

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 10/20/72

[redacted] Rental Agent, [redacted]
[redacted] furnished the following information:

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He advised that he has been employed by the Trump Management Corporation for less than six months and that the company has issued no instructions concerning the rental of apartments to Negroes and Puerto Ricans.

He stated that each applicant for a vacant apartment is required to fill out an application which consists of questions concerning the prospective tenant's financial income and background information. He stated he does not know how the background information is verified but that each application is forwarded to the main office of the Trump Management Corporation.

He stated that he is not aware of the existence of a waiting list and applicants for apartments must furnish one month's security and one month's rent when renting an apartment.

He advised that he has never had any complaints from tenants about Negro or Puerto Rican tenants.

He advised that on the application there is no notation made as to the race of the prospective tenant.

He pointed out to the interviewing Agents a Fair Housing poster, which was displayed in plain view in his office.

He could furnish no further information.

Interviewed on 10/17/72 at Brooklyn, New York File # NY 177-69-21

SAS [redacted]

VOWB:irk

by [redacted] Date dictated 10/20/72b6
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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 10/20/72

[redacted] Negro male employed as maintenance man at Park Towers, 370 Ocean Parkway, Brooklyn, New York, was contacted at the Park Towers Apartments. He advised that the rental agent for the apartments at that location is [redacted] who is not available at the time. [redacted] advised that there are 135 apartments at that address and the rents start at \$200.00 a month and go to approximately \$350.00 a month. He advised that there is currently a six and a half room apartment available for renting. [redacted] stated that he does not know the exact rents for a different size apartment as all the rental arrangements are made by [redacted] advised that there is a sign outside the building indicating that there are apartments for rent, and the sign was observed in plain view adjacent to the outside entrance to the building.

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[redacted] advised that the applicants for apartments are requested to execute an application form which indicates their name, Social Security Number, age, present address, telephone number, business or employer, income, address of firm, position held, and telephone number of their employer. The form also requests that they list their present landlord and his address, present rent, how long they are a tenant, the reason they are moving; and the previous landlord, his address, how long they had been a tenant, and reason for moving. The application also requests that they list three references by name, address, and immediate relationship. The application also requests that they indicate their bank branch, the name of their account, the address of the bank, and whether they owned a car and would require garage space. The application also requested that they indicate the intended occupants of the apartment listing both adults and children, including age and sex of children, and the relationship of occupants in the apartment. The application further requested that they indicate whether they had been recommended by a friend or newspaper advertisement. There is no question on the application form regarding race or nationality.

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Applicants for the apartments must furnish one month's security and one month's rent when renting an apartment.

Interviewed on 10/17/72 at Brooklyn, New York File # NY 177-69 - 22
by SAs [redacted] and [redacted] :jfc Date dictated 10/19/72

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The only restrictions on renting apartments are that no dogs or animals are allowed and no washing machines or driers may be brought into the premises as machines for that purpose are available in the basement laundry.

[] advised that he is not certain what investigation is conducted into the credit background of applicants as the arrangements for renting apartments are handled exclusively by []

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[] who is a black male, advised that he resides at [] Brooklyn, New York, and has been employed at the Park Towers Apartments since March, 1971, as a maintenance Worker. He advised that there is a Puerto Rican male employed as a porter at that address, a white male employed as a doorman, and the Superintendent and Rental Agent is [] a white male.

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Physical observation of the rental office at the Park Towers failed to locate any Fair Housing poster.

[] advised that to the best of his knowledge, there had been no black or Puerto Rican families residing at that address since he started his employment in March, 1971. He advised that he does not know of any restrictions because of race, but pointed out that the high rents charged, require individuals of middle income. He advised there are a number of Medical Doctors who live in the building. He advised that the only Oriental family that he knew was [] He advised that tenants who have recently moved to the building include tenants in apartments [] He stated he is aware that the tenant in [] is a female schoolteacher, but he does not know the occupation of most of the other tenants. He advised that the Rental Agent and Superintendent, [] has a [] as well as the apartment space he uses on the ground floor of that address.

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[] furnished a telephone number of the rental office as [] and the home telephone number of [] the Agent, as []

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FEDERAL BUREAU OF INVESTIGATION

Date 10/24/72

[redacted] was interviewed at his residence [redacted] Brooklyn, New York. [redacted] was advised of the identity of the interviewing agents and the nature of the interview.

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[redacted] stated that he has telephone number [redacted] and he has been employed as the Manager of the Patio Garden Apartments since 1962. [redacted] stated that his date of birth was [redacted]

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[redacted] was asked to provide the names, address and date of occupancy of all present Negro and Puerto Rican residents of the Patio Garden Apartments. [redacted] responded that he does not maintain any records as to the race of tenants of the building and therefore could not provide a list of Negroes, Puerto Ricans or any other minority group. However, [redacted] estimated that people of the Negro race come to approximately 20 percent of his tenants. [redacted] further advised that inasmuch as the rent is rather high, he felt that as long as they could afford the rent he could care less what race any of his tenants were.

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[redacted] was asked to provide a list of apartment vacancies since June 1, 1972, and indicate the time each apartment was vacant. [redacted] was further asked if he would provide the name, address and race of each of his present occupants and the date of the application by each tenant. [redacted] stated that he does not maintain any such list. [redacted] further stated that to compile such a list it would take a long time in that he did not have time to compile such a list. [redacted] stated that should such a list be desired it would have to be provided from a source other than he. [redacted] further stated that he does not maintain a list of occupants by race and therefore would not be able to provide such a list by race.

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10/17/72

New York, New York

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On 10/17/72 at New York File # NY 177-69
by SAS [redacted] & [redacted] /JCS:rcg Date dictated 10/24/72

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[] was asked what criteria and qualifications prospective tenants must meet insofar as credit, salary, marital status, children, et cetera. [] was further asked for a complete description of all procedures for becoming a tenant and all steps from initial inquiry to moving in. [] was further asked if he advertises when he has a vacancy.

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[] stated that all applicants for apartments at the Patio Garden Apartments must fill out an application form. This form contains spaces for the applicant to fill in his income and also to provide references.

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[] stated that the income of a prospective tenant should be sufficient to pay a months rent with one weeks salary. [] further advised that if a couple comes in and rents an apartment and then has a baby, that there is no official policy and in all instances something is usually done to accomodate the baby. [] stated that he is extremely flexible in that he does not let the arrival of children interfere with the retention of a good tenant.

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[] stated that in most of his applications for tenancy come through recommendation of other tenants or through general knowledge of the neighborhood.

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[] stated that he never tells a prospective tenant that there are no vacancies when in fact there are. [] stated that he tells prospective applicant to come in and fill out an application if they call him on the telephone. After they have completed the application form, [] stated that he looks at them and asks what their income is. If it appears from the interview that they are telling the truth he does not require proof of income, for example a W-2 form. [] stated that in the ten years that he has been manager of this apartment building, he has been able to establish a persons income based upon their appearance in the majority of cases. [] stated that he does not do this on the basis of race and only requires proof of income when it appears that they are lying.

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[] provided a copy of the application form required of prospective tenants and stated that he did not require a receipt for this application form nor did he desire to have this application form returned to him. [] further was asked to what degree he acquires new tenants through recommendations and recruitment by existing tenants and through the acceptance of walk in applicants for apartments. [] was further asked if he advertises when he has vacancies and if he would have a copy of advertising

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that he would utilize.

[] stated that he acquires the majority of his tenants through the recommendation of existing tenants. [] was unable to provide any statistics regarding this information but stated that only very rarely has he had to advertise and usually advertising is not affective. [] further stated that a large number of his tenants were residents of the neighborhood and became aware of the existence of vacancies through general knowledge in the neighborhood.

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[] was asked whether the same credit check or reference check is conducted with respect to each applicant. [] was further asked to provide the details concerning credit or reference checks through the name of the credit company or credit bureau conducting the check.

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[] stated that he had previously answered this question for the interviewing agents however, [] reiterated that he interviews each prospective tenant and asks them for proof of income and stability only when it appears that their income may not be sufficient or their stability is not up to standard. [] stated that he is an excellent judge of character and that he does not make this determination based on race.

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[] was asked to determine the amount of time between submission of an application or inquiry concerning a vacancy of an apartment and the time between applicant is notified that he has been accepted as a tenant. [] was further asked what factors might cause a delay of more than 30 days between application or inquiry and acceptance. [] was further asked to provide a copy of the present waiting list, if any. [] was further asked to provide the approximate number of applicants per year by race for apartment vacancies. [] stated that he does not maintain a list of applicants per year by race and that there is no way to even count them because the application forms do not provide a space for indicating ones race. [] stated that his procedure for processing an application is once a prospective applicant presents a completed application form, he is told that he will be called when an apartment becomes available. [] further stated, however,

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that this is provided that the applicant meets the financial requirements of the housing complex which is one months rent equal to one weeks salary. [] stated that he eliminates those applications wherein the applicant failed to meet the financial requirements of tenants. [] stated that when a vacancy does become available, he then calls all those persons who have submitted an application to determine if they are interested. [] stated that he invites all those he calls to come down to the apartment and look at the apartment. [] stated that he has no waiting list as such and that this is just a procedure that he has established. [] stated that he does not receive many applications because of the high rent which the Patio Garden Apartments require. b6 b7C

[] further stated that the situation has not occurred wherein more than one applicant has appeared and accepted an apartment. [] stated that he has never had to choose between any two applicants for one apartment. b6 b7C

[] was asked to describe all dealings that he has had with the owners or management with respect to rental to non-whites, and any policy changes with respect to this matter since 1965. b6 b7C

[] stated that he has never received any instructions from the managers or owners of the apartment complex regarding this matter. [] stated that the Patio Garden Apartments were managed by Trump Management Company, New York, New York. [] stated that processing of applications is done by him and therefore, Trump Management Company does not provide him with any instructions concerning the renting of apartments by race, color, or creed. [] stated that all telephone inquiries concerning vacancies are handled by him in Patio Garden Apartments. [] stated that all telephone inquiries are asked to come down in person and fill out an application. [] stated that there is no waiting list and therefore when someone does call asking about an apartment, if he has submitted an application, he merely advises them that he will call them when a vacancy does exist. b6 b7C

[] stated that it is his personal policy to immediately advise an applicant whether his application for tenancy is acceptable. [] stated that he does this at the time b6 b7C

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that the application is handed to him and he does it directly to the persons face.

[] was asked if white tenants had ever complained to him about Negro or Puerto Rican tenants or Negro guests of white tenants.

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[] stated that he has never received a complaint from a white tenant concerning the activities or guests of a Negro or Puerto Rican tenant at his housing complex.

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From personal observation and interview of the agents it was determined that [] apartment, which doubles as the renting office, does not contain a fair housing poster, which is required by the Department of Housing and Urban Development. [] stated that he was not aware that he was suppose to have such a poster but stated that he would endeavor to obtain one and display it in his apartment. [] concluded by stating that it is not the policy of the Trump Management Company nor his as Manager of the Patio Garden Apartments to discriminate by race. [] stated that because the rents are rather high in the Patio Garden Apartments he does not receive many applications from persons of the Negro race for tenancy. [] further advised that because of the location of this building which is close to the Negro section of Brooklyn, New York, he has a higher percentage of persons of the Negro race in the Patio Garden Apartments than possibly some of the other buildings managed by the Trump Management Company.

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FEDERAL BUREAU OF INVESTIGATION

Date 10/24/72

[redacted] Rental Agent, Park Towers Apartments, 370 Ocean Parkway, Brooklyn, New York, was contacted at his place of employment. He advised that he has been employed as a rental agent and superintendent at that residence since November 6, 1970. He advised that he replaced an individual named [redacted] but he does not know the current address or possible location of [redacted].

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[redacted] advised that he resides at [redacted] as he is the resident superintendent and rental agent. He advised he also has a [redacted] Phillipsport, New York.

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[redacted] advised that there are 132 apartments in the building at 370 Ocean Parkway, Brooklyn, New York and the rents range from \$200 a month to \$410 a month. He advised that the only vacancy at this time is a 6 1/2 room apartment, which rents for \$390 a month and this apartment has been vacant for four months. [redacted] advised that he [redacted] \$25 commission for each apartment he rents and he receives an additional commission of \$100 a month if there are no vacancies at that address. He advised that due to the one vacant apartment, he has lost \$400 commission over the last four months.

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[redacted] advised that there are no written or oral instructions from Trump Management Company, instructing him to practice any bias in the renting of the apartments at that address. He advised that the only requirements of the management is that the tenants make sufficient income to pay the monthly rent. He advised that the income of tenants at that address range from \$15,000 a year to \$750,000 a year. [redacted] made available the standard application for apartments used for a prospective tenant at that building. This application requests the applicant list his employment, income, position, previous address and references.

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[redacted] advised that he does not make any effort to contact the employer or references listed on the application.

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On 10/20/72 at Brooklyn, New York File # NY 177-69 - 29
by SA [redacted] MAS:laa and [redacted] all Date dictated 10/20/72

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He stated that he merely submits the application for apartments to his supervisor, [redacted] who operates the Trump Management Office at the Shore Haven Apartments, at 2076 Cropsey Avenue, Brooklyn, New York.

[redacted] advised that in view of the general income level at the apartment house, there has only been a limited number of inquiries by Negro individuals. He advised that he does not maintain a waiting list for apartments, as it has been his experience that if there is an apartment available, it will be rented within a few days through normal response to newspaper advertisements and an outside sign at the address, indicating there is a vacancy and the size of the apartment which is vacant. [redacted] pointed out that the sign outside the address currently lists the 6½ room apartment vacant.

[redacted] further advised that most tenants will notify him approximately one month in advance when they plan to move and he will then advertise the vacancy. He stated that in the past, he has found that if he had the name of a prospective tenant and there is no vacancy, that when he did call this individual, the individual would have rented at another address and would not be interested in the apartment any longer. He stated the only name he currently has made a note of is an individual named [redacted] telephone number [redacted]. He advised that [redacted] contacted him approximately [redacted] days ago asking for a one bedroom apartment, but when he was advised that the rent was \$317 a month, [redacted] did not submit a complete application, stating the rent was too high. He advised that there was another applicant for this \$317 a month one bedroom apartment, who was a Negro individual. He advised that this individual cleared only \$140 a week in income and [redacted] stated that he told this individual that his income was too low to qualify for the rent. He advised that he did not have this individual's application, as the individual agreed with [redacted] that he could not afford the rent.

[redacted] advised that there is a Puerto Rican maintenance man and a Negro maintenance man, and a White doorman, employed at that address, as well as himself. [redacted] advised that he was not aware of the requirement that a Fair Housing Poster be displayed in the rental office and he will arrange to obtain such a poster and place it in a prominent position in the rental office.

[redacted] advised that he has never made any suggestions to prospective tenants that they contact other buildings operated by Trump Management, except when the prospective tenant specifically asks [redacted] for such information. [redacted] stated he would then refer him to the Management Office

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operated by [] as that office is the only
place which maintains a current listing of vacancies and
different buildings operated by Trump Management. []
furnished his office and residence telephone number as
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FEDERAL BUREAU OF INVESTIGATION

Date 10/26/72

Mr. LOUIS JOSEPH SARNELL, also known as Louis Joseph Sarnelli, presently residing at 8850 19th Avenue, Brooklyn, New York, was interviewed and advised as follows:

He is a retired sanitation worker and was born on March 18, 1908 in Manhattan, New York. He has been working for Trump Realty Corporation for approximately eight years as a rental agent for the Shorehaven Apartments located on Cropsey Avenue in Brooklyn. His rental office is located at 2076 Cropsey Avenue and his telephone number there is ES 3-9183. Mr. SARNELL advised the Shorehaven Apartments total 1300 and that the average rent for a three room apartment is \$175 (one bedroom), \$200 for two bedrooms, and \$130 for an efficiency apartment. There are also three bedroom apartments but there has been no turn-over in these apartments as far as Mr. SARNELL can remember.

Mr. SARNELL advised that his office has never had a Fair Housing poster, did not know it was required, but would take steps to see that one was acquired and placed in a prominent position in the renting office. Mr. SARNELL advised that there is no record kept of any Negro or Puerto Rican tenants by the rental office but insists that at least 20 per cent of all the tenants who reside in the Shorehaven Apartments are of Puerto Rican descent. It has never been a policy of Mr. SARNELL and/or Trump Realty Corporation to engage in a policy of racial discrimination against Negroes or Puerto Ricans. Apartments are made available whenever vacancies occur in any of the 32 apartments comprising the Shorehaven Complex. Persons applying for an apartment are required to show a W-2 form and the general rule is that the weekly salary has to be equivalent to the month's rent. References are generally checked by [redacted] the manager of the Shorehaven Apartments, when a job appears unstable such as in the construction field or if no W-2 form is available. A person is told rightaway that his salary is insufficient if the W-2 form indicates this and therefore is given no consideration in the renting of an apartment. SARNELL has been the sole

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On 10/20/72 at Brooklyn, New York File # NY 177-69 34
 SA's [redacted] and [redacted]
 by [redacted] ARG:vr Date dictated 10/24/72

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renting agent for the past four years. Before that there were three other rental agents in addition to SARNELL because there was a great turnover in the apartments. Mr. SARNELL receives \$125 per week plus \$15 for each apartment he rents. He rents an average of 6 to 8 apartments per month. Mr. SARNELL denied that there were or are any notations on records, that is, on the application, to indicate whether the applicant was Negro or white. Mr. SARNELL made available a copy of the rental application which is the standard application which has been in effect for the past several years. SARNELL advised that each application has to be approved by [redacted] Mr. SARNELL denied that [redacted] or Trump Realty Corporation has engaged in any discriminatory practices or has ever criticized him for renting apartments to Negroes or Puerto Ricans. SARNELL advised that within the past two months an ad has appeared in the New York Times advertising that apartments were vacant at Shorehaven. The turnover in apartments is generally small and the apartments are not rent controlled but that the person must take out a two year lease when renting an apartment. A two bedroom apartment requires a maximum of two adults and two children. A one bedroom apartment requires two adults and no children but it is permissible if they subsequently have children. They are not then required to move into a larger apartment, that is a two bedroom apartment. Mr. SARNELL advised that the only time he keeps a waiting list is if he knows an apartment is becoming available and at present he only has one person waiting for an apartment and that person is [redacted] [redacted] Brooklyn, New York, telephone number [redacted]. Mr. SARNELL advised if and when a waiting list is kept, and in the past one has been, it is generally found true that whenever a person is called who has been on the waiting list for two months they are either no longer interested or they have another apartment in the interim. Furthermore, Mr. SARNELL estimates that approximately 400 people a year visit the rental office to see if an apartment is available. If no apartments are available, most people do not leave their names nor ask to be put on a waiting list. When an advertisement is placed in a newspaper, not only do they receive a great response from white persons but they also receive a large response from Negroes. That is to say whenever they advertise they get a large response. When they do not advertise, they get just the people from the street.

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Applicants over the phone are told to appear in person. If an apartment is available, the person is asked to come down. He is also asked about the number of children in his family and if too many, he is told he would not qualify for the apartment.

Mr. SARNELL advised that he has never received any complaint that Negroes or Puerto Ricans are being discriminated against in the renting of apartments. Furthermore, he has never received any complaints from Negroes or Puerto Ricans that they have been discriminated against in the renting of apartments.

8/2/74

AIRTEL

TO: DIRECTOR, FBI

FROM: SAC, NEWARK (177-56) (RUC)

SUBJECT: TRUMP MANAGEMENT COMPANY
NEW YORK. NEW YORK:
[REDACTED] AND
[REDACTED] VICTIMS
DIH
(OO: NEW YORK)

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Re Bureau airtel to New York dated 7/18/74,
and Bureau airtel to New York dated 7/26/74.

Enclosed for the Bureau are four copies of an
LHM.

Two copies of LHM enclosed for New York.

No further investigation being conducted at
Newark.

2-Bureau (Enc. 4)
2-New York (177-69) (Enc. 2)
1-Newark
GCR/pjs
(5)

177-69-43

SEARCHED	INDEXED
SERIALIZED	FILED
AUG 2 1974	
FBI - NEW YORK	

[REDACTED]

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/2/74

[redacted]
[redacted] Staten Island, New York, advised that he was born on [redacted]. He stated that he is employed as an [redacted] Brooklyn, New York. He said that he is married and the father of [redacted] children. [redacted] is a high school graduate, with [redacted]. He said that he formerly resided in [redacted] Staten Island, New York. His home telephone number is [redacted]. [redacted] is of the white race. He furnished the following additional information:

From October, 1972 until about May 15, 1973, he was employed by the Trump Management Company, Brooklyn, New York, as a Complex Manager and Maintenance Manager at the Tysens Park Apartments, Tysens Lane and Mill Road in Staten Island. [redacted]

[redacted] Before accepting his job at the Tysens Park Apartments, he had resided in one of the buildings of this apartment complex at [redacted] [redacted] for three or four years.

His job assignment was to supervise the four building superintendents, each of whom had jurisdiction over two buildings. He also supervised six maintenance men and from eight to 12 porters. His job was to receive and screen complaints of maintenance failure from the tenants and see that the repairs were made. He was also responsible for ordering materials and submitting the payroll for the workers under his jurisdiction. He was directly connected with [redacted] of the Trump Management Company located at [redacted] Brooklyn, New York.

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by SA [redacted] /dac Date dictated 8/1/74

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Since he was a superintendent of maintenance, he would not ordinarily interview a prospective tenant. He knows, however, from working with the clerks in the rental office that when an applicant appears to inquire about an apartment, they are usually asked what type of apartment they are in need of. The applicant is also asked what his annual income is and also the name of his employer and his occupation. The applicant is then shown an apartment and if favorable, an application form will be issued to the applicant by the clerk in the rental office. He knew these women to be either [redacted] or a woman known only to him as [redacted]. The applicant would be required to place a \$50.00 deposit which is refundable if they are not accepted as a tenant. The applicant is also given an FHA Income Form, which he must take to his employer to verify his annual income.

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To his knowledge, the applicant was never informed of the number of vacancies that might satisfy his or her needs and as far as he knows, this information would never be given to an applicant under any circumstances.

He knows that the rental agent cannot tell the applicant immediately whether or not he or she would obtain an apartment. He never knew any situation wherein the rental agent informed the applicant that an apartment was available and they would be accepted as tenants.

He recalls that the application form, after being filled out by the applicant, would be picked up at the rental office by [redacted] who would take the forms to the Brooklyn Office. The applicant was always told by the rental agent that he or she should call in several days to see whether or not the application had been approved. He has no knowledge as to who reviews and checks out the information furnished by the applicant to see whether it is accurate. He stated that he has no recollection that the rental agent wrote out a description of the applicant or otherwise furnished any report on the applicant's description to [redacted].

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Speaking for himself, [] advised that he had, on occasion, shown apartments to several prospective tenants. He said that he has orally advised [] of his personal impressions and opinions of the prospective tenants. He explained that when an applicant appeared to be under the influence of liquor or narcotics, or appeared to be unclean about himself, he would voluntarily discuss this matter with []. He cannot recall ever discussing the person's race in particular.

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The criteria used by the Trump Management Company as to whether or not an applicant would be acceptable as a tenant was not known to []. He likewise, never knew who did the evaluation on the applicant.

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He believes that the procedures used by the company in determining the acceptability of an applicant included whether or not the applicant's salary of one week was equal to the amount of rent for one month. He does not believe that any credit check was made since it only took several days to determine whether or not the apartment would be given to the applicant. The rental office notified the applicant as to whether or not his application had been approved. To his knowledge, the rental agent would always contact the applicant or the applicant would call the rental agent several days after submitting the application.

He never received any instructions from his former employer regarding what policies or practices were to be followed in connection with black and Puerto Rican applicants. He stated that to his knowledge, these individuals were treated in the same manner as a white applicant.

He never knew of any "phony" lease or "phony" check which was maintained in the rental office in order to prove to a black or Puerto Rican applicant that no apartment was available since they had just rented the last apartment.

NY 177-69

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[redacted] advised that inasmuch as he was a tenant in the Tysens Park Apartments Complex before he accepted his job with the Trump Management Company, he was able to get a personal idea as to the racial composition of the building. He said that he believes there were 30 percent to 40 percent non-white tenants in the 8 buildings of the complex. He said that this non-white or minority population was comprised of blacks, Puerto Ricans, Chinese, and Hindus and Indians.

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He stated that during the time he resided in the apartment complex and while he was employed by Trump Management Company, he did not know of any person being denied tenancy because of their race or color.

He stated that he does not know the name of any individual who might have information regarding possible racial discrimination on the part of Trump Management Company.

FEDERAL BUREAU OF INVESTIGATION

8/5/74

Date of transcription

[redacted]
[redacted] Staten Island, New York (NY), telephone
number [redacted] advised she is [redacted] years of age, married
and is occupied as a [redacted] She stated she is a
high school graduate. [redacted] is of the white race.

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She advised that from August 1972 to about June 30, 1973, she was employed in the rental office of the Tysens Park Apartments in Staten Island, NY. Her employer at the time was the Trump Management Company of Brooklyn, NY. She resigned her position because she had become married and therefore was unable to work on Sundays as required. She best described her position as a rental clerk and her office was located at 285 Tysens Lane, Staten Island. Her job was primarily to interview prospective tenants, furnish application forms, show apartments and conduct a limited background inquiry on such prospective tenants.

She stated that when a person came to the rental office, she first asked what particular size apartment the person was interested in. She would ask about the person's annual income, inasmuch as one had to be in a certain annual income bracket in order to qualify. She would also ask the size of the applicant's family and his or her occupation. She would then show the apartment to the applicant and if favorable to the applicant, would furnish him with an application form. The applicant would be asked to furnish a deposit of \$50.00, although at times, lesser amounts were accepted. This money was refundable if the applicant was not approved. The criterion used regarding whether an applicant should be furnished with an application form was if the apartment was available and suitable to the applicant. The application form requested personal references, credit references, employment history, both present and past.

The applicant was not told about the number of apartments which were vacant at the time which might satisfy the applicant's needs. She said that it was her contention that this was none of the applicant's business on how many

Interviewed on 7/29/74 at Staten Island, New York File # NY 177-69 -196

by SA [redacted] /rmb Date dictated 7/31/74

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vacant apartments were available according to the applicant's needs.

She said that she was not authorized to inform the applicant as to whether he or she was acceptable as a tenant. She advised that there were no circumstances under which this was done.

She explained that the application for an apartment was made out in duplicate, one for her own files and one for the Brooklyn Office of the Trump Management Company. The original copy went to the Brooklyn Office of Trump, usually via [redacted] who was her boss. He would normally stop at the rental office and pick up the original application forms which he personally took to the Brooklyn Office.

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She stated that she never provided [redacted] with a written evaluation of the applicant. She said that at times he might review a particular application form and she would feel obligated to volunteer to him that the people did not appear reliable or respectable. She never included the race of the applicant nor did he inquire as to what race the applicant was. Her evaluation was based on the personal appearance and demeanor of the applicant, and she gave this evaluation voluntarily and only occasionally.

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The criterion used by her employer, as to whether a particular applicant would or would not be acceptable was to her understanding based on the following:

1. Proper income bracket.
2. Stability, that is, stability in employment.
3. Number of people in the family for the type of apartment requested.

She stated that the race of the applicant was never used as a criterion.

NY 177-69

The procedures used to determine acceptability included checking out the credit references of the applicant, contacting the personal references and also contacting current and former employers. She said that these inquiries were performed by herself by means of telephone. She said that what procedures, if any, used by her employer, were unknown to her. She advised that she did not know if her employer actually made any independent investigation.

When she finished performing the above described duties, [] said that she would telephonically contact the Brooklyn Office of Trump Management and furnish them with the results of her investigation. She said that within a space of several days she would then be informed by her office as to whether the tenant was acceptable. She advised that in 99% of the cases the tenant applicant was accepted since, "Mr. TRUMP liked to keep the apartments filled". She said that the entire deal, that is the filing of the application to the time of signing of the lease, took less than one week.

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She advised that the applicant, having been informed at the time of the filing of the application to call her in three or four days, would contact her and at this time she would inform them of their acceptability.

[] advised that the question of race has a criterior for acceptability of a prospective tenant was never discussed between herself and her employer.

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She said that she never maintained a "phony lease" or "phony check" in her office in order to be able to prove to any applicant that an apartment had just been rented.

She advised that she was not assigned to any particular building in the apartment complex. She said there were eight buildings in all and that it would be impossible for her to accurately fix the racial composition of the

NY 177-69

tenants of the buildings. She said that the number of black and or Puerto Rican families in the building she would describe as very noticeable.

She advised that it was not the policy of her employer to discriminate against prospective tenants because of the applicant's race. She said that she knows of no instance wherein a prospective tenant was determined to be unacceptable because of race.

[redacted] said that she knows of no one who possesses information that her former employer was engaged in racial discrimination against tenants or prospective tenants.

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/7/74

[redacted]
Staten Island, New York, telephone number [redacted], advised
he was born on [redacted]. He is of the white race,
and is employed as a [redacted]

[redacted]
New York City, telephone number [redacted] said
he is single and graduated from [redacted]
[redacted] He also has studied for a period of [redacted]
[redacted]

He advised that from March 1970, to January 1973,
he was employed by the Trump Management Company of Brooklyn,
New York. He said that he held various positions beginning
as a porter which included moping floors and burning the
garbage. He also worked as a porter-maintenance man which
job required that he make minor repairs in the various apartments
of the Tyson Park Apartments where he was employed in Staten
Island for the Trump Management Company. His last position
with Trump Management at Tyson Park Apartments was answering
the telephone in the maintenance office. He would receive
complaints from tenants and would relay this information through
the building superintendents. He advised that his overall boss
was [redacted] resigned his position in
January 1973, in order to enter the [redacted]

He furnished the following additional information:

He normally had no direct relationship with any person
applying for an apartment at the Tyson Park Apartments. He would
refer any applicants to the Rental Agent, [redacted] who
maintained her office in the Apartment complex at 285 Mill Road,
Staten Island. He did not know whether or not a prospective
tenant would immediately be furnished an application form upon
inquiring about an apartment.

He never was placed in a position wherein he was
asked by an applicant as to the number of apartments available
in the complex.

Interviewed on 8/1/74 at Staten Island, New York File # NY 177-69 -147

by SA [redacted] /dyc Date dictated 8/2/74

NY 177-69

He was not authorized nor was he in a position to advise any applicant that he or she was acceptable as a tenant. He believes this information was furnished to the applicant by the rental office.

He has no knowledge as to how the completed application form is forwarded from the local rental office to the office in Brooklyn, New York.

He was never in a position where by it was necessary for him to furnish the main office with information of a descriptive nature about the applicant. Under normal circumstances he would first come in contact with the tenant after he had cleaned the apartment and the tenant had already been accepted and was moving into the premises.

He is not familiar with the criteria used by his former employer in determining whether or not an applicant is acceptable for tenancy in the building complex.

He is not familiar, nor does he have any knowledge of, the procedures used by his former employer in determining the acceptability of a tenant-applicant.

The only way he would know whether a applicant has been accepted as a tenant was when the family began moving into the apartment or perhaps several days before when he was instructed to clean an apartment for occupancy.

He was never furnished with any instructions by any person associated with his former employer relating to the practices that were to be followed in accepting prospective tenants who might be black or puerto rican.

He has no information or knowledge of a plan wherein a "phony" lease and check were maintained in the rental office in order to prove to a black or puerto rican person that an apartment they were seeking had just be rented. He has no information that this had ever been done while he was employed

NY 177-69

in the apartment complex.

He has no idea as to the racial composition of the buildings in the Tyson Park Apartments where he had been employed. He stated only that "There were not to many non-white families living there". He said it is not possible for him to give any accurate percentage.

He has no information that a person was denied an apartment in the Tysons Park Apartments on account of race or color.

He does not know anyone, including fellow former employees, who has information that the Trump Management Company was engaged in racial discrimination against prospective tenants in the Tysons Manor Apartments.

FEDERAL BUREAU OF INVESTIGATION

8/7/74

Date of transcription

Mrs. CLARA M. JACOBS advised that she is the Managing Agent of the Grymes Hill Apartments, Incorporated, 22 Arlo Road, Staten Island, New York (NY), telephone number 447-8380. Mrs. JACOBS resides at 22 Arlo Road, Staten Island, NY. She is a 61 year old widow, of the caucasian race. She attended school through the ninth grade. She has been employed by the Trump Managing Company, for approximately 13 years. She and her husband, HILLIE D. JACOBS (deceased), worked together as Managing Agents of the Grymes Hill Apartments, until seven years ago when her husband passed away. Since that time Mrs. JACOBS has taken over as the sole Managing Agent of the apartment complex.

Mrs. JACOBS said that since she has been Managing Agent of the Grymes Hill Apartments, she has had sole authorization to determine the acceptability of a prospective tenant for the apartments. She said that the Trump Management Company has left the matter of tenant acceptability to her own discretion.

Mrs. JACOBS said that since November of 1972, she has been filling the vacancies in the apartments as they occur from a waiting list. If when a prospective tenant appears at the renting office of the apartments, a vacancy does exist within the apartment complex, that prospective tenant is told of all such vacancies and is shown each vacancy. When no vacancy does exist, and at the request of the prospective tenant, the prospective tenant's name is placed on the waiting list. Notations are made at the same time as to when the prospective tenant appeared at the renting office, the size of the apartment needed by the prospective tenant and when said apartment was needed.

Prior to November of 1972, Mrs. JACOBS said that there were normally vacancies and prospective tenants would appear at the rental office of the apartments. She said that at that time, anybody that was interested in renting one of the apartments in the complex was given an application. Then as now, Mrs. JACOBS said that only she determined the acceptability of the applicant.

Interviewed on 8/5/74 at Staten Island, New York File # NY 177-69 *148*
by SA [redacted] /rmb Date dictated 8/6/74

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NY 177-69

Mrs. JACOBS said that the criterior used to determine the prospective tenant's acceptability is that the prospective tenant must earn in salary a sum equal to one month's rent. In addition, the other criterior used to determine the applicant's acceptability is the size of the applicant's family. The size of the applicant's family determines what type of an apartment the applicant could rent. As an example, Mrs. JACOBS said that no more than one person could occupy a studio apartment, two adults are rented nothing smaller than a one bedroom apartment. An applicant with one child is allowed to rent nothing smaller than a two bedroom apartment. An applicant with two children is allowed to rent nothing smaller than a three bedroom apartment. Mrs. JACOBS said that applicants with more than two children are not considered as acceptable prospective tenants.

She further said that she has not made it a practice in her years as Managing Agent of the apartments to conduct any credit or reference checks based on the information received from the prospective tenant on the application. She said that she assumes that each prospective tenant in answering the questions on the application are truthful and feels no need to verify these statements in any way.

Mrs. JACOBS continued, by saying that when a vacancy occurs and the prospective tenant, after viewing the apartment is interested, the prospective tenant is then furnished an application. It is at this time that Mrs. JACOBS accepts a deposit for the vacant apartment. After the prospective tenant signs the lease for the apartment, the lease, application and the deposit are taken to the Trump Management Company office in Brooklyn, NY. The Brooklyn office is not advised by Mrs. JACOBS either orally or in writing as to the race or appearance of the new tenant. At the same time, the Trump Management Company is not made aware of the prospective tenants that have been turned

NY 177-69

down by Mrs. JACOBS. Mrs. JACOBS said that she has received no instructions from anyone in or connected with the Trump Management Company, relating to company policies or practices concerning the renting of apartments to Black or Puerto Rican persons. Mrs. JACOBS said that she does not maintain a "phony" lease and check in her rental office in order to be able to prove to a Black or Puerto Rican prospective tenant that an apartment, which such person was seeking to rent had been rented earlier in the day. She said that she has never denied tenancy in the Grymes Hill Apartments on account of race, or color. She further said that she knows of no such policies or practices anywhere within the Trump Management Company.

Mrs. JACOBS said that the Grymes Hill Apartments is a garden apartment complex, consisting of 99 buildings and 416 apartments. She said that the Grymes Hill Apartments currently has approximately 15 or 20 Black and Puerto Rican families and approximately five Oriental families.

F B I

Date: 8/12/74

Transmit the following in PLAINTEXT
(Type in plaintext or code)Via TELETYPE NITEL
(Priority)TO: DIRECTOR (177-1859) AND
SAC, NEWARK (177-56)

FROM: SAC, NEW YORK (177-69) (P)

TRUMP MANAGEMENT COMPANY, NEW YORK, NEW YORK; []

[] AND [] - VICTIMS; DIH
(OO: NY).REFERENCE ~~BUREAU AIRTEL TO NEW YORK JULY 18, 1974;~~
NEWARK AIRTEL TO BUREAU AUGUST 2, 1974.INVESTIGATION AT BROOKLYN, NEW YORK, DETERMINED
THAT [] FORMER SUPERINTENDENT AT THE LAWRENCE
GARDENS APARTMENTS, 3315 NOSTRAND AVENUE, CURRENTLY RESIDES
AT [][] FORMER SUPERINTENDENT AT LAWRENCE TOWERS, 3280-3310
NOSTRAND AVENUE, RESIDES AT [] STATEN
ISLAND, NEW YORK.

NEWARK, AT [] INTERVIEW

[] AS PER REFERENCED BUREAU AIRTEL.

~~NEW YORK, AT STATEN ISLAND, INTERVIEW []~~TWC:imk
(2)
1-#241Approved: [Signature]
Special Agent in Charge

Sent

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Per [Signature]

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H

NR025 NY PLAIN

9:17 PM NITEL 8-12-74 CJR

TO DIRECTOR (177-1859)

NEWARK (177-56)

FROM NEW YORK (177-69) IP P

TRUMP MANAGEMENT COMPANY, NEW YORK, NEW YORK; [REDACTED]

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[REDACTED] AND [REDACTED] - VICTIMS; DIH

(OO NEW YORK).

REFERENCE NEWARK AIRTEL TO BUREAU AUGUST 2, 1974.

INVESTIGATION AT BROOKLYN, NEW YORK, DETERMINED THAT

[REDACTED] FORMER SUPERINTENDENT AT THE LAWRENCE GARDENS
APARTMENTS, 3315 NOSTRAND AVENUE, CURRENTLY RESIDES AT [REDACTED]

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[REDACTED]
FORMER SUPERINTENDENT AT LAWRENCE TOWERS, 3280-3310
NOSTRAND AVENUE, RESIDES AT [REDACTED] STATEN ISLAND,
NEW YORK.

NEWARK, AT [REDACTED] INTERVIEW [REDACTED]

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AS PER REFERENCED BUREAU AIRTEL.

END

JWC FBI NK FOR THREE

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WA = DBS

177-69-1249
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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/14/74

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[redacted] Staten Island, New York (SI, NY), telephone number [redacted] advised she is employed as a [redacted] SI, NY. Her telephone number at her job is [redacted] [redacted] said that she is [redacted] years of age, a high school graduate, and resides with her husband [redacted] [redacted] is of the white race. She furnished the following additional information:

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To the best of her recollection she was employed for about 6 months between August, 1971 and February, 1972, as a rental agent for the Trump Management Company of Brooklyn, NY. Her office was located in the Tysens Park Apartments, located at 285 Mill Road, SI, NY. Her immediate Supervisor was a [redacted] of the Brooklyn Office. She voluntarily terminated her position because she frequently worked alone and had custody of rent money from the tenants of the apartment building.

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Basically, her job assignment was to furnish application forms to prospective tenants, show apartments to these tenants and collect rents when the tenant did not mail the rent to the office in Brooklyn.

When a prospective tenant came to her office seeking an apartment she would normally ask the number of persons in the family, the type of apartment needed, and the income of the applicant. At times, the applicant would fill out an application form furnished to them by ourselves and then she would show an empty apartment to the applicant. At other times, she would show the apartment and if the applicant approved of it she would furnish the application form that this time.

Interviewed on 8/7/74 at Staten Island, NY File # 177-69 -150
by SA [redacted] :mcp Date dictated 8/8/74

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NY 177-69

She did not routinely, or to her recollection never did, advise an applicant of the number of vacancies that might satisfy the applicant's needs.

She did not then advise the applicant whether he or she was acceptable as a tenant. This information would be given to her by the Brooklyn Office usually [redacted] and she would notify the applicant whether they were acceptable.

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When the application was filled out in duplicate, she would keep one copy in her office and [redacted] would pick up the other copy and take it to the office in Brooklyn. Usually by this time she would have verified the employment of the applicant and made a notation on the original copy of the application form. [redacted] usually stopped by her office several times a week to pick up rents and applicant forms.

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In the last majority of cases she would not make any written notation on the application form or otherwise regarding the description or appearance of the applicant. On very rare occasions, when the applicant was of good character she would voluntarily furnish this information to [redacted]. The race of the applicant was never discussed with [redacted].

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The criteria used by the Trump Management Company in determining whether or not an applicant was acceptable as a tenant was unknown to [redacted]. Usually, the only criteria was income, size of family and whether or not a particular apartment was available.

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The application form, and among other things, requested the current employment of the applicant, his current and previous address and the names of some personal references. They only investigation she would conduct, as previously stated, to verify the current employment and income of the applicant. She would never ask the employer the applicant's reputation. She does not know what procedures that is, what type of investigation, the Trump Management Company might conduct in determining the acceptability of applicants.

NY177-69

When an applicant was approved or disapproved as a tenant by the Trump Management Company he would notify the applicant by telephone. If the applicant was not approved the deposit of \$50.00 would be refundable. She can not ever recall having turned down an applicant for an apartment in the Tysens Park Apartments.

[redacted] advised that she was never given any instructions from anyone associated with the Trump Management Company as to the policies or practices that were to be followed in accepting and reviewing applications for renting to black or puerto rican persons.

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She never maintained a "phony" lease or a "phony" check in the rental office in order to prove to a black or puerto rican person that the apartment which they were interested in had just been rented. She stated that she never heard of such a practice.

She does not have the slightest idea as to the racial composition of the Tysens Park Apartments when she was employed as a rental agent. She said, however, that it was not unusual to see black and puerto rican tenants in the apartment complex.

She stated that she knows of no incident of when an applicant was denied tenancy on account of race or color, and likewise was informed that an apartment was not available because of the persons race.

She does not know of anyone who might have information of possible racial discrimination practiced by the Trump Management Company.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/14/74

On August 12, 1974, [redacted]
[redacted] New York, telephone number [redacted]
appeared at the [redacted] of the
Federal Bureau of Investigation (FBI).

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[redacted] was advised by the below Agent that he was being interviewed with regard to his period of employment with Trump Management Corporation, October, 1972, through March, 1974, and in particular, events which he may have observed which would reflect practices in discrimination in housing.

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[redacted] advised that during his employment with Trump Management his duties involved strictly accounting matters and he had no contact with the main office on management level. He stated that his work was very closely scrutinized and on numerous occasions, he was openly criticized over his work and these factors, coupled with a dispute in salary, led to the termination of his employment with Trump Management Corporation.

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[redacted] stated that he would be unable to name the persons responsible in Trump Management Corporation for the processing and reviewing of applications for tenancy. His knowledge is very limited as to the particular duties of individual employees. When questioned as to whether the central office exclusively reviewed and approved applications for tenancy, [redacted] advised that he was unable to comment due to his lack of knowledge of the inter-workings of the company. Additionally, [redacted] was unable to comment as to any facet of the applicant management relationship, again stating that his knowledge of Trump Management Corporation centered entirely on accounting matters and he was completely avoided with regard to any management decisions.

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[redacted] stated that his knowledge of the inter-workings of Trump Management Corporation, as stated above, held true as to all business dealings involving Trump Management Corporation with the exception of that project known as Washington Property located in Seat Pleasant, Maryland.

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[redacted] stated the racial proportion in the Washington

Interviewed on 8/12/74 at Garden City, New York File # NY 177-69-152

by SA [redacted] :cf Date dictated 8/13/74

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NY 177-69

Property would probably be close to 80 percent black and 20 percent white.

[redacted] stated that he could furnish no additional information regarding Trump Management Corporation and discriminatory practices, therefore, the interview was terminated.

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Description

Name:	[redacted] (no middle name) [redacted]
Address:	[redacted] [redacted] New York
Telephone:	[redacted]
Occupation:	[redacted]
Employer:	[redacted] New York, New York
Sex:	Male
Race:	Caucasian
Height:	5 feet 10 inches
Weight:	210 pounds
Hair:	Grey
Build:	Heavy
Eyes:	Brown
Education:	Graduate - [redacted] [redacted]

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/16/74

ABRAHAM ROSENBERG, Apartment 4B, 2940 Ocean Parkway, Brooklyn, New York, telephone number 212-946-9583, gave the following information:

ROSENBERG advised that he is currently retired and is 77 years of age. He is a white male and a High School graduate. He was employed as a renting agent at the Beach Haven Apartments, which is owned by the Trump Management Corporation. He was first employed by Trump Management from 1954 through 1959, at which time he left because he suffered a heart attack. He was again employed by Trump from 1968 through March of 1973, where again he left because he suffered a second heart attack. He was employed as a renting agent during those terms of employment.

ROSENBERG advised that each prospective tenant was not given an application. An application was offered only if they evidenced a liking for the apartment that was shown and they indicated that they wanted to rent it. The applicant then filled out an application and a deposit was taken. ROSENBERG advised that he would usually show a floor plan of the type of apartment which the applicant indicated he was looking for. The applicant would be advised of all the vacancies available in any particular building. ROSENBERG advised that the lease and the application would be hand carried to the Central Office by the renting agent. The Central Office would decide what would happen to any one particular application. ROSENBERG advised that the renting agent had nothing to do with either checking the background of the prospective tenant and he was not authorized to advise an applicant whether or not he or she was acceptable as a tenant.

ROSENBERG advised that the Central Office was next to his rental office so that he would routinely carry over any applications or leases. These were brought to a [redacted] who worked in the Central Office.

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Interviewed on 8/8/74 at Brooklyn, New York File # NY 177-69 - 151
by SAS [redacted] and [redacted]:lp Date dictated 8/14/74

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NY 177-69

ROSENBERG advised that he did not routinely provide the Central Office either orally or in writing with a description of the applicant. His old job was to simply forward the application and lease. He advised that no racial notations were ever made concerning any applicant.

ROSENBERG advised that he is not familiar with the criteria used by Trump Management in determining whether or not an applicant is acceptable for tenancy. He advised that all of this was handled through Mrs. GILBERT's section in the Central Office. He further advised that he is not familiar with the procedures used by the Trump Management Corporation in determining the acceptability of applicants.

ROSENBERG advised that he was not, as a standard operating procedure, informed by the Central Office as to whether or not an applicant had been approved or rejected for tenancy. ROSENBERG advised that usually he would be told only if he asked a specific question concerning a certain applicant. ROSENBERG advised that sometimes he knew applicants were rejected because employment was not verified or the salary was not considered to be high enough for the applicant to afford a certain rent. He advised that most terms for rejection were usually due to economic reasons. He knows of no situation where a person was rejected because of his race.

He advised that he is not aware of any distinction ever being made for an applicant because of that applicant's race. He never received any instructions from any person associated with Trump relating to policies or practices that were to be followed in accepting and reviewing applications of or renting to Black or Puerto Rican persons.

ROSENBERG further advised that he has no information concerning any phony leases or checks that were maintained by renting agents or superintendents.

NY 177-69

ROSENBERG was unable to furnish any type of ratio as to minority group tenancy in the building that he was a renting agent for, although he did advise that minority groups did reside in that building.

ROSENBERG was unable to advise of any instance in which he believes a person was denied tenancy on account of race or color.

He further advised that he does not know any person whom he believes has information of any possible racial discrimination by the Trump Management Corporation.

FEDERAL BUREAU OF INVESTIGATION

REPORTING OFFICE NEWARK	OFFICE OF ORIGIN NEW YORK	DATE 8/16/74	INVESTIGATIVE PERIOD 8/14/74
TITLE OF CASE TRUMP MANAGEMENT COMPANY, NEW YORK, NEW YORK; [REDACTED] [REDACTED]-VICTIMS		REPORT MADE BY SA [REDACTED]	TYPED BY mt
		CHARACTER OF CASE DIH	

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b7CREFERENCES: New York nitel to Bureau, 8/12/74.

-RUC-

ADMINISTRATIVE

All persons interviewed were advised that this investigation is being conducted at the specific request of the US Department of Justice, and that any information they furnished could be used in a court of law.

ACCOMPLISHMENTS CLAIMED				☒ NONE	ACQUIT-TALS 0	CASE HAS BEEN:	
CONVIC.	FUG.	FINES	SAVINGS	RECOVERIES		PENDING OVER ONE YEAR ☐ YES ☒ NO	PENDING PROSECUTION OVER SIX MONTHS ☐ YES ☒ NO
APPROVED					SPECIAL AGENT IN CHARGE	DO NOT WRITE IN SPACES BELOW	
COPIES MADE:							
3-Bureau (177-1859) ②-New York (177-69) 1-Newark (177-56) <i>copy to USA, EDNY 8/22/74</i>							
Dissemination Record of Attached Report					Notation		
Agency					177-69-153 SEARCHED INDEXED SERIALIZED FILED AUG 19 1974 FBI - NEW YORK		
Request Recd.							
Date Fwd.							
How Fwd.							
By							

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UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to:

Report of: SA [REDACTED] Office: Newark, New Jersey
Date: 8/16/74
Field Office File #: 177-56 Bureau File #: 177-1859
Title: TRUMP MANAGEMENT COMPANY, NEW YORK, NEW YORK;
[REDACTED] - VICTIMS

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Character: DISCRIMINATION IN HOUSING

Synopsis: [REDACTED] Superintendent at Laurence Gardens,
Brooklyn, NY, during period 8/72-5/74, interviewed and disclaims
all knowledge of racial discrimination practiced by Trump
Management during his period of employment.

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DETAILS

This report contains the results of a limited
investigation.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/16/74

[redacted]
[redacted] telephone number [redacted] a white male, residing in the [redacted]
[redacted] was advised of the identities of [redacted] as being Special Agents of the Federal Bureau of Investigation (FBI) and that he was being interviewed regarding an allegation of discrimination in housing made against the Trump Management Company of New York.

[redacted] advised that he is currently employed as the superintendent of the Crescent Park Apartments, 320 South Harrison Street, East Orange, New Jersey, that he was born in [redacted] had a total of [redacted] in his lifetime, and has Social Security Number [redacted]

He advised that prior to obtaining his current employment, he had previously been employed as the superintendent of Laurence Gardens Apartments, 3301 and 3315 Westrand Avenue, Brooklyn, New York, owned and operated by Trump Management Incorporated.

He stated that he was in the employ of Trump Management during the period August 1972-May 1974, when he terminated his position because of unsatisfactory working condition.

He stated that the unsatisfactory conditions concerned the constant badgering he received from Trump Management who expected him to act as rental agent with the goal of full occupancy at Laurence Gardens, which he did not consider to be part of his duties as a superintendent.

He stated that while employed at Lawrence Gardens, he would follow a set procedure with regard to all prospective tenants. He stated that prospective tenant would tell him what type of apartment they required, i.e., size, floor plan, etc., and that he would then show the prospective tenant vacant apartments which met their needs. He stated that if the prospective tenant liked the apartment, he would then give them an apartment which he would personally carry to the Trump Rental Office.

Interviewed on 8/14/74 of [redacted] File # Newark 177-56
by SAS [redacted] SS/at Date dictated 8/15/74

NK 177-56

He advised that all applicants were shown all vacant apartments fitting their needs and that all applicants who desired a rental application were provided one.

He advised that he was not authorized to nor did he ever advise a tenant that they were or were not acceptable. However, he did state that there was an understood requirement that a prospective tenant would have to have an income high enough so that the monthly rent payment for the apartment applied for would not exceed twenty-five percent of the renter's salary.

He advised that when he brought the application to the rental office, he never advised anyone at the rental office, either verbally or in writing, as to the race or any other characteristics of prospective tenants. He added that this was never asked of him either, by anyone at the rental office.

He stated that he was unaware of any requirements placed on prospective renters by the rental office other than that the applicant had to be at least 21 years of age and that his monthly rent could not exceed twenty-five percent of his salary. He added that he believes that the rental office also desired at least two years continuous employment by applicants, but does not think that this was an inflexible requirement.

He stated that he is not familiar with how the rental office went about checking out desirability of applicants or how they were approved or rejected as tenants.

He stated that the only way he knew an applicant was to become a tenant was when he received a copy of the lease to be executed by the applicant which was sent him by the rental office.

He advised that he was never given any instructions for procedures to be followed in renting to blacks or Puerto Ricans.

He stated that he never maintained a "phony" lease or check for the purpose of showing that a vacancy had been rented when a black or Puerto Rican inquired about an apartment.

He stated that during the time of his employment, of the approximately 225 apartments at Laurence Gardens, approximately six apartments were occupied by black and Puerto Rican families, adding the makeup was four Puerto Rican and two black families.

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NK 177-56

He advised that he knows of no instance where an applicant was denied residence because of race or color and could not provide the name of anyone he believes has information of possible racial discrimination by Trump Management.

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/19/74

[redacted] Brooklyn, New York, home telephone number [redacted] business telephone number [redacted] gave the following information:

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[redacted] advised she is [redacted] years of age and is a white female. She is currently employed in [redacted]

[redacted] Brooklyn, New York. She is a high school graduate. She advised that she was employed by the Trump Corporation from [redacted] She was employed as a [redacted]

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[redacted] advised that a [redacted] was the office manager of the central office of Trump and that she was in control of processing tenant applications. She advised that the Trump office in Shore Haven also reviewed tenant applications. This office was located at 2064 Cropsey Avenue, Brooklyn, New York. [redacted] advised that applications were usually delivered by superintendents with deposits. She advised that she was never informed of the race of the prospective tenant when the applications were hand delivered. She advised that when the applications were mailed, there was no racial code or racial indication on them.

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[redacted] advised that credit and income checks were routinely made by the central office concerning any applicant. The central office would verify employment and the income would be verified by checking through an applicant's employer. [redacted] advised that the general criterion for acceptability was that the tenant must make at least the monthly rental as a weekly salary. She further advised that anyone under 21 had to have the rent payment guaranteed by their parents or guardian. [redacted] advised that the race of the applicant had absolutely no effect in determining the applicant's acceptability for tenancy.

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Interviewed on 8/13/74 at Brooklyn, New York File # NY 177-69 *154*

by *[signature]* SA [redacted] :lp

Date dictated 8/14/74b6
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NY 177-69

[] advised that she never received any instructions with regard to reviewing applications of and accepting Black or Puerto Rican persons for tenancy. She advised that she was never aware of a prospective tenant's race. She advised that she does not have any details of any instance in which she believes a person was denied tenancy on account of race or color. She could furnish no names or addresses of anyone whom she believed had such knowledge.

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/19/74

[redacted]
[redacted] Brooklyn, New York, telephone number
[redacted] gave the following information:

[redacted] advised that he is the assistant superintendent at the Lawrence Gardens Apartments, which are owned by Trump Management Corporation. He is a white male, aged [redacted]. His education consists of [redacted]. His Social Security Number is [redacted]. He advised that in [redacted] he was employed as a porter at the Westminster Hall Apartments, which are also owned by Trump Management. He advised he left because he was not earning enough money. He has been employed in his current position for the past three and one half months.

[redacted] advised that he is not aware of any particular policy that the Trump Management Corporation has with regard to minority groups. He advised that when he was employed as a porter, he showed all vacant apartments to any prospective tenants. He advised that he was never given instructions to either assist in or facilitate a practice of racial discrimination. He further advised that he, himself, never practiced any such racial discrimination with or without any instructions from the main office.

[redacted] advised that he never discussed a practice of racial discrimination or a practice of different treatment of persons, based on race, with any person associated with Trump.

He further advised that he has no knowledge of any system in which a superintendent or renting agent showed a phony lease to a minority person.

[redacted] advised that he does not know of any person who may have knowledge of a racially discriminatory policy engaged in by Trump. He advised that he is not sure of the racial composition of the building where he was

Interviewed on 8/12/74 at Brooklyn, New York File # NY 177-69 -155

by SAS [redacted] and

[redacted] lp

Date dictated 8/14/74

NY 177-69

a porter, but he believes that there were at least two Black families that were living there.

[] advised that in his position as an assistant superintendent, all he does now is hand applications to prospective tenants and then hand carry the filled-out application and deposit to the central office. He is not familiar with the criteria used by Trump in determining whether an applicant is acceptable or not. [] advised he routinely shows all vacant apartments that an applicant expresses an interest in. He is not authorized to advise an applicant whether or not he or she is acceptable as a tenant. He does not provide the central office with a description of the applicant. He advised that the only criteria that he is familiar with is the fact that Trump usually requires that an applicant make at least the monthly rental as a weekly salary. He advised that he is not informed whether or not an applicant is approved or rejected.

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[] advised that he is unfamiliar with a system of maintaining a phony lease and check in a rental office in order to prove that a vacant apartment had just been rented. [] advised that the building he is currently in has approximately five Black families out of a total of 224 occupied units.

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[] advised that he does not have any details of any instance in which he believes a person was denied tenancy on account of race or color, and he does not know the name or address of any person who does know or have any information of any such instance.

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FEDERAL BUREAU OF INVESTIGATION

REPORTING OFFICE DETROIT	OFFICE OF ORIGIN NEW YORK	DATE 8/20/74	INVESTIGATIVE PERIOD 8/19-20/74
TITLE OF CASE TRUMP MANAGEMENT COMPANY NEW YORK, NEW YORK [REDACTED] AND [REDACTED] - VICTIMS		REPORT MADE BY SA [REDACTED]	TYPED BY lim
		CHARACTER OF CASE DIH	

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b7CREFERENCE: Bureau airtel dated 7/26/74.

- RUC -

ACCOMPLISHMENTS CLAIMED					☐ NONE	ACQUIT- TALS	CASE HAS BEEN: PENDING OVER ONE YEAR ☐ YES ☐ NO PENDING PROSECUTION OVER SIX MONTHS ☐ YES ☐ NO
CONVIC.	FUG.	FINES	SAVINGS	RECOVERIES			

APPROVED	SPECIAL AGENT IN CHARGE	DO NOT WRITE IN SPACES BELOW	
COPIES MADE:		3 - Bureau (177-1859) ③ - New York (177-69) (1 - USA, New York) EONY 1 - Detroit (177-70)	

Dissemination Record of Attached Report					Notations SEARCHED INDEXED SERIALIZED FILED 21 AUG 22 1974 FBI - NEW YORK
Agency					
Request Recd.					
Date Fwd.					
How Fwd.					
By					

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COVER PAGE

**UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION**

Copy to: **1 - USA, New York**

Report of: SA [redacted]
Date: **8/20/74**

Office: **Detroit, Michigan**

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b7C

Field Office File #: **177-70**

Bureau File #: **177-1859**

Title: **TRUMP MANAGEMENT COMPANY
NEW YORK, NEW YORK**
[redacted] **AND**
[redacted] **- VICTIMS**

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Character: **DISCRIMINATION IN HOUSING**

Synopsis: **Unable to locate** [redacted]
- RUC -

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DETAILS:

On August 19, 1974, a survey of the area of the [redacted] reflected there
is no such address as [redacted]

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On August 19, 1974, [redacted]
[redacted] advised that he has never known of an address
such as [redacted] He also stated that he has lived
in that area for quite a few years and the name [redacted]
[redacted] or any family by the name of [redacted] is unknown to him.

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A review of the Bell Telephone books, Bressers,
and R.L. Polk failed to reflect a [redacted]

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/26/74

RENE BOUCHARD, 101 West 72nd Street, Apartment 4S, telephone number (212) SC 4-0214, gave the following information:

BOUCHARD, who is a white male, advised that he is 67 years old and has very little formal education, as he went to work when he was 10 years of age. He advised that he worked for Trump Management Corporation, from June, 1969 until he retired in January, 1972. He was employed as a Doorman at the Park Briar Apartments, 110-45 Queens Boulevard, Queens, New York. He advised that the management of that particular apartment house changed approximately four times before Trump Management took the building over. He told TRUMP that he wished to retire, but TRUMP persuaded him to remain on as a liaison man between tenants and management. BOUCHARD advised that he was still being paid as a Doorman and that his general duties were still pretty much the same as they were when he was a Doorman. BOUCHARD advised that he was not employed as a Rental Agent or a Superintendent. He advised that he is permanently retired and that he suffers from very severe respiratory ailments and that he expects to be hospitalized for a long period of time.

BOUCHARD advised that he is not aware of any racial policy or practice engaged in by the Trump Management Corporation. He advised that he was never given instructions to assist in or facilitate the practice of racial discrimination. He further advised that he himself never engaged in such practices without having received such instructions.

BOUCHARD advised that he never discussed the practice of racial discrimination or different treatment of persons based on race with any person associated with Trump.

Interviewed on 8/21/74 at New York, New York File # NY 177-69 -157
by SAS [redacted] & [redacted] /TWC/dac Date dictated 8/22/74

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NY 177-69

2.

BOUCHARD advised that he has never come across a system in which a Superintendent would show a phony lease to a minority person to prove that a vacant apartment had just been rented.

He advised that he did not have the names of any person who may have knowledge of a racially discriminatory policy engaged in by Trump.

BOUCHARD advised that he has no idea of the racial composition of the building to which he was assigned.

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1- USA, EDNY (ATT: AUSA [REDACTED])

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b7CReport of: [REDACTED]
Date: September 5, 1974

Office: New York, New York

Field Office File #: 177-69

Bureau File #: 177-1859

Title: TRUMP MANAGEMENT CORPORATION,
NEW YORK, NEW YORK;
[REDACTED] - VICTIM
[REDACTED] - VICTIMb6
b7C

Character: DISCRIMINATION IN HOUSING

Synopsis:

Former employees of Trump interviewed. All were unable to detail any policy or instances of racial discrimination by Trump. Investigation continues.

-P-

DETAILS:

This is a limited investigation.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/4/74

[redacted] New York,
New York, telephone number [redacted] gave the
following information:

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[redacted] advised that he is a white male, age [redacted]
and is currently unemployed. He was employed by the
Trump Management Corporation, from October 15, 1972
through September 23, 1973. He was employed as a porter
at the Sunnyside Towers Apartments, 4601 39th Avenue,
Flushing, New York. [redacted] advised that he resigned
his position because he felt there was too much work
and too much responsibility for one individual to handle.

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[redacted] advised that as a porter he had very little
to do with the renting of apartments. He advised that
there was only one period of one month when the super-
intendent was on vacation that he actually showed
apartments to prospective tenants.

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[redacted] advised that he has never received any
directions or instructions from anyone associated with
Trump Management with respect to a racial policy. He
advised that he never "tipped off" a superintendent
as to the race of a prospective tenant. He further
advised that he himself has never engaged in any racial
discriminatory policies while employed as a porter by
Trump Management.

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[redacted] advised that he never discussed a
practice of racial discrimination or different treatment
of persons based on race with anyone associated with Trump.
He advised that he has no knowledge of a system whereby
a superintendent would show a phoney lease to a black
or Puerto Rican applicant to prove that a vacant
apartment had just been rented.

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Interviewed on 8/23/74 at New York, New York File # NY 177-69
by SAs [redacted] and [redacted]
[redacted] /TAC:bah Date dictated 8/29/74

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NY 177-69

[] advised that he does not know the names of any person or persons who may have knowledge of a racially discriminatory policy engaged in by Trump.

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[] further advised that he is unable to furnish an exact racial composition of the building in which he works, but he advised that this building was located in a predominantly white neighborhood and it was the only building in the neighborhood that had a representation of all races, including blacks, Puerto Ricans, Orientals, and whites.

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/4/74

PETER DAYBAK, 529 East 5th Street, New York, New York, telephone number 212-475-1332, stated the following information:

DAYBAK advised that he is a white male, 61 years of age, and currently employed as a porter at the Eye and Ear Hospital Infirmary, in New York City. He advised that he was employed by Trump Management Corporation as a porter at the Sunnyside Towers Apartments, 4601 39th Avenue, Flushing, New York, for approximately four to six months on a part-time basis in 1972 and 1973. He advised he only worked weekends and he further advised that he had nothing whatsoever to do with the rental policies of the building.

DAYBAK advised that he was never given any directions or instructions by anyone from the Trump Management Corporation concerning a racial policy towards prospective tenants. He advised he never "tipped off" a superintendent as to the race of a prospective tenant.

DAYBAK advised that he never discussed a practice of racial discrimination or different treatment of persons based on race with anyone associated with Trump.

DAYBAK advised that he has no knowledge of a system of a phoney lease shown by a superintendent to a black or Puerto Rican applicant to prove that a vacant apartment had just been rented.

He advised that he did not have the names of any individual who may have knowledge of a racially discriminatory policy engaged in by Trump Management.

DAYBAK was unable to advise as to the racial composition of Sunnyside Towers, but he advised that there was tenants residing there of the black, Puerto Rican, Oriental, and white races.

Interviewed on 8/23/74 at New York, New York File # NY 177-69
by SAs [redacted] and [redacted] Date dictated 8/29/74
[redacted] /TWC:bah

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 8/29/74

[redacted] was interviewed at his residence, [redacted] Staten Island, New York, telephone number [redacted] is a [redacted] year old Caucasian male. [redacted]

He is currently employed as acting superintendent of the Oro Gardens, a garden apartment complex located at 1300 Richmond Avenue, Staten Island, New York. He was formerly employed as superintendent of the Lawrence Towers Apartments, 32-80 Nostrand Avenue, Brooklyn, New York, from February, 1973 through April, 1973. While superintendent at the Lawrence Towers Apartments, he was employed by the Trump Management Company, Brooklyn, New York.

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[redacted] said that he was [redacted]
[redacted]
[redacted] He advised that the Trump Management Company [redacted]
[redacted] He said he attempted to contact the principals of the Trump Management Company to determine [redacted]
[redacted]

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[redacted] said that in his capacity as superintendent of the Lawrence Towers Apartments, he had occasion to show vacant apartments to prospective tenants. [redacted] said that any person inquiring about the rental of an apartment was offered an application to rent if they were interested in renting one of the vacant apartments, and if, through interview, [redacted] determined that one week's salary of the applicant was equal to one month's rental of the apartment in which they were interested. [redacted] said that he routinely told each of the applicants that he had contact with the number of vacancies that satisfied the applicant's need which were available. The applicant was shown each of the vacant apartments that were available.

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[redacted] said that he was authorized to advise the applicant that he or she was not acceptable as a tenant

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Interviewed on 8/23/74 at Staten Island, New York File # NY 177-69-162

SA [redacted]:lp

8/26/74

by _____ Date dictated _____

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NY 177-69

only if they did not meet the financial criteria, that being the applicant had to earn one week's salary equal to the monthly rental of the apartment.

[] said that when the applicant was white, he was instructed by the Trump Management Company to accept the application and the deposit. [] would then telephonically call in the information on the application to the Trump Management Office. On a given day, during each week, [] would then take these applications and the deposits to the Trump Management Office in Brooklyn.

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[] further advised that when an application and deposit was received from a Black family who qualified financially for the apartment, he was instructed by the Trump Management Company to send the Black applicant to the Trump Management Office with the application and the deposit. [] was also instructed to immediately advise the Trump Management Office, by telephone, that a Black applicant, with a completed application for the Lawrence Towers Apartments, was on his way. [] said that during his tenure with the Trump Management Company at the Lawrence Towers Apartments, he showed vacant apartments to a number of Black potential applicants, however, none of the Blacks to whom he showed the apartments qualified financially or were not interested in renting the apartments that were shown. As a result, [] said that he did not receive an application or a deposit from any Black family.

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[] said further that beyond the financial criteria which also involved showing proof of earnings, [] did not know what criteria was used by the Trump Management Company to determine

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NY 177-69

whether or not an applicant was acceptable. He could not state whether or not, in determining the acceptability of applicants, the Trump Management Company used credit checks, reference checks, or other procedures for verifying the statements on the applications. [] said that he was routinely advised by the Trump Management Office as to whether or not an application had been accepted. He said this was done to let [] know whether or not a specified apartment was still available for rental.

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[] reiterated that he had received instructions from the Trump Management Office concerning special handling of applications from Black families. No mention was made of applications from Puerto Rican families. Again, those special instructions were that if a Black family was interested in renting one of the available Lawrence Towers Apartments and if that Black family met the financial criteria, this family was then immediately referred to the Trump Management Office.

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[] again said, however, that during his time with Trump Management at the Lawrence Towers Apartments, none of the Black families that he showed apartments to met the financial criteria or were not interested in renting the apartments that were shown.

[] is not aware of any practice or policy of the Trump Management Company relating to that company maintaining a phony lease and check in a rental office in order to prove to a Black or Puerto Rican person that an apartment that such person was seeking to rent had been rented earlier that day.

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NY 177-69

[] said that the Lawrence Towers Apartments consisted of 188 apartments. He said there were no Black or Puerto Rican tenants in any of the apartments. The tenants were all white with various mixed backgrounds.

[] said that he could furnish no specific information concerning any instance where any person was denied tenancy at the Lawrence Towers Apartments on account of the person's race or color. To his knowledge, [] said that regardless of race or color, any potential applicant was shown all available apartments when that person appeared at the renting office.

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FEDERAL BUREAU OF INVESTIGATION

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Date of transcription 9/10/74

JOSEPH CALCATERRA, 3165 Nostrand Avenue, Brooklyn, New York, telephone number 212-645-9101, gave the following information:

CALCATERRA advised that he is employed as a building superintendent at the above address by the M & R Management Company, 1501 Avenue V, Brooklyn, New York. He is a white male, sixty-three years old, and has completed the fifth grade. He has worked for M & R off and on for eight years. He was employed by Trump Management for three years from 1970 to 1973. He quit after he had an argument with the manager of the apartment complex in which he was working.

CALCATERRA advised that as a superintendent he had very little to do with the actual rental process. The only contact he had with prospective tenants was when he would show apartments on Saturdays as this was the rental agent's day off.

He advised that each person inquiring about an apartment was given an application. CALCATERRA advised that he would always advise the applicant of the number of vacant apartments suitable to the stated needs of the applicant. He was not authorized to advise an applicant whether he or she was suitable as a tenant.

He advised that he did not forward applications to the central office but he would hold them for the rental agents who would in turn forward them. He did not know the methods used by the rental agents to forward these applications.

He advised that he never provided the central office with a description of any prospective applicant. He further advised that he was not familiar with the criteria used by Trump to determine whether an applicant was acceptable for tenancy. He also advised that he was familiar with procedures used by Trump in determining acceptability of tenants only insofar as they allegedly checked employment and salaries of prospective tenants. He stated that he was never informed by the central office whether an applicant had been accepted or rejected and he had no idea what percentage of the applications

Interviewed 9/9/74 at Brooklyn, New York File # NY 177-69-167
by SAS [redacted] and [redacted] : mm Date dictated 9/9/74

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NY 177-69

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he took were accepted or rejected.

CALCATERRA advised that he never received any instructions by anyone associated with Trump relating to policies or practices relating to accepting and reviewing applications of blacks and other minorities.

CALCATERRA advised that he never maintained a "phony" lease and check to prove to minorities that an apartment had just been rented. He advised that he had never heard of such a practice.

He advised that he was superintendent of two buildings on Staten Island for Trump and that one building had approximately fifty percent of black and other minority tenants and his other building had approximately sixty per cent.

CALCATERRA advised that he had no information concerning instances of alleged discrimination nor could he furnish the name of anyone whom he believed would have such knowledge.

FEDERAL BUREAU OF INVESTIGATION

9/12/74

Date of transcription

CHARLES JONAP, 94-30 60th Avenue, Elmhurst, Queens, New York, telephone number 212-592-0688, gave the following information:

JONAP advised he is a white male, 58 years old, and a high school graduate. He advised he is currently unemployed, as he recently suffered a stroke and is unable to work. He was last employed at the Woodcrest Nursing Home, Queens, New York, as a Maintenance Supervisor. He was employed by the Trump Management Corporation as a superintendent at the Green Park Essex Apartments, located at 143-09 Barclay Avenue, Flushing, New York. He was employed from April of 1973, through August 22, 1973, at which time he was dismissed without reason by the Trump Organization.

JONAP advised that part of his duties as superintendent was to show apartments to prospective tenants. He advised that each person inquiring about the rental of an apartment was offered an application if the prospective tenant advised he was interested in the apartment. JONAP advised that he would routinely advise the applicant of all the current vacancies that were suitable for the applicant's stated needs. JONAP advised that he was not authorized to advise a prospective tenant if he or she was acceptable as a tenant. He advised that the standard procedure was that the central office of the Trump Corporation would advise him if a prospective tenant had been accepted, and then he, JONAP, would in turn, notify the applicant.

JONAP advised that he would forward all his applications to the central office by mail. He advised that he would never notify the central office as to a racial description of the prospective tenant, and he further advised that the applications contain no space for a racial description, nor was any type of racial code used on the application.

JONAP advised that he is not familiar with the criteria used by Trump in determining whether or not an

Interviewed on 9/10/74 at Queens, New York File # NY 177-69 -168

by SA [redacted] :mej Date dictated 9/11/74

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applicant was acceptable for tenancy. JONAP advised that the only procedure he is familiar with that Trump used in determining acceptability of applicants was in income check. He advised that applicants would have to furnish a copy of their W-2 form when they furnished an application, and he advised that someone in the central office of Trump would further verify both the applicant's employment and income.

JONAP advised that he was always told by the central office whether an applicant was accepted or rejected. He advised that he believes he sent approximately 25 to 30 applications to the central office during his term as a superintendent, but he was unable to advise how many of these have been accepted or rejected.

JONAP advised that he has no information concerning a system whereby a superintendent would maintain a "phony" lease and check in a rental office to prove to a minority that an apartment had just been rented. He further advised that he was never given any instructions by any representative of the Trump Company relating to policies or practices that were to be followed in accepting and reviewing applications of minorities.

JONAP advised that the building had a heavy minority population, which was comprised of Indian, Pakistani, Hispanic, Blacks, and Whites. He advised that at least 50 percent of the building was comprised of what could be considered minority tenants.

JONAP advised that he had no information concerning any incident in which he believes a person was denied tenancy on account of race or color, nor could he provide an address of any person that he believes would have such information.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/12/74

[redacted] Brooklyn, New York, telephone number [redacted], gave the following information:

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[redacted] advised that she is a white female, age [redacted] years old, currently employed by [redacted] Brooklyn, New York. She is employed as a [redacted] Her business phone is [redacted] [redacted] advised that she was employed as a Bookkeeper, with the Trump Management Corporation from October, 1969, through April of 1970, and again from June of 1970 through October of 1972. She advised that she resigned her position in April, 1970, because of personal family reasons, and she resigned in October of 1972, [redacted]

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[redacted] She advised that during the first period of her employment she was employed in the central office as a Bookkeeper, and during the second time she was in the Accounts Payable section. She advised that she has finished [redacted]

[redacted] advised that she has no personal knowledge as to the processing of new applications, as she was never involved in this line of work. She advised that a [redacted] and a woman by the name of [redacted] (Last Name Unknown) were responsible for reviewing and processing applications. She advised that applications were also accepted and processed at the Shorehaven Apartment office, which was located at 2064 Cropsey Avenue, in Brooklyn, New York. A [redacted] was in charge of the office operation.

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[redacted] advised that she does not know whether applications for tenancy were delivered to the central office by hand or mail. She advised that she is not familiar with whether or not a Rental Agent or Superintendent would orally advise the office of a physical description of the applicant. She advised that she has never heard of any racial codes or racial descriptions being placed on a application for tenancy.

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[redacted] further advised that she was not totally familiar with the standards and procedures applied in the

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Interviewed on 9/10/74 at Brooklyn, New York File # NY 177-69-169

by SA [redacted]:mej Date dictated 9/11/74

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process of determining acceptability of an applicant. She advised that she was familiar with the situation at Trump Village, which is located in Brooklyn, because that is a state subsidized apartment complex, and the central office would conduct credit and income checks on all applicants. She is not familiar with what the procedure was on other buildings. She advised that in the case of very young people, Trump Management could require their parents to co-sign a lease, and she further advised that in the case of aging people, Trump would require that either a relative or child of the applicants co-sign the lease. She advised that it would appear to her that each case was handled on its own individual purpose.

[] advised that she doubted if the race of an applicant had any affect on determining applicant's acceptability for tenancy.

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She advised that she has never received any instructions from any representative of the Trump Management Corporation with regards to reviewing applications and accepting applications of Black or Puerto Rican individuals.

She advised that she had no information to give concerning any instance in which she believes a person was denied tenancy on account of his or her race, nor was she able to advise the identity of any individual who might have such information.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/12/74

[redacted]
[redacted] Brooklyn, New York, telephone number [redacted]
gave the following information:

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[redacted] advised that she is a white female, approximately [redacted] years old. She is currently employed by the [redacted] Brooklyn, New York, as an [redacted]. She is married and has two sons, and has completed two years college. She advised that she was employed by the Trump Management Corporation for two and a half years from August of 1970, through January of 1973. She was employed as a clerk in the Accounts Receivable section of the central office. She left because she received a better job offer.

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[redacted] advised that she has no personal knowledge regarding the processing of applications for tenancy. She advised that she believes it could have been the office manager whose function it would have been to review and pass out the acceptability of any applications, but she was unable to afford the name of this individual. She advised that her job was to post the monthly rentals as they were received by the central office. She further advised that she does not know if any other offices of Trump ever received any applications for tenancy.

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[redacted] advised that she is not familiar with whether or not applications were delivered to the central office by hand or by mail. She further advised that she does not have any information concerning whether physical descriptions were delivered orally to employees of the central office or whether they were listed on the applications. She advised that the only standard procedure that she is familiar with in determining the acceptability of an applicant included a financial check of the applicant. She believes that Trump also required personal references from an applicant. She advised that she believes that the central office would routinely conduct a credit check on an applicant, but she does not know the procedure used, and she does not know about any type of income verification used by

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Interviewed on 9/10/74 at Brooklyn, New York File # NY 177-69-170
by SA [redacted]:mej Date dictated 9/11/74

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NY 177-69

the central office. She further advised that she is not familiar with any criteria applied to determine acceptability as far as the income age and employment were concerned, other than the fact that an applicant had to show he was gainfully employed.

[] advised that she doubts if the race of an applicant had any affect whatsoever on this application.

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[] advised that she never received any instructions from any representative of the Trumo Management Corporation with regard to reviewing and accepting applications of Blacks or Puerto Ricans.

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[] further advised that she had no information concerning any instance in which she believes a person would deny tenancy on account of race or color, nor was she able to furnish the name of any such person who would have such information.

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/12/74

LOUIS SFORZA, 1134 66th Street, Brooklyn, New York, telephone number 212-BE 2- 5843, gave the following information:

SFORZA advised that he is a white male, sixty-five years old, and retired. He was employed by Trump Management as a doorman for ten years, from 1964 to 1974. He retired in May. He advised that he was born in Italy and has no formal education.

SFORZA advised that as a doorman he had nothing to do with the renting of apartments. He was employed at the Westminster Hall Apartments and it was the superintendents who handled the showing and renting of apartments. He advised that he has no information concerning any racial policy or practices employed by Trump.

SFORZA advised that he never received any instructions from anyone to assist in or facilitate a practice of racial discrimination. He never tipped off a superintendent to the race of a prospective tenant and he never engaged in discriminatory practices himself.

He advised he never discussed a practice of racial discrimination with anyone associated with Trump.

He also advised that he never heard of a "phony" lease and check system to prove to minorities that an apartment had just been rented.

He advised that he has no knowledge of any instances of racial discrimination practiced by Trump nor does he know the identity of any individual with such information.

SFORZA advised that his building had five Black families, two Oriental families out of 138 units.

Interviewed on 9/11/74 at Brooklyn, New York File # NY 177-69 171
by SAS [redacted] and [redacted] : adp Date dictated 9/11/74

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/12/74

[redacted]
[redacted] Brooklyn, New York, telephone number [redacted]
gave the following information:

[redacted] advised she is a white female, age [redacted] years old, currently employed as a [redacted]

[redacted] advised that she is a high school graduate, who was employed by the Trump Management Corporation in the [redacted]. She advised that her job consisted of [redacted]

[redacted] advised that she worked mainly on the renewal of leases in the Beachhaven Apartments section. She advised that a [redacted] received applications, and that she was the one who would pass on the acceptability of the applicant. She advised that she does not know of any other office in the Trump Corporation that would receive and review applications for tenancy.

[redacted] advised that applications were usually hand delivered by the superintendents. She advised that she never heard a superintendent orally furnish a description of any applicants. She further advised that she does not know of any situation where a racial code or racial description was furnished on an application.

[redacted] advised that she is not familiar with the standards and procedures applied in the process of determining the acceptability of an applicant, but she advised that the main thrust seemed to have been on their financial qualifications. She advised that an applicant's employment was always verified through the central office. She advised she does not know the income age or employment criteria applied to determine acceptability by the central office.

She further advised that she doubts that if the race of an applicant ever had anything to do in determining that applicant's acceptability for tenancy.

Interviewed on 9/10/74 at Brooklyn, New York File # NY 177-69 172
by SA [redacted] :mej Date dictated 9/11/74

NY 177-69

[] advised that she has never received any instructions from any representative of Trump Corporation with regard to reviewing and accepting of applications of Blacks or Puerto Rican individuals.

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She advised that she has no information to give concerning any specific instances from which the ability as a person was denied tenancy on account of race or color, nor was she able to furnish the name and address of any person with such information.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/12/74

[redacted] Brooklyn, New York, telephone number [redacted] gave the following information:

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[redacted] advised that he is a white male, [redacted] years old, and a [redacted] New York City. He is currently employed by the [redacted] Queens, New York, as [redacted] He was employed by Trump Management as an accountant from 9/68 to 8/72. He left because he was offered a better position. He advised that his current business telephone number is [redacted]

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[redacted] advised that while he was at Trump he was one of three accountants at the central office. He had nothing to do with the rental operations at Trump and is totally unfamiliar with the procedures used. He believes that other offices of Trump might have processed applications of prospective tenants but he does not know their addresses. He does not know the identity of the individual charged with the responsibility of reviewing new applications. He does not know whether applications were hand-delivered or sent in by mail. He does not know whether the central office was advised of the race of prospective tenants.

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[redacted] advised he is totally unfamiliar with the standards and procedures applied in determining acceptability of tenants. He was never given instructions concerning reviewing of applications because he had nothing to do with this.

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[redacted] advised he knows of no instances of racial discrimination practiced by Trump nor does he know the identity of any individual with such information.

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Interviewed on 9/11/74 at Queens, New York File # NY 177-69-173
by SAS [redacted] and [redacted] Date dictated 9/11/74

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FEDERAL BUREAU OF INVESTIGATION

REPORTING OFFICE PHILADELPHIA	OFFICE OF ORIGIN NEW YORK	DATE 9/12/74	INVESTIGATIVE PERIOD 9/10/74
TITLE OF CASE TRUMP MANAGEMENT CORPORATION NEW YORK, NEW YORK; [REDACTED] - VICTIM; [REDACTED] - VICTIM		REPORT MADE BY [REDACTED]	TYPED BY dd
		CHARACTER OF CASE DIH	b6 b7C

REFERENCE

New York airtel to the Bureau, 9/5/74.

-RUC-

ADMINISTRATIVE

[REDACTED] former Trump Management Corporation Superintendent, was advised he was being contacted at the specific request of the U.S. Department of Justice.

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ACCOMPLISHMENTS CLAIMED					XXX NONE	ACQUIT-TALS	CASE HAS BEEN:
CONVIC.	FUG.	FINES	SAVINGS	RECOVERIES			
							PENDING OVER ONE YEAR ☐ YES ☒ NO PENDING PROSECUTION OVER SIX MONTHS ☐ YES ☒ NO
APPROVED					SPECIAL AGENT IN CHARGE	DO NOT WRITE IN SPACES BELOW	
COPIES MADE:						177-69-174 SEARCHED INDEXED SERIALIZED FILED SEP 16 1974 FBI - NEW YORK	
3- Bureau (177-1859) 2- New York (177-69) 1- USA, SDNY 1- Philadelphia (177-113)							
Dissemination Record of Attached Report					Notations		
Agency							
Request Recd.							
Date Fwd.							
How Fwd.							
By							

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1- USA, SDNY

Report of: [REDACTED]

Office:

PHILADELPHIA,
PENNSYLVANIAb6
b7C

Date: SEPTEMBER 12, 1974

Field Office File #: 177-113

Bureau File #: 177-1059

Title: TRUMP MANAGEMENT CORPORATION
NEW YORK, NEW YORK.

[REDACTED] - VICTIM;

[REDACTED] - VICTIM

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Character: DISCRIMINATION IN HOUSING

Synopsis:

[REDACTED] former Trump employee as super-intendent, interviewed and denied any knowledge of racial discrimination encouraged by company. Admitted having heard of "phony lease" arrangements utilized by other Trump employees but refused to identify them.

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-RUC-

Details: This report contained the results of a limited investigation.

On September 10, 1974, inquiry at the [REDACTED]

[REDACTED]
revealed [REDACTED] is currently employed at the [REDACTED]
[REDACTED]b6
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FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 9/12/74

[redacted]
[redacted]
[redacted] telephone number [redacted] was located at his place of employment in the [redacted] telephone number [redacted] and was advised of the identities of the interviewing agents. He was advised it was desired he be interviewed in connection with an investigation concerning alleged discrimination in housing on the part of Trump Management Corporation. [redacted] thereafter furnished the following information:

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He is a white male, born [redacted]
[redacted] and is of [redacted]
[redacted]
since that time, and has [redacted]
He is married and completed a high school education [redacted]

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He was employed by the Trump Management Corporation, New York, N.Y., from February 15, 1973 until January 15, 1974, as the Superintendent for the Highlander Apartments, 164-20 Highland Avenue, Jamaica, N.Y. He terminated his employment as a result of being requested to move or transfer as the Superintendent of the Lincoln Shore Apartments, Ocean Parkway and Bell Parkway, Brooklyn. He had just completed all necessary repairs and work on the Highlander and the Lincoln Shore Apartments were in very bad condition and he did not feel like taking on this extra work.

During his period of employment with Trump, he was responsible for renting apartments at the Highlander. Prospective tenants would come to the building either in response to a newspaper advertisement or by word of mouth and he would show them what apartments were available. If they were interested in an apartment, he would give them an application to complete and he would then review the application with them. He was instructed by FRED TRUMP, Officer of the company, to follow a general guideline that if the person's income weekly was equivalent to, or greater than, the rent of the apartment for one month, he could expect the application to be approved. He would then mail the application, along with a certified check in the amount of one month's rent, to be applied against the requirement of one month's rent and an amount equal to one month's rent as a security deposit.

Interviewed on 9/10/74 at [redacted] Philadelphia 177-113

by SAs [redacted] and [redacted]
[redacted] TTI:dd Date dictated 9/10/74

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to [] at the company's office in New York. Under normal conditions, she would then call him telling him if the application had been approved or rejected. If the application was approved, he would be mailed a lease with the balance due which he was to have signed by the tenant and obtain any monies due which he was to have signed by the tenant and obtain any monies due to the company. This would then be returned to []

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Should a prospective tenant be interested in an apartment that was immediately available and meet the income requirement, he could call [] who would approve the application by telephone. He would still be required to send the completed application and necessary money to [] and he was not permitted to rent an apartment without her approval. The normal mailing procedure required about one week but this time period could be lessened by his calling []

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It was also his practice to consider an apartment rented when he received an application from a person who met the income requirement; however, he would show these apartments to other prospective tenants telling them he had an application for that apartment but should that application not be approved, they could be considered for the apartment. He did not have the authority to reject a prospective tenant but would point out to individuals whose income was below the general guideline that the company would probably not accept the application. All applications received by him were forwarded to the company office.

All applications were generally mailed to the company office; however, in an expedite situation, he would take the applications to the [] (phonetic spelling as he was not aware if this is a last name or first and last name) who lived in the [] He never took an application personally to the company office.

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He never placed anything on the application except the notation "Highlander" on the top. He did not indicate the person's race or make any recommendations regarding prospective tenants. [redacted] never asked a prospective tenant's race and he could not recall ever telling her such information.

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The only requirement given to him and the only requirement he used in renting apartments was on the basis of income. If the prospective tenant's weekly income was equal to or greater than the monthly rental, he would assure that they would be approved.

He knew of no checks made by the company concerning a prospective tenant. All applications were approved or rejected by [redacted] and the only reason given to him for rejections was that the prospective tenant did not meet the income requirement. He could only recall three or four persons that were rejected during his tenure and he stated they were all white.

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The only incident which he could specifically recall where there was a problem occurred in November 1973. He was to have a weekend off and a [redacted] who lived in the apartments, was to handle any prospective tenants. She apparently accepted an application from a Negro couple where the woman earned \$6,500 per year and the husband earned \$4,000 per year. [redacted] called him regarding the application asking him who would pay the rent when the wife became pregnant. He told her he was not aware of this application and this was the only time he could remember her asking him the race of a prospective tenant. He referred her to [redacted] and was of the opinion the couple was allowed to rent the apartment; however, it was not until after he had quit as superintendent.

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He knew of no company policy regarding individuals being excluded from renting an apartment on the basis of race. He accepted applications from everyone who was interested in renting an apartment and his only concern was in renting the apartments.

FH 177-113

4

He never had nor utilized a "phony lease" although he stated such a technique had been mentioned to him by other superintendents employed by Trump. He refused to name these individuals and under direct questioning, would only state he had heard this from more than two superintendents and was of the opinion it was a common practice.

The Highlander Apartments consisted of 166 apartments with seventeen apartments being rented to Negroes and another ten apartments being rented to individuals of other backgrounds such as Korean, Japanese, Chinese and Jamaican.

He emphatically denied any knowledge of any racial discrimination encouraged by the company or of any person rejected on the basis of race.

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/13/74

LUIZ BETENCOURT, 4 River Street, Lindenhurst, New York, telephone number 516-884-3436, gave the following information:

BETENCOURT advised that he is a white male, born 2/3/06. He was employed as a superintendent by the Trump Management Corporation from 1956 to March, 1971. He is currently retired. He was employed at the Edgerton Apartments.

BETENCOURT advised that it was part of his job to show vacant apartments to prospective tenants. He would give applications to anyone who expressed an interest in the apartment. It would be filled out in duplicate, he would keep a copy and he would send a copy to the Trump office. He advised he would always tell the applicant of the total number of vacancies which would fill his or her needs. He was not authorized to advise an applicant if he or she was acceptable as a tenant.

BETENCOURT advised he sent his applications in by mail. He advised that he never provided a description of the applicant to the central office. BETENCOURT advised he is not familiar with the criteria used by Trump in determining acceptability of a tenant. He advised that some type of financial check was conducted because he advised that the only reason tenants were found to be unacceptable was because of financial reasons. He advised that the central office would routinely advise him if a tenant had been accepted or rejected.

BETENCOURT advised that he never received any instructions from anyone associated with Trump concerning different treatment of minorities. In fact, he was advised by Mr. TRUMP that all people were to be treated the same. He advised that he never heard of the "phony" lease and check routine to deny minorities apartments. He advised that he has no knowledge of any instances of discrimination on the part of Trump nor does he know anyone with such information.

He advised that his building had one black, one Puerto Rican and numerous Orientals in 160 units.

Interviewed on 9/12/74 at Lindenhurst, New York File # NY 177-69-175

by SAS [redacted] and [redacted] : to [redacted] Date dictated 9/13/74

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UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1- USA, LDNY (ATTN: AUSA [REDACTED])

Report of: [REDACTED]
Date: September 13, 1974

Office: New York, New York

Field Office File #: 177-69

Bureau File #: 177-1859

Title: TRUMP MANAGEMENT CORPORATION,
NEW YORK, NEW YORK;
[REDACTED] - VICTIM
[REDACTED] - VICTIM

Character: DISCRIMINATION IN HOUSING

Synopsis:

[REDACTED] former superintendent, advised he was instructed to send Black applicants to the Trump office and immediately notify the office that they were on their way. Applications from whites would be routinely accepted by [REDACTED]. He advised that none of the Blacks to whom he showed apartments qualified financially or were interested in the apartments that were shown. [REDACTED] was unable to detail any instances where an individual was denied tenancy because of race. Other former employees of Trump interviewed and none were able to detail any instances or policies of discrimination by Trump.

-P-

DETAILS:This is a limited investigation.

File No.

177-69-1A²

Date Received

10/10/74

From

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(ADDRESS OF CONTRIBUTOR)

Brooklyn, N.Y.

(CITY AND STATE)

SA

(NAME OF SPECIAL AGENT)

To Be Returned

☐

Yes

Receipt Given

☐

Yes

☒

No

☒

No

Description:

One signed statement
of [redacted] re: his
employment by Trump
Management Corporation.

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SEARCHED.....	INDEXED.....
SERIALIZED.....	FILED.....
OCT 22 1974	
FBI - NEW YORK	

177-69-1

PLEASE DO NOT REMOVE
THIS SLIP FROM EXHIBIT
NY

177-69-1A2

10/10/74

I, [redacted], make the following voluntary statement to [redacted] who has identified himself to me as a Special Agent of the Federal Bureau of Investigation. No threats or promises have been made to me to induce this statement and I am aware that it may be used in a court of law.

I was employed by Trump Management Corporation from February, 1970 to May, 1971 as a Doorman at ^{2650 17} ~~2560~~ Ocean Parkway, Brooklyn, New York. This building is also known as Ocean Terrace.

While employed in this capacity, I was supervised by an individual known to me as [redacted] who was employed by Trump Management Corporation as superintendent at ^{2650 17} ~~2560~~ Ocean Parkway, Brooklyn, New York. [redacted] told me that if a black person came to ^{2650 17} ~~2560~~ Ocean Parkway and inquired about an apartment for rent, and he, that is, [redacted] was not there at the time, that I should tell him that the rent was twice as much as it really was, in order that he could not afford the apartment.

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If [redacted] were in the apartment at the time when someone would inquire about renting an apartment, I would merely refer the person to him as the superintendent.

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/s/ [redacted] - 10/10/74

Witnessed: Special Agent [redacted] Federal Bureau of
Investigation, New York, New York, 10/10/74

File No. 177-691A³

Date Received 10-23-74

From

[Redacted]

(ADDRESS OF CONTRIBUTOR)

N.Y.

(CITY AND STATE)

(NAME OF SPECIAL AGENT)

To Be Returned ☐ Yes

☒ No

Receipt Given

☐ Yes

☒ No

Description:

Signed Statement
of [Redacted]
(2 pages)

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(see)

I, [redacted], furnish the following voluntary statement to Special Agent [redacted] who has identified himself to me as a Special Agent of the FBI. No threats, promises or duress were used to get me to make this statement. I have been advised it may be used in a court of law.

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I, [redacted]
[redacted] telephone [redacted] was employed by Trump Management Corporation during the middle two weeks of December, 1973. I was employed as a rental supervisor by Fred Trump. My job was in part to determine the rental problems involved with the buildings at Tysens Park, Staten Island. I made a survey of the situation and proposed changes to Fred Trump. The changes involved an outlay of money and this didn't meet with Trump's approval. Therefore, I was fired from the job.

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In regards to the rental policy of the management, Trump told me that an applicant for an apartment should show a net weekly salary equal to one month rent. I thought this was a high figure as the cheapest apartment was about \$160 a month. I asked Fred Trump what his policy was regarding minorities and he said it was absolutely against the law to discriminate. At a later time during my two weeks at Tysens Park, Fred Trump told me not to rent to blacks. He also wanted me to get rid of the blacks that were in the building by telling them cheap housing was available for them at only \$500 down payment, which Trump would offer to pay himself. Trump didn't tell me where this housing was located. He advised me not to rent to persons on welfare.

The racial composition of the 700 plus unit apartment was approximately 15% Spanish, 1 or 2% black and the rest white. There were about 100 vacancies in the complex during the time I worked there. During this period I worked with five other persons at Tysens Park who either showed apartments or assisted applicants who wished to rent an apartment. They were the wife of one of the building superintendents, a girl and a school teacher whose names I forget, a man named [redacted] and a white female named [redacted] last name unknown. She is of Italian Descent, 5'2", 135 lbs with dyed red hair. She and [redacted] reside in the [redacted]

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2 A.

(900)

During my two weeks four applications were received, two from white couples, one from a Spanish couple and one from a black couple in their thirties. [redacted] handled the black couple. I don't know if any of the applications were accepted or rejected. The procedure regarding the application was to verify the person's employment, possibly do a credit check and determine his weekly salary. I thought the black couple would be judged acceptable as tenants based on the above checks. However, [redacted] just told me they're blacks and that's that. I believe that [redacted] and others working at the rental office used a code on the top of the front page of the application to distinguish blacks from whites. I never used a code and I don't know if the code was a letter or a number. The applications were either sent through the mail to the main office at 2611 W. 2nd St., Brooklyn or hand carried there by car. While I was there the applications were hand carried and were delivered to a girl named [redacted]. She is a white female, age [redacted] black hair, 5'4", 115 lbs., Italian descent. I never refused an application to anyone and didn't treat blacks any different from whites. I don't feel I was prejudice towards minorities in the two weeks I was employed by Trump.

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I have read the above statement
and initialed each page and it is
true and correct.

Witness -

[redacted]

[redacted]

Special Agent, FBI, N.Y.
10-23-74

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