

UNITED STATES DISTRICT COURT, EASTERN DISTRICT OF NEW YORK,
CASINO, et al., PLAINTIFFS, -against- KRAHAM LEASING CORP., et al.,
DEFENDANTS. Civ. No. 82C-1131 (Sifton, J.)
NOTICE OF SETTLEMENT OF CLASS ACTION

On April 26, 1982, a complaint was filed in the Eastern District of New York on behalf of two classes of individuals alleging racial discrimination against black persons by the defendants in connection with apartment rentals in the Forest Hills, Rego Park and Kew Gardens neighborhoods in Queens, New York. Plaintiffs seek declaratory and injunctive relief and monetary damages from defendants, Kraham Leasing Corp. (a real estate broker, 'Kraham'), Richard Dix, Stuart Dix, Arnie Steiner, Sam Miller, and Louise Koscheva (Officers G, employees of Kraham, the 'Individual Defendants'), and Canterbury 6 K.G. Corp. (owner of a building located at 135-20 Hoover Ave.), Manchester 4 K.G. Corp. (owner of a building located at 82-41 135th St.), Commodore 10 K.G. Corp. (Owner of a building located at 135-09/15 83rd Ave.), Briarwood Oaks Inc. (owner of a building located at 142-20 84th Dr.), Coronet Hall, Inc. (owner of a building located at 172-70 Highland Ave.), Harold J. Kalikow (owner of a building located at 141-60 84th Rd), and Fred C. Trump (owner of a building located at 182-30 Wexford Terrace) collectively, the 'Owner Defendants'

The defendants have denied all of the material allegations of the Complaint

The complaint describes the two classes being represented as follows.

(1) All black persons who have been: (a) steered by defendants away from buildings with predominantly white tenants and into buildings with racially mixed or predominantly black tenants; (b) told by one or more defendants, because of their race or color, that a dwelling or dwellings were not available for inspection or rental when such dwelling or dwellings were in fact so available; (c) otherwise denied, by defendants' racially discriminatory practices, information concerning or the opportunity to inspect available apartments; or (d) otherwise subjected to discrimination on the basis of race or color in the provision or rental housing or brokerage services by defendants

(2) All persons residing in the Forest Hills, Rego Park and Kew Gardens community who, by defendants' acts, policies and practices, have been deprived of the right to the important social, professional, business, economic, political and aesthetic benefits of interracial associations that arise from living in an integrated community free from discriminatory housing practices.

NOTICE IS HEREBY GIVEN that, although the defendants deny the material allegations of the complaint, and without any admission of liability on the part of any defendant, the parties have agreed to settle this action upon terms hereinafter summarized, and they have agreed to the foregoing definition of the classes being represented. If you are a member of the classes being represented, you will be bound by the proposed settlement if approved by the Court

Under the proposed settlement, Kraham and the Owner Defendants have voluntarily agreed to be enjoined from engaging in certain discriminatory practices in connection with the rental of apartments. They have agreed to institute an educational program for certain of their employees in order to familiarize them with the fair housing law, to post fair housing signs in designated places, and to advertise the availability of apartments in black newspapers whenever they engage in such advertisement in the general media. The owners of the buildings (with the exception of Briarwood Oaks Inc) will set objective standards and procedures for the rental of apartments, and will inform the Open Housing Center, Inc. of every fourth apartment which becomes available for rent in the buildings named in the complaint so that, during a certain period of time, Open Housing alone may refer black apartment seekers for rental of such apartments. Briarwood Oaks Inc. will rent to blacks at least one-fourth of the apartments which become available for rent during the term of the decree of the building owned by it. Kraham has agreed to maintain a Central List of Vacancies which will be available for inspection by any person seeking an apartment through Kraham. The order is to remain in effect for two years. Finally, although it has been agreed that no monetary damages are due from any defendant to any plaintiff or member of the plaintiff classes, the settlement provides that Kraham and the Owner Defendants shall pay to the plaintiffs \$15,000 to be distributed as follows: \$400 to each of the seven named plaintiffs to reimburse them for their costs of investigation and other time and expense incurred in connection with this matter, and the remainder to the Open Housing Center to defray the costs of monitoring compliance with and implementation of the consent decree

Pursuant to an Order of the Court entered on February 16, 1984, a hearing will be held on March 22, 1984, at 4:30 P.M. (or any such adjourned time or times as the Court may without further notice direct) of the United States Courthouse, 225 Cadman Plaza East, Brooklyn, New York in Courtroom 6, Fourth Floor, for the purpose of determining whether the proposed settlement of this action is fair, reasonable and adequate and should be approved by the Court and judgment entered thereupon. If you wish to object to the settlement of this action, you must appear at the hearing.

If the Court approves the proposed Consent Order, Final Judgment will be entered, under the terms of which all the defendants shall be released from, and each and every member of the classes and the Open Housing Center shall be permanently barred and enjoined from instituting or prosecuting (directly or representatively) any claim, demand, right or cause of action, whether for injunctive or monetary relief, arising out of the conduct, transactions or occurrences giving rise to the causes of action asserted or which could have been asserted, in the complaint.

Inquiries concerning this notice or the proposed settlement should be addressed to the Clerk of the United States District Court for the Eastern District of New York, 225 Cadman Plaza East, Brooklyn, New York 11201.