Baltimore Afro-American

OPINION

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President Reagan - ready or not!

Whether we like it or not Ronald Wilson Reagan will be the nation's 40th president. What mean achievement for a kid from the American midwest who stumbled out of radio sportscasting into a middling film actor's career finally to the roles of corporate mouthpiece and nationally prominent political foree.

His enemies depict him as a know-nothing ultra conservative right winger aching to send young men off to die in wars to nourish the egos of old men.

A shoot-from-the-hip cowboy, this Reagan is itching to press the nuclear war button.

His friends, however, term him a nice guy... misunderstood, a bit old-fashioned in his moral perspective but certainly no villain.

The truth of Ronald Reagan is probably somewhere in the middle of these variant assessments.

Yet something about Reagan was menacing enough to prompt black Americans to vote solidly against him with passionate strength albeit in a completely losing cause.

The real Reagan will soon emerge, have no fear of that, but whatever the dimension of this next president, as our community is concerned, the Reagan victory's meaning for us prompts immediate analysis.

If we are to be pragmatic about the events of this week, the most significant political fact, a truth that cannot be dodged is that the Reagan victory even more than Richard Nixon's 1968 triumph has utterly decimated the long - time Democratic party's coalition of working people, liberals, Southerners, Jews, Hispanics and blacks.

Jimmy Carter could not hold this volatile mix together in his bid for a second term and despite the massive support of blacks for his candidacy, this time, we found ourselves very much in the middle of nowhere right along with Mr. Carter. Our bloc vote was totally unable to deliver the nation to the incumbent president this time as we had in 1976 and the Democratic coalition went up in smoke.

Quite obviously, the majority of white Americans perceive in Ronald Reagan, a candidate who will restore to them those imagined losses they feel they have sustained as the political muscle of blacks and other important segments of the traditional Democratic coalition, grew stronger.

Call this America's continuing endemic incurable racism, call it anything, the fact remains that the New Deal coalition first put together for Franklin Delano Roosevelt by Jim Farley back in the initial days of the New Deal has been blown to hell after 40 resilient years.

It is our sense that this particular political mixture will not, cannot reappear in this decade. We do not think Ted Kennedy can put it together again in 1984.

The kinds of men and women Kennedy needs are also victims of the Reagan landslide. Birch Bayh, George McGovern, Elizabeth Holtzman, Warren Magnuson and many other strong liberal voices are gone from Washington or will be shortly.

We do not expect their Republican replacements to fight for legislation which duplicates the great social welfare programs that had their roots in the Roosevelt New Deal.

Fallen alongside the white liberals are Andrew Young, Coretta King and others who symbolized or echoed the Southern Leadership Conference's glorious years under Dr. Martin Luther King.

Indeed Mrs. King and Young and to lesser degree Jesse Jackson et al who delivered us to Jimmy Carter in 1976, are like the man from Plains Georgia, themselves presently lost in the stormy sea of national politics created by the Reagan win.

What we must consider at this moment is not so much what Reagan will do to us but what we must now do for ourselves.

Certainly the need for leadership at the highest levels of national politics is a clear priority for black Americans.

Reflecting on the debacle of Election Day we must rationally think our way out of this latest condition in our experience.

The times demand new directions from us, new voices for us elsewhere what we instinctively deplore about President Reagan will indeed come to pass.

Ronald Reagan is the president, ready or not!

The challenge for us is to be ready for whatever he positively or negatively represents.

Congratulations

Are in order to the thousands of black Baltimoreans who displayed extreme voting intelligence, sophistication and sensitivity to political issues affecting our community.

We may have taken a beating insofar as the presidential race was concerned but we made our votes count locally. And local politics even by President-elect Reagan's ground rules, is increasingly where the action will be.

We voted two fine judicial candidates into office, Bob Bell and Billy Murphy and we helped Elsbeth Bothe, the civil libertarian, retain her seat.

We helped Senator Mathias capture Baltimore for the first time in his distinguished career, giving this Republican an unprecedented 50 percent of our usually solidly Democratic vote.

Oh yes, we are in good shape as regards the local ballot.

Robert Bell topped all vote-getters of all ethnic backgrounds pulling in 140,000 plus votes city-wide which should give us heir come the next city-wide political contest in 1983.

It is possible.

MSU crisis worsens

There seems to be no end of misery for Morgan State University.

On the page opposite AFRO columnist Samuel Banks, the activist- educator, has called for the resignation of the university's embattled president, thus adding yet another strong voice to the growing chorus of dissent. It is, of course, Dr. Banks right as a writer and scholar to reach the conclusions he has so dramatically presented.

It is this newspaper's position that the survival of Morgan State University itself is the paramount issue. Whether the MSU presidency is as crucial in this context as Dr. Banks believes it to be is not our over-riding concern at this interval.

Our strong view is that MSU must continue its historic mission as an intellectual instrument of our community, preparing young people, who in the preponderance are black, for roles of leadership and scholarship.

Morgan must continue with a higher degree of autonomy that it has enjoyed in the past and with an allocation of monies that ensure this.

If this means that the state university system must be amended, adjusted or legislated to accommodate this degree of autonomy then so be it.

The mandate to secure just state appropriations for MSU we pass on to our black elected state officials. It is also a recommendation we urge on the governor without hesitation.

If this means that the MSU's trouble is that the opposing forces within the school itself, those pro-Billingsley, anti-Billingsley or just plain old anarchistic elements have not effectively communicated to the larger community just what it is they are fighting for or against.

The public knows this much:

The faculty, or a majority of same, has formally voted no confidence in the university's president.

The students, or at least a highly vocal segment of same, have this semester followed suit.

The board of regents has voted by a two vote difference, 7 to 5 to stick with Dr. Billingsley.

Dr. Billingsley's position has been that he intends to stay and fight to preserve Morgan.

A divided student body, a divided faculty, a divided board of regents.

We know this.

What is skillfully not being communicated is that certain members of the faculty covet the job Dr. Billingsley now holds.

"Important" community leaders are conspiring with certain faculty leaders to wrest control of MSU from the present administration.

Some student spokesmen articulate philosophies provided them by dissident faculty members.

In his own right Dr. Billingsley has his own faction of "very important" community leaders who support his continuing domination of the campus.

Now there would be nothing wrong with this high-powered hidden agenda campus politicking if the various intrigues all had as their underlying premise the improvement of Morgan State University and the real interests of the students, who in the final analysis are the only reason Morgan or any other educational institution supposedly exists.

No one on any side, beyond some questionable rhetoric, has yet to address the problems, or rather the solutions to the Morgan problem with the kind of clarity required if progress is to be made.

Frankly, we had hoped the warfare would die a natural death, but in our opinion MSU is so beset with tribalism at this point, that it is poised on the very edge of self-destruction.

The white-controlled University, of Maryland system would not have it any other way.

University czar Sheldon Knorr tried a sneak attack on Morgan's sovereignty last winter that was fortunately repelled.

He has probably decided to exercise patience from now on observing, (as the rest of us are perceiving) that MSU is so intent on destroying itself that he does not have to hasten the process.

We do not intend for MSU to die and we think that the great majority of Marylanders feel the same way.

Before the madness goes further, we propose to do what we have to do to help Morgan wrest free of its present chaos and get on with the business of education.

Those proposals will be forthcoming on this page.

We hope the Morgan community and friends of the university will meet with us on common ground.

Three champions

MADELINE MURPHY

Where do we go from here?

Where do we go from here?

This is the question posed by many people who are distraught that Ronald Reagan won in a landslide this past week, carrying the Senate majority along with the tide.

Those who work in Washington for the various issues, who are black without any prospects of jobs in the new administration, are also in quite a quandary.

But of all the people for which we should have the most sympathy are those whose lot in life will only worsen with the Reagan philosophy that government is too big, that handouts are a thing called Social Security, or unemployment compensation, welfare and medicaid, that minorities must be confined in ghettos more closely scrutinized and contained.

Being touted as a trigger happy villain of the John Wayne era doesn't set too well either. Because if behind every bush in every third world country lurks a communist, behind every international decision of our allies are military dictatorships, what then when it comes time to press the button, so that intervention in all problems of the globe are rigidly decided on the basis of whether communists are taking over the world.

We do have our work cut out for us in the area of watchfulness deliberate study and organization, so that we might map out our route for survival.

For in the local elections where whites were spreading the word about a black judicial candidate whom they dubbed "racist", we are hearing the muffled rebellion, "Enough, you n——s have had enough. Now it's our turn to put you in your place."

What we have seen in the successes of the Moral Majority, in the New Evangelical Right, in the American Conservative Union, is a supremely quiet and hypocritical backlash, undiscovered by the numerous and ubiquitous polls; uncharted by all the political pundits.

It is the determination of a master race — mongrelized though it may be—to reinforce white supremacy.

What we must not lose sight of, however, is the equally quiet determination of young blacks in the Supreme Bench race to elect a candidate of their choice, despite the name calling, the personal slurs, the double dealing on election day.

We should be proud and analytical about this happening.

For it shows that black people have the will and ability to do their own thinking; to work hard and long; to support without thought of money, what they perceive to be a consistent, honest effort to return justice to the courts.

This victory is theirs more than the candidates. This victory provides the nucleus of a continuous effort to break the shackles of oppression. And so long as that spirit prevails, we shall be able to weather any storm.

But it is sad to think that what the American white majority voting public wants is to be not hassled, to go back to the good old days and to have a Great White Father in the White House who will take all their cares away, as if he were a Fairy Godfather with a magic wand.

This Lone Ranger mentality, reinforced by television and movie epic, pitiably points to the underdeveloped adolescence of a nation of people who hold the safety of the world in their hysterical hands.

This yearning for a kind of royalty—now Hollywoodized—makes one wonder if the little bit of democracy we have left is on its way out, while we usher in a cable televised nation whose surveillance—Big Brother—keeps us all in check.

Even so, if we hang on to our enthusiasm as was demonstrated November 4, in the Supreme Bench race, and if we build upon that unity, casting down our buckets where we are, maybe we can look to a better Baltimore in the near future.

One step at a time!

LETTERS:

Letters to the editor do not necessarily reflect the editorial policy of this newspaper.

Easing county racial tensions

Dear AFRO:

A number of incidents occuring in the past few months have directed Baltimore Neighborhoods, Inc. attention to an acceleration of racial tension in Baltimore County. We feel, therefore, that stronger, more visible action on the County government's part is warranted and might help to quell the apparent increase in negative activity.

We are concerned about cross burnings, street confrontations, overt statements at public meetings, indicating a desire to keep any group of citizens out of the County, and recruiting of lecturers by the Ku Klux Klan.

We can think of three ways in which the involvement of the county government now can be significant. First, as a short term help, is the establishment of an annual Human Relations or Race Relations day or event which would reinforce the positive element of an integrated society.

The County Executive and County Council would have opportunity to speak of the welcome in our County for all races, and to make a strong condemnation of cross burnings and other overtly hostile acts.

While some comment is certainly warranted at the time such incidents occur, it is possible that warnings are also helpful to those contemplating such angry outbursts. We feel actions of this nature is necessary in the immediate future.

Second, a longer term action on the part of the County government to work effectively in this area would be to strengthen the Community Relations Commission by giving it more autonomy, (providing it with a full time staff director) encouraging it to be more visible, and expanding and formalizing its outreach to key groups in the County.

Third, we also urge consideration of local legislation that would address acts of harassment.

We feel that the foregoing recommendations are made, by the events and tensions in Atlanta and Buffalo, even more relevant and timely.

As always BNI stands ready to help in any way we can.

We have communicated our feelings to Mr. Hutchinson, to the Baltimore County Council and to the County Community Relations Commission. We hope that others in Baltimore County will support our requests.

EVELYN G. HOWARD,
President,
Baltimore neighborhoods.

Focus on teacher 'competency'

Dear AFRO:

In order to effectively address "teacher competency" we must do what we seem to have lost sight of. We must recognize and accept the indicators both historically and currently in use to negate any effective education within the black community.

Several weeks ago thousands lined up to apply for federal jobs, one of which was for the position of warehouseman. The job requires that you be able to stand for long periods of time, stoop and be able to lift 50 lbs. for $11,000 yearly.

A Baltimore City school teacher with 4 years of college has a starting salary of approximately $11,340. The salary comparisons begin to make you see the priority of education and the lack of economic incentives.

To be "competent," or properly qualified as you may see fit to have suitable college courses. Giving one a body of information does not make one a teacher. The true teacher is one who can skillfully disseminate information to his or her students.

No competency test in the world can determine the techniques necessary to teach students. We need to address the issue by providing meaningful educational courses which show teachers how to motivate and make interesting that which they are giving to students.

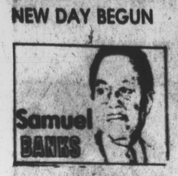
Years ago teachers taught students because they were intrinsically motivated to do so. There was pride in helping Johnny learn and pride in pulling our people up. To have pride you must feel good about what you are doing.

Have you wondered why hostility towards education in terms of destroying our buildings and harassing our teachers is now being done by our own?

Negativism has become so entrenched within us about ourselves and our schools until we often fail to see the trees because of the forest. Many of us are quick to do as others and condemn education without looking beyond the surface to get at the root of the problem.

LAWRENCE H. OUTLAW

NEW DAY BEGUN



Samuel BANKS

Morgan continues to be wracked and bedeviled by crises, internal and external, which frustrate and impede its central and overarching institutional mission; serving the urgent educational needs of its students, the relentless search for truth and community outreach and service.

The fundamental basis for the current crisis revolves around Dr. Andrew Billingsley.

The critical and essential constituent group for the necessary for stability, order and an effective learning environment have indicated a lack of confidence in President Billingsley.

The MSU Faculty Senate, Student Government Association, and more recently, the classified employees staff have made known their lack of confidence in President Billingsley to lead the University and manage its resources, monetary and human, in an effective manner.

Trust, the element which serves as the glue for judicious and strong leadership, has been thoroughly eviscerated and crushed at Morgan.

Rational and thoughtful people at Morgan and in the broader community understand this grim reality.

As painful as it is, to be sure, the melancholy and wrenching reality is evident that the time has come for the sake of Morgan's survival and continuance for President Billingsley to stand down.

His voluntary resignation, given the ineluctability and certainty of the final judgement because of a solid wall of opposition to his administration, would constitute an inspirational act of statesmanship and magnanimity.

Dr. Billingsley cannot be sustained at Morgan for the following reasons:

1. There is an endemic absence of trust in his administration after five years as president of Morgan.

An institution or organization cannot be led effectively if vital components (viz., students, faculty, classified staff, community patrons, etc.) of the university community lack confidence in the leadership. It is demonstrably clear and palpable that President Billingsley is virtually bereft of support.

2. President Billingsley's failure, after five years at the helm, to articulate a lucid, firm and systematic institutional mission for Morgan. What, specifically, is Morgan to achieve in terms of short-run and long-run goals and objectives as an "urban university"?

What human and monetary resources are required to achieve the mission? Regrettably, the various publics at Morgan and the broader community have little or no sense of the direction of Morgan as an "urban university."

3. Constant turnover of the professional and classified staff. In regard to the turnover of top administrators, most of them in his five year tenure, were persons of his own choosing.

4. Lack of a spirit of collegiality among faculty, staff, students, alumni and the larger community.

A university represents a community of scholars wedded to the search for truth, research, and community service.

The lack of trust in President Billingsley has tended to support distrust and respect for him as an administrator.

5. Failure after five years to coalesce the diverse publics (viz., students, faculty, staff, alumni community patrons) in order to move the university forward in a dynamic, systematic and progressive manner.

6. The widening and deepening demoralization of staff, staff, students, alumni, staff and community patrons. It is difficult to achieve and maintain high esprit de corps in a maelstrom of tension, distrust, hostility and convulsions.

Morgan state University simply cannot continue to function effectively in an atmosphere of distrust, dissension, disquietude and incivility.

Dr. Billingsley is perceived by the publics (i.e., students, faculty, staff, etc.) that he must serve as the cardinal problem.

The Board of Regents, the policy-making body for Morgan, should now act to effectate order, stability and a strong learning environment at Morgan.

A painful but necessary step in this process, given the bleak circumstances, is either to request President Billingsley to resign or to terminate him for the sake of Morgan's survival and continuance as an autonomous body.

Time, to be sure, is not an ally in this process.

Morgan in travail: time for a change in leadership

Understanding value in real estate

Mel de Rutledge Jr.

Urban America Housing Report

INCREASING AND DECREASING RETURNS

This concept says that in any given case, a certain optimum combination exists of land, labor, capital, and entrepreneurship. If any one of these four factors of production is increasingly applied, diminishing returns inevitably will be experienced.

For example, an outlying site may be capable of returning a small cash flow if improved with a one-story retail store. If the owner were to invest additional capital and construct a 4-story office building, the chances are that his return would disappear and be replaced by a negative cash flow.

Demand for space in the new building would be insufficient to produce sufficient rental income to match the increased costs of operation. In other words, diminishing returns result from increased capital investment.

The determination of just the right combination of factors to produce maximum income from a parcel of property is one of the most difficult jobs of the real estate appraiser or analyst.

CONTRIBUTION

This is an application of the concept just discussed. The concept of contribution says that changes in an existing improvement can only be justified in a financial sense if the increase in cash flow represents a fair return on the additional investment.

For example, an office-building investor must decide whether to replace manned elevators with automatic ones. Offsetting the initial capital investment will be lower operating expenses due to a smaller payroll.

The question is whether the additional cash flow represents a satisfactory return on the new investment if higher rents can be charged because of the automatic elevators are quicker and more efficient, this factor also must be considered. This process illustrates the concept of contribution.

SURPLUS PRODUCTIVITY

Of the four factors of production, land is the last to be paid. It plays a passive role and a return must first be paid to the other three factors (capital, labor, and entrepreneurship) in order to bring about utilization of the land.

Consequently, the return to land is surplus productivity in the sense that it is the residual return.

This concept is often important in analyzing many small business operations. Consider the case of a couple who operate a fast-food restaurant. They purchase the land, construct the improvement, and work seven days a week. At the end of the year, they realize a good profit. But what is earning a return?

First, they must pay themselves salaries for their labor, as well as some return for the entrepreneurial risk assumed.

Second, a portion of the profit represents a return of investment (equivalent to depreciation of the improvements), and an additional portion represents a return on the investment in the improvements.

The balance, if anything is left, represents a return on the capital invested in the land. It may turn out that there is no surplus productivity and that the land is, in fact, earning no return at all.

CONFORMITY

Experience has shown that maximum value accrues to a parcel of land when a reasonable degree of physical and economic homogeneity is present in an area.

The concept of conformity reflects that economic and psychological benefits arise from the grouping of similar activities. Zoning laws are a partial recognition of this concept.

SUPPLY AND DEMAND

This is the basic economic logic that lies behind pricing. In a wholly free economy, the interaction of supply and demand would be the sole determinant of price and, hence, of value.

In our partially free and partially regulated economy the law of supply and demand is only one factor, although a crucial one, in in setting prices.

HIGHEST AND BEST USE

This is the most/quoted concept in real estate valuation. Its essence is that vacant land is to be valued on the basis of the use which is likely to produce the greatest return in the foreseeable future.

The highest and best use of land is likely to change over time. An outlying site suitable only for a one-story retail store today may be able to support increasingly larger structures as urban expansion takes place.

The highest and best-use concept also applies to developed land, but here an additional factor applies. That extra factor is the cost of demolishing the existing improvement.

The highest and best use of vacant land might be a 20-story structure, the cost of demolishing it must be added to the investment equation; the result may be that the highest and best use (from the point of view of return on investment) remains the present use.

FOR ALL WE KNOW

By Elizabeth M. Oliver
City Editor

VIRGINIA is never far from my mind. The beautiful old state keeps coming back again and again and strangely throughout the years it enters my life like a song.

There's no way to forget it.

My father, Dr. Jacob B. Oliver, was born a slave on a plantation near Suffolk, Va. He became a physician and surgeon.

And now on Dec. 3 I am to receive an honorary doctor of literature degree from Virginia Seminary and College, the 94-year-old institution in Lynchburg, Va. Oh, happy day.

LYNCHBURG rings in my memory, why I do not know.

But I remember my father told me and my brother, John, something about it when he recalled how he walked to Boston and attended Harvard University. He then went on to Howard University and the University of Chicago to receive two Ph.D.s and a medical degree.

He was twice named minister to Liberia under President Wilson. And as time went by, he returned to Virginia once or twice.

IN ELEMENTARY School in Indiana, I recall we used to sing "Carry Me Back To Old Virginie, There's where the cotton and the corn and 'taters grow. There's where the birds are more sweet in the springtime. There's where this old heart is longed to go."

The school was mostly white and we never minded singing those heartbreaking songs of the slaves of the old South. They are beautiful despite the sadness.

Seems like little children are akin to sorrow somehow.

ANOTHER SONG we used to sing skipping home from school: "Old Pappy, Old Pappy, I'm going to make you happy. I'm coming back down there where the corn and cotton grow. Stop planting, stop hoeing, I'll keep your cotton growing. I'm coming and I'll never leave my Pappy any more."

We thought that was soooo lovely and tearful and we would weave all sorts of stories around the young person who was going back down South to his aging father.

A FUNNY LITTLE song we sang for many a day was entwined strangely with death.

It said, "Some little bug will find you some day. Some little bug will creep behind you some day. He'll call all his bug friends and your earthly days will end. Some little bug will find you some day."

BUT BACK to Virginia. Once when my daughter Marsha and her family were stationed at Petersburg, Va. in the air force, I visited there and we roamed the territory day after day. The beauty of the land is striking and it's true you smell flowers and hear the mocking bird at night.

That many slaves suffered in that historic land seemed to cast a strange spell and haunt you for years. More sorrow.

BUT MANY, MANY of our people are prosperous there. One unforgettable Thanksgiving we spent with the Herbert Graves and their countless relatives in the Brunswick County area. They own hundreds of acres of timberland and reside in integrated communities, never a thought of prejudice.

VIRGINIA people are friendly, smiling and with great respect for good manners, welcome you everywhere.

I hear Reagan and his crowd moved down there next door to Elizabeth Taylor and her family. But that's another story.

BACK TO REALITY, the Lillie Carroll Jackson Museum Banquet is set for Nov. 14 at the Blue Crest North.

Beautiful plaques go to Freedom Fighter Rosa Parks who started the greatest protest of them all by refusing to sit in the back of the bus; veteran civil rights attorney the late W. A. C. Hughes; Bishop Harrison J. Bryant, Judge Robert B. Watts, Attorney Juanita Jackson Mitchell and Marvin S. Gillman.

DON'T MISS this brilliant evening.

TICKETS

Banquet tickets at $25 may be had by calling chairman, Mrs. Jesse Gladden - 466 - 4466; the museum - 523 - 1205; Mrs. Viola Jackson - 448 - 5445, or stop by the Mitchell Law Offices at Druid Hill Avenue and Lanvale Street.

OFFICERS

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Mrs. Vincent Blake, youth council chairman.

RYALES PHOTO

GETTING SET for the Nov. 14 Lillie Carroll Jackson Museum Banquet are members of the Youth Council (L to R) Betty Nicolas, Poly freshman; University of Maryland Law School students, Melanie Shaw, Lewretta Garrett Coleman, Sarah L. Garrett, Mrs. Virginia J. Kiah, coordinator and founder; Phyllis Kilby, Tonia Belton, Marcella Holland. (Standing) Keith Dorsey, Eclemus Wright Jr. and George W. Wilson Jr.

OBSERVATION

Applying concepts of value to a particular parcel of real estate calls for knowledge and experience, and normally is the function of the real estate appraiser. At the same time, investors, lenders, and other professionals who make the final decisions about buying and pricing should find the explanations given above to be useful.

Much of the preceding material has been drawn from the new seventh edition of The Appraisal of Real Estate, published by the American Institute of Real Estate Appraisers, an affiliate of the National Association of Realtors.

Glossary: Exclusive Listing: A written contract giving one licensed real estate agent the exclusive right to sell a property for a specified time, but reserving the owner's right to sell the property alone without the payment of a commission.

Exempt Property: Real estate that is not subject to property taxation. Religious, educational and charitable organizations generally hold exempt property.

Exculpatory Clause: A clause in a contract holding one party harmless in the event of some default. For example, the provision in a note that the debtor will not be held personally liable in the event of a default.

Execute: To complete, finish, or in real estate deeds, to sign, seal, and deliver. Aviation. Religious, educational, and charitable organizations generally hold exempt property.

Fair Market Value: The price at which property is transferred between a willing buyer and a willing seller, each of whom has a reasonable knowledge of all pertinent facts and neither being under any compulsion to buy or sell.

Fannie Mae: Nickname of Federal National Mortgage Association.

Want your own home?

City program makes home ownership a reality

By Sue Williams
AFRO Staff Writer

For many of the city's low and middle income families, the prospect of buying a home seems next to impossible.

Their dilemma is due partially to the skyrocketing cost of homes that is sweeping the country, and the reentry into the city of speculators and property owners who are buying and selling property at exorbitant rates, pricing most purchasers right out of the market.

But a new program instituted and sponsored by the city will help low income families purchase homes, at least for nine months, under for a small down payment and a mortgage payment that includes it in the other fees associated with home buying that will make payment of those costs far easier.

According to Fred Douglass, a spokesperson for the Baltimore City Residential Loan Program, $100 million has been set aside for the program through the sale of revenue bonds. For nine months, beginning in December of this year, 30 percent of the $100 million will be set aside exclusively for low income families who wish to purchase a home but who have been hindered by lack of funds up to now.

The advantage to the home-buyers is that the program will allow them to to buy home for a small down payment and will include instruction on how to actually buy a home and keep it after the purchase is made.

People who participate in this program will be able to make a home purchase with a $500 down payment, or 3 percent total down payment, and will be able to pay the mortgage back over a period of 30 years as opposed to the usual 20 years, thereby allowing their monthly payments to be far lower than might be expected.

In addition, the mortgage payments will include within them the costs of property taxes, fire insurance and the other costs required for home ownership. At the end of the year, when those payments are due, the home buyer will simply send a the bills to the mortgagor, who will in turn pay the fees from the money the mortgagee has paid throughout the year to the appropriate sources.

To be eligible for the program, a family must make less than $18,600 annually, plus $1000 for each dependent.

He must also take part in a home counseling course that will teach the ins and outs of buying a a home and how to keep it once purchase is made.

Sound good? It is, provided families take advantage of the opportunity. The 30 percent of the $100 million will only be set aside for nine months; after that, low income families must compete with all other families, income notwithstanding, for home ownership at attractive rates and terms. The program could help boost black home ownership in the city or it could be yet another method to help middle income families buy up the property that everybody seems to want.

SURVIVAL talked extensively to Douglass, of HCD, who last week held a workshop on the program for consumers. We asked him some of the questions that you might have, and came up with these answers.

IF I PARTICIPATE IN THE PROGRAM AND BUY A HOUSE WITH A $500 DOWN PAYMENT, WON'T MY MONTHLY PAYMENTS BE HIGH?

No. Because of the income level required of applicants, homes purchased will only be so expensive from the outset. A family should not expect, for example, to be able to purchase home in Bolton Hill, for example, or in one of the city's urban renewal districts. Prices in those areas are already too high, even for many middle income families.

Homes that would be available for applicants are located in black communities, including Edmondson Village, Park Heights, and some parts of northwest Baltimore, and in east Baltimore.

Prices in those areas range from $13,000 (some lower) to about $20,000 (some, of course, higher). Monthly payments, under the terms of the program, should range from $200 to about $350. The less expensive the house, the less the monthly payment.

WHY SHOULD I BUY A HOME?

Many families are, unfortunately, content with renting their homes, not aware of the loss of income they actually suffer over a period of time and also unconcerned with the real possibility of being removed from rented premises at the whim of the owner.

A woman who had lived in one apartment for over 30 years, for example, was made to leave by her landlord who wanted to renovate the building and convert into condominiums. It made no difference that the woman had paid her rent on time for all those years, or that she had been a good tenant. The landlord had the right to ask her to leave and she had no choice but to go.

Other families are reluctant to purchase a home because of the convenience of having a landlord to take care of repairs and upkeep. The Baltimore City Residential Loan program, however, requires mortgagees to pay a small amount monthl into a special escrow account for maintainance, that can be drawn upon when the need for critical repairs to be made.

Studies show that it is more advantageous to buy a home now as opposed to waiting even a year to do it. Inflation has caused a steady increase not only in the price of homes, but also in interest rates. Buying a home will give the purchaser the reassurance that his monthly payments will not increase as inflation increases; if you pay $225 monthly now; you will pay $225 monthly ten years from now, regardless of the state of the economy.

Purchase of a home will also prove helpful in computing income taxes; home ownership is a tax incentive and always provides for additional deductions.

WILL I HAVE TO PAY MORE THAN $500, REALLY, WHEN I BUY THIS HOUSE?

Absolutely not. The $500 down payment fee includes closing costs, which under normal circumstances, can run as high as $5,000. Normal closing costs not only include a sizeable down payment, usually 5 to 20

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