

SCHWABE COLL

Housing

Tulsa Oklahoma.

December 4, 1945.

Honorable George B. Schwabe
Member of Congress,
Washington, D.C.

Dear George;--

Indeed, I do thank you for sending to me a copy of the recent income tax bill.

I am happy to know that you are going to be home very soon for I believe it will be much to your interest to do so. You know politics are fickle-- and I believe more so here in Oklahoma. By your presence in your home district during the holiday season, will redound muchly to your benefit. I am enclosing your questionnaire marked as to my views. I submitted it to Mr. Duncan, a good republican, and he stated I marked it correctly.

However, I call your attention to the situation you will meet when you go before our local group who desire to have the OPA restrictions liberated in regard to rental properties. It is my view as well as of others, that our realtor brethren have during these recent lush years, war years, boosted the real estate prices to a very dangerous height. In some instances of which I know the price on certain real estate has been boosted to as much as 400 percent. That is quite outside the average, but a very material and dangerous raise in prices have been established. Now then they want a liberation in OPA ceiling prices of rentals in order that there can be a like and similar boost be effected in rental charges that will be in accord and line with the boosted sale prices of the same individual piece of real estate. This is extremely dangerous to not only our own community, but to all communities where like things have happened.

Rentals are very high now, both residential and business. Of course where a long time lease was made some years ago, they would not be affected. But it would be fatal to those, and they are greatly in the majority, who rent from month to month. Increase in rentals will be a great hardship upon the new comers to Tulsa. In fact an increase now would stop this new flow of citizens to Tulsa. And for our local man in business it probably would drive him from the field or force an unbearable increase of cost for necessities to the general public. Hence it is clear that you cannot build up our city by providing an extreme rental on rental properties.

I simply make these suggestions in order that you may have a little time to mull over in order that you can successfully meet any political situation upon your return.

With very kind personal regards, I am,

Very respectfully yours,

M. M. Lewis

December 7, 1945

Mr. W. M. Leise
Tulsa, Oklahoma

Dear Judge:

I have your letter of the 4th instant and have noted carefully the timely and pertinent advice which you gave me, and which I have always found good.

I appreciate more than you know the delicate situation that pertains to the prices of real estate, particularly rentals. Of course, I am one of those people, and I think you are, who believe that everything would have been all right if the bureaus, and particularly the OPA, had not undertaken to control the building industry and had permitted the law of supply and demand to operate. They restricted building until there was actually a housing shortage everywhere. This resulted in those who had houses selling them or renting them wherever possible at outrageously high prices, except where rental control authorities stepped in. Now that the bureaus are to blame for the shortage, it is another problem, and the question has different aspects from what it would have had if we had not had all this regimentation.

I assure you that I appreciate your suggestions and shall have them in mind always when dealing with this and other subjects on which you have counseled me.

With kindest regards and best wishes, and trusting that I may have the pleasure of seeing you while I am in Tulsa, I am

Your friend,

George B. Schwabe, M.C.

GS:LW