

FBI

10/3

Transmit in _____ Via Airtel _____ (Priority)

TO: SAC, New York

Date 9/26/72

From: Acting
Director, FBI

TRUMP MANAGEMENT COMPANY,
NEW YORK, NEW YORK;

[Redacted]

- VICTIMS

DIH
OO: NY

b6
b7c

Enclosed are two copies of a self-explanatory Departmental letter dated 9/25/72, along with two copies of its enclosure.

Complete the requested investigation in accordance with the provisions of Section 137 Manual of Instructions,* and surep within 30 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a limited investigation and underscore the word limited
 preliminary preliminary

Advise all persons interviewed appropriate officials at the outset that this investigation is being conducted at the specific request of the Assistant Attorney General in charge of the Civil Rights Division, U. S. Department of Justice, referring to him by name as well as title.

Remarks: * and Buairtel 7/24/72, captioned "Civil Rights Act of 1964; Discrimination in Housing" which enclosed Departmental memorandum dated 7/20/72, captioned "Interview Procedures."

If investigation indicates Trump Management Company and Sussex Hall, Inc. are two separate companies, submit the results of your investigation under separate caption and reports.

Enc. (4)

(Do not type below this line.)

b6
b7c

OPEN (CI APPROV)
ORIGIN
NEW

CASE 177-
DATE 10-2-72
SECT 27
[Redacted]
10-20-72

177-69-3
SEARCHED INDEXED
SERIALIZED FILED
SEP 27 1972
FBI-NEW YORK

(This line for LEFT MARGIN.)

To assist us in determining whether federal law has been violated, please conduct the following investigation:

1. Please obtain the following information by interview with the appropriate officer of the subject corporation and by inspection and copying of appropriate records, as required:

(a) Please determine the name, address, race, and position or function of every person or organization having an ownership interest in, or participating in the management of, the buildings in question.

Answered

SEARCHED	INDEXED
SERIALIZED	FILED
FBI - NEW YORK	

197-67 4

(b) Please ascertain the names and addresses of all residential real estate properties, including all rental properties, land development projects, and subdivisions at which houses are offered for sale, in which either the Trump Management Corporation or Sussex Hall, Inc., named in item 1(a) has an ownership or managerial interest.*/ Designate separately these properties which are owned by other persons or corporations but are managed by the Trump Management Corporation. Also, determine whether any of such rental facilities are under the New York State Private Housing Finance regulations.

Answered

(c) For each rental property which is listed in item 1(b), obtain the following information:

professional

(i) Obtain the general location (address) and whether it is located in an all-white, predominantly white, black or racially changing area;

(ii) Obtain the number of dwelling units;

(iii) Obtain the approximate number of tenants by race and the names and address of each non-white or Puerto Rican tenant if such tenants comprise less than 15% of the total tenants at each location in question;

(iv) Please ascertain the range of rent by bedroom size;

(v) Please determine the average number of vacancies by bedroom size that are available at any given time and the present number of vacancies by bedroom size;

*Sancti, Lexington
Stewart Heights
Beach Bluffs
Ston Brook
Tyson Woods
Trump Village
Manhattan*

*/ Attached please find a list of apartments which we believe are owned or managed by the subject.

*Project
10 units*

Puerto Ricans, do their applications trigger any special check of credit, personnel references, or recommendations, etc.) Specifically, determine whether any such policy has been discussed with any rental agent and if so, determine the extent of any such conversation or instructions;

(e) If the owner states that Negroes and Puerto Ricans were not allowed into the apartment at any period in the past but claims that the building now has a nondiscriminatory policy, please determine, in detail, what steps the owner or manager has undertaken to assure a change in the policy and to inform the tenants, the general public, or the Negro and Puerto Rican communities that it is now the policy of the subject apartment building to accept Puerto Ricans and Negro tenants;

(f) Have any complaints alleging racial discrimination at any of the subject buildings come to the attention of the owner or the manager? If so, determine the number of such complaints received and obtain the details and subject's explanation of each complaint and the disposition thereof.

(g) Please indicate the total number of present employees and obtain the name, address, position, and date of employment of all present black and Puerto Rican employees of the corporation.

(h) Please obtain the names, addresses, race and dates of employment, whether full or part time, of all former rental agents or persons who have dealt with or furnished information to prospective tenants and are no longer employed by the company (since 1968).

2. Please secure response interviews with at least eight(8) former rental agents or employees with public contact jobs, and all present and prior black or Puerto Rican rental agents to obtain all information each interviewee has concerning the subject's racial policies. Specifically, please obtain the following information:

*Super not-
following application
JPO*

Explain

Explain

3. For each of the four(4) buildings in question determine the following information:

Explain

X (a) Please provide the name, address and date of occupancy of all present Negro and Puerto Rican residents.

X (b) Please provide a list of apartment vacancies, by size, since June 1, 1972, and indicate the time period each apartment was vacant. Please also obtain the name and address race of each of its present occupants and ascertain the date of the application submitted by each tenant.

*50,000
apts.*

(c) Please determine all criteria and qualifications prospective tenants must meet (credit, salary, marital status, children, etc.), and a complete description of all procedures for becoming a tenant and all steps from initial inquiry to moving in. If the subject advertises, please secure details.

Sub. Advertising
(d) Ascertain whether and the degree to which management acquires new tenants through the recommendation and recruitment by existing tenants and through the acceptance of walk-in applicants for apartments. If the subject advertises, please secure details, including in particular the media used. Please secure copies of sample advertisements.

(e) Please determine all criteria and qualifications prospective tenants must meet (credit, salary, marital status, children, etc.), and a complete description of all procedures for becoming a tenant and all steps from initial inquiry to moving in.

(f) Please determine whether the same credit check or reference check is conducted with respect to each applicant. If so, please describe in detail the nature of the credit or reference checks including the name of the company or Credit Bureau conducting it, and the stage of the application proceeding at which it is conducted. If the same check is not used vis-a-vis all applicants, please determine:

(i) All criteria which determine the scope of the check, if any, applied to a particular applicant;

(ii) Whether the subjective appraisal of the applicant's appearance, demeanor, etc., by the agent of the subject plays any role, and, if so, what role, and,

(iii) The different kinds of check done if an applicant (a) meets or (b) fails to meet the above-described criteria.

X (iv) Determine what reference or credit check was conducted with respect to the last ten white applicants and the last ten black or Puerto Rican applicants. If there are differences, please secure subject's explanation.

(g) Ascertain the amount of time between the submission of an application or inquiry and the time between applicant is notified that he has been accepted as tenant. Determine the owner's or manager's opinion as to what average time is and also his opinion as to the shortest time and the longest time. Also, determine what factors might cause a delay of more than 30 days between application or inquiry and acceptance. Please secure a copy of the present waiting list, if any, and obtain details as to its use and operation. Please also determine the approximate number of applicants per year by race. If there are no black tenants or very few, please determine from the interviewee why he believes this to be so.

*Wisher
30 days
30 days*

(h) Please ascertain all dealings the manager has had with the owners or management with respect to rental to non-whites, any policy changes with respect to this matter since 1965, and the reasons therefor and circumstances thereof.

*Basically
Show apartments*

(i) Ascertain what instructions have been given to the resident manager with respect to telephone and personal inquiries about apartment vacancies. For example, please determine if it is the owner's instruction or the manager's practice as to tell applicants about vacancies or other subject apartment buildings or to tell persons who inquire by telephone that there are no vacancies when there are in fact vacancies. Determine if persons making telephone inquiries are told to come in person to see the manager. If a person who had applied previously calls by telephone or goes

to the office, does the manager try to ascertain the place of such applicant on the waiting list and advise the applicant when he will most likely have an apartment?

(j) Determine the company policy in regard to advising each prospect whether his application has been rejected or is under consideration.

(k) Determine if white tenants ever complained to the manager or owner about Negro or Puerto Rican tenants or Negro guests of white tenants. If so, obtain the details of such complaints, including the substance of the complaint, the date it was made, the person making it and the owner's or manager's response thereto.

(l) A full account of his dealings with complainants including his explanation for the alleged discriminatory incidents.

Controller Not waiting list
Nothing
Nothing

Fred C. Trump
 89-31 161 Street, Jamaica 11432 JA 6-6680

Beach Haven #1 675 Avenue Z. 2601-2623 West St.	built 1949	v c	rental
Beach Haven #2 2602-2690 West St.	built 1949		"
Beach Haven #3 613-635 Avenue Z 2601-2681 W. 2nd. St.	built 1949		"
Beach Haven #4 2602-2682 W. 2nd. St.	built 1949		"
Beach Haven #5 2670-2686 Colby Court 557-587 Dank Court.	built 1949		"
Beach Haven #6 49-63 Bokee Court 2676 W. 3rd. St.	built 1949		"
Shore Haven #3 1429-1461 Shore Pkwy	built 1965		"
Shore Haven #5 8796-8820 20th. Ave.	built 1959		"
Shore Haven #6 8633-8655 21st. St.	built 1961		"
Ratio Gardens #1 590-598 Flatbush Ave.	built 1959		"
Ratio Gardens #2 574-582 Flatbush Ave.	built 1961		"
Trump Village Sec.1 2940-3000 Ocean Pkwy.	built 1963	441 units	rental
Trump Village Sec.3. 2915-2935 W. 5th. St. COOP SPATIVE	built 1952	1674 units	coop
Trump Village Sec.4. 2930-2942 W 5th. St. COOP SPATIVE	built 1962	1146 units	coop
2775-2839 Shore Pkwy.	built 1961		RENTAL
2431-2491 20th. Ave.	built 1949		"

350

RENTAL

2631-2655 West St. built 1950

2636-2658 Ocean Pkwy. built 1961

Coronet Hall
~~XXXXXXXXXXXX~~
2566-2610 Ocean Pkwy. built 1967

370 Ocean Pkwy built 1960

✓ Fountainbleu apts
8855 Bay Parkway
Bklyn

Shore Haven apts
1483-85-87
1489-91-93 Shore Parkway
2064-74, 2076-78 Crosey Ave
Bklyn

Rental agent

b6
b7c

✓ Beach Haven (#5 and #6)
577 Ave Z
Bklyn.

Rental agent

Park Towers
370 Ocean Parkway (ave. C)
Bklyn

Rental agent
Super

b6
b7c

Patio Gardens
582-598 Flatbush Ave
Bklyn

✓
3323 Nostrand ave
Bklyn (ave. T area)

Renting agent

b6
b7c

Fred C Trump
89-31 161 St.
Jamaica NY 11432
JA 6-6680