a preview glance of El Camino College Friday when El Camino presents Warrior Welcome Day.

The orientation program will give new students a chance to become acquainted with the campus, the people that keep El Camino moving, and an opportunity to meet one another.

Activities will begin at 10 a.m. in the men's gym when Jack McElwain, chief justice of the student court, introduces students leaders and administrators.

El Camino College president Stuart E. Marsee and student body president Ed Skebe will welcome the new Warriors.

The band and the El Camettes will provide spirit for the hour-long program. Hamilton M. Maddaford, dean of student activities, will provide students with an overall view of the campus by screening a film titled "The Student and El Camino College."

Music for listening or dancing and refreshments will be offered during the social hour from 11 a.m. to 12:30 p.m. Also, during this time students may choose one of five campus tours that will be conducted by members of student body organizations.

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