

who is restricted in any way if somebody comes up with the cash. He can sell it. There is nothing in this bill that will stop him from selling it.

Now I am not a real estate expert and I don't think the gentleman from Louisiana is a real estate expert. I think both of us, if we were, would be out where we could make some money instead of being in Congress.

Here is a statement made before the Senate committee by Evans Buchanan, former president of the National Association of Home Builders, in behalf of this bill:

The fair housing provisions are needed by the real estate industry as a means of eliminating unsound competitive practices in protecting those who choose to do business on a non-discriminatory basis. Participants in FHA and VA programs are now pledged to the policies and practice of non-discrimination under the provisions of Executive Order 11063. Enactment of this bill will provide the uniform standards of conduct so greatly needed in today's real estate market. Many business firms and organizations would long since have discontinued the practice of discrimination except for the fear of adverse economic consequences stemming from competitors who choose to capitalize on racial and religious prejudices. With a national law commanding the acceptance of all, the entire industry will sell or rent without discrimination and without fear of economic reprisals.

Now here is Elliott Couden, Seattle, Wash., real estate broker, member of the Seattle Real Estate Board, the Washington Association of Realtors, and the National Association of Real Estate Boards.

A universal law would remove many of the shackles and impasses we in the real estate business are subjected to. Many real estate salesmen and brokers who would voluntarily provide equal service to all clients suffer a reasonably well grounded apprehension that their efforts will result in intimidation from other realtors and economic attrition from potential clients. This legislation frees all parties from coercion, probably the greatest single element in the housing business.

Now here is Fred Cramer, Chicago, Ill., president of Draper & Cramer, real estate mortgages and banking, who manages 15,000 real estate units:

I think it is in the interest of all of us in the real estate business to be put on an equal basis when it comes to accepting minority groups as buyers, borrowers, or tenants.

Now just a couple more. Edward Derschleg of Chicago:

The real estate industry, our various communities, as well as the country as a whole would benefit from the enactment of fair housing legislation.

Ken Rothchild, President of the Minnesota Mortgage Bankers Association:

Minnesota's open housing laws have not hurt the real estate business. It has been good. There was great fear among the real estate people, but none of their fears have been justified. Realtors and apartment owners and builders have experienced greater demands for their product. The entire community has benefited from the rapidly improving housing conditions and from reduced racial tension.

Philip M. Klutznick, whom I went to school with a way back years ago, and he is probably one of the biggest real estate housing developers in the United States today, he has built several cities that I know of, and he has endorsed this bill.

So I don't think we are going to ruin the real estate business. We will help a lot of people and eliminate a lot of tension, a lot of bick-