

T. 11/5/73

NOV 5 1973

OSW:RHS:KSG:CON:CR  
DJ 173-82-28

Ms. Phyllis Kirschenbaum  
1833 Ocean Parkway  
Brooklyn, New York 11223

Re: United States v. Fred C. Trump,  
Donald Trump and Trump Management, Inc.

Dear Ms. Kirschenbaum:

I am sure that you remember that, during the last few months, I spoke with you about your experiences with Trump Management, Inc. Based on the information you and many other people gave us, the Department of Justice recently filed a lawsuit in the federal court in Brooklyn alleging that Fred C. Trump, Donald Trump and Trump Management, Inc., have violated the Fair Housing Act by engaging in racial discrimination. You may have heard about the court suit already.

In a court suit like this, the persons and the company which are charged with having broken the law have a right to find out the names of the people whom they are charged with discriminating against. Accordingly, if the defendants so request, your name will have to be furnished to them in accordance with court rules.

It may be that the lawyers representing the Trumps will want to interview you. The main thing is that you have nothing to worry about. If you wish to talk to them, you have a right to do so. If you do not wish to talk to them, you have a right not to.

cc: Records  
Chrono  
Goldweber  
~~Utah~~ File  
Kosack-Hold  
Reichard-Hold

Under court rules, the defendant can subpoena you to testify at a "deposition," where you would be under oath and a court reporter would take down what you say. A lawyer for both sides is present at such a deposition, and what you say cannot be misunderstood since it is taken down by the court reporter word for word. If you would prefer to be interviewed in this way (at a deposition), do not hesitate to tell that to anybody who wants to interview you at your home or place of work.

It may be that a lawyer or a person representing the Truops will want you to sign a statement. You have a right to sign one or not to sign one, as you wish. It is often advisable, however, to obtain a lawyer's help before agreeing to sign a statement, because if you do sign it, then the Truops can use it in the court case in the event you testify later. You might be well advised to hold any statement that anyone asks you to sign in your possession for a few days so that you can think about it and recall all the events that took place. Then, if you decide to sign it, you can at least be sure that you have had a chance to remember everything. Also, if you ever do sign a statement, make sure you get to keep a copy for yourself.

If someone representing the Truops does contact you, I would very much appreciate your letting me know right away. Please call me (collect) at (202) 739-4132. If I am unavailable when you call, I will return your phone call as soon as possible. It is very important that you keep me informed about this.

Finally, let me repeat that you have nothing to worry about. You do not have to talk to anyone or sign

any statement. If you do talk to someone or sign a statement, I am sure you will just tell the truth.

Sincerely,

J. STANLEY BOETINGER  
Assistant Attorney General  
Civil Rights Division

By:

HELYSE S. COLLINSBER  
Attorney  
Housing Section

*Saxe, Bacon, Bolan & Manley*

39 EAST 68<sup>TH</sup> STREET  
NEW YORK, NEW YORK 10021

JOHN GODFREY SAXE (1909-1953)  
ROGERS H. BACON (1919-1962)

(212) 472-1400

THOMAS A. BOLAN  
COUNSEL

ROY M. COHN  
SCOTT E. MANLEY (ADMITTED ILLINOIS AND INDIANA)  
MICHAEL ROSEN

DANIEL J. DRISCOLL

HAROLD SCHWARTZ  
MELVYN RUBIN  
JEFFREY A. SHUMAN  
LORIN DUCKMAN

FILED  
IN CLERK'S OFFICE  
U. S. DISTRICT COURT E.D. N.Y.

★ SEP 5 1974 ★

May 16, 1974  
A.M. \_\_\_\_\_  
P.M. \_\_\_\_\_

Miss Donna Goldstein  
United States Department of Justice  
Washington, D. C. 20530

Re: United States v. Fred C. Trump, et al.  
Civil Action No. 73 C 1529

Dear Miss Goldstein:

Enclosed please find a copy of defendants' answers to plaintiff's interrogatories. It is my understanding from speaking with Miss Goldweber that you are taking her place on this case since she has left to work in New York.

As you will note from our answers, most of the information requested by the Government in the interrogatories already has been supplied in the five examinations before trial which you already have completed. We could not make specific reference to page numbers due to the fact that the transcripts have not been completed. You will note that there are three questions requiring detailed information from records, which Stuart Hyman has been compiling and hopes to complete next week. We will supply you with this information as soon as Mr. Hyman completes same.

Very truly yours,

SEM/ew

Scott E. Manley

cc: Hon. Vincent Catoggio  
United States Magistrate  
Eastern District of New York  
United States Courthouse  
225 Cadman Plaza East  
Brooklyn, New York 11201

49

JDP:HAB:eh  
F. #730959

June 17, 1974

Mrs. Dorothy Chojecki  
Manager  
Eastern Transcription Service  
Lower Concourse  
Roosevelt Field Shopping Center  
Garden City, New York 11530

Re: United States v. Fred C. Trump, et al.,  
U.S.D.C., E.D.N.Y., Civil Action  
No. 73 C 1529  
Date of Hearing - May 3, 1974  
Before - Magistrate Vincent Catoggio

Dear Mrs. Chojecki:

We would appreciate your causing the electronic recording of the testimony in the above-mentioned proceeding to be stenographically transcribed. This Office, of course, will assume the expense of the transcript for one copy at the prevailing rate plus the original which must be filed with the office of the United States Magistrates.

Our need for the transcript is pressing, and we would appreciate your efforts to expedite completion and delivery.

Very truly yours,

DAVID G. TRAGER  
United States Attorney

By:

HENRY A. BRACHTL  
Assistant U. S. Attorney

Copy:

Hon. Vincent Catoggio  
United States Magistrate  
United States Courthouse  
225 Cadman Plaza East  
Brooklyn, New York 11201

REGISTERED MAIL

June 18, 1974

Mrs. Dorothy Chojecki  
Manager  
Eastern Transcription Service  
Lower Concourse  
Roosevelt Field Shopping Center  
Garden City, New York 11530

Re: Transcription of tapes in the case of  
United States v. Fred C. Trump, et al.  
Civil Action No. 73 C 1529

Dear Mrs. Chojecki:

Enclosed herein please find tapes recorded on May 3, 1974, together with letter dated June 17, 1974, from Henry A. Brachtel, Esq., Assistant U. S. Attorney, which letter is self-explanatory.

Kindly send the original and one copy of the transcript of the recording to this office together with the enclosed tapes.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,

VINCENT A. CATOGGIO  
United States Magistrate  
Eastern District of New York

Encls.

REGISTERED NO. 12218

Value \$ <i>NV</i>	Special Delivery \$
Reg. Fee \$ <i>pd</i>	Return Receipt \$ <input checked="" type="checkbox"/>
Handling Charge \$	Restricted Delivery \$
Postage \$ <i>pd</i>	<input type="checkbox"/> AIRMAIL
POSTMASTER (By) <i>[Signature]</i>	
FROM	

POSTMARK OF



U.S. G.P.O.: 1973-490-530

*V. A. CATTO, JR.*  
*US Magistrate*  
*225 Centre St. E.H.*  
 TO *Mrs. Dorothy Chopicki*  
*Chesler Transcription Service, P.O. Box 1724*  
*Camden, NJ 07102*

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RECEIPT

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CERTIFIED NO.

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INSURED NO.

DATE DELIVERED

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*6-14-78*

*[Signature]*

LEWIS ORGEL  
CLERK

UNITED STATES DISTRICT COURT

OFFICE OF THE CLERK  
EASTERN DISTRICT OF NEW YORK  
U. S. COURT HOUSE  
BROOKLYN, NEW YORK 11201

February 20, 1975

Roy M. Conn, Esq.  
Saxe, Bacon, Bolan & Manley  
39 East 68th Street  
New York, N.Y. 10021

Re: USA -vs- Fred C. Trump et al.  
73 C 1529

Dear Sir:

I enclose a copy of the memorandum and order of

Hon. EDWARD R. NEAHER, U.S.D.J. filed  
herein on February 20, 1975 in the  
above entitled matter.

Very truly yours,

Lewis Orgel  
Clerk of Court

By: Thomas B. Costello  
Chief Deputy Clerk

Encl.

cc: Frank E. Schweb, Esq.  
U.S. Attorney - E.D.N.Y.



T. 5/15/75

MAY 15 1975

JSP:FES:der  
DJ 175-52-28

Ms. Betty Hoerber, Director  
Open Housing Center  
New York Urban League  
150 Fifth Avenue, Suite 303  
New York, New York 10011

Re: United States v. Trump Management,  
G.A. No. 73C-1529

FF  
Dear Betty:

Your letter of April 29, 1975, finally reached me today. Thanks for the contemplated invitation.

With respect to the Trump case, we have been in touch with the Court and asked Judge Neaher to resolve what we think is a failure by defendants to carry out a negotiated commitment. We hope that the case will be resolved shortly, either by trial or by consent.

I do not personally believe that Mr. Cohn is "winning," but, if I am wrong, I can only assure you that Donna, Norman and I are doing our very best to prevent him from doing so and to dispose of the case swiftly. We are very much aware of 42 U.S.C. §3614, which provides that cases of this kind are to

cc: ✓ Records  
Chrono  
Schwelb  
Trial File

be "in every way expedited." Indeed, that has been mentioned in a number of our submissions to the Court and to opposing counsel. It may very well be, as you perhaps believe, that the case could have been managed more cleverly, because we are limited mortals, but I want you to know that there is no lack of will or commitment. Edward Bennett Williams could probably have done it better, but we are not Mr. Williams.

With respect to our telephone discussion, let me assure you that your proposals were given the most careful consideration and that our proposed consent decree is in many respects predicated on some of them. I thought it would only be fair to tell you that from where I sit as a lawyer, I did not think some of the proposals to be within the ambit of the relief available in a suit by the Attorney General pursuant to Section 813. That is my best legal judgment, and not in any sense a criticism of your aspirations.

In conclusion, let me just say that, although delays are frustrating, it is my considered view that the Trump case will in the end come out well. I think we have been fair and reasonable as well as firm, and that this usually pays off with most judges, even relatively conservative ones, and that this approach provides more equal housing opportunity sooner than any other approach.

Sincerely,

J. STANLEY POTTINGER  
Assistant Attorney General  
Civil Rights Division

By:

FRANK E. SCHWELB  
Chief  
Housing Section

ADDRESS REPLY TO  
UNITED STATES ATTORNEY  
AND REFER TO  
INITIALS AND NUMBER

CIS:HAB:gp  
F. 730959

United States Department of Justice

UNITED STATES ATTORNEY

EASTERN DISTRICT OF NEW YORK  
FEDERAL BUILDING  
BROOKLYN, N. Y. 11201

June 19, 1975

JUN 24 9 03 AM '75  
DEPT OF JUSTICE  
MAIL UNIT

*LLS*  
*GM*  
*7/20/82*  
Hon. J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division  
Department of Justice  
Washington, D. C. 20530

Att: Frank E. Schwelb, Esq.  
Chief, Housing Section

Re: United States v. Fred C. Trump, et al.  
Civil Action No. 73 C 1529  
Ref: D. Goldstein 175-52-28

Dear Sir:

In closing our file on the above case we find additional copies of transcripts of depositions and hearings which may be of value to you. They accompany this letter.

Very truly yours,

DAVID G. TRAGER  
United States Attorney

By: *[Signature]*  
HENRY A. BRACHTL  
Assistant U.S. Attorney  
Deputy Chief, Civil Division

Enclosures

**TRUMP MANAGEMENT, INC.**

2611 WEST 2ND STREET  
BROOKLYN, N. Y. 11223  
SH 3-8030

JUL 7 2 09 PM '75

DEPT. OF JUSTICE  
HAB. L. OM  
CIVIL

July 1, 1975

Donna Goldstein, Esq.  
U.S. Department of Justice  
Civil Rights Division  
550 11th Street, N.W.  
Washington, D.C. 20530

DOCKETED  
JUL 11 1975  
CIVIL RIGHTS

Dear Donna;

Enclosed you will find a complete  
listing of all of our buildings.

Kindly disregard the request for  
modification of deposit I discussed with you  
yesterday.

(b)(7)(C)

IE/lw  
Encl. ✓

175-52-28	
DEPT. OF JUSTICE	RECORDED
24 JUL 9 1975	
CIVIL RIGHTS DIV.	

BEACH HAVEN	26 W. 2nd St., Bklyn.
BELCREST HALL	162-15 Highland Ave., Jamaica
BRIAR WYCK	86-25 Van Wyck Expway, KewGAr.
CHELSEA HALL	8700 25th Ave., Bklyn.
CORONET HALL	172-70 Highland Ave., Jam.
CLYDE HALL	87-05 166th St., <del>Bklyn.</del> JAM.
EDGERTON HALL	178-10 Wexford Terr., Jam.
FIESTA	86-35 21st Ave., Bklyn.
FALCON	8800 20th Ave., Bklyn.
FOUNTAINBLEAU	8855 Bay Pkway, Bklyn.
GREEN PARK ESSEX	143-09 to 143-29 Barclay Ave. Fl.
GREEN PARK SUSSEX	143-06 to 143-16 Barclay Ave. Fl.
GRYMES HILL	42 Arlo Rd., Staten Island
HIGHLANDER HALL	164-20 Highland Ave., Jamaica
KENDALL HALL	41-10 Bowne St., Flushing
LAWRENCE GARDENS	3301-33-23 Nostrand Ave., Bklyn.
LAWRENCE TOWERS	3310-3280 Nostrand Ave., Bklyn.
LINCOLN SHORE	2727 Ocean Pkway, Bklyn.
NAUTILUS	1230 Avenue Y, Bklyn.
OCEAN TERRACE	2650 Ocean Pkway, Bklyn.
PARK BRIAR	110-45 Queens Blvd., Forest Hls.
PARK TOWERS	370 Ocean Parkway, Bklyn.
PATIO GARDENS	580-590 Flatbush Ave., Bklyn.
SAXONY HALL	87-15 165th St., Jamaica
SEA ISLE	3901 Nostrand Ave., Bklyn.
SHORE HAVEN	2064 Cropsey Ave., Bklyn.
SOUTHAMPTON	1429-1461 Shore Pkway, Bklyn.
SUNNYSIDE TOWERS	4601 39th Ave., Bklyn.
SUSS EX HALL	166-05 Highland Ave., Jamaica
TRUMP VILLAGE	2940-3000 Ocean Pkway, Bklyn.
TYSENS PARK	265 Mill Road, Staten Island
WESTMINSTER HALL	405 Westminster Rd., Bklyn.
WEXFORD HALL	86-75 Midland Pkway, Jamaica
WINSTON HALL	178-60 Wexford Ter., Jamaica
WILSHIRE HALL	182-30 Wexford Terr., Jamaica
WEDGEWOOD HALL	2580 Ocean Pkway, Bklyn.

TRUMP MANAGEMENT, INC.  
2611 WEST SECOND STREET  
BROOKLYN, N. Y. 11223

ENCLOSURE  
TRUMP MANAGEMENT, INC.  
BROOKLYN, N. Y. 11223



Donna Goldstein, Esq.  
U.S. Department of Justice  
Civil Rights Division  
550 11th Street, N.W.  
Washington, D.C. 20530

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**TRUMP MANAGEMENT, INC.**

2611 WEST 2ND STREET

BROOKLYN, N. Y. 11223

SH 3-8030

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DEPT. OF JUSTICE  
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July 10, 1975

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JUL 16 1975

CIVIL RIGHTS

Frank Schwelb, Esq.  
Chief, Housing Section, Civil Rights Division  
U. S. Department of Justice  
550 11th Street, N. W.  
Washington, D. C. 20530

Dear Mr. Schwelb:

This is to assure you that an educational program to all employees with rental responsibilities, as directed in the Consent Decree Order of June 10, 1975 has been conducted by me personally pursuant to your instructions.

Very truly yours,

(b)(7)(C)

IE/h

CC: Donna Goldstein, Esq.

175-52-28	
DEPARTMENT OF JUSTICE	
24	JUL 15 1975
R.A.C.	
CIVIL RIGHTS DIV.	

JUL 16 1975

T. 7/9/75

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DJ 175-52-28

JUL 10 1975

*Def  
7/10/75*  
Mr. Lou Harrison, Editor  
Real Estate Weekly  
257 Park Avenue South  
New York, New York 10010

Re: United States v. Trump Management, Inc.

Dear Mr. Harrison:

I enjoyed talking with you today and hope I clarified some of the issues involved in the Trump settlement. I have enclosed a copy of the Consent Decree for your information.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:

DONNA F. GOLDSTEIN  
Attorney  
Housing Section

cc: Records  
Chrono  
Ms. Goldstein  
File



RECEIVED 2  
**TRUMP MANAGEMENT, INC.**

2611 WEST 2ND STREET

BROOKLYN, N. Y. 11223

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July 16, 1975

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CIVIL RIGHTS

pls  
JMD  
7/30/75  
Donna Goldstein, Esq.  
Civil Rights Division  
United States Department of Justice  
550 11th Street, N. W.  
Washington, D. C. 20530

Dear Donna:

I recently had a conversation with Mrs. Betty Hoeber regarding the furnished apartments at Briar Wyck. I informed her that our renting requirements differ slightly in that building due to the fact that we have a great many furnished apartments and we are more lenient in our rental procedures.

Basically, we are willing to lease these furnished apartments on a short term lease anywhere from three (3) months or longer. We require one (1) months advance rent and 1-1/2 months security.

I hope the above meets with the approval of your Department so that we can continue our past rental practices at this building.

Very truly yours,

(b)(7)(C)

IE/h

C. C.: Mrs. Betty Hoeber  
Director of Open Housing Center  
National Urban League

75-52-28	
DEPARTMENT OF JUSTICE	
24	JUL 21 1975
CIVIL RIGHTS DIV.	
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JUL 22 1975

T. 7/22/75

JUL 22 1975

JSP:FES:der  
DJ 175-52-28

Mrs. Eleanor Holmes Norton  
Commission on Human Rights  
52 Duane Street  
New York, New York 10007

Re: United States v. Trump Management Company,  
C.A. No. 73-C-1529

Dear Mrs. Norton:

fg  
Thank you for forwarding us the anonymous letter about Trump Village. While this type of anonymous allegation is almost impossible to investigate, we will do what we can in our continuing monitoring of Trump's activities.

I enclose a copy of the consent decree as to the Trumps. While the newspapers erroneously described it as an "agreement," it is in fact rather a comprehensive permanent injunction.

Kindest personal regards.

Sincerely,

J. STANLEY POTTINGER  
Assistant Attorney General  
Civil Rights Division

By:

FRANK E. SCHWELB  
Chief  
Housing Section

cc: ☒ Records  
Chrono  
Schwelb  
Trial File

T. 8/4/75

AUG 5 1975

JSP:FKS:DFG:saf  
DJ 175-32-28

Roy M. Cohn, Esq.  
Saxe, Bacon, Bolan  
& Manley  
39 E. 68th Street  
New York, New York

Re: United States v. Trump Management, Inc.

Dear Mr. Cohn:

I am writing to seek Trump Management's cooperation in amending the Consent Order in the above-styled lawsuit. As you may recall, at the hearing on June 10, 1975, before Judge Nasher, Mr. Fred C. Trump represented that part of his rental practices included a policy of only renting to applicants with children when the vacating tenants also had children, thereby not increasing the number of rental units in his buildings occupied by children. Judge Nasher asked if such policies violated any state or city law. At that time, we were unaware of any.

It has recently come to our attention that New York State Law (specifically Section 236 of the Real Property Law) prohibits the failure to rent based on the fact that an applicant has children. Upon learning of this, I notified Fred C. Trump <sup>\*/</sup> of the requirements of state law to seek his cooperation in voluntarily adjusting his rental practices. However, it appears that defendant's

\*/ At a recent educational program for employees that I agreed to conduct.

cc: Records  
Chrono  
Goldstein  
USA - Bracht1  
File

rental policies with respect to children has not as yet been changed to conform to state law. We are aware of at least one instance where an applicant with children was informed that (b) could only qualify for an apartment where the vacating tenants also had children.

Accordingly, we are requesting that Trump Management agree to amending the Consent Order by the enclosed Supplemental Consent Order, so that all practices under the Decree conform to applicable law.

Thank you for your cooperation in this matter. I look forward to hearing from you at your earliest possible convenience.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:

Donna F. Goldstein  
Attorney  
Housing Section

cc:

(b)(7)(C)

Trump Management, Inc.

Mr. George Zuckerman  
Bureau Chief, New York State  
Department of Law

# Open Housing Center New York Urban League



150 Fifth Avenue, Suite 303, New York, N.Y. 10011 (212) 691-7700  
Mrs. Betty Hoerber, Director

September 2, 1975

*1/25/82*  
Ms. Donna Goldstein  
U. S. Dept. of Justice  
Civil Rights Division - Housing Section  
Washington, D. C.

Dear Donna,

As per telephone conversation of this afternoon, enclosed find copy of letter and enclosures mailed to you on August 4th.

In addition there was no "Equal Housing Opportunity" ad in Sunday's Times for August. Will check out the minority press tomorrow, if copies of these papers can be obtained.

*125-52-28*

(b)(7)(C)

Officers of the New York Urban League

*President*  
Charles E. F. Millard

*Chairman*  
William H. Toles

*Secretary*  
Mrs. Theodore W. Kheel

*Executive Director*  
Livingston L. Wingate

T. 10/17/75

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DJ 175-52-28

OCT 17 1975

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96  
10/17  
Mr. Henry A. Bracht  
Assistant U.S. Attorney  
Eastern District of New York  
225 Cadman Plaza East  
Brooklyn, New York 11201

Re: United States v. Trump Management,  
Civil Action No. 73 C 1529

Dear Henry:

Please find enclosed copies of the Supplemental Order agreed to by the parties and Judge Neaher at the September 24 conference in the Trump case. Judge Neaher requested that it be drafted and submitted to him for signature. I would appreciate it if you could submit a copy of the enclosed Order to Judge Neaher for signature and filing, and return two copies to this office with the date of filing noted.

Thank you for your continued assistance. Best  
Regards.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:

Donna F. Goldstein  
Attorney  
Housing Section

cc: Records  
Chrono  
Goldstein  
File

T. 10/17/75

JSP:FES:DFG:saf  
DJ 175-52-28

OCT 17 1975

GA  
10/17/75  
Mr. Roy M. Cohn  
Saxe, Bacon, Bolan & Manley  
39 East 68th Street  
New York, New York 10021

Re: United States v. Trump Management, Inc.  
Civil Action No. 73 C 1529

10/17  
Dear Mr. Cohn:

Enclosed please find a copy of the Supplemental Order  
which is being submitted to Judge Neaher pursuant to the  
September 24, 1975 conference.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:

Donna F. Goldstein  
Attorney  
Housing Section

cc: Records  
Chrono  
Goldstein  
File

# Housing Center New York Urban League



150 Fifth Avenue, Suite 303, New York, N.Y. 10011 (212) 691-7700  
Mrs. Betty Hoeber, Director

November 10, 1975

Commissioner Lee Goodwin  
State Div. of Housing & Community Renewal  
2 World Trade Center  
New York, N. Y.

Dear Commissioner Goodwin:

We are writing with reference to the enclosed article on the opening of the waiting lists for one and two bedroom apartments at Trump Village cooperative in Brooklyn.

According to the article, the manner of the announcement was "in compliance" with state rules and that your agency was notified. Whether such notification was made prior to or after the letters went out to present occupants is not mentioned.

We wish to vigorously protest such methods of opening waiting lists in tax-supported developments. Since the cooperative's occupants are overwhelmingly white in number, as is the surrounding neighborhood, notification through such tenants and a sign outside the development ensures that the waiting list to be developed will also be all white. This is discriminatory in intent and purpose.

If your agency gave approval for such a move you are a party to the perpetuation of the segregative nature of Trump Village. Minority individuals and families would have had no way of knowing of the opening of the lists. If you had required at least that Trump management advertise in the general media this charge could not be levelled at your agency. Given the de-facto segregation at Trump, they should have been required to advertise in the minority press as well.

Officers of the New York Urban League

*President*  
Charles E. F. Millard

*Chairman*  
William H. Toles

*Secretary*  
Mrs. Theodore W. Kheel

*Executive Director*  
Livingston L. Wingate



We ask that you immediately halt the development of a new waiting list until Black and Hispanic families have had an opportunity to be made aware of the situation. Given the circumstances, we ask that you require Trump Management to put such notice of opportunity in the general and minority press. This is the only way to ensure equal opportunity, which your agency is supposed to advocate and enforce. In addition, any minority families who apply after such notices appear should not be placed at the end of the line of those who got the information last week via the residents. In order to correct the segregated nature of Trump Village cooperative, an affirmative action plan should be drawn up immediately, so that those individuals and families who do apply after proper notice in the press shall not again become the victims of a waiting list developed in a discriminatory manner.

Since Black and Hispanic people, except for Viet Nam veterans who were so informed of their priority, have not been able to apply at Trump Village for years because of "extensive waiting lists" and would again be denied entry if the above procedure was allowed to stand, some mechanism of priority must be developed in order to overcome the pattern and practice of discrimination in evidence at Trump Village.

We hope to hear from you on the above as soon as possible.

Very truly yours,

ADMIN HOUSING CENTER  
(b)(7)(C)

cc: State Division of Human Rights  
Dept. of Justice - Housing Section, Civil Rights Division

# Open Housing Center New York Urban League



150 Fifth Avenue, Suite 303, New York, N.Y. 10011 (212) 691-7700  
Mrs. Betty Hoeber, Director

DOCKETED

NOV 13 1975

November 10, 1975 CIVIL RIGHTS

*File*  
*GMB*  
*7/20/82*

Ms. Donna Goldstein  
U. S. Dept. of Justice  
Housing Section-Civil Rights Div.  
550 Eleventh St., N. W.  
Washington, D. C. 20530

Dear Donna:

Enclosed find article from New York Times of November 7th,  
relating to Trump Village Co-op.

Notification of the opening of the waiting list on one and  
two bedroom apartments through present residents and a  
sign outside the complex will result in a virtually all-  
white waiting list again, since the present residency is  
overwhelmingly white and so is the surrounding neighborhood  
who might see the sign.

There is no doubt in my mind that this method of announcing  
was chosen to deliberately ensure a virtually all-white  
waiting list. It is discriminatory in its intent. A tax-  
supported development should be required to advertise in  
general press. A development as segregated as this one,  
de-facto or not, should be required to make announcement  
in the minority press as well to overcome the imbalance.

Please let me hear from you on this.

PS:  
encl. ✓

175-52-28  
DEPARTMENT OF JUSTICE  
OPEN HOUSING CENTER  
(b)(7)(C) 12 1975  
R.O.M.  
CIVIL RIGHTS DIV.

Officers of the New York Urban League

President  
Charles E. F. Millard

Chairman  
William H. Toles

Secretary  
Mrs. Theodore W. Kheel

Executive Director  
Livingston L. Wingate

## Many Line Up at a Co-op in Brooklyn To Get Their Names on Waiting List

By JOSEPH P. FRIED

More than 100 people, some dozing off beach chairs during the night and others in sleeping bags have been waiting in line since late Wednesday to get their names today on an apartment waiting list at a coveted cooperative housing development in Brooklyn.

There are not even vacancies now at the development, the 2,800-family Trump Village co-op in the Brighton Beach section. Rather, the well-maintained, state-aided middle-income complex, where monthly carrying charges average about \$40 a room is simply seeking to replenish its very slowly declining waiting list for one-bedroom apartments. There are about 1,200 such units.

The period for signing up for the waiting list was not even scheduled to begin until 8:30 A.M. today, lasting until 3 P.M.

But by late yesterday afternoon, the line of people waiting to put their names on the waiting list had already grown to about 250 people. All were prepared to stay, or to have members of their families or friends fill in for them, through last night. Thus, some would have been in line or had space held for them for two nights by this morning.

"It's better than World Series tickets," Steve Motelson, manager of one of the Trump Village high-rise buildings of the Trump sections, said with more than a little astonishment. "Apparently, housing in the city is not sufficient."

"It's worth it," said Anna Eisenman, a middle-aged woman sitting in a green beach chair and with a blanket covering her coat. She said she had been in line since 7:30 P.M. Wednesday, and there appeared to be about 50 people ahead of her.

Jeffrey Tenenbaum, a 19-year-old premedical student at Brooklyn College, said he was waiting in the line on behalf of his grandparents, Nathan and Jennie Veller, who live in Bensonhurst but would like one of the "more modern" apartments in Trump Village.

He said he had been in line since 4 A.M. yesterday and had a lounge chair and sleeping bag.

Fay Hudes, who was far back in the line because she did not arrive at the Trump complex until 9 A.M. yesterday, said she was recently widowed and wanted to move from her present apartment, elsewhere in Brooklyn, to Trump "because my family lives here." She said she was prepared to stay in line all last night on a beach chair.

Beach chairs, blankets, shopping bags and an occasional portable radio were omnipresent yesterday as the waiting people formed a line several hundred yards long on the grounds outside one of the five high-rise buildings of the Trump Village co-op, which is in the vicinity of Ocean Parkway and Neptune Avenue.

Two Trump Village rental

buildings containing about 900 apartments are not involved in the waiting-list situation. The Trump Organization, which built both the rental and co-op structures, still own the rental buildings, while the cooperative only are owned by their residents.

Last week, according to George Nagel, another manager at the co-op, it was flooded with 1,100 families who signed up when the waiting list was opened for the 12-year-old project's two-bedroom units. They number about 1,200.

But the vacancy rate at the co-op is only about 2 percent a year, officials said, offering little promise to those who do get onto the waiting list.

Most of those waiting yesterday afternoon were middle-aged or elderly—perhaps reflecting that the one-bedroom apartment list was involved—and virtually all were white. The complex is predominantly white, although there are black families also, officials said.

The opening of the waiting lists was publicized in letters to the co-op's residents and in a sign outside the management office, the officials explained. This was "in compliance" with state rules, they said and the state officials were notified.

Down payments at the co-op are about \$550 to \$600 a room.



People waiting

# TRUMP CONSTRUCTION COMPANY

600 AVENUE Z

BROOKLYN, N. Y. 11223

SHEEPSHEAD 3-4400

November 12, 1975

DOCKETED

NOV 17 1975

CIVIL RIGHTS

Mr. David Kelly  
Enforcement Division  
U.S. Dept. of Justice  
550 11th Street, N.W.  
Washington, D.C. 20530

Dear Mr. Kelly:

I have enclosed for your records a letter I have sent to the Open Housing Center regarding a number of our buildings located in the Jamaica Estates area.

If you have any questions regarding this correspondence, kindly do not hesitate to call me. I am usually out in the field in the mornings but I can be reached in my office any day after 3 P.M.

Sincerely yours,

(b)(7)(C)

IE/lw  
Encl.

175-52-28	
24	NOV 14 1975
R.A.	
CIV. RIGHTS DIV.	

November 11, 1975

(b)(7)(C)

Open Housing Center of the  
National Urban League  
150 Fifth Avenue  
New York, N.Y. 10011

Dear (b)(7)(C)

I am writing to inform you that effective November 15, 1975, Kraham Leasing Corp., 120-60 Queens Boulevard, Kew Gardens, N.Y., will be the exclusive renting agents for our Jamaica Estates properties - namely the following:

Belcrest Hall, Clyde Hall, Coronet Hall,  
Edgerton Hall, Highlander Hall, Saxony  
Hall, Sussex Hall, Wexford Hall, Winston  
Hall and Wilshire Hall.

I therefore suggest you send all of your prospective clients directly to the Kraham offices where they will be interviewed and escorted to our buildings.

There will be one-half month rental fee borne by the prospective tenant and we are responsible for the other half month rent to Kraham for every completed transaction.

If you have any further questions, do not hesitate to call.

Sincerely,

(b)(7)(C)

IE/lw

# TRUMP CONSTRUCTION COMPANY

600 AVENUE Z

BROOKLYN, N. Y. 11223

SHEEPSHEAD 3-4400

Nov 14 11 58 AM '75

DEPT. OF JUSTICE  
JUL 20 1974

November 12, 1975

DOCKETED

NOV 17 1975

CIVIL RIGHTS

Mr. David Kelly  
Enforcement Division  
U.S. Dept. of Justice  
550 11th Street, N.W.  
Washington, D.C. 20530

Dear Mr. Kelly:

I have enclosed for your records a letter I have sent to the Open Housing Center regarding a number of our buildings located in the Jamaica Estates area.

If you have any questions regarding this correspondence, kindly do not hesitate to call me. I am usually out in the field in the mornings but I can be reached in my office any day after 3 P.M.

Sincerely yours,

(b)(7)(C)

IE/lw  
Encl.

175-52-28	
DEPT. OF JUSTICE	R O D
24 NOV 14 1975	R D
R.A.D.	
CIV. RIGHTS DIV.	

# TRUMP CONSTRUCTION COMPANY

600 AVENUE Z

BROOKLYN, N. Y. 11223

SHEEPSHEAD 3-4400

November 11, 1975

(b)(7)(C)

Open Housing Center of the  
National Urban League  
150 Fifth Avenue  
New York, N.Y. 10011

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I am writing to inform you that effective November 15, 1975, Kraham Leasing Corp., 120-60 Queens Boulevard, Kew Gardens, N.Y., will be the exclusive renting agents for our Jamaica Estates properties - namely the following:

Belcrest Hall, Clyde Hall, Coronet Hall, Edgerton Hall, Highlander Hall, Saxony Hall, Sussex Hall, Wexford Hall, Winston Hall and Wilshire Hall.

I therefore suggest you send all of your prospective clients directly to the Kraham offices where they will be interviewed and escorted to our buildings.

There will be one-half month rental fee borne by the prospective tenant and we are responsible for the other half month rent to Kraham for every completed transaction.

If you have any further questions, do not hesitate to call.

Sincerely,

(b)(7)(C)

IE/lw

T. 11-26-75

JSP:FES:DFG:cmk  
DJ 175-52-28

NOV 28 1975

Kraham Leasing Corp.  
120-60 Queens Boulevard  
Kew Gardens, N.Y. 11415

Re: U.S. v. Trump Management Inc., Civil  
Action No. 73 C 1529

Gentlemen:

We have recently been informed that rental responsibilities for ten apartment buildings in Jamaica Estates, N.Y. owned by Trump Management has been transferred to your company. The United States entered into a Consent Order with Trump Management in June, 1975 which settled claims made by the United States that Trump had engaged in unlawful housing discrimination. That Order, a copy of which is enclosed for your information, imposed certain affirmative obligations on Trump. Accordingly we have notified counsel for Trump Management of our objections to these recent changes in rental procedures and responsibilities. A copy of our letter to Mr. Roy Cohn, counsel for Trump, is also enclosed.

Sincerely,

cc: Records  
Chrono  
Goldstein  
Trial File  
Hold

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:  
Frank E. Schweb  
Chief  
Housing Section



T. 11-25-75

JSP:FES:DFG:cmk  
DJ 175-52-28

NOV 28 1975

11/28/75  
Roy M. Cohn, Esq.  
Saxe, Bacon, Bolan & Manley  
39 E. 68th Street  
New York, New York 10021

Re: U.S. v. Trump Management Inc., Civil  
Action No. 73 C 1529

Dear Mr. Cohn:

We are in receipt of (b)(7)(C)'s letter of November 12, 1975 in which (b)(7)(C) advised this office of a substantial change in the rental procedure of Trump's Jamaica Estates properties. A copy of this correspondence is enclosed for your convenience.

After careful review of the Consent Order and of the first reports submitted by the defendant, we believe, at least in the absence of any showing to the contrary, that the recently implemented changes are inconsistent with the requirements of the Order and in violation of the Fair Housing Act.

The impact of the use of Kraham as exclusive rental agent at the affected properties is that residents of the affected buildings are now required to pay half a month's rent in addition to what similarly situated persons paid previously. Moreover Trump's first compliance report discloses that the buildings selected for these changed procedures are the

cc: Records ✓  
Chrono  
Goldstein  
Trial File  
Hold

(b)(7)(C)

Kraham Leasing Corp.

buildings which attracted by far the highest proportion of applications from black persons. In addition, the proportion of completed rentals to blacks at these buildings is far greater than the proportion at other buildings. It is, of course, well settled that any procedure which tends to deny housing opportunities to a disproportionate number of blacks violates the Fair Housing Act in the absence of a showing of business necessity.

Of further concern to us is the effect the transfer of rental responsibilities to Kraham may have on the operation of certain provisions of the Order. As I am sure you are aware, the responsibilities imposed by the Order and by the Fair Housing Act, are non-delegable, and Trump may not avoid its obligations under the Order by delegating rental responsibilities to Kraham. All of the obligations imposed by the Order, including record-keeping, reporting and the right of the United States to inspect records, now apply equally to Kraham Leasing, as agent of Trump Management, with respect to the ten buildings for which Kraham has rental responsibilities. It is the obligation of Trump under the Order to ensure that Kraham carries out these responsibilities.

Accordingly, pursuant to Paragraph IX of the Consent Order, we hereby notify you, as counsel for Trump Management, that we believe these new rental procedures are in violation of the Consent Order. The Order affords the defendant fifteen days from notice of the complaint to respond to such notice. Accordingly, we request a response within fifteen days, and request that it include the following:

1. Whatever showing of business necessity or justification which Trump may care to make for the adoption of procedures which, whatever their motivation, adversely affect a disproportionate number of black persons. If you do not agree that a disproportionate number of blacks are affected, please provide the grounds for a contrary contention.

2. The basis on which the Jamaica buildings were selected for the new procedures.

3. A description of all steps which Trump Management has taken to assure that Kraham fulfills its obligations in conformance with the requirements of the Order and of the Fair Housing Act.

4. A full showing that Kraham has been made aware of its obligations, as Trump's agent, under the Order, including its responsibility to maintain records, make reports, and keep records available for inspection by the United States.

We would also appreciate it if you could forward to us a copy of the contract between Trump Management and Kraham Leasing. Any additional information which you may have regarding the transfer of rental responsibilities to Kraham will be helpful. We look forward to a prompt response so that this matter may be resolved expeditiously. In the absence of prompt agreement, we will, of course, have the responsibility to take whatever action is necessary to ensure full compliance with the Court's Order and with the Fair Housing Act.

Thank you for your consideration in this matter.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:  
Frank E. Schweb  
Chief  
Housing Section

cc: (b)(7)(C)  
Kraham Leasing Corp.

**Kraham Leasing Corporation**

120-60 QUEENS BOULEVARD

(OPP. BORO HALL)

KEW GARDENS, L. I., 11415

RECEIVED 2  
DEC 5 1 40 PM '75  
DEPT. OF JUSTICE  
MAIL UNIT

DOCKETED

DEC 10

CIVIL RIGHTS

United States Dept. Of Justice  
J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

Att: Frank E. Schwelb  
Chief  
Housing Section

Re: U. S. v. Trump Management Inc., Civil  
Action No. 73 C 1529

Dear Mr. Schwelb,

We have recently been retained for the the rental responsibilities of ten apartment buildings in Jamaica Estates owned by the Trump Management.

We were unaware of the terms of the Consent Order between the U. S. Govt., and the Trump Mgt., entered into in June of 75.

We are now in receipt of a copy of that order.

In as much as the United States Department of Justice feels that our new position with Trump Mgt., is contrary to the terms of the consent order entered into between Trump Mgt. and the U. S. Govt., we are taking steps to null and void this agreement.

Please be advised that we have never discriminated against any persons, and Trump Mgt., has never advised us to do otherwise.

Sincerely,

*Sam Miller*

Kraham Leasing Corp.  
Sam Miller Pres.

CERTIFIED  
DEC 5 1975  
REGISTERED 24739

175-52-28  
DEPARTMENT OF JUSTICE  
24 DEC 9 1975  
R.A.O.  
CIV. RIGHTS DIV.

*Kraham Leasing Corp.*

120-60 QUEENS BOULEVARD  
KEW GARDENS, L. I. N. Y. 11415

**REGISTERED**  
**NO. 24739**



United State Dept. of Justice  
Washington, D.C. 20530

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

Att: Frank E. Schwelb  
Chief  
Housing Section

*Saxe, Bacon & Bolan, P.C.*

DEC 8 11 40 AM '75 139 EAST 68TH STREET  
NEW YORK, NEW YORK 10021

JOHN GODFREY SAXE (1909-1953)  
ROGERS H. BACON (1919-1962)

(212) 472-1400  
CABLE: SAXUM

ROY M. COHN  
DANIEL J. DRISCOLL  
MICHAEL ROSEN  
JOHN F. LANG

DOCKETED  
THOMAS A. BOLAN  
COUNSEL  
CIVIL RIGHTS

December 5, 1975

DEC 9 1975

Frank Schwelb, Esq.  
Chief, Housing Section  
United States Department of Justice  
Civil Rights Division  
Washington, D.C. 20530

Re: JSP:FES:DFG:cmk  
DJ 175-52-28

U.S. v. Trump Management Inc.,  
Civil Action No. 73 C 1529

Dear Frank:

I have your letter of November 28, 1975, reference Kraham. I see nothing in the arrangement that is anything other than routine and proper, nor do I note one single fact you allege that constituted any violation of the consent order.

Nevertheless, since you have raised the question, I shall certainly look into the matter and report back to you. I am leaving for the holidays shortly, and probably cannot get back to you with all the answers you request until after my return - but I'll do the best I can.

Best wishes for the coming year.

Sincerely,

*Roy M. Cohn*  
Roy M. Cohn

sb

cc:

(b)(7)(C)

Kraham Leasing Corp.

*File  
BAH  
1/30/82  
175-52-28*

DEC 18 1975

T. 12/17/75

JSP:FES:DTK:gms  
DJ 175-52-28

(b)(7)(C)

Trump Management Agency  
2611 West Second Street  
Brooklyn, N.Y. 11223

Re: United States v. Fred Trump, et al  
Civil Action No. 73 C 1529

Dear (b)(7)(C)

DK  
12/17/75  
This is in reference to your letter dated October 3, 1975, concerning the three alleged complaints against Trump Management.

In an effort for us to complete our investigation we would like to request certain additional information concerning the (b)(7)(C) incident, which is as follows:

1. The name of the agent at Kraham Realty who took a prospective applicant to the Wilshire Apartments to put a deposit of #7FF.

2. The name and last known address of the prospective applicant who put a deposit on #7FF.

3. The name of the person who (b)(7)(C) allegedly spoke to concerning the availability of apartments #7G and 7FF.

cc: Records /  
Chrono  
File  
David  
Mr. Roy M. Cohn  
Hold

-2-

We look forward to receiving this information within 21 days. Thank you for your cooperation.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:

David T. Kelley  
Attorney  
Housing Section

cc: Roy M. Cohn



T. 1-5-76

JAN 6 1976

JSP:FES:DFG:cmk  
DJ 175-52-28

Mr. Sam Miller, President  
Kraham Leasing Corp.  
120-60 Queens Boulevard  
Kew Gardens, N.Y. 11415

Re: U.S. v. Trump Management, Inc., Civil  
Action No. 73 C 1529

Dear Mr. Miller:

We are in receipt of your recent letter concerning our prior inquiry with respect to Kraham Leasing's rental responsibilities for apartment buildings in Jamaica, N.Y. owned and managed by Trump Management, Inc. Thank you for your prompt reply.

In your letter you indicate that Kraham Leasing is taking steps to "null and void" the rental agreement with Trump Management. To assure that there will be no misunderstanding, my letter of November 28, 1975 was to inform Kraham that the United States was objecting to changes in rental procedures which had been fully set out in the Consent Order. It was not intended to persuade you to take steps to nullify your agreement. However, since we have not heard from you since your December 5, 1975 letter, we would appreciate being advised as to the status of your agreement with Trump Management, Inc., whether Kraham Leasing still fulfills rental responsibilities for any

cc: Records  
Chrono  
Goldstein  
Trial File  
Hold

Trump Management buildings, and if Kraham Leasing still performs such rental responsibilities, the specific rental procedures being implemented for Trump buildings.

Thank you for your continued cooperation in this matter. I look forward to hearing from you at your earliest possible convenience.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:

Frank E. Schwelb  
Chief  
Housing Section

cc: Roy Cohn, Esq.

**TRUMP MANAGEMENT, INC.**

2611 WEST 2ND STREET

BROOKLYN, N. Y. 11223

SH 3-8030

January 12, 1976

David T. Kelley, Esq.  
Enforcement Unit - Open Housing  
Civil Rights Division  
U.S. Department of Justice  
550 11th Street, N.W.  
Washington, D.C. 20530

Dear Mr. Kelly:

Pursuant to the Consent Order dated June 10, 1975, we are hereby forwarding our Second Report to your office containing the following:

1. Reports of all required information.
2. Copies of new employees signed statements.
3. All necessary correspondence relating to the Consent Order.
4. Copies of monthly ads.
5. Copies of all weekly vacancy lists previously submitted to Open Housing.

Very truly yours,

(b)(7)(C)

IE/lw  
Encl.

*File  
JTB  
175-52-28  
7/30/82*

**TRUMP MANAGEMENT, INC.**

2611 WEST 2ND STREET  
BROOKLYN, N. Y. 11223

SH 3-8030

RECEIVED

JAN 15 10 38 AM '76  
DEPT. OF JUSTICE  
MAIL UNIT

January 12, 1976

David T. Kelley, Esq.  
Enforcement Unit - Housing Section  
Civil Rights Division  
U.S. Department of Justice  
550 11th Street, N.W.  
Washington, D.C. 20530

**DOCKETED**

JAN 16 1976

**CIVIL RIGHTS**

Dear Mr. Kelley:

This is in reply to your letter of December 18, 1975 wherein you requested certain additional information concerning the (b)(7)(C) (b)(7) matter.

1. Kraham Realty was unable to furnish our office with the name of their agent who took the prospective applicant to the Wilshire Apts., inasmuch as they employ approximately 15 rental agents on their staff and experience quite a turnover in personnel. They did send us a leasing agreement with the initial date the prospective applicant came in to see Apt. 7FF (copy enclosed).

2. The name and last known address of the prospective applicant was (b)(7)(C)  
(b)(7)(C)

3. (b)(7)(C) Superintendent at the Wilshire said (b)(7)(C) spoke to a rental agent at Kraham Realty who answered the phone. (b)(7)(C) did not ask the agent (b)(7)(C) name nor does (b)(7)(C) recall the name. (b)(7)(C) merely asked a question and was given a response by this agent.

I sincerely hope the above information will be of some assistance to you.

Very truly yours,

(b)(7)(C)

175-52-28	
DEPT. OF JUSTICE	R E C O R D
JAN 15 1976	
CIV. RIGHTS DIV.	

IE/1w

JAN 16 1976

KRAHAM LEASING  
120-60 QUEENS BLVD.  
KEW GARDENS, N.Y.

212/LI 4-9004

Date: \_\_\_\_\_

NAME (b)(7)(C)

HOW MANY IN FAMILY \_\_\_\_\_ PETS \_\_\_\_\_

HOME TELEPHONE \_\_\_\_\_

HOME ADDRESS (b)(7)(C)

BUSINESS TELEPHONE (b)(7)(C)

WHAT SIZE APT. \_\_\_\_\_

OCCUPANCY DATE 9/15/77

APPROXIMATE RENTAL \$450.00

REMARKS

KRAHAM LEASING CORP.  
REAL ESTATE BROKERS

THIS WILL CONFIRM OUR AGREEMENT THAT KRAHAM LEASING CORPORATION  
REPRESENTING THE UNDERSIGNED AS BROKERS FOR THE PURPOSE OF LEASING  
IN THE CAPTIONED BUILDINGS, SHALL BE COMPENSATED IN THE AMOUNT  
OF \_\_\_\_\_ AS IF AND WHEN LEASEHOLD AGREEMENT IS CONSUMMATED.

SIGNED \_\_\_\_\_

APTS. SHOWN 61st St - 7FF DATE 9/15/77

William L. L. L.

**Trump Management Agency**

2611 WEST SECOND STREET

BROOKLYN, N. Y. 11223

EXCELLENCE  
in  
REAL ESTATE  
MANAGEMENT  
and  
CONSTRUCTION



David T. Kelley, Esq.  
Enforcement Unit - Open Housing  
Civil Rights Division  
U.S. Department of Justice  
550 11th Street, N.W.  
Washington, D.C. 20530

**Kraham Leasing Corporation**

120-60 QUEENS BOULEVARD

(OPP. BORO HALL)

KEW GARDENS, L. I., 11415

JAN 16 10 30 AM '76

DEPT. OF JUSTICE  
MAIL UNIT

January 13th, 1976

DOCKETED

JAN 19 1976

CIVIL RIGHTS

Mr. Frank E. Schweb,  
Chief Housing Section  
United States Dept. of Justice  
Washington, D.C. 20530

RE: JSP:FES:DEF:CMK  
DJ 175-52-28

Dear Sir:

Please be advised that in our previous letter we referred to the voiding of a rental contract we had entered into with The Trump Organization. We interpreted your letter to us as indication that our "exclusive" renting rights in the Trump Buildings was contrary to your current agreement between yourselves and the Trump Organization.

We are continuing to act as independent Real Estate Brokers servicing the Trump Account. We receive an up-to-date weekly availability list from the Trump Organization and this list is incorporated into our overall list of available apartments to be rented in this area.

Respectfully,

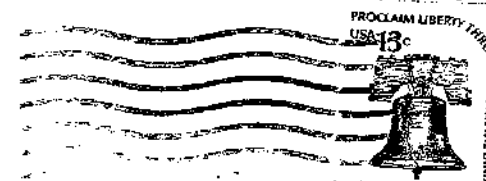
KRAHAM LEASING CORP.

*Sam Miller*  
Sam Miller  
President

SM:pp

JAN 19 1976

*Kraham Leasing Corp.*  
120-60 QUEENS BOULEVARD  
KEW GARDENS, L. I., N. Y. 11415



Mr. Frank E. Schwelb,  
Chief Housing Section  
United States Dept. of Justice  
Washington, D.C. 20530



**TRUMP MANAGEMENT, INC.**

2611 WEST 2ND STREET

BROOKLYN, N. Y. 11223

SH 3-8030

January 16, 1976

DOCKETED

David T. Kelley, Esq.  
Enforcement Unit - Open Housing  
Civil Rights Division  
U.S. Department of Justice  
550 11th Street, N.W.  
Washington, D.C.

CIVIL RIGHTS

Dear Mr. Kelley:

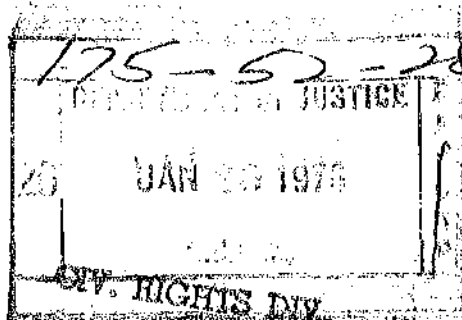
In reference to our conversation yesterday,  
I am enclosing for your records a complete list of Trump  
buildings with the number of apartments in each building.

With respect to the five (5) alleged violations  
mentioned in your letter of January 12, 1976, I am glad they  
were resolved to your complete satisfaction over the phone,  
based on my explanations of the items in question.

Very truly yours,

(b)(7)(C)

IE/lw  
Encl.



RECEIVED 2

*Saxe, Bacon & Bolan, P.C.*

JAN 21 10 55 AM '76 39 EAST 68TH STREET  
NEW YORK, NEW YORK 10021

JOHN GODFREY SAXE (1908-1953)  
ROGERS H. BACON (1919-1962)

(212) 472-1400  
CABLE: SAXUM

THOMAS A. BOLAN  
COUNSEL

ROY M. COHN  
DAN EL J. DRISCOLL  
MICHAEL ROSEN  
JOHN F. LANG

January 19, 1976

DOCKETED  
JAN 22 1976  
CIVIL RIGHTS

David T. Kelley, Esq.  
Housing Section  
United States Department of Justice  
Washington, D.C. 20530

Re: U.S. v. Fred C. Trump, et al.,  
Civil Action No. 73 C 1529

Dear Mr. Kelley:

I have sent a copy of your letter over to the Trump organization, and I am sure they will be sending me their comments on the various inquiries you pose.

We will try to reply soon after my return from abroad.

Sincerely,

*Roy M. Cohn*

Roy M. Cohn

sb

175-52-38	
DEPT. OF JUSTICE	
24	JAN 21 1976
R.A.C.	
CIV. RIGHTS DIV.	

JAN 22 1976

T. 1-29-76

FEB 2 1976

JSP:FES:SHK:omk  
DJ 175-52-28

Mr. Sam Miller, President  
Kraham Leasing Corp.  
120-60 Queens Boulevard  
Kew Gardens, N.Y. 11415

Re: U.S. v. Trump Mgt. Inc.,  
Civil Action No. 73C-1529

Dear Mr. Miller:

We are in receipt of your letter of January 13,  
and fear that you have missed the import of our previous  
letters.

As my letter of November 28, 1975 indicated,  
Trump Management, Incorporated is bound by the terms  
of a consent order, which is entered in the United States  
District Court for the Eastern District of New York. This  
order carefully spells out what rental procedures Trump  
Management and its agents are required to follow in the  
leasing of its apartments. The responsibilities imposed  
by this order cannot be avoided by a delegation of authority,  
and therefore, all of the obligations imposed by the order,  
including record-keeping, reporting, and the right of the  
United States to inspect records, now apply to Kraham Leasing,  
as an agent of Trump Management, as well as to Trump. Of  
course, this obligation would apply only to the ten Trump  
buildings which Kraham has listings for.

cc: Records  
Chrono  
Kaltenborn Pollack  
Trial File  
Cohn  
(b)(7)(C)  
Hold

In light of the above, we reiterate our previous request for the specific rental procedures that are being implemented for Trump buildings. We assume that Trump has made you aware of its obligations under the Order, and your responsibility to maintain records, make reports, and keep records available for inspection by the United States. If you have any questions relating to your obligations under the decree as an agent of Trump Management, we will be pleased to answer them.

We would appreciate your providing us with the information requested in this letter promptly.

Thank you for your cooperation in this matter.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:  
Frank E. Schweb  
Chief  
Housing Section

*Kraham Leasing Corporation*

120-60 QUEENS BOULEVARD

(OPP. BORO HALL)

KEW GARDENS, L. I., 11415

February 9, 1976

DOCKETED

FEB 11 1976

CIVIL RIGHTS

Mr. Frank E. Schwelb  
 Chief Housing Section  
 United States Dept. of Justice  
 Washington, D.C. 20530

Re: U.S. vs Trump Mgmt. Corp.  
 Civil action No 73C-1529

Dear Mr. Schwelb:

In response to your letter of February 2nd, 1976, I have enclosed a copy of one of the Ten (10) charts we maintain and submit to the Trump Mgmt. Corp. on a monthly basis.

In addition to these forms, we have been instructed to indicate on each application taken for an apartment, the race of the applicant. We maintain duplicate copies of all these records, they are available in our office at all times.

Please advise me at once if there are any additional records you require of our office and they will be instituted immediately.

Sincerely,

KRAHAM LEASING CORP.

*Sam Miller*

Sam Miller  
 President

SM:pp  
 Encl.

FEB 17 1976

75-52-28	
DEPT. OF JUSTICE	RECEIVED
24	FEB 12 1976
CIV. RIGHTS DIV.	

## RENTAL ANALYSIS REPORT

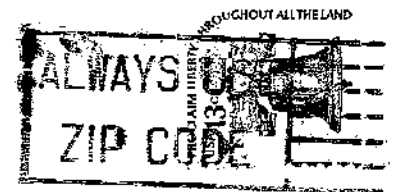
TO: *1/21/06*

ADDRESS: 87-05 166th St

[illegible]

*Kraham Leasing Corp.*

120-60 QUEENS BOULEVARD  
KEW GARDENS, L. I., N. Y. 11413



Mr. Frank E. Schwelb  
Chief Housing Section  
United States Dept. of Justice  
Washington, D.C. 20530

T. 2/10/76

FEB 10 1976

JSP:FES:DTK:gms  
DJ 175-52-28

(b)(7)(C)

Trump Management Inc.  
2611 West 2nd Street  
Brooklyn, New York 11223

Re: United States v. Fred C. Trump, et al.,  
Civil Action No. 73-C-1529

Dear (b)(7)(C)

DTK  
2/10/76

This letter is to confirm our telephone conversations of January 16, 1976 and February 6, 1976 and our receipt of your letter of January 16, 1976. As you will recall in this Department's letter dated January 12, 1976, we had inquired regarding several matters related to the above-captioned defendant's first compliance report. Based on our telephone conversations on the above dates and your letter of January 16, 1976, I believe that the information about which we had originally inquired has now been obtained.

I appreciate your prompt attention to our inquiry.

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:

David T. Kelley  
Attorney  
Housing Section

cc: Records ✓  
Chrono  
File  
David  
Mr. Roy C. Cohn  
Hold



T. 3/15/76

JSP:FES:DG:eym  
DJ 175-52-28

MAR 15 1976

26  
JES  
3/15  
Mr. Robert Chandler  
The Ford Foundation  
320 E. 43 Street  
New York, New York 10017

Dear Mr. Chandler:

I am writing to you in reference to Betty Hoeber's request that the Open Housing Center receive a grant from the Ford Foundation in order to further pursue its work in the field of fair housing and initiate an innovative program in the area of sex discrimination in housing. The Open Housing Center has been most helpful in aiding in the implementation of this Department's responsibilities under the Fair Housing Act of 1968, and any expansion of its activities particularly in the area of sex discrimination, could contribute substantially to equal housing opportunity.

Under the Fair Housing Act of 1968, the Attorney General has the authority to take appropriate action, including the institution of Court action, if he has reasonable cause to believe that any person or group of persons has engaged in a pattern or practice of discrimination on account of race, color, religion, sex or national origin or that any group of persons has been denied rights secured to them by the Act, and such denial raises an issue of general public importance. Since the Fair Housing Act has become effective, the Justice Department has filed over 200 fair housing lawsuits against more than 500 defendants.

Two of the most important court suits brought by the United States under the Fair Housing Act have been against major landlords in New York City, each of whom controls over 10,000

cc: ✓ Records  
Chrono  
Goldstein  
Trial File  
Ms. Hoeber

rental units. The first, United States v. Life Realty Co., et al., C.A. No. 70-C-964 (E.D. N.Y.) charged the Lefrak Organization with "steering" prospective tenants to particular buildings along racial lines. The case was based, in large part, on information provided to this Department by Ms. Hoerber's operation with regard to the experiences of bona fide applicants for apartments and of "checkers" and "testers" who were used to determine whether Life Realty practiced discrimination. This case was settled by the entry of a "consent decree" prohibiting discrimination by Life Realty and directing the defendants to take unusually comprehensive steps to correct the effects of past discrimination, including provision for a financial incentive for black and Puerto Rican tenants to move to previously white buildings from which they had allegedly been steered away. As a result of the decree, and its subsequent utilization by the Open Housing Center, there was a substantial rise in the number of blacks and Puerto Ricans who applied for and were admitted to residency in Lefrak buildings. Moreover, the percentage of new black and Puerto Rican tenants who rented apartments in generally "white" buildings rose from an insignificant one to almost exactly 50%. The decree was one of the most successful secured by the United States, and the Open Housing Center's contribution to that success was significant.

The second major case brought by the United States largely on the basis of information provided by the Open Housing Center is United States v. Trump, et al., C.A. No. 73-C-1529 (E.D. N.Y.). In that case, which was also settled by a Consent Order, the United States charged defendants, the large Trump organization, with refusing to rent to blacks at certain of their apartment buildings. The Open Housing Center made a significant contribution to the preparation of the Trump case, through "testing" and by providing this department with information concerning discriminatory treatment of "bona-fide" applicants. Moreover, the Center has played, and continues to play an important role in implementing the Trump Order.

The activities of the Open Housing Center in "checking" and "testing" compliance with the fair housing laws are of major importance in promoting equal housing opportunity. As one Court has observed, discrimination is often impossible to establish without such testing. Hamilton v. Miller, 477 F.2d 908 (10th

Cir. 1973). The social utility of fair housing groups which engage in such activity has been explicitly recognized by a number of courts. See, e.g., United States v. Youritan Constr. Corp., 370 F. Supp. 643 (N.D. Calif. 1973). In the light of this Department's responsibilities in the field of equal housing opportunity, and of the fact that we have only 24 attorneys to bring fair housing lawsuits across the country, we believe it is important that local fair housing groups receive funding in order to continue to provide us with information about allegedly racially discriminatory conduct.

In August, 1974, the Fair Housing Act was amended to prohibit sex discrimination in housing in addition to the previously prohibited categories of race, color, religion and national origin. This Department considers the enforcement of the 1974 amendment to be a priority, and has established a Sex Discrimination Unit within the Housing Section to facilitate that end. However, our resources are limited, and therefore the program that Ms. Hoeber proposes to initiate would provide important information to this Department and could significantly aid us in our enforcement responsibilities.

I know Ms. Hoeber and I believe that she directs a professional organization and the information that she has forwarded to this Department has been very reliable. She has provided persuasive evidence of discrimination by those who have practiced it, while avoiding any disposition to find violations by non-violators.

If I can be of any further assistance, please feel free to contact me at (202) 739-4123 or the Director of our Sex Discrimination Unit, Ms. Donna Goldstein at (202) 739-4150.

Sincerely,

J. STANLEY POTTINGER  
Assistant Attorney General  
Civil Rights Division

By:

FRANK E. SCHWELB  
Chief, Housing Section

cc: Ms. Betty Hoeber  
Director, Open Housing Center  
1500 Broadway  
New York, New York 10036

**TRUMP MANAGEMENT, INC.**

2611 WEST 2ND STREET

BROOKLYN, N. Y. 11223

SH 3-8030

DOCKETED

MAY 11 1976

May 7, 1976

CIVIL RIGHTS

MAY 11 6 57 AM '76  
U.S. DEPT. OF JUSTICE

*File  
7/20/50*

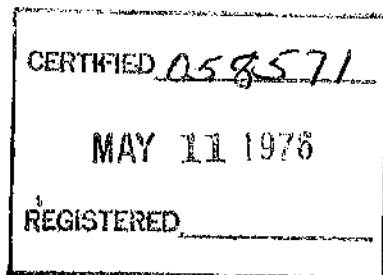
David T. Kelly, Esq.  
Enforcement Unit - Open Housing  
Civil Rights Division  
U. S. Department of Justice  
550 11th Street, N. W.  
Washington, D. C. 20530

Dear Mr. Kelly:

Pursuant to the Consent Order dated June 10, 1975, we are hereby forwarding our Third Report to your office containing the following:

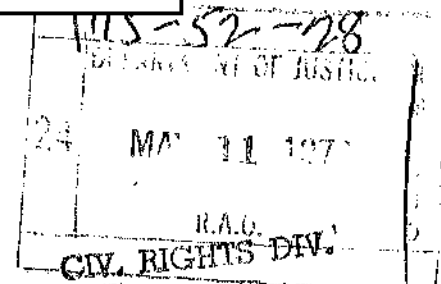
1. Reports of all required information.
2. Copies of new employees signed statements.
3. All necessary correspondence relating to the Consent Order.
4. Copies of monthly ads.
5. Copies of all weekly vacancy lists previously submitted to Open Housing.

(b)(7)(C)



IE:bb  
Enc.

MAY 11 1976



T. 7/14/76

JUL 27 1976

JSP:FES:CG:lob  
DJ 175-52-28

Mr. Sam Miller, President  
Kraham Leasing Corporation  
120-60 Queens Boulevard  
Kew Gardens, Long Island  
New York, New York 11415

Re: United States v. Trump Management, Inc.,  
Civil Action No. 73C-1529

Dear Mr. Miller:

This is in reference to our previous correspondence in this case and to the obligations imposed by the Order of the United States District Court for the Eastern District of New York of June 10, 1975 in United States v. Trump Management, Inc.

We have evaluated the information provided in the reports made under the Court's Order and based on this information as well as other information which has recently come to our attention, we are unable to determine if certain provisions of the Order are being followed in all respects. In addition, we have been advised by (b)(7)(C) (b)(7) Open Housing Center, New York Urban League, that (b)(7) was advised that the leasing arrangement between Trump and Kraham was terminated on or about July 6, 1976. However, we are also aware that in your letter to us of January 13, 1976, you indicated that your exclusive contract with Trump was then terminated. Information which we received in the form of a complaint, in July 1976, indicates that the exclusive contract was still in existence in early July, 1976.

cc: ✓ Records  
Chrono  
Gabel  
Trial File

Carb  
7/14/  
76  
FES  
by  
CAL  
7/31/  
76

In order for us to fulfill our obligations under the Decree, it would be appreciated if you would provide us with the following information:

1. Please indicate the nature of all contracts, leasing agreements, or any other type of relationship which may exist or has existed at any time since June 10, 1975 between Kraham Leasing Corporation, or any of its (a) officers, (b) agents, or (c) subsidiary or affiliated corporations or businesses and Trump Management, or any of its (a) officers, (b) agents, or (c) subsidiary or affiliated corporations or businesses.
2. Please indicate if any of the contracts, leasing agreements, or relationships described above have been terminated or suspended or have otherwise become inactive or inoperative, and if so, please so indicate and provide us with the nature of the termination, etc.
3. Please provide us with copies of the contracts, correspondence or other instruments which were utilized in effectuating the contracts, terminations, etc., described in subparagraphs 1 and 2 above.
4. Please indicate the method by which Kraham Leasing Corporation was compensated for services provided under each contract, etc., described in subparagraphs 1 and 2 above. If fees or compensation are or were received from applicants for rental or from persons who actually rent or lease apartments through Kraham Leasing Corporation, please describe the method by which such fees, etc., are or were computed and the amounts which would be levied for apartments of various rental price categories.
5. It would also be appreciated if you would advise us of the steps a typical applicant for an apartment would take from the time he or she inquired at a Trump building until he or she signed a lease. This

applies to Trump buildings which are or were leased through Krehm Leasing Corporation. We are interested in determining at what point in the process the application was presented to an applicant, when an applicant was told whether he or she met the qualifications to be a tenant and where each such step occurred (i.e., at the apartment complex, at a Krehm office, or elsewhere).

Your cooperation in this matter is appreciated. If you have any questions or wish to discuss the information we have requested, please do not hesitate to contact us. The attorneys who are assigned to this matter are David Kelley (202-739-4180) and Carl Gabel (202-739-2193).

Sincerely,

J. Stanley Pottinger  
Assistant Attorney General  
Civil Rights Division

By:

Frank E. Schweb  
Chief  
Housing Section

RECEIVED *Kraham Leasing Corporation*

AUG 4 8 31 AM '76

DEPT. OF JUSTICE  
MAIL ROOM  
ORON

120-60 QUEENS BOULEVARD

(OPP. BORO HALL)

KEW GARDENS, L. I., 11415

August 2nd, 1976

J. Stanley Pottinger  
U.S. Dept. of Justice  
Civil Rights Division  
Washington, D.C., 20530  
DJ 175-52-28

Re: U.S. -vs- Trump Management

Dear Mr. Schwelb:

In response to your letter of July 27th, 1976, I believe your confusion regards our renting agreement with the Trump Organization. As per our letter to you in January 1976, we advised you that Kraham Leasing no longer represented Trump as exclusive rental agents. We did, however, continue to handle all inquiries made from prospective Tenants coming from Open Housing as our name was on the Open Housing Brochure. In July, we advised Trump and they in turn informed Open Housing that we could no longer handle this traffic and directed all inquiries to the respective Superintendents of the buildings. Our reason for taking this step is simply the lack of personnel to handle this large influx of traffic. Kraham Leasing was compensated by Trump for this service, one half of a months rent of the particular listing.

In response to your other question, we do not now, nor have we ever had a formal written contract with Trump. As independent licensed brokers we welcome their listings and continue to show their apartments to prospective Tenants using our services. We are compensated by Trump in the amount of one months rent upon consummation of the lease.

Each applicant for an apartment in a Trump Building makes application and signs leases in our office. The only requirement made of applicants other than the necessary monies, advance rent and security, is proof of his or her income usually in the form of a copy of their tax return as prescribed for on the Trump Application forms. All monies and documents are forwarded to Trump for their approval and acceptance.

*File  
AAA  
7/30/87*

AUG 5 1976

175-52-28	
DEPT. OF JUSTICE	
24	AUG 4 1976
R.A.C.	
CIV. RIGHTS DIV.	



*Kraham Leasing Corporation*

120-60 QUEENS BOULEVARD

(OPP. BORO HALL)

KEW GARDENS, L. I., 11415

I trust this has answered your questions completely. If, however, there is any additional information needed, please feel free to contact me.

Sincerely,

KRAHAM LEASING CORP.

(b)(7)(C)

SD:pp

# TRUMP MANAGEMENT, INC.

RECEIVED  
MAY 11 1 39 PM '77  
CIVIL RIGHTS DIVISION  
600 AVENUE Z  
BROOKLYN, N.Y. 11223  
743-4400

May 23, 1977

David T. Kelly, Esq.  
Enforcement Unit - Open Housing  
Civil Rights Division  
U. S. Department of Justice  
550 11th Street, N. W.  
Washington, D. C. 20530

DOCKETED

JUN 6 1 1977

CIVIL RIGHTS

Dear Mr. Kelly:

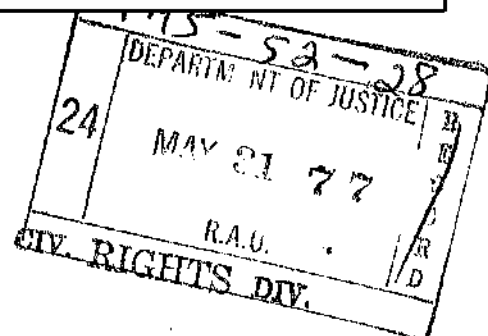
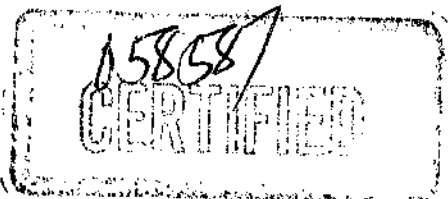
Pursuant to the Consent Order dated June 10, 1975,  
we are hereby forwarding our Sixth Report to your office  
containing the following:

1. Reports on all required information.
2. Copies of new employees signed statements.
3. All necessary correspondence relating to the  
Consent Order.
4. Copies of monthly ads.
5. Copies of all weekly vacancy lists previously  
submitted to Open Housing.

Very truly yours,

(b)(7)(C)

IE:bb  
Encs.



T. 7-8-77

DSD:BFH:mop  
DJ 173-52-28

JUL 8 1977

9/8/77  
Roy M. Cohn, Esquire  
Saxe, Bacon & Nolan, P.C.  
39 East 68th Street  
New York, New York 10021

Re: United States v. Fred C. Trump, et al.,  
Civil Action No. 73-C-1529

Dear Mr. Cohn:

This letter is in reference to the Consent Order entered in the above-captioned case on June 10, 1973, pursuant to which your client has been reporting to this Department every four months.

Under the terms of the Order, paragraph VI to be specific, the first report of your client was to be compiled three (3) months after the entry of the Order (September 10, 1975), and further reports were to be filed "thereafter three (3) times per year for two years" (emphasis added). Accordingly, the last report of your client is due on or around September 10, 1977, after which time your client's reporting obligations under this Decree are terminated.

cc: Records

Chrono

Brian

T.File

Hold

cc: (b)(7)(C)

Trump Management, Inc.

- 2 -

Thank you for your cooperation.

Sincerely,

Dray S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Haffernan  
Legal Intern  
Housing Section

# TRUMP MANAGEMENT, INC.

600 AVENUE Z  
BROOKLYN, N.Y. 11223  
743-4400

8-26-77

EO  
GAA  
1/30/82  
175-52-25

(b)(7)(C) Director  
Open Housing Center of the  
National Urban League  
1500 Broadway - 14th Floor  
New York, New York 10036

Dear (b)(7)(C)

Enclosed herewith please find vacancy list for  
Trump Management, Inc., as of 8/26 1977.

Very truly yours,

(b)(7)(C)

IE:fh  
ENCL.

VACANTIES WEEK ENDING AUG. 26, 1977  
IMMEDIATE OCCUPANCY

<u>BUILDING ADDRESS</u>	<u>APT.</u>	<u>COMPOSITION</u>	<u>RENT</u>
8855 Bay Parkway	11L	3 $\frac{1}{2}$	339.50
	9L	3 $\frac{1}{2}$	339.50
	7C	4 $\frac{1}{2}$	389.50
370 Ocean Pkway	1E	Jr. 3	284.89
1461 Shore Pkway	2J	3	239.62
590 Flatbush Ave.	8G	2 $\frac{1}{2}$	258.00
	6H	4 $\frac{1}{2}$	385.00
	17L	3 $\frac{1}{2}$	315.00
2044 - 21st Drive	6C	4 $\frac{1}{2}$	269.90
8861 - 20th Ave.	2A	4 $\frac{1}{2}$	269.90
1491 Shore Parkway	2A	4 $\frac{1}{2}$	269.90
8831 - 20th Ave.	2E	4 $\frac{1}{2}$	269.90
2058 Cropsey Ave.	3A	4 $\frac{1}{2}$	269.90
2040 - 21st Drive	6B	4 $\frac{1}{2}$	264.80
	1B	4 $\frac{1}{2}$	259.80
2049 - 20th Lane	2B	4 $\frac{1}{2}$	269.90
8871 - 20th Ave.	4B	4 $\frac{1}{2}$	269.90
8869 - 20th Ave.	6A	4 $\frac{1}{2}$	269.90
2076 - 20th Lane	4G	4 $\frac{1}{2}$	269.90
2036 Cropsey Ave.	4C	4 $\frac{1}{2}$	269.90
8891 - 20th Ave.	4F	4 $\frac{1}{2}$	269.90
2070 - 20th Lane	1A	4 $\frac{1}{2}$	269.90
8841 - 20th Ave.	1G	4 $\frac{1}{2}$	269.90
	4G	4 $\frac{1}{2}$	269.90
1535 Shore Pkway	3A	4 $\frac{1}{2}$	269.90
	2G	4 $\frac{1}{2}$	269.90

RUMP MANAGEMENT, INC.

OCT 19 12 45 PM '77

CIVIL RIGHTS  
DIVISION

600 AVENUE Z  
BROOKLYN, N.Y. 11223  
743-4400

October 12th, 1977

Harvey L. Handley  
Enforcement Unit - Open Housing  
Civil Rights Division  
U. S. Department of Justice  
550 11th Street, N. W.  
Washington, D. C. 20530

Dear Mr. Handley:

Pursuant to the Consent Order dated June 10, 1975, we are hereby forwarding our Sixth Report to your office containing the following.

1. Reports on all required information.
2. Copies of new employees signed statements.
3. All necessary correspondence relating to the Consent Order.
4. Copies of monthly ads.
5. Copies of all weekly vacancy lists previously submitted to Open Housing.

Very truly yours,

TRUMP MANAGEMENT, INC.

(b)(7)(C)

BY:

IE:fh  
Enclosures.

299308

175-52-28	
DEPT. OF JUSTICE	
24	OCT 19 77
R.A.D.	
CIV. RIGHTS DIV.	

# Saxe, Bacon & Bolan, P.C.

39 EAST 68<sup>TH</sup> STREET  
NEW YORK, NEW YORK 10022

FEB 7 1 20 PM '78

JOHN GODFREY SAXE (1908-1953)  
ROGERS H. BACON (1919-1982)

(212) 472-1400  
CABLE: SAXUM

THOMAS A. BOLAN  
COUNSEL

ROY M. COHN  
DANIEL J. DRISCOLL  
MICHAEL ROSEN  
JOHN F. LANG  
JAMES M. PECK  
JEFFREY A. SHUMAN  
RONALD F. POEPPLEIN  
EDWARD F. HELLER

February 1, 1978

Drew S. Days, III  
United States Department of Justice  
Civil Rights Division  
Washington, D.C. 20530

Attn: Harvey L. Handley, III

Dear Sir:

Your letter addressed to Roy M. Cohn, Esq., has just arrived, having been misaddressed to 39 East 69th Street, where our offices are not located. Please note that our offices are located at 39 East 68th Street.

Mr. Cohn is currently in South America, but will be back in the office on February 13, 1978. Since he has been personally handling this entire matter himself, he is, of course, the appropriate person to be dealing with, and I will bring this letter to his immediate attention upon his return, following which I am sure you will be hearing from him directly to work out this matter.

Very truly yours,

SAXE, BACON & BOLAN, P.C.

Vincent Millard  
Assistant to Mr. Cohn

sb  
cc: Irving Eskanazi, Esq.  
Trump Organization

DOCKETED

FEB 08 1978

CIVIL RIGHTS

175-52-28	
DEPT.	OF JUSTICE
24	FEB 7 78
CIV. RIGHTS DIV.	



*Saxe, Bacon & Bolan, P.C.*

39 EAST 68<sup>TH</sup> STREET  
NEW YORK, NEW YORK 10021

FEB 21 2 37 PM '78

JOHN GODFREY SAXE (1908-1953)  
ROGERS H. BACON (1919-1962)

(212) 472-1400  
CABLE: SAXUM

THOMAS A. BOLAN  
COUNSEL

ROY M. COHN  
DANIEL J. DRISCOLL  
MICHAEL ROSEN  
JOHN F. LANG  
JAMES M. PECK  
JEFFREY A. SHUMAN  
RONALD F. POEPPLEIN  
EDWARD H. HELLER

February 16, 1978

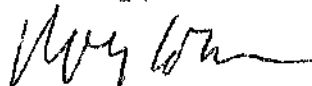
*Files*  
*gjm*  
*7/20/82*  
Harvey L. Handley III, Esq.  
Housing and Credit Section  
United States Department of Justice  
Washington, DC 20530

Dear Mr. Handley:

On my return from South America I found your letter with reference to Trump. I should be very glad to talk with you about the matters you deal with in your letter. I am deluged with court engagements and I must make a short trip to Europe. I have to argue a case before the Court of Appeals on March 20 on the issue of admissibility of hearsay evidence on sentencing--this gnawing question that seems to be plaguing the criminal bar. I could come to Washington just about any time after that except the Easter or Passover holidays. I would suggest that you give me some available dates to suit your convenience and we can set up an appointment.

I look forward to meeting you and hope we can resolve any outstanding problems.

Sincerely,

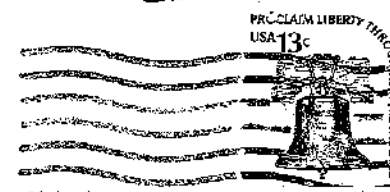
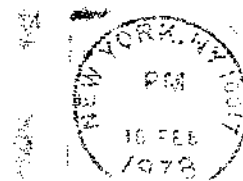


Roy M. Cohn

ggm

*Saxe, Bacon & Bolan, P.C.*

39 EAST 68<sup>TH</sup> STREET, NEW YORK, N.Y. 10021



Harvey L. Handley III, Esq.  
Housing and Credit Section  
United States Department of Justice  
Washington, DC 20530

DSD:FES:LH:baw  
DJ 175-52-28

27100  
DSD:FES:HLH:rea  
DJ 175-52-28

Roy M. Cohn, Esq.  
Saxe, Bacon & Bolan, P.C.  
39 East 68th Street  
New York, New York, 10021

Re: United States v. Trump Management Corp.  
Civil Action No. 73-C-1329

Dear Mr. Cohn:

44  
2/24/79  
This is in response to your letter of February 16, 1978, in which you state that you will be unable to meet with us to discuss this matter at any time during the next several weeks.

We understand and sympathize with the pressures of your schedule. However, because of the urgency with which cases of this type are invested by the Fair Housing Act, we do not believe that we can delay the filing of our proposed Motion for Supplemental Relief any longer. We therefore intend to file this Motion within the next week or so.

Let me stress that we still share your hope that this matter can be resolved amicably. We can arrange to meet with you to that end, either in New York or in Washington, pretty much at your convenience. We do believe, however, that further delay in filing our Motion might compromise our position.

Frank Schwelb sends his regards.

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Harvey L. Handley, III  
Attorney  
Housing and Credit Section

cc: Records  
Chrono  
Trial File

Handley

U.S. Atty-Brooklyn, N.Y.

28 FEB 1978

DSD:FES:HLH:rea  
DJ 175-52-28

Christopher Jensen, Esquire  
Assistant United States Attorney  
225 Cadman Plaza East  
Brooklyn, New York 11201

4  
2/26/78  
Re: United States v. Trump Management, Inc.,  
Civil Action No. 73-C-1529

Dear Chris:

Enclosed are the original and three copies of a Motion for Supplemental Relief in the captioned case. I understand that Frank Schwelb discussed this matter with you earlier this week. As he told you, we would like you to file this on Monday, March 6, and to let us know by telephone immediately thereafter. We have also enclosed an envelope addressed to us, for your use in sending us a date-stamped copy.

If any questions arise, please call me at 739-2854, or Brian Heffernan at 739-4159.

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Harvey L. Handley, III  
Attorney  
Housing and Credit Section

cc: ✓ Records  
Chrono  
Trial File  
Handley

JCJ:HCL:slm  
F.#730959

March 6, 1978

Brian Heffernan, Esq.  
Housing and Credit Section  
Civil Rights Division  
Department of Justice  
Washington, D. C. 20530

Re: United States v. Trump Management, Inc.  
Civil Action No. 73 C 1529 (USDC, EDNY)  
Your ref.: DSD:FES:HLH:rea  
175-52-28

Dear Brian:

Enclosed please find a copy of the motion in the above captioned action. It was filed in Court on March 6, 1978, and a copy was mailed to Saxe, Bacon & Bolen, P.C., 39 East 68th Street, New York, N. Y., 10021.

This office will keep you advised of any developments and is prepared to render any assistance which you may require.

Very truly yours,

DAVID G. TRAGER  
United States Attorney

By:

HOMER C. LA RUE  
Assistant U. S. Attorney

Encl.  
a/s

ADDRESS REPLY TO  
UNITED STATES ATTORNEY  
AND REFER TO  
INITIALS AND NUMBER  
JCJ:HCL:sbm  
F.#730959

United States Department of Justice

UNITED STATES ATTORNEY

EASTERN DISTRICT OF NEW YORK  
FEDERAL BUILDING  
BROOKLYN, N. Y. 11201

March 6, 1978

Brian Heffernan, Esq.  
Housing and Credit Section  
Civil Rights Division  
Department of Justice  
Washington, D. C. 20530

Re: United States v. Trump Management, Inc.  
Civil Action No. 73 C 1529 (USDC, EDNY)

Your ref.: DSD:FES:HLH:rea  
175-52-28

Dear Brian:

Enclosed please find a copy of the motion in the  
above captioned action. It was filed in Court on March 6,  
1978, and a copy was mailed to Saxe, Bacon & Bolan, P.C.,  
39 East 68th Street, New York, N. Y., 10021.

This office will keep you advised of any develop-  
ments and is prepared to render any assistance which you  
may require.

Very truly yours,

DAVID G. TRAGER  
United States Attorney

By:

*Homer C. LaRue*

HOMER C. LA RUE  
Assistant U. S. Attorney

Encl.  
a/s

T. 3-7-78

MAR 7 1978

DSD:BFH:mop  
DJ 175-52-28

RAH  
3/7/78  
4  
J169

Mr. Homer LaRue  
Assistant United States Attorney  
Eastern District of New York  
United States Courthouse  
Room G-80  
225 Cadman Plaza East  
Brooklyn, New York 11201

Re: United States v. Trump Management  
Civil Action No. 73 C 1529

Dear Homer:

Pursuant to our conversation yesterday, I am enclosing a copy of the justification memorandum written in support of our Motion for Supplemental Relief in the above-captioned case. We originally sent this memorandum to your office on January 30, 1978 (copy of the correspondence is attached), but it must have gotten waylaid on the trip up to New York.

I very much appreciate your efforts and cooperation in this matter, and assure you that I will be in touch concerning any new developments in the future.

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

cc: Records ✓  
Chrono  
Brian  
T.File  
Hold

By:

Brian F. Heffernan  
Attorney  
Housing and Credit Section

T. 3/7/78

DSD:FES:BFH:saf  
DJ 175-52-28

3-7-78

Roy M. Cohn, Esq.  
Saxe, Bacon & Bolan, P.C.  
39 East 68th Street  
New York, New York 10021

Re: United States v. Trump Management  
Civil Action No. 73-C-1529

4A  
3/7/78  
Dear Mr. Cohn:

Enclosed please find the United States' Motion for Supplemental Relief in the above-captioned matter, which was filed March 6, 1978, in United States District Court.

Thank you for your cooperation.

Sincerely,

Draw S. Days, III  
Assistant Attorney General  
Civil Rights Division

By: Brian F. Heffernan  
Attorney  
Housing and Credit Section

cc: Records  
Chrono  
Heffernan  
File  
Hold



T. 3-13-78

BSD:NPH:mep  
DJ 175-52-28

MAR 14 1978

*BMA*  
*3/14/78*  
Mr. Homer LaRue  
Assistant United States Attorney  
Eastern District of New York  
United States Courthouse  
Room G -80  
225 Cadman Plaza East  
Brooklyn, New York 11201

Re: United States v. Trump Management  
Civil Action No. 73 C 1529

Dear Homer:

Enclosed please find a copy of a letter which we have today sent to Judge Mesher concerning the above-captioned case. As you can see from the letter, I did get in touch with Roy Cohn's office and set up a date of April 17 for the pre-hearing conference. If this is agreeable to the judge, we plan on being in New York on that date.

I hope that you have by now received a copy of the justification memorandum for our recently-filed motion and are more familiar with what this case is all about. I will be in touch if anything new comes up and trust you will do the same.

Thank you once again for all of your efforts.

Sincerely,

cc: Records' ✓  
Chrono  
Heffernan  
TFile  
HolC

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Heffernan  
Attorney  
Housing & Credit Section

T. 3-20-78

24 MAR 1978

DSD:BFH:mmp  
175-52-28

Ms. Betty Hoeder  
Director  
Open Housing Center of  
New York  
150 Fifth Avenue  
Suite 918  
New York, New York 10011

Re: United States v. Trump Management

Dear Betty:

Enclosed please find a copy of our Motion for Supplemental Relief which we filed on March 6 against Trump. At the present time, we are in a "hold" status and it will be up to the Court to determine what the next step in this action will be.

My regards to you and (b)(7)(C)

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

cc: Records  
Chrono  
Heffernan  
T.File  
Hold

By:

Brian F. Heffernan  
Attorney  
Housing Section



# Open Housing Center of New York

Housing Assistance for Employees of New York Companies  
150 Fifth Avenue, Suite 918, New York, N.Y. 10011 (212) 989-7346

## EXECUTIVE OFFICERS

Betty Hoeber, Director

(b)(7)(C) Assistant Director

Equal Opportunity Director

April 11, 1978

Mr. Brian F. Heffernan  
Attorney  
Housing Section  
Civil Rights Division  
U. S. Department of Justice  
550 11th St.  
Washington, D.C. 20530

Dear Brian,

Thank you for sending us the copy of the Motion for Supplemental Relief in the Trump case. We hope the Court will really get on with this and look forward to good news.

Enclosed is a copy of the mailing we sent out on the action, to the many groups we have circularized with Trump vacancy information; and we will keep encouraging people to go.

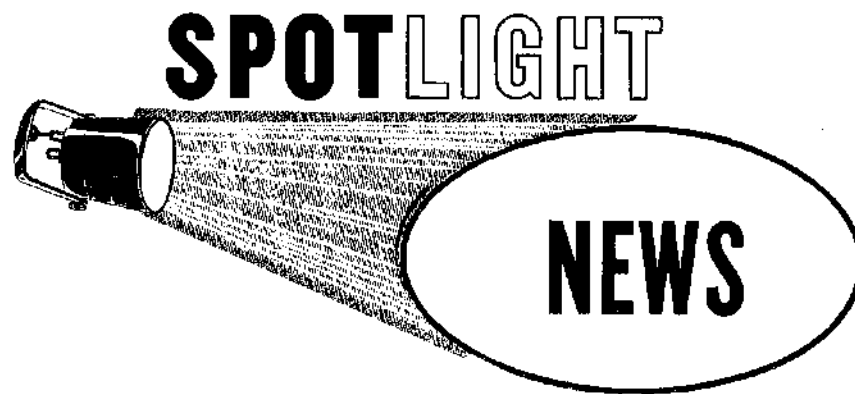
(b)(7)(C) called from the Village Voice, as you said (b) would, but I told (b)(7) we couldn't give (b) any information until the case was resolved. So we avoided giving Mr. Cohn that handle!

With best wishes,

Sincerely,

Betty Hoeber  
Director

BH/omc  
Enclosure



## The New York Times

NEW YORK, TUESDAY, MARCH 7, 1978

### Trump Charged With Rental Bias

The Federal Government charged yesterday that Trump Management, which owns 15,000 apartment units in Brooklyn, Queens and Staten Island, was continuing to discriminate against blacks although it had signed a court stipulation not to do so.

In a motion for supplemental relief filed in Federal District Court in Brooklyn, the civil rights division of the Justice Department said that officers and agents of Trump Management have not complied with a June 1975 court order by continuing to deny apartments to black persons because of race.

The court papers, submitted by an assistant district attorney, Homer C. LaRue, also charged that the company discriminated against blacks in the terms and conditions of rental, made statements indicating discrimination based on race, and told blacks that apartments were not available for inspection and rental when, in fact, they were.

Roy M. Cohn, a lawyer for the real-estate company, said yesterday that, "The Trumps performed so perfectly under a two-year consent decree, which expired last June, that the Government made no

move to extend it. Today's motion is nothing more than a rehash of complaints by a couple of planted malcontents, not one of which has the slightest merit."

The court papers stated that the Government had informed the real-estate company of complaints made against it. "While Trump has, in some instances, accommodated the needs of individual complainants," the papers stated, "it has not taken adequate action to prevent future violations."

As a result, Mr. LaRue said, the Government is asking steps "to ensure realistic opportunity to nonwhite citizens to rent dwellings in predominately white buildings." It also is asking compensation for individual victims of discrimination and that Trump be required to continue to report to the court and to the Department of Justice on its compliance.

CONTINUED ON REVERSE SIDE

T. 4-19-78

10 APR 1978

DSD:BFH:mop  
DJ 175-32-28

Ray Cohn, Esquire  
Saxe, Bacon and Nolan, P.C.  
39 East 68th Street  
New York, New York 10021

ATTENTION: Stanley Friedman

Re: United States v. Trump Management, Inc.  
Civil Action No. 73-C-1329

Dear Mr. Cohn:

This letter is to confirm my conversation yesterday with Stanley Friedman of your office, in which we agreed to the date set by the Court for the status conference in the above-captioned case, such date being May 9, 1978 at 9:30 A.M. in Judge Neaher's chambers.

I look forward to seeing you in New York.

Sincerely,

Brew B. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

cc: Records  
Chrono  
Heffer nan  
T. File  
USA  
Held

Brian F. Hefferman  
Attorney  
Housing and Credit Section

*Saxe, Bacon & Bolan, P.C.*

39 EAST 68<sup>TH</sup> STREET  
NEW YORK, NEW YORK 10021

JOHN GODFREY SAXE (1909-1953)  
ROGERS H. BACON (1919-1962)

(212) 472-1400  
CABLE: SAXUM

THOMAS A. BOLAN  
COUNSEL

ROY M. COHN  
STANLEY M. FRIEDMAN  
DANIEL J. DRISCOLL  
MICHAEL ROSEN  
JOHN F. LANG  
JAMES M. PECK  
ROY R. KULCSAR  
JEFFREY A. SHUMAN  
RONALD F. POEPPLEIN  
EDWARD H. HELLER  
LOUIS BIANCONE\*

June 1, 1978

DOCKETED

JUN 6 1978

CIVIL RIGHTS

\*ADMITTED IN NEW JERSEY ONLY

Harvey L. Handley, III, Esq.  
United States Department of Justice  
Civil Rights Division  
Washington, D.C. 20530

Re: DSD:FES:HLH:eym  
DJ 175-52-28  
U.S. v. Trump Mgmt.

Dear Mr. Handley:

*Eds*  
*RMB*  
*7/20/82*

Thank you for the materials. I am having them analyzed so that our meeting will be meaningful. I understand and appreciate your statement that your presentation was sent later than you had hoped, thus delaying a meeting. I return from a trip abroad on clients' business on June 15, and must leave for the coast for the Federal Court hearing in the Avis Rent-A-Car case. I then have depositions, court hearings and arbitrations on a daily basis until and including June 29 (Lang v. Ford Motor Co., et al.).

If I can still navigate, I'm going to the Cape over the holiday weekend. This is a long way of saying - pick your date after the July 4 holiday, and I'll be there - but please let me know soon so other commitments don't intervene.

Sincerely,

*Roy M. Cohn*  
Roy M. Cohn

sb

75-52-28

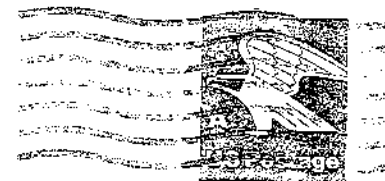
SEARCHED	INDEXED
SERIALIZED	FILED
JUN 7 1978	
FBI - NEW YORK	

RAO

RECEIVED

*Saxe, Bacon & Bolan, P.C.*

39 EAST 68TH STREET, NEW YORK, N.Y. 10021



Harvey L. Handley, III, Esq.  
United States Department of Justice  
Civil Rights Division  
Washington, D.C. 20530

T. 6/8/78

JUN 8 1978

DSD:FES:BFH:eym  
DJ 175-52-28

Mr. Homer LaRue  
Assistant United States Attorney  
Eastern District of New York  
United States Courthouse  
Room G-80  
225 Cadman Plaza East  
Brooklyn, New York 11201

Re: United States v. Trump Management Co.  
Civil Action No. 73C 1529

Dear Homer:

Enclosed please find a copy of the letter and proposed Consent Order which we sent to Roy Cohn, counsel for the defendant in the above-styled case, on May 26, 1978. I apologize for the lateness in getting this to you but I inadvertently left your name off the distribution list when I had the letter typed.

As you can see from reading the letter, we felt it was unfair to hold Mr. Cohn to the meeting date set for the first week in June because of the delay in getting the proposed Order to him. However, we fully intend to proceed as quickly as possible in this matter in order to bring it to hopefully a prompt settlement.

I hope that all is well in New York and will keep you advised of further developments in this matter.

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Heffernan

Attorney  
Housing and Credit Section

cc: Records

Chrono

Heffernan

T. File

Enclosures





# Open Housing Center of New York

Housing Assistance for Employees of New York Companies  
150 Fifth Avenue, Suite 918, New York, N.Y. 10011 (212) 989-7346

## EXECUTIVE OFFICERS

Betty Hoeber, Director

(b)(7)(C)

Assistant Director

Equal Opportunity Director

June 30, 1978

Mr. Harvey Handley  
Housing Section  
Civil Rights Division  
Department of Justice  
550 11th Street  
Washington, D.C. 20530

Dear Mr. Handley:

*File*  
*Feb*  
*7/10/78*  
*175-82-578*  
Enclosed are the suggestions we have set down for changes in the Trump Consent Decree, which we hope you will wish to make. As we have explained, the conditions reached in the current decree left so many cracks and possibilities for lack of success that we want to iron them out in advance. Now that we have had these two years of working with the decree we think it is possible to make changes that will really bring the results we all hope for.

As I said on the phone, one weak spot is the procedure for acting on complaints. We would be glad if a mechanism could be set up in the Justice Department so that complaints which we report to you would be investigated at the time and not be held until the end of the decree as they actually seem to have been this time. I realize that part of this was our fault, in not reporting them fully at the time, and perhaps not to the proper person in the Housing Section. Our records show that we did keep writing letters and making reports of individual instances, but perhaps we were not doing this in the correct way. Anyhow, we think this is important.

Please call us if you have any questions about these suggestions.

Sincerely,

*Betty Hoeber*

Betty Hoeber  
Director

BH:dc  
Enc.

To: Department of Justice, Civil Rights Division  
From: OPEN HOUSING CENTER OF NEW YORK  
Subject: SUGGESTIONS FOR CHANGES IN TRUMP CONSENT DECREE

Page 8. 3. "Implement an advertising program etc."

- a. Include newspapers. Note: Trump advertising is placed solely <sup>in</sup> newspapers. Therefore this is the only medium that counts. Radio and other media not used.

Page 8 (a): b. Omit this section completely. "All advertising in newspapers etc" in a. above will cover this.

Note: Rotating ads carrying "Equal Housing Opportunity" have not proved adequate to inform the minority community of the defendant's non-discriminatory rental policy as described in 3. above. Therefore, we suggest that it be replaced by change suggested.

Page 9. c. Line 5. Change "monthly" to "weekly."

Note: these are weekly papers and the monthly ads have not reached enough Black and Latin readers to provide sufficient knowledge of the availability of Trump apartments and of the firm's non-discriminatory policy.

Page 10. B. Program of Providing Listings for Minority Apartment Seekers

Lines 2 and 3. Omit "New York Urban League."

Correct zip code to: 10011

Lines 4-17. Changes as follows:

"every fifth available apartment in each size (studio, one-bedroom, two-bedroom) in Shorehaven and Beachhaven; and every second apartment in all other buildings which have a black tenancy of less than 10 percent, at least seven days prior to placing those apartments on the open market.\*\* The seven-day priority shall take effect when the Center has received notification. This may be by telephone or messenger, confirmed by mail. During this seven-day period the Open Housing Center shall have the opportunity to refer qualified applicants to the defendant for the purpose of renting the apartments. All applicants referred by the Open Housing Center shall provide the defendant or its representative with an appropriate identification which will serve to advise the defendants that such applicant has been referred by the Open Housing Center, or the defendants or their authorized representatives will be informed by telephone by the Open Housing Center that an applicant or applicants are coming to inspect the priority apartments. This telephone notification will serve as an appropriate identification in the absence of a written statement or letter."

\*\* Omit. Not necessary. Covered in above.

"After seven days from the time the Open Housing Center receives notification, if no qualified applicant referred by the Open Housing Center has filed application seeking to rent the apartment, the apartment may be placed on the open market"(continue paragraph without change).

Page 12. Section V. Standards and Procedures.

A. Standards

1. Income

Omit (a)

Omit (b) and all that follows under 1.

Note: These conditions contained in the present Consent Decree are inhibiting and unreasonable. We believe they are not required of white applicants to Trump buildings and are therefore actually discriminatory and improper in a decree "seeking to establish an Affirmative Program aimed at ensuring compliance with the Fair Housing Act of 1968" (See page 7.)

Page 14 a.

Omit (i) (ii) and (iii)

These sections are offensive and unnecessary, stimulating unfavorable impressions in regard to minority applicants. They should be eliminated.

Omit (iv). This section is offensive and unnecessary. If Trump Mgt. Co. contacts former landlords of all applicants in the course of checking credit and other references such contacts should be the same for minority applicants. This section establishes a special procedure for the latter.

Page 16. Providing Rental Information to Apartment Seekers.

line 9. a. Instead of "shall be shown" change to; "shall be posted in prominent place in the rental office so that applicants may see and refer to it."

line 10. Change to: "Defendant shall also maintain and post in a prominent place at each of its buildings a similar list of the apartments vacant at that building by type of apartment available and a posted notification that complete lists of all available apartments" (continue paragraph).

Page 22. Change entire paragraph.

Reason: 22 days is far too long in the matter of apartment rentals for steps to be taken to "remedy conditions leading to complaint." Instead, we believe it is essential that complaints be acted on at once. We urge that no such elaborate delay be provided for. A great deal of the trouble in implementing the Consent Decree in the past was that the complaints were smoothed over locally by the Trump representative, Mr. Eskenazi, but the basic non-compliance was not addressed. We suggest that a much prompter, more effective method be established.

T. 7/13/78

DSD:FES:BFH:eym  
DJ 175-52-28

JUL 14 1978

Mr. Homer LaRue  
Assistant United States Attorney  
Eastern District of New York  
United States Courthouse  
Room G-80  
225 Cadman Plaza East  
Brooklyn, New York 11201

Re: United States v. Trump Management, Inc.  
Civil Action No. 73-C-1529

Dear Homer:

Enclosed please find a copy of the letter and proposed Order which we sent to Roy Cohn today. As you will note, our proposal now consists of a modified Order extending the injunctive provisions of the original Consent Order and approving an Affirmative Action Plan which the defendant agrees to carry out.

I will get in touch with Mr. Cohn's office to confirm our July 25th date and inform you of the results of my contact. I am glad you were able to make it down here for the meeting and look forward to seeing you in New York on the 25th.

My best regards.

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Heffernan  
Attorney  
Housing and Credit Section

✓ Records  
Chrono  
Heffernan  
T. File  
Enclosures

T. 7/13/78

JUL 14 1978

DSD:FES:BFR:eym  
DJ 175-52-28

RAH  
7/14/78  
F21  
Roy M. Cohn, Esq.  
Saxe, Bacon and Bolan, P.C.  
39 East 68th Street  
New York, New York 10021

Re: United States v. Trump Management, Inc.  
Civil Action No. 73-C-1529

Dear Mr. Cohn:

Enclosed please find a draft of a proposed Order in the above-captioned case. You will note that our original proposal has been substantially revised to reflect the discussion which we had in Frank Schwalb's office on July 11.

I believe you have come to realize that we are not inflexible with regard to our proposals in this matter, and that further discussion regarding certain parts of the Order can always be fruitful. We look forward to meeting with you on July 25th in your offices and hope that this matter can be brought to a prompt and equitable conclusion.

My best regards to you.

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Heffernan  
Attorney  
Housing and Credit Section

cc: Records  
Chrono  
Heffernan  
T. File

Enclosure

cc: Homer LaRue

T. 8/22/78

DSD:FES:BFH:eym  
DJ 175-52-28

25 AUG 1978

8/6/78  
8/24/78  
Roy M. Cohn, Esquire  
Saxe, Bacon and Bolan, P.C.  
39 E. 68th Street  
New York, New York 10021

Re: United States v. Trump Management

8/25  
8/25  
Dear Roy:

With regard to our meeting in New York on July 25th, I was under the impression from that meeting that you would be forwarding to this office a letter presenting your client's views concerning our latest proposal and containing suggested changes in that proposal for our review. To date, I have not received any such correspondence.

I know that you share the hope of this Department that this matter can be brought to a prompt and equitable conclusion. Accordingly, I would appreciate hearing from you as soon as possible so that we can progress further toward a settlement in this case. The meetings which we have had to date have been productive and have been conducted in a mutual spirit of co-operation. I hope that this spirit will continue to exist in our negotiations and that resolution of this matter can be quickly brought about to the satisfaction of both parties.

I hope all is well in New York.

Sincerely,

Draw S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Heffernan  
Attorney  
Housing and Credit Section

cc ✓ Records  
Chrono  
Heffernan  
T. File





# Open Housing Center of New York

Housing Assistance for Employees of New York Companies  
150 Fifth Avenue, Suite 918, New York, N.Y. 10011 (212) 989-7346

## EXECUTIVE OFFICERS

Betty Hoerber, Director

(b)(7)(C)

Assistant Director

Equal Opportunity Director

September 19, 1978

Mr. Brian Heffernan  
Dept. of Justice  
Housing Section - Civil Rights Div.  
550 Eleventh St., NW  
Washington, D.C. 20530

DOCKETED

SEP 25 1978

CIVIL RIGHTS

Dear Brian,

We enclose copies of correspondence from a Black tenant at Kendall Hall, a Trump building at 41-10 Bowne St., Flushing, N.Y.

(b)(7)(C) informs us that most of the in-coming tenants in the last year have been minorities.

My point in sending this is two fold:

- A. (b)(7)(C) advise me that (b)(7)(C) had a conversation with 2 white tenants who moved in recently and who invited (b)(7)(C) in to see their apartment. It was sparkling clean and in excellent condition. I don't know if (b)(7)(C) situation is unique or is part of a pattern of unequal treatment of Black tenants.
- (b)(7)(C) says the building, according to a conversation with a staff person, used to employ more maintenance help but in the past 2 years they have reduced to 2 porters plus super.
- B. Any new consent agreement arrived at should address itself to the issue of maintenance of buildings in which desegregation occurs.

May we please have your comment on this as soon as possible.

Sincerely yours,

(b)(7)(C)  
(b)(7)(C)

175-52-28	
DEPARTMENT OF JUSTICE	
24	SEP 22 78
R.A.O.	
CIV. RIGHTS DIV.	

PS:dmc  
Enclosures

Affiliated with Operation Open City, Inc.

(b)(7)(C)

September 10, 1978

Trump Management Agency  
2611 West 2nd Street  
Brooklyn, New York 11223

Dear Sirs:

This letter is a follow-up to a telephone conversation I had on September 1, 1978 with one of your agents pertaining to the persistent problems I have encountered and suffered since moving here October 1, 1977. I also requested for the fourth time to be relocated in another apartment so that I could begin to live a decent life and to enjoy the tranquility which is rightfully mine as a tenant. Having been refused relocation on the basis of my unexpired lease and your not having taken into account the hazardous and extremely uncomfortable conditions of this apartment, I am wondering if you would reconsider your priorities and give me another apartment or release me from my lease so that I could be free to locate an apartment on my own.

You may recall that I made the first request of this nature in a letter to you dated January 25, 1978. (See enclosed copy). Since that time, I have been forced to live with very large holes in my living-room and the bathroom in the bedroom, falling plaster, pouring rain-all of which persisted for about three months in spite of the fact that I notified you immediately after the ceilings collapsed. This seems in keeping with your severe problem of procrastination in making repairs, at least at Kendall Hall, as I kept apprising both the main office and (b)(7)(C) of the leaks and both the damage to your and my property and the terrible discomfort I experienced. In fact, you did not make any effort to repair the roof and the ceilings until I withheld my rent and even then, it took almost a month for you to complete the job as there were long periods when no work was done. Although the ceilings were repaired, the floors remained untouched for about another month and again was not cleaned until I withheld my rent.

The person who repaired the ceilings not only did a quite sloppy job in making repairs, but threw plaster all over my furniture, the walls, and the floors and left it for me to clean.

In June, 1978 I again notified you by telephone of the same leaks reoccurring. You offered as an excuse then for not immediate repair the fact that (b)(7)(C) had suffered a heart attack when in fact (b) does not make the roof repairs. Nevertheless, there was an unsuccessful attempt at repairing the roof. As of today and in spite of my desperate attempts to impress upon you the urgency of resolving this perennial problem, the conditions of the apartment remain essentially the same, if not worse. The leak in the living-room is spreading and I live in the constant fear of further and more extensive damage to my furniture as there remains no place to push the lighter pieces and others are too heavy for me to push. The bathroom ceiling is again sagging and is beginning to collapse again. My feeling of fear is further compounded by the fact that the first time the living-room ceiling collapsed, it narrowly missed falling on my head! I have had to move everything out of the hall closet and to use my bedroom and dining room as a storage because of the leaks and the musty, stifling odors that prevail in my bedroom. And, since the air vent in the bathroom has not been cleared of obstruction, I have an admixture of stale cigarette smoke, food odors, and the musty odors.

Sirs, from the day that I moved in, I have been trying to get management to put this apartment in the order it should have been prior to my moving in. I would like to add to the list of things that have not been done in the first letter I sent you:

1) The radiators leak, hiss and make loud, banging noise which interrupts my early morning sleep;

2) Dust and grease still hang from the light fixtures;

3) Peeling paint and rust spots are still in the main bathroom even though (b)(7)(C) promised to fix them;

4) The floors need scraping ;

5) Most of the windows do not close properly and some of the screens are ill-fitted.

When I called the main office to have the air conditioners serviced, I was told to clean them myself and to ask (b)(7)(C) for filters. Since I have taken it upon myself to try to clean up this place which took months, I am at my wits end. Why, I even had to push the refrigerator into place although (b)(7)(C) had promised to get the apartment in order.

All of this is totally unacceptable! I have not been able to completely set up my apartment and I see no valid reason why you should expect me to continue to subject myself to health and safety hazards while paying rent at the level that I am paying. I have suffered enough emotional and physical stress and am again requesting to be relieved of this particular apartment.

6. The blinds are either soiled, rusty and broken. I have not yet gotten one for the kitchen window.

7. All of the air conditioners are clogged with dirt and dust.

8. I have not been able to have any peace and quietness because of the excessive noise the tenants in 7<sup>E</sup> make. They are constantly running, stomping, playing ball, and playing their record player loudly, not to mention yelling. I am constantly disturbed from my sleep as early as 7:00 A.M. and as late as 11:00 P.M. everyday of the week. I think it is enough to contend with the planes and the vibrations from the Long Island trains, but to have to be constantly feeling the vibrations from the jumping and stomping emanating from next door is unconscionable.

I have not been able to put down rugs and carpeting, nor hang my paintings because of the dirt, leaks, and vibrations.

I work two jobs in order to be able to pay the rent of \$400.00 per month and I must be able to enjoy some peace and quietness if I am to continue working. The nature of my jobs is such that I have to take paper work home and so far I have been unable to do it. This is jeopardizing my jobs as well as my health and I would appreciate your doing something about it.

I should hope that you will give these matters your urgent consideration. If not, then I would like to be relocated in another apartment under your management or be released from my lease as soon as I can locate another apartment.

If you wish to discuss these matters with me, you can reach me at (b)(7)(C) during the week days from 9-5.

Yours truly,

(b)(7)(C)

(b)(7)(C)

January 25, 1978

Trump Management Agency  
2611 West 2nd Street  
Brooklyn, New York 11223

Dear Sirs:

I am writing to register several complaints pertaining to my apartment as well as to request that the situation be remedied as soon as possible. I am writing you after attempting to get (b)(7)(C) the superintendent, to make the necessary corrections.

1. The roof leaks in the living-room and in the bedroom bathroom. The leaks in the living-room expand half-way and I have had to have a chair re-upholstered because of the damage caused by the leaks.

2. All of the floors in the apartment need to be scrapped because of the ground-in dirt and water damage. The floors had not been cleaned before wax was put on the floors. There are also blood stains on the floor which were also covered over with the wax.

3. The air vent in the bedroom bathroom is not in working order and before I covered it, the bedroom was filled with food odors and stale cigarette smoke. At it stands at the present, there is no ventilation in neither the bedroom and bathroom - a violation of the housing and health codes.

4. The light fixtures are rusty and just plain filthy with accumulated grease and dust.

5. The main bathroom ceiling has rust spots in addition to a leaky <sup>up. By 7:30</sup> ~~unfixed~~, and rusty toilet. - same for the other toilet. They are both wrapped in tape.

I might add in closing that the leasing of this apartment and my efforts to get you to fulfill your responsibility as the landlord is becoming much too expensive for me. I went into debt to buy additional rugs so as to meet your requirement of covering the floors. Because of the condition of the floors and the ever present leaks, I have not been able to put them down. Additionally, I had to have a chair reupholstered because of water damage and I have had to take time out from work in order to devote time to my housing problems. Because I can not continue to do this I am asking that you give my request for relocation into another apartment serious consideration.

Thank you.

Very truly yours,

(b)(7)(C)

Copy to:

(b)(7)(C) Housing Specialist  
Operation Open City  
161-10 Jamaica Ave.  
Jamaica, N. Y. 11432

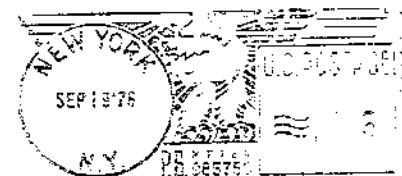
(b)(7)(C) Equal Opportunity Dir.  
Open Housing Center  
150 Fifth Avenue  
New York, N. Y. 10011



Open Housing Center of N.Y.

150 Fifth Ave., Suite 918

New York, N.Y. 10011



Mr. Brian Heffernan  
Dept. of Justice  
Housing Section - Civil Rights Div.  
550 Eleventh St., N.W.  
Washington, D. C. 20530

T. 12/11/78

DSD:FES:BFH:eym  
DJ 175-52-28

DEC 11 1978

*12/11/78*  
Roy M. Cohn, Esquire  
Saxe, Bacon and Bolan, P.C.  
39 E. 68th Street  
New York, New York 10021

Re: United States v. Trump Management

*JS*  
Dear Mr. Cohn:

*12/11/78*  
As you will recall, at our conference with Judge Neasher on May 9, 1978, we informed him that we would make every effort to quickly settle remaining differences between the parties in the above-captioned case. Two meetings and several proposals later, we have not done so.

After our July 25th meeting, I understood that you would inform this Department of your client's position on our proposal of July 14, 1978 and of possible suggested changes in the same. In my letter of August 25, 1978 and my conversation of October 6, 1978 with your assistant, Vincent Millard, I reiterated this understanding. To date, we have heard nothing from you. If, as you have stated in the past, you desire to resolve this matter, I would expect to hear from you as soon as possible. As it has been nine months since the filing of our pending Motion, it would appear to be time now to fish or cut bait, so to speak, and either settle this matter or approach the Court with our problems.

cc: ☒ Records  
Chrono  
Heffernan  
T. File



- 2 -

I await your response.

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Heffernan  
Attorney  
Housing and Credit Section

*Saxe, Bacon & Bolan, P.C.*

39 EAST 68TH STREET  
NEW YORK, NEW YORK 10021

JOHN GODFREY SAXE (1909-1953)  
ROGERS H. BACON (1919-1962)

(212) 472-1400

CABLE: SAXUM

ROY M. COHN  
STANLEY M. FRIEDMAN  
DANIEL J. DRISCOLL  
MICHAEL ROSEN  
JOHN F. LANG  
ROY R. KULCSAR  
JEFFREY A. SHUMAN  
LOUIS BIANCONE \*

THOMAS A. BOLAN  
COUNSEL

December 16, 1978

DOCKETED

JAN 0 3 1979

CIVIL RIGHTS

\*ADMITTED IN NEW JERSEY ONLY

United States Department of Justice  
Washington, D.C. 20530

Attn: Brian F. Heffeman  
Housing and Credit Section  
DSD:FES:BFH:eym  
DJ 175-52-28

Re: United States v. Trump Management

Dear Brian:

I can only ask you to accept my apology for not being able to give prompt attention to the discussions we have had, but it has turned out to be a court season of unbelievable pressure. I am going to think about it over the holidays and if I don't get back to you, please call me as a reminder. I would also ask you to consider the minimum that would be acceptable to you pursuant to our prior discussions and then we can determine quickly whether we can work this out.

Any delay is strictly unintentional, particularly as you have always been most courteous. With best wishes for the holiday season to you, Frank and your colleagues I have had the occasion to meet during the year.

Sincerely,

*Roy M. Cohn/sb*

Roy M. Cohn

sb

P.S. I will be back in the country immediately after the holidays.

175-52-28  
DEC 17 1978  
U.S. DEPT. OF JUSTICE  
Housing and Credit Section

*Saxe, Bacon & Bolan, P.C.*

39 EAST 68TH STREET, NEW YORK, N.Y. 10021



United States Department of Justice  
Washington, D.C. 20530

Attn: Brian F. Heffeman  
Housing and Credit Section  
DSD:FES:BFH:eym  
DJ 175-52-28

T. 6/18/79

DSD:BFH:aym  
DJ 175-52-28

JUN 19 1979

Roy M. Cohn, Esquire  
Saxe, Bacon and Bolan, P.C.  
39 E. 68th Street  
New York, New York 10021

Re: United States v. Trump Management

Dear Mr. Cohn:

Despite repeated attempts to contact you, by phone and letter, since our meeting last July, in order to arrange for a substantive exchange aimed at resolving outstanding differences between the parties in the above-styled case, I have been unable to do so. While it is true that all of us have times when we are too busy to give matters the prompt attention which they ordinarily merit, it appears that this excuse has been utilized by you to completely avoid any thought and discussion about this matter.

Accordingly, I am enclosing a copy of a letter which will be sent to Judge Nease two weeks from the date of this letter if, within that time, you do not notify this Department concerning your client's position on our last proposal which we discussed July 25, 1978 in your office.

Sincerely,

Drew S. Days, III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Heffernan  
Attorney  
General Litigation Section

cc: Records  
Chrono  
Heffernan  
T. File

Enclosure

Received in office 7/9/79

*Saxe, Bacter & Bolan, P.C.*

39 EAST 68<sup>th</sup> STREET  
NEW YORK, NEW YORK 10021

(212) 372-4000  
CABLE: SAXUM

THOMAS A. BOLAN, P.C.  
COUNSEL

JOHN GODFREY SAXE (1909-1953)  
ROGERS P. BACON (1919-1962)

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JEFFREY A. SHUMAN  
LOUIS BIANCONE \*  
LAWRENCE E. CAMPANELLI \*\*  
GARY I. ELIAS \*\*\*  
B. VINCENT CARLESIMO \*\*  
HOWARD FALCK HUSUM

\* MEMBER OF NEW YORK AND NEW JERSEY BARS  
\*\* MEMBER OF PENNSYLVANIA BAR ONLY  
\*\*\* MEMBER OF FLORIDA BAR ONLY

June 29, 1979

*Rel  
BFB  
7/26/82*

Brian F. Heffernan, Esq.  
General Litigation Section  
United States  
Department of Justice  
Washington, D. C. 20530

Dear Brian:

I have your letter of June 19, 1979, and am answering it en route from New York to Mexico. I have just completed a complicated criminal trial (hung jury), and am tired and way behind in other work. It has been a busy year.

*1/25/82*

First of all, please do not interpret any of this as a personal discourtesy to you or any of your colleagues-- as you have all been courteous and understanding at our meetings and in our talks. Secondly, with well over a year having gone by since you explored "supplemental" relief after the expiration of the affirmative provisions of the decree, would it not be in order to take a new look at the situation based upon the period from March, 1978 to July, 1979 to determine whether the passage of time has not resolved any problems you thought might arise, and we can thus leave things in status quo without annoyance to either of us or to Judge Neahr.

With kindest regards--

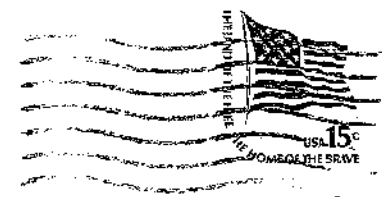
Sincerely,

*Roy M. Cohn*  
ROY M. COHN

RMC:nlb

*Saxe, Bacon & Polan, P.C.*

39 EAST 68TH STREET, NEW YORK, N.Y. 10021



*CRD*  
*Judd Bldg*

✓ Brian F. Heffernan, Esq.  
General Litigation Section *Rm. 962*  
United States  
Department of Justice  
Washington, D. C. 20530

T. 7/11/79

JUL 13 1979

DSD:BFH:eym  
DJ 175-52-28

Roy M. Cohn, Esquire  
Saxe, Bacon & Bolan, P.C.  
39 East 68th Street  
New York, New York 10021

Re: United States v. Trump Management

Dear Mr. Cohn:

7/12/79  
JCH  
7/12/79

Your letter of June 29, 1979 unfortunately did not reach us until after our letter to Judge Nease had been sent. We are, however, advising the Court that due to our receipt of your letter we are satisfied to delay our request for judicial intervention until a further attempt by the parties at resolving this matter can be made.

Your point with regard to taking a new look at the situation based upon the period from March, 1978 to July, 1979 is well taken. However, because of the almost total lack of contact between us concerning this matter over the past year, we do not have the information that is necessary for us to determine if all remaining problems in this case have been resolved or if further relief is necessary. We suggest that your client provide us with such information so that an evaluation can be made. The reporting provisions of the Consent Decree required Trump, among other things, to report to this Department the minority occupancy statistics of its rental properties. Such statistics are a good indicator of whether or not a defendant is conducting its business in a nondiscriminatory manner. We have not received any such statistics since the expiration of the affirmative provisions of the Decree in September of 1977.

cc: Records  
Chrono  
Heffernan  
T. File

Accordingly, we would request that Trump furnish this Department with a current set of minority occupancy statistics for all of its properties for our review. It should not be unduly burdensome for your client to collect such data and, armed with this information, we should be able to determine if indeed the passage of time has resolved any remaining problems in this matter. If it can be determined from this review that Trump is operating its business in apparent compliance with the fair housing laws, we would be prepared to withdraw our pending motion in this action.

Please let me know as soon as possible whether this procedure is acceptable to you and your client.

Sincerely,

Drew S. Days III  
Assistant Attorney General  
Civil Rights Division

By:

Brian F. Heffernan  
Attorney  
General Litigation Section