

did not say liberty to some and not to others. It said to all the inhabitants.

The President's Advisory Commission on Civil Disorders, two of the distinguished members of which are in this room this morning, for whom I have the highest regard and esteem, my distinguished colleague, the minority leader of the Judiciary Committee, Mr. McCulloch, and my distinguished committee colleague, Mr. Corman, that Commission said: what white Americans have never fully understood, what Negroes can never forget, that white society is deeply implicated in the ghetto. White institutions created it, white institutions maintained it, and white society condones it.

It is time, I think, to adopt new strategies for action which produce quick and visible programs. We need new attitudes, new understanding and new will. Fair housing will appreciably help this. This is a small key that can open a large door.

Title VIII bans discrimination on grounds of race, color, religion, or national origin in the rental, sale or financing of residential housing subject to certain specific limited exceptions.

I shall briefly outline the coverage of these provisions:

1. Upon enactment—that is in this year, 1968—the bill would cover by statute the types of housing now subject to prohibition on discrimination under Executive order—the order I mentioned before issued by President Kennedy. This includes:

1. Housing owned or operated by the Federal Government.
2. Provided in whole or in part with the aid of loans, advances, grants, or contributions made by the Federal Government.
3. Provided in whole or in part by loans insured or guaranteed by the Federal Government.
4. Urban renewal redevelopment housing receiving Federal financial assistance.

Among other types of housing these provisions cover housing provided with FHA or VA mortgage insurance or guarantees, housing in urban renewal areas, senior citizens' housing, and low rent public housing.

Two, after December 31, 1968—namely, the year 1969—the bill would cover other housing subject, however, to three exemptions:

(a) Any single family house sold or rented by a private owner who owns no more than three such single family houses. In the case of the sale of a single family house by an owner who is not the resident nor the most recent resident therein, this exemption applies only with respect to one such sale within a 24-month period.

(b) Rooms or units in dwellings of four or fewer family units where the owner actually occupies one of the units as his living quarters.

(c) Housing, operated for other than commercial purposes, furnished to members of religious organizations, associations, or societies or members of private clubs.

Three, after December 31, 1969—that is in 1970 and thereafter—the single-family house sale or rental exemption would continue only if the sale or rental is made without the use of the facilities of a real estate broker or other person in the business of selling or renting dwellings, and, without the publication or posting of any notice or advertisement indicating an intention to discriminate. Thus, the bill