

By BARBARA CAMPBELL

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Realty Company Asks \$100-Million 'Bias' Damages

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A \$100-million damage suit was filed yesterday against the Federal Government by the Trump Management Corporation on the ground that "irresponsible and baseless" charges had been made against the realty company.

Last October the Government filed a suit charging the company, which owns 16,000 apartment units in the city, with discriminating against blacks.

Donald Trump, president of the corporation, said that, in addition, a move was being made in Eastern District Court for dismissal of the Government's suit.

"I have never, nor has anyone in our organization ever, to the best of my knowledge, discriminated or shown bias in renting our apartments," Mr. Trump said in a news conference at the New York Hilton Hotel. A number of local actions have been brought against

the company, he has said, but "we've won them all."

Mr. Trump accused the Justice Department of singling out his corporation because it was a large one and because the Government was trying to force it to rent to welfare recipients.

No Names or Addresses

Roy Cohn, the lawyer handling the case, said the Government's suit gave no names, addresses or specific incidences of discrimination. Mr. Trump said the company had been asked to detail its renting practices, and he charged that the Government was asking the company to investigate itself.

A spokesman for the Department of Justice, John Wilson, declined to discuss the specifics of the Trump case, saying only that the civil-rights division of the department was bringing the suit to enforce the 1968 Fair Housing Act.

When Mr. Trump was asked why he believed the Govern-

ment was trying to force the company to rent to welfare clients, he said the Lefrak Corporation, which was sued for discriminatory practices in 1971 by the Justice Department, was forced to sign a consent decree saying they would admit welfare clients.

Mr. Trump said he would not sign such a decree because it would be unfair to his other tenants, since welfare clients are not required to sign leases and could move out in "one or two months." He also said that if he allowed welfare clients into his apartments, which are in such areas as Forest Hills and Jamaica Estates in Queens and in the Brighton Beach section of Brooklyn, there would be a massive fleeing from the city of not only our tenants, but communities as a whole."

Lefrak Disagrees on Decree

Samuel J. Lefrak, who heads the Lefrak organization, denied that he had signed a decree agreeing to rent to welfare cli-

ents. Instead, according to his son, Richard, the Life Realty Company, which handles renting for Lefrak, signed a decree saying it would rent to anyone whose income was equal to at least 90 per cent of the monthly rent.

Welfare recipients, Mr. Lefrak said, cannot meet that criteria "unless they have a rich uncle taking care of them." In that case, he said, Lefrak would rent to a welfare recipient. If there is a co-signer to guarantee the rent and sign a lease for a welfare recipient, he said, Lefrak would also rent to them.

Of the 16,000 rental units owned by the Trump Corporation in the city, Mr. Trump estimated that 700 were rented to blacks. He said the only considerations for renting were whether the client could afford the rent and whether the apartment was suitable for the number of people in the family.

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