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August 30, 1974

Dear Mr. Mayor:

This is in reply to your letter of May 8, 1974, concerning a possible exception to HUD's criteria for funding Section 236 projects. I certainly regret the delay in responding to your letter.

As a result of the evaluations conducted by the Department of Housing and Urban Development, several subsidized housing programs, including Section 236, were discontinued. Certain exceptions were permitted for projects falling into categories in which HUD had made specific program commitments. Those categories included Operation Breakthrough, Project Rehab and Urban Renewal/Relocation. The urban renewal category represented the need for relocation and non-relocation housing necessary to close out urban renewal projects in Fiscal Years 1973 and 1974. I have been advised by officials of HUD that the proposal you mentioned does not fall into any of the exception categories.

HUD officials have advised, however, that a possibility for such a project may be its newly-revised Section 23 program which can provide subsidy payments on behalf of lower-income persons and families. The Housing and Community Development Act of 1974, which has just been signed, amends Section 23 (now Section 8) to allow developers under certain circumstances to apply directly to HUD.

Until the Department of Housing and Urban Development promulgates the required regulations, applications for subsidy must be submitted through State or local housing authorities. I suggest that you continue to work with the Michigan State Housing



Agency in exploring the possible use of the Section 23 program. In addition, the staff of the HUD Detroit Area Office will be pleased to be of any possible assistance.

Sincerely,

Philip W. Buchen
Counsel to the President

Honorable Lyman S. Parks
Mayor of Grand Rapids
Grand Rapids, Michigan 49502

WEC:bw



THE WHITE HOUSE
WASHINGTON

9/3/74

E va

Attached is a letter to Mayor Parks for Mr. Buchen's signature. When, and if, signed would you please return the file copy to me indicating that it was signed. Also, do you want me to provide you with a copy of correspondence that I prepare for Mr. Buchen's signature. If so, let me know and I'll be happy to provide whatever you need.

Thanks,

Brenda



OFFICE OF THE VICE PRESIDENT

REFERRAL

To: Secretary, Department of Housing and
Urban Development

Date: June 24, 1974

ACTION REQUESTED

- ☒ Draft reply for:
☒ Vice President's signature.
☐ Undersigned's signature.
- ☐ Memorandum for use as enclosure to
reply.
- ☐ Direct reply.
- ☐ Furnish information copy.
- ☐ Suitable acknowledgment or other
appropriate handling.
- ☐ Furnish copy of reply, if any.
- ☐ For your information.
- ☐ For comment.

NOTE

Prompt action is essential.

If more than 48 hours' delay is encountered,
please telephone the undersigned immediately.

Basic correspondence should be returned when
draft reply, memorandum, or comment is re-
quested.

REMARKS:

Description:

☒ Letter: ☐ Telegram: ☐ Other:
To: The Vice President
From: Lyman S. Parks
Date: May 8, 1974
Subject: Section 236 Subsidies



RECEIVED

JUN 25 10 28 AM '74

EXECUTIVE
SECRETARIAT

By direction of the Vice President

WEC
WILLIAM E. CASSELMAN II
Legal Counsel to the Vice President

P-59051



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

OFFICE OF THE SECRETARY

*Place Baker
around
letter*

IN REPLY REFER TO:

August 23, 1974

MEMORANDUM FOR: William E. Casselman II
The White House

This is in response to your referral of June 24. Attached is a draft reply to the Honorable Lyman S. Parks, Mayor of Grand Rapids, Michigan.

Regrettably, we are unable to respond favorably to Mayor Parks' request for an exception to our criteria for funding Section 236 projects.

In view of the significant changes that have taken place since you referred the Mayor's letter to us, you may want to give further consideration as to who should sign the letter. It may or may not be appropriate for the President to sign the letter. Some alternatives are Secretary Lynn and Kenneth Cole, Assistant to the President for Domestic Affairs.

Richard L. McGraw

Richard L. McGraw
Executive Assistant
to the Secretary

Enclosure



D R A F T

Mr.
Dear Mayor Parks:

This is in reply to your letter of May 8, 1974, concerning a possible exception to HUD's criteria for funding Section 236 projects. I certainly regret the delay in responding to your letter.

As a result of the evaluations conducted by the Department of Housing and Urban Development, several subsidized housing programs, including Section 236, were discontinued. Certain exceptions were permitted for projects falling into categories in which HUD had made specific program commitments. Those categories included Operation Breakthrough, Project Rehab and Urban Renewal/Relocation. The urban renewal category represented the need for relocation and non-relocation housing necessary to close out urban renewal projects in Fiscal Years 1973 and 1974. I have been advised by officials of HUD that the proposal you mentioned does not fall into any of the exception categories.

HUD officials have advised, however, that a possibility for such a project may be its newly-revised Section 23 program which can provide subsidy payments on behalf of lower-income persons and families. The Housing and Community Development Act of 1974, which has just been signed, amends Section 23 (now Section 8) to allow developers under certain circumstances to apply directly to HUD.



Until the Department of Housing and Urban Development promulgates the required regulations, applications for subsidy must be submitted through State or local housing authorities. I suggest that you continue to work with the Michigan State Housing Agency in exploring the possible use of the Section 23 program. In addition, the staff of the HUD Detroit Area Office will be pleased to be of any possible assistance.

Very sincerely yours,

Philip W. Buchen
Counsel to the President

Honorable Lyman S. Parks
Mayor of Grand Rapids
Grand Rapids, Michigan 49502



City of Grand Rapids
Michigan

OFFICE OF THE MAYOR
LYMAN S. PARKS

May 8, 1974

Mr. Gerald R. Ford
Vice President
The United States Senate
Washington, D.C.

Dear Mr. Vice President:

The City of Grand Rapids is still working diligently to obtain 100 rental subsidy housing units under the Section 236 program from the Department of Housing and Urban Development for our Model Village Project.

Attached for your further information is a copy of a letter I recently sent to Mr. George J. Vavoulis, HUD Regional Administrator in Chicago, requesting his cooperation in allocating the housing units required. I would appreciate very much your continued interest in this effort. You might recall that we corresponded with you on this matter several months ago when you were House Minority Leader. We are still only asking for 100 subsidy units which isn't very many, I am sure you will agree. But obtaining that small number of units stands between success and failure in this project.

We have always felt that HUD should make an exception to the moratorium in this case because so much progress had been made toward completion of the project when the moratorium on subsidized housing was imposed; and further, because the project lies within the Model Cities target area, where so many federal dollars have already been invested.

An indication from your Office through proper HUD channels in Washington, would, I am sure, be of considerable help in persuading Mr. Vavoulis to allocate the 100 subsidy units, if there are any surplus or unallocated units available within the Chicago Region.

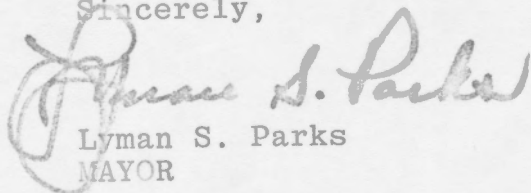


In the event there are not, perhaps HUD-Washington, can identify 100 Section 236 subsidy units somewhere else that could be targeted for Grand Rapids' Model Village Project.

I regret having to again seek your assistance in this matter but I am sure you can appreciate that with all of the financial investment the City, private donors and the State of Michigan have already made in this project, that it is imperative that it be brought to successful conclusion.

Thanking you in advance for your continued interest and support, I remain.

Sincerely,



Lyman S. Parks
MAYOR

LSP:bjo

Enclosure



City of Grand Rapids
Michigan

OFFICE OF THE MAYOR
LYMAN S. PARKS

May 7, 1974

Mr. George J. Vavoulis
Regional Administrator
Region V
Department of Housing & Urban Development
300 South Wacker Drive
Chicago, Illinois 60606

Dear Mr. Vavoulis:

The City of Grand Rapids has need of relocation housing as a result of continuing urban renewal activities in our community.

It has recently come to our attention that the HUD Section 236 housing subsidies allocated late last year were to be used for relocation housing needs generated by federal programs. At this time we are asking your cooperation in the granting of 100 recaptured or surplus Section 236 subsidies provided under last year's release. These subsidies would be applied in cooperation with the Michigan State Housing Development Authority at a specific project site located in the Model Cities target area which has been cleared and is ready for redevelopment. Financial resources needed for clearance activities have been provided by the City, the State and private donors. HUD-Model Cities funds have been used for relocation.

The Michigan State Housing Development Authority is presently working with the City and the development sponsor selected by the City to assemble a workable package that will provide new housing opportunities in that area. Our City needs to increase relocation resources in the central core to provide some degree of choice for those people who may prefer to remain in the Center City area.



Mr. George J. Vavoulis

-2-

May 7, 1974

We are informed that the State Housing Authority would be able to submit a formal application for the subsidies if they were available. I am, therefore, requesting the opportunity to meet with you to discuss this matter and further seek your assistance.

Sincerely,

Lyman S. Parks
MAYOR

LSP:ch



September 6, 1974

Dear Mr. Jackson:

On behalf of Mr. Philip Buchen, I am responding to your letter of August 18.

We have asked the Departments of Housing and Urban Development and Health, Education, and Welfare to comment on the issues you raised. We will be in touch with you in the very near future to follow up on your expressed concerns.

Thank you for taking the time to advise us of your interests.

With our best wishes,

Sincerely,

Stanley S. Scott
Special Assistant
to the President

The Reverend Donald L. Jackson
494 Masten Avenue
Buffalo, New York 14209

SSS:JCalhoun:hc

bcc: Hon. Philip Buchen ✓



THE WHITE HOUSE

WASHINGTON

August 31, 1974

To: Stanley S. Scott
Special Assistant to the President

From: Philip W. Buchen *P.W.B.*
Counsel to the President

Attached is a letter from
Rev. Donald L. Jackson. Would you
please have the letter acknowledged and
follow up on suggestions and requests as
you deem appropriate.



Rev. Donald L. Jackson
494 Masten Avenue
Buffalo, New York 14209
August 18, 1974
Phone 716-842-0859

Honorable Philip W. Buchen
Chief Counsel
The White House
1600 Pennsylvania Avenue
Washington, D. C.

Dear Honorable Buchen:

I make the following suggestion and requests:

1. To remove all hold-over Democrats, in H. E. W., Department of Labor, Dept. of Commerce, H. U. D and from other key places in Government.
2. Replace these positions with Conservatives Black as well as White people.
3. To remove or transfer Mr. Frank Cerabone, Buffalo Director of United States Department of Housing and Urban Development.

Mr. Cerabone, is a Republican, everything he gives to the Democrats. The \$20 Model Cities money was used only for those who are registered Democrats, no Republican was allowed any benefits in the Model Cities Program. Mr. Cerabone ruled, that Model Cities money was the Mayors program, and the Mayor could run the program as he desired. Mr. Cerabone works directly for the benefit of the Democrats in all of his dealings. ~~Mr.~~ The Regional Director assured the community almost two years ago that Mr. Cerabone would go, however Mr Cerabone is still here. Please remove this man, and put a good Republican Conservative in his place without delay, and before funds arrive in this area under the new housing Bill.

4. Remove those persons held over from the Nixon Administration, that has given the Nixon administration bad advice.
5. That all Poverty Funds, be only give to communities, that has Bi-Partisian committee to handle the funds, and a Presidential Order, directing that ~~invest~~ of any complaint of fraud or abuse of the funds, the funds would be immediately frozen, pending the outcome of the investigation. Presently when complaints are made of fraud, it takes ~~almost~~ almost three years before an investigation is made, then all the funds have been spent.

That under the Nixon administration, all federal poverty funds for the poor, went only to the Democrats, this has resulted in changing 40% of the Black Republicans to Democrats. Buffalo, has about 30% Republicans and 70% ~~Democr~~ Democrats. There is only one Republican elected official in the City of Buffalo. A dedicated Conservative Attorney (Mrs) Alfreda Slominski, Councilwoman-at-Large & Minority Leader. her address is City Hall, Buffalo, N. Y. 14202.
In the event you can do something for her to give her some publicity, it would be nice.

I suggest that if President Ford, has not announced his choice for Vice President, by the time you read this letter, that Mrs. Slominski, name be given to the press, as one that is being considered for such high office. This will help he and will not hurt her.

Presently there are 12 Democratic Councilmen and one Republican. I wonder if there is no Republicans elected in Government, is it a legal government, since there is suppose to be a two party system. This situation came about because of the policies of President Nixon and H.U.D. Buffalo Director, to make sure everything went to the Democrats.

6. To put Watergate behind this administration, I suggest that President Ford, Grant all persons in Prisons and those pending trial and those under investigation Presidential Pardon, and dismiss Leon Jaworski, so this investigation will come to rest. I also suggest that Lt. Calley, be also included in this Pardon, along with a Prisoner from (A Black Prisoner) New York State, Pennsylvania, Illinois, and California.

Unless this is done Leon Jaworski, will control a hammer over President Ford's administration.

I would like to be considered as one of the Directors of the Legal Services Corporation, or I would rather be appointed as watch Dog in New York State how the Federal Funds are being used.

Let me point out to you the scheme that Cities are working especially here in Buffalo. The \$20 Million dollars of Model Cities money, every effort was made to make sure there was no improvement of any kind was made. Not one house was fixed up or built, not one business was established, the money was pocketed. The money has been spent. Unemployment is wide spread, however those that were employed in the program 75% never lived in the City of Buffalo. The Cities aim is to keep the Black community looking bad so they can use pressure ~~tactics~~ methods against the administration to approve additional funds for the cities, which makes additional funds for jobs for Democrats. President Nixon, has spent over 4 billion dollars in the Black communities across the Nation, in the Big cities you cannot find any improvement infact the areas have become worst.

I am a Black Conservative, I would be available to perform most any task.

Tax Payers funds being used to support welfare payments to families that the father has disappeared. I tried to get H. B. W. this year to approve \$24,800 Grant, to establish a program to find lost fathers, since I was a Republican, H. B. W. rejected my application.

Welfare payments in this area is over \$5.5 billion dollars annually. The reason for this is that the present laws ~~X~~ allow a wife to use the law to Black mail the husband. A wife can move out of her husbands home and move in with another man and the law will require the husband to support his wife and his children. 8 out of 10 fathers would support their children, ~~however~~ providing they would not have to support his wife. An unfaithful wife is costing tax payers billions of dollars annually. The law should further be changed to make the Wife equally responsible for the support of the children. Presently the father must support the ~~the~~ children, and if the wife has an income she spends her income on vacation traveling seeing other men, while if the father is unable to support his children the burden falls upon the tax payers. This must be changed.

The City of Buffalo, used \$779,000 of Model Cities Funds, and established a school called "Project Aware", this school taught persons how to get on welfare and how to lie and cheat to get larger welfare checks. I along with many others ~~complained~~ complained to Mr. Frank Cerabone, Buffalo Director of H. U. D., and Washington, D. C. officials, it went on for three year $\frac{1}{2}$ period before any investigation was made all of the funds were spent, however all of the officers pleaded guilty for welfare fraud with the exception of one who demanded a jury trial and was found guilty. This organization placed over 7,000 people on the welfare rolls, since they were all Democrats no one was concerned.

There must be a program as I have pointed out to H. E. W, there must be a program to encourage families to remain together. Presently a wife can leave her husband run up bills to more than ~~than~~ the husband can pay ~~they~~ she can demand welfare. This encourages ~~wifes~~ wives to break up their homes.

There is another program that should be brought into being, I have tried to get H. E. W. to fund this program without any success. Unemployment is high Utilities companies will cut off the Gas and electric for non-payment and the water company will cut off the water for non-payment of the bill. I wanted H. E. W. to fund my organization whereas small loans could be made to families for their utilities bills so families will not be without heat during the cold winter. The welfare has a program to pay the utilities bills. however because the welfare load is so large it takes over 20 days to get an appointment in this period of time one could be frozen. The welfare will pay them outright, and it is not a loan and its cost the taxpayers. A small grant would be able to help many this fall and winter.

The public has lost confidence in lawyers holding public office. I strongly urge that less lawyers be appointed to government positions.

My choice for Vice President would be Rep. Jack Kemp, from New York State or Senator Barry Goldwater.

Increase the White House typing staff, whereas all letters will be answered in a very short time, with some type of results.

There are two lawsuits filed in United States Court of Appeals for the Second Circuit, that may prove a little embarrassment to your administration. The 1965 Civil Rights Act, requires the Attorney General to commence proceedings against a community that deprives its citizens the right to vote, Which the Attorney General has not done so. The lawsuits are

REV. DONALD L. JACKSON vs. THE STATLER FOUNDATION, et al
Civil Action 74-2093

Rev. Donald L. Jackson vs. UNITED STATES OF AMERICA & State of New York
Civil Action 74-2094

The latter suit is to also to make the Court to Order United States Government to pay me my wages and to enforce the law as to those Organizations that have a Tax Exemption Status.

I feel that those persons that control Tax Exemption- foundations, should be removed from the Federal Payroll. There are over 21,000 Organizations, holding a Tax Exemption Status. Mr. S. B. Wolfe, Chief Audit of I.R.S, claims I.R.S does not have authority.

to make foundations with a Tax Exemption, to stop discriminating.

98% of the Foundations with Tax Exemption status, has no Black Directors or Trustees or Black employees. 75% of the Foundations have never given and will not give a Black Tax Exempt organization a Grant. 100% of the foundations do not conduct an election as required by law. The Secretary of Army Mr. Callaway, from LaGrange, Ga., there are two foundations as I described above. How can a President keep some or a group or class of people who hates Blacks and their action truly demonstrates it, then put them in key government positions, is unwise.

Respectfully submitted,

Rev. Donald L. Jackson
Rev. Donald L. Jackson



Rev Donald L. Jackson
494 Masten Avenue
Buffalo, New York

RESUMES

Lecturer, Author, President of the Jackson Educational Foundation and The Jackson Realty Corporation, Also Director and Producer of the Donald Jackson TV Show, on Cable, in New York City 4 times per week on Station 6 and 10.

The past 10 years I have taken speaking engagements that has taken me to more than 37 States on my off day of my regular employment.

I would speak on topics such as "Help Eliminate High cost of Welfare"
"Stand Up For America" "Justice and Equality"

I was born in Fowlerville, a small town in the Township of York, County of Livingston, and The State of New York, on May 4, 1926.

EDUCATION:

I attended Grade and High School in Retsof, N. Y. Then went to Alabama A. & M. College, Normal, Ala., Alcorn, A. & M. College, Lorman, Miss, Kentucky State College, Frankfort, Kentucky, Taken courses from the University of Kentucky and Received Bachelors of Law Degree (LLB) from LaSalle Extension University, after completing 4 years studying Law. 20th Century Bible School and Missionary School and Received D. D. Degree. A Diploma from Bolan Academy.

MILITARY SERVICE:

I was in United States Army during World War II and served in the Pacific Theater twice, Re-enlisted in the Army and served additional three years. Reached the Rank of Sergeant (Personnel Technician) Made payrolls, maintain service records. Honorable Discharged, Joined the Reserved and During Korean Conflict was recalled to Active Duty, and served 10 Months, then Honorable Discharged.

EXPERIENCE:

Editor and Publisher of the weekly publication "WIRE MAGAZINE" Author of two books each having over 370 pages, dealing with corruption and crime. Produced and Directed a Half hour T. V. show, made on Video tape on equipment owned by me. This show was shown in New York City on Cable T. V. in Pennsylvania, and in Buffalo. I served as President of Non-Profit Tax Exempt D. L. Jackson Foundation. I performed almost every task one can think of. I researched the law and wrote Legal Briefs for over 50 cases, and 20 such cases were in United States Federal Court. These were all Civil Suits and one of these cases was won April 4, 1974, in United States ~~XXXXXXXXXXXX~~ Court of Appeals for Second Circuit. This was a landmark decision. I interviewed persons and sent them to various plants for employment. I interviewed students for scholarships, which the foundation awarded scholarships. I wrote letters to other foundations to raise funds to award needy students additional scholarships. The Foundation owned over 1,000 apartments, which I managed. I served as Manager of Radio Station KKAL in Denver City, Texas. I prepared evaluation Reports and made research as outside ~~consultant~~ consultant for State Station Service Company for 5 years. I make evaluation reports for some Federal Programs I review programs that are presented to Erie & Niagara Counties Regional Planning Board, for approval before they are submitted to Federal and State

agencies.

I have prepared pamphlets on Civil Rights and Equal Employment Opportunities. I have appeared before Committees of New York State Assembly and Committees of New York State Senate, to testify on various issues.

I can Type on manual or Electric typewriter about 50 words per minute. I can use a Flew-O- Writer, I can use mimeograph duplicator, use the Printing press.

All of these things, I knew and did and Supervised others in the D. L. Jackson Foundation, which had 7 to 15 employees. The Radio Station had 12 employees.

The TV Shows were produced on a SONY Video Camera, with an Ampex R^Ecorder .

MARTIAL STATUS:

MARRIED, FATHER OF 5 SONS.

Donald Jr., my oldest son 17 years old will be a Freshman at Oakwood College, Huntsville, Ala. starting September 3, 1974, he graduated June 2, 1974, from Pine Forge Academy, ~~Ala~~ Pine Forge, Pennsylvania, Tuition \$3,400 ye

Thaddeus, 16 years old Junior at Pine Forge Academy Tuition \$2,250.

Mikoll 14 a Freshman at Pine Forge Academy. Tuition \$2,250.

Stephen and James, are attending Emanuel Temple 7th Day Adventis Academy here in Buffalo

Respectfully submitted,

Donald L. Jackson
Donald L. Jackson



HUD
March 31, 1975

MEMORANDUM FOR:

RED CAVANEY

The President is scheduled to go to New Haven for an address on April 25th at the Yale University Law School.

Secretary Carla Hills is also a distinguished graduate of the Yale Law School and, since graduation, has maintained an active interest in the school. I think it would be most appropriate if Secretary Hills were promptly invited to travel on the airplane with the President when he goes to New Haven. The Law School has requested Mrs. Hills to be in attendance when the President makes his appearance.

Kindly advise.

Philip Buchen
Counsel to the President



214D

Form 1989

CITY OF GRAND RAPIDS

Date 6-19-75 /

TO Philip W. Buchen FROM Don O'Keefe

☐ Please note and see me ☐ Please give me your comments
☐ Please note and return to me ☐ For your information
☐ For your review and approval ☐ Immediate action desired
☐ Please prepare reply for my signature ☐ Please answer, with copy to me
☐ Please follow through

Remarks:

Phil,

for goodness sake, don't bother Jerry with this. But, if you can, give it to someone who will push a little. It is important.

Thanks.

Don



Grand Rapids Housing Commission

49502

June 19, 1975

The Honorable Carla A. Hills
Secretary of Housing and Urban
Development
Washington, D. C. 20410

Dear Madam Secretary:

We have just completed preparing our Fiscal 1976 Public Housing Operating Budget using the new Performance Funding System. We had no problem with the P.F.S.; our operating costs were slightly lower than the national average for high-performance LHA's. But, the P.F.S. requirement of a 3% increase in dwelling rental income brings clearly into focus the imperative urgency for immediate implementation of the provisions of the Housing and Community Development Act of 1974 which pertain to elimination of the Brooke Amendments (particularly Brooke III), and the manner of determining rental charges for persons on Public Assistance.

Perhaps, in the absence of a detailed Circular on the subject, an interim rule could be issued that the provisions of the 1974 Act prevail. We assume that such is the case now, but we know that many in the Management Bureaucracy disagree. With more than 50% of the tenant population receiving A.D.C., and the others all at 25% of income, it is virtually impossible to increase dwelling rental income without fully implementing the 1974 Act.

Brooke III was a total disaster, not legitimately benefiting anyone. A few A.D.C. recipients received a very inequitable and unjustified "windfall" when their rent was reduced and their A.D.C. grant was not. But, in most cases, the Welfare Agencies found ways and regulations to circumvent Brooke III and reduce the grant, thus increasingly shifting part of the



Honorable Carla A. Hills

Page 2

June 19, 1975

welfare burden to an already heavily burdened Public Housing system that could only stagger into insolvency under the increased financial load and require ever-increasing operating subsidies.

Part of the 1974 Act has been implemented by use of the Performance Funding System, which is good, but it has not been balanced by the implementation of the part that will let us charge equitable rents for tenants on Public Assistance who pay the least and cost us the most. These tenants are responsible for 64% of our account delinquency, 86% of our collection losses and a major portion of our vandalism.

Most of us are trying honestly to do an economical job at the operational level out in the field, but we desperately need your help. Please give this matter serious consideration at your earliest possible opportunity.

Sincerely,

Donald W. O'Keefe
Director/Secretary

DWO:rw



THE WHITE HOUSE
WASHINGTON

HUD

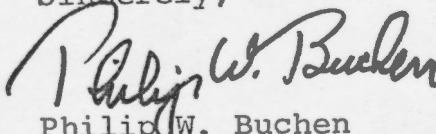
August 4, 1975

Dear Mr. Lovelly:

This will acknowledge receipt of your letter of July 31 along with a package containing a 16 mm film shot July 5 when the Blue Star Home was dropped here at the factory.

In view of my recent letter to Mr. Reitmeyer, I would like to be sure that this is not your only copy of this film because I believe you should have one available for any Housing and Urban Development representative who comes to Manton. If you advise me that this is an extra copy, I will attempt to circulate it here in Washington, but I am concerned that this will involve some risk of getting lost. I am not sure the President will have time to see this personally, but I know there are others who may be interested.

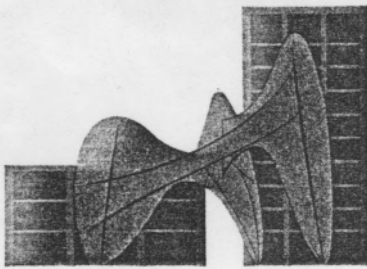
Sincerely,



Philip W. Buchen
Counsel to the President

Mr. William C. Lovelly
Director of Marketing
Blue Star Homes
Manton, Michigan 49662





Grand Rapids Housing Commission

49502

HUD

*No reply required.
(orig. filed in
depl. File)*

August 22, 1975

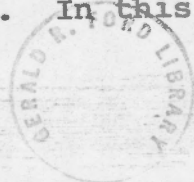
Mr. Philip W. Buchen
Counsel to the President
The White House
Washington, D. C. 20500

Dear Phil:

Thanks to your interest, we received a nice letter from the H.U.D. General Counsel, Robert Elliott, in response to our letter of June 19, 1975.

The main thrust of our letter of June 19 was the urgent need for early implementation of the provisions of Housing and Community Development Act of 1974 pertaining to Public Housing rental rates for persons receiving public assistance. Congress gave the Secretary of H.U.D. until February 22, 1976 to put the provisions of the law into effect, and apparently H.U.D. is working towards an early implementation, but anticipating problems from tenant advocate groups. The need is still very real and very urgent.

A case in point is one that I have just finished reviewing. Our approved rate schedule for a three-bedroom unit for an ADC recipient is \$85 per month. This includes \$40 for utilities, leaving a "net" rent of \$45 per month. The Social Services Department has budgeted \$85 for rent in this woman's grant budget and, under the provisions of the 1974 Housing and Community Development Act of 1974, this is the amount we should be charging. However, under the rules presently in effect, we can charge only 25% of the adjusted family income, which in this case is \$41 per month, leaving a "net" rent of \$1 after utility costs. In this



Mr. Philip W. Buchen
Page 2
August 22, 1975

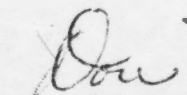
one case there is a loss of rental income of \$44 per month. Multiply that by an average of 90 cases in Grand Rapids and there is a monthly loss of \$3,960, and an annual loss of \$47,520. This is a rather substantial figure in the Grand Rapids operation (20.7% of our total rental income) albeit an almost infinitesimal amount in the total Federal picture. However, this amount projected over the larger Housing Authorities and over the nation as a whole would certainly be an amount of substantial size.

The present rules produce a situation not unlike double jeopardy. H.E.W. supplies all, or most, of the funds for ADC grants. H.U.D. has to furnish operating subsidies in increasing amounts because Local Housing Authorities cannot adequately charge ADC recipients.

I have to presume that H.U.D. is moving as expeditiously as possible and that in the not too far distant future we may expect a resolution of the presently confused and aggravating situation.

Thanks again for your help and interest.

Sincerely,



Donald W. O'Keefe
Director/Secretary

cc: Robert W. Elliott
H.U.D. General Counsel





THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

file

September 3, 1975

MEMORANDUM FOR: Philip W. Buchen
Counsel to the President
The White House

Subject: Blue Star Homes of Manton, Michigan

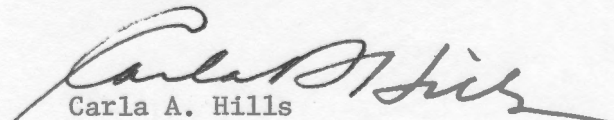
As you requested in your memorandum of August 7, 1975, a member of the Chicago Regional Office architectural staff visited the Blue Star Homes manufacturing facilities in Manton, Michigan. The manufacturing facilities, current production and the demonstration home were inspected.

Blue Star Homes manufactures exterior wall panels and other housing components sold for erection on a building site. This provides a shell house without interior finish or mechanical facilities. Finishing of the house may be contracted or completed by the purchaser.

The demonstration home was erected by the manufacturer and did include wall and ceiling finish but no mechanical facilities. Structural damage to the house from the air drop was minimal. Some of the roof trusses, the ceiling, interior wall surfaces and the subfloor were damaged.

No unusual construction features were found in the Blue Star Home. It is a typical, well-designed wood frame house. The structure of the house does meet HUD/FHA Minimum Property Standards.

The majority of all wood frame housing manufactured or built in the United States would have the same general structural characteristics as Blue Star Homes.


Carla A. Hills



THE WHITE HOUSE
WASHINGTON

1400
(see Economy)

October 10, 1975

MEMORANDUM FOR: L. WILLIAM SEIDMAN
THROUGH: PHILIP BUCHEN P.
FROM: KENNETH LAZARUS ke
SUBJECT: Reactivation of the Suspended
Homeownership Subsidy Program

Counsel's Office has reviewed your draft memorandum for the President on the referenced subject. We interpose no objection to the recommendation of Secretary Hills.

We would note, however, that at the present time, GAO is the only plaintiff in the suit challenging the impoundment of these funds. In this posture, it is our understanding that the Solicitor General is of the opinion that the Government has a 50-50 chance to prevail in the suit based on the available constitutional defense to the effect that law enforcement is a core Executive function beyond the powers of GAO. We are not aware of any private citizen who has indicated an interest in joining as private litigant in challenging this action. However, should the impoundment be attacked by an aggrieved private party, we would concur in the judgment reflected in your memorandum to the effect that the Government's chances for success are remote and the possibility for additional losses through litigation are real.



THE WHITE HOUSE

WASHINGTON

October 10, 1975

MEMO FOR: PHIL BUCHEN

FROM: KEN LAZARUS *KL*

I discussed this matter with Roger Porter on Wednesday, October 8th. He indicated that Bill Seidman would like to have a brief statement of our views on the matter despite the fact that it would not be reflected in the memo to the President which went in on that date.



1507
THE WHITE HOUSE
WASHINGTON

February 24, 1976

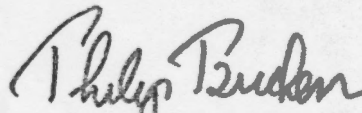
Dear Mr. Uhlmann:

I am enclosing a copy of the inquiry by Congressman Ed Eshleman concerning allegations in connection with a Philadelphia HUD real estate transaction.

It appears that the Department of Justice has not made an independent evaluation of this matter. In view of Congressman Eshleman's concern, I would appreciate a judgment from the Department as to whether there is any problem here.

Thank you for your cooperation.

Sincerely,



Philip W. Buchen
Counsel to the President

The Honorable Michael M. Uhlmann
Assistant Attorney General
Office of Legislative Affairs
Department of Justice
Washington, D.C. 20530

cc: The Honorable Edwin D. Eshleman



HUD

THE WHITE HOUSE

WASHINGTON

February 24, 1976

Dear Mr. Eshleman:

I am sorry to be so late in responding to your letter concerning alleged wrongdoing in connection with a Philadelphia HUD real estate transaction. Your request puts us in a particularly difficult position because you are in effect urging that something improper occurred despite the contrary findings by both HUD and the General Accounting Office.

As I am sure you are aware, we have no independent investigative resources here; and we are most reluctant to intervene in the investigatory functions of the departments and agencies. We are not in a position to make an independent judgment on the rather complicated fact situation that you present.

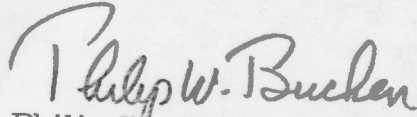
The papers you sent to us included a copy of a letter to the Attorney General on April 22, 1975, and we have learned from his office that your inquiry was forwarded to the HUD office of Inspector General in view of the investigation then being conducted by that agency. Since the Department of Justice has apparently not considered your charges on their merits following the completion of the HUD investigation, you may wish to present your arguments to them now. For this reason, I am sending a copy of our correspondence to Assistant Attorney General Michael Uhlmann. A copy of my letter to him is enclosed.



-2-

I appreciate your concern, and hope that this matter can be resolved to your satisfaction.

Sincerely,

A handwritten signature in dark ink, reading "Philip W. Buchen". The signature is written in a cursive style with a large, stylized initial "P".

Philip W. Buchen
Counsel to the President

The Honorable Edwin D. Eshleman
House of Representatives
Washington, D.C. 20515

cc: The Honorable Carla Hills
The Honorable Michael M. Uhlmann w/Encl



THE WHITE HOUSE
WASHINGTON

July 28, 1976

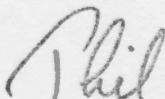
Dear Carla:

In regard to the matter about which you called and then wrote on July 22 to Douglas Bennett, I am assured that Mr. Spiller is not to be recommended for appointment.

I appreciate your having discovered the applicant's lack of qualifications for the position in question.

Best personal regards.

Sincerely,



Philip W. Buchen
Counsel to the President

The Honorable Carla A. Hills
The Secretary of Housing and Urban
Development
Washington, D. C. 20410





THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

July 22, 1976

Mr. Douglas P. Bennett
Director
Presidential Personnel Office
Executive Office Building
Room 145
Washington, D.C. 20500

Dear Doug:

Enclosed is a letter received from William R. Morris, Director of Housing Programs, NAACP, regarding the appointment of Howard J. Spiller of Columbus, Ohio to the Board of Directors of the Federal National Mortgage Association.

You will recall that I told you of the very negative recommendation that I had been given by David Cook, formerly FHA Commissioner-Assistant Secretary for Housing Production and Mortgage Credit. Mr. Cook personally knows Mr. Spiller and is from Columbus, Ohio. I understand that Mr. Cook advised you of his negative views and that Oakley Hunter, President of the Federal National Mortgage Association, has also communicated a negative recommendation.

Under these circumstances, I do not think it appropriate for you to recommend Mr. Spiller to the President for appointment to the Board of Directors of the Federal National Mortgage Association.

Sincerely,

Carla A. Hills

Enclosure

cc: Mr. Philip W. Buchen ✓
Counsel to the President



NAACP Special Contribution Fund

1790 BROADWAY / NEW YORK, N. Y. 10019 / 245-2100

THE ONLY TAX EXEMPT VEHICLE
FOR SUPPORT OF NAACP
COMMUNITY PROGRAMS IN
THE COURTS, SCHOOLS, VOTER
EDUCATION, HOUSING AND
TRAINING SERVICES AND YOUTH
ACTIVITIES

July 15, 1976

RECEIVED
JUL 19 2 26 PM '76
SECRETARY
GENERAL

Mrs. Carla A. Hills
Secretary
Department of Housing & Urban Development
Central Office
451 7th Street, S.W.
Washington, D.C. 20410

Dear Secretary Hills:

I have received information that the name of Howard J. Spiller of Columbus, Ohio, is being considered for a Presidential appointment to the Board of Directors of the Federal National Mortgage Association.

My office has been encouraging the appointment of a capable minority person to FNMA's board for sometime. I am quite concerned, however, that the person appointed have a good background in the housing industry or possess qualifying experience in finance, economics, or a closely related field.

My examination into Mr. Spiller's background indicates a lack of experience in any of the areas related to housing. It is my belief that such an appointment may not be in the best interest of minorities in general nor of those professionally involved with housing.

While there may be important political considerations to support the proposed nominee, I would hasten to assure those making the selection that there are numerous well-qualified minority-group men and women whose experience in the industry and political affiliations would be quite acceptable.

I urge you to use your influence in securing the opportunity for other persons to be placed in consideration. Our office would be pleased to assist with identifying and screening further names for this purpose.



S-78748

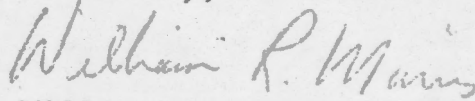
Mrs. Carla A. Hills

2

July 15, 1976

Thank you for your consideration and attention.

Sincerely,

A handwritten signature in cursive script that reads "William R. Morris".

William R. Morris
Director of Housing Programs

WRM/bw

TELEGRAM

October 27, 1976

Mr. David G. Osterer
Chairman
Condominium-CO-OP
Executives Council of Florida, Inc.
409 West Hallandale Beach Boulevard
Suite 209
Hallandale, Florida 33009

In response to your mailgram to the President
received on October 26, 1976, I have referred your
complaints about condominium land and recreation
leases to the Justice Department. A representative
of the Justice Department will be contacting you.

P.W.B.

Philip W. Buchen
Counsel to the President
The White House



2-063573E296 10/22/76 ICS IPMMTZZ CSP WSHB
3059214682 MGM TDMT HALLANDALE FL 350 10-22 0954P EST

PL-1

PRESIDENT GERALD FORD
THE WHITE HOUSE
WASHINGTON DC 20050

AGREED-NOT SUBJECT TO REPRINT EXCEPT IN TOTAL

WE CONFIRM CONVERSATION WITH MR JIM SEBESTA. THE CONDOMINIUM CO-OP EXECUTIVE COUNCIL IS NOT A PARTISAN ORGANIZATION. ITS POLICIES ARE TO MAKE RECOMMENDATIONS TO THE PRESIDENTS AND BOARDS OF DIRECTORS OF CONDOMINIUM ASSOCIATIONS IN THE STATE OF FLORIDA.

1. NO ONE HAD AUTHORITY TO ISSUE AN ENDORSEMENT IN THE NAME OF THE COUNCIL AN ACTION TO THE CONTRARY WAS PREMATURE AND UNAUTHORIZED AND WAS A REFLECTION OF THE CURRENT DEEP EMOTIONAL FRUSTRATION ON THE PART OF DISTRAUGHT CONDOMINIUM OWNERS.

2. WE HAVE PRINTED GOVERNOR CARTER'S POSITION CONCERNING LONG TERM RECREATION LEASES AND MANAGEMENT CONTRACTS (INCLUDING ESCALATION CLAUSES)

3. WE ARE IN HOPES THAT THE PRESIDENT WILL RECONSIDER HIS POSITION AS STATED IN HIS TELEGRAM ADDRESSED TO MR LERNER (OCTOBER 15) AND ARE PREPARED TO TAKE IMMEDIATE ACTION TO REFLECT ANY NEW POSITION WHICH IS SPECIFIC AND DEFINITE IN BRINGING ABOUT THE IMMEDIATE ABOLISHMENT OF THE OWNEROUS LONG TERM RECREATION LEASES AND MANAGEMENT CONTRACTS.

4. THE RELIEF OFFERED BY THE FTC IS LIMITED TO ONE CONDOMINIUM AND HAS LITTLE OR NO PRECEDENTAL VALUE. THE FTC HAS TAKEN A POSITION THAT 800,000 CONDO OWNERS AFFLICTED WITH THIS AWESOME BURDEN RESORT TO PRIVATE ATTORNEYS FOR REDRESS EVEN IF THE LAW WAS VIOLATED (REFERENCE MR DELONG-FTC CONFERENCE OCTOBER 18, 1976).

5. SINCE OUR MEMBERSHIP IS DIVIDED BETWEEN REPUBLICANS AND DEMOCRATS THROUGHOUT THE STATE OF FLORIDA WE DO NOT PRESUME TO TELL OUR MEMBERS HOW TO VOTE SINCE OTHER ISSUES MAY OVERSHADOW THE CONDOMINIUM QUESTION WE DO BELIEVE HOWEVER THAT SEVERAL HUNDRED THOUSAND CONDO OWNERS WILL VOTE THEIR OWN SURVIVAL IN PROTECTING THEIR HOMES.

DEAR MR PRESIDENT IT WOULD RELIEVE ALL CONCERNED TO HAVE THE PRESIDENT OF THE US TAKE AN IMMEDIATE AND OFFICIAL ACTION THAT WILL ENSURE THE ENFORCEMENT OF EXISTING ANTI-TRUST LAWS. AMERICANS SHOULD NOT HAVE TO PLEAD FOR JUSTICE AND BE REFERRED TO THE PRIVATE SECTOR FOR PROTECTION UNDER THE LAW. RESPECTFULLY

DAVID G OSTERER, CHAIRMAN CONDOMINIUM CO-OP EXECUTIVE COUNCIL
THE CONDOMINIUM CO-OP EXECUTIVE COUNCIL OF FLORIDA
409 WEST HALLANDALE BEACH BLVD SUITE 209
HALLANDALE FL 33009

21:54 EST

MGMCOMP MGM



TELEGRAM

The White House
Washington

The White House
Washington

FULL RATE
(STRAIGHT TELEGRAM) ☐
NIGHT LETTER ☐

1976 OCT 15 PM 7 01
October 15, 1976

TWX 077 GS
Mr. Nathan Lerner
Vice President, Condominium -Coop. Executives Council of Florida, Inc.
2771 Taft Street
Hollywood, Florida 33020

Dear Mr. Lerner:

The problems associated with the purchase of condominium housing have been of continuing concern to this Administration. Early this year I instructed the Department of Housing and Urban Development to make and they have completed a massive and detailed study of condominiums. As a result, HUD has been working with Congress to enact legislation that will protect future buyers of condominiums from abuses such as the recreation lease problem discussed in your letter.

However, HUD does not have the authority to abrogate legally binding contracts previously executed. Accordingly, the problem of abusive recreation and land leases in existing condominium projects has been referred to the Federal Trade Commission for investigation for it is possible that the FTC can act to cure retroactively such problems as cost-of-living escalator clauses in recreation leases. As you know, the FTC has initiated a complaint against one Florida developer on the grounds that the recreation lease violates the FTC Act. Future complaints may be forthcoming as the FTC continues its investigations. My Administration has and will continue to assist the FTC in these investigations.

I trust my Administration's past efforts to alleviate the hardships of skyrocketing land and recreation lease costs indicate not only my concern, but also my determination to strive for relief for condominium owners if the FTC is unable to solve the problem.

It should be firmly stated, however, that the fundamental issue here is inflation. Action on the recreation lease problem is relief only for a symptom.

The soaring cost of health care, even for those older Americans covered by the Medicare program, is another problem that must be addressed.

APPROVED FOR DISPATCH

\$ 21.50

TELEGRAM

Haley 8460-

FULL RATE
(STRAIGHT TELEGRAM) ☐
NIGHT LETTER ☐

The White House
Washington

Page 2 of message to Mr. Nathan Lerner

I have proposed a program to protect our citizens from completely draining away their life savings to pay the cost of a catastrophic illness. My proposal would respond to a tremendous need, yet it still does not solve the root problem - inflation.

Exorbitant utility rates, alarmingly high gasoline prices, higher prices across the board - these are all primary concerns of condominium owners, as well as of all Americans. Inflation is our greatest enemy.

During the first two years of my Administration, we have cut the rate of inflation by half, despite the efforts of many in Washington who wanted to move in exactly the opposite direction. And I will continue the fight against inflation until it is no longer a threat to the incomes and savings of the American people.

I regret circumstances did not allow me to meet with the representatives of condominium owners in Florida, but I am glad to have this opportunity to discuss my position and efforts relative to these areas of mutual concern.

Sincerely,

Gerald R. Ford



APPROVED FOR DISPATCH

W.N.

409 WEST HALLANDALE BEACH BLVD
HALLANDALE FL 33009

western union **Wallogram**

U.S. MAIL

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3059214682 MGM TDMT HALLANDALE FL 198 10-14 0205P EST

PRESIDENT GERALD FORD
WHITE HOUSE DC 20500

PL-1

DEAR MR PRESIDENT
THE CONDOMINIUM CO-OP EXECUTIVE COUNSEL OF FLORIDA REPRESENTING SEVERAL
HUNDRED THOUSAND CONDOMINIUM OWNERS ARE ABOUT TO ISSUE THE STATEMENT
BELOW. WE UNDERSTAND YOU ARE FULLY AWARE OF THE SUBJECT MATTER RELATING
TO CONDOMINIUM ABUSES. PLEASE CONFIRM THE ACCURACY OF THIS STATEMENT OF
OP BEFORE MONDAY OCTOBER 18 1976 (OUR DEADLINE FOR PRINTING) IT IS
IMPERATIVE THAT WE RECEIVE YOUR POSITION ON THIS IMPORTANT MATTER
RESPECTFULLY

MEMORANDUM:
TO ALL PRESIDENTS OF CONDOMINIUM ASSOCIATIONS IN FLORIDA

PRESIDENTIAL CANDIDATES - PRESIDENT FORD OR GOVERNOR CARTER
WE ARE NOT SUGGESTING HOW YOU VOTE FOR THE PRESIDENT OF THE UNITED
STATES. WE ARE SIMPLY REPORTING THE FACTS.

1. GOVERNOR CARTER HAS MADE A TOTAL COMMITMENT TO THE ABOLISHMENT OF
RECREATION LEASES (SEE OCTOBER ISSUE CONDOMINIUM-CARRIER PAGE 3)
2. REGRETFULLY PRESIDENT FORD HAS REFUSED TO SEE OR HEAR OUR PETITION
FOR RELIEF. WE ARE INFORMED THAT PRESIDENT FORD IS SUPPORTING CARLA
HILL'S POSITION TO CONTINUE LONG TERM RECREATION LEASES

DAVID G OSTERER CHAIRMAN OF THE BOARD

14:05 EST

MGMCOMP MGM



50

0

CONDOMINIUM-CO-OP EXECUTIVES COUNCIL OF FLORIDA, INC.

409 W. HALLANDALE BEACH BLVD., SUITE 209 • HALLANDALE, FLA. 33009 • 921-4682

*Audience
seen as
possible*

September 14, 1976

ACTION
SCHEDULE BD.
DATE RECEIVED

SEP 23 1976

MESSAGE
SPEAKERS BUREAU
OTHER

President Gerald Ford
The Capitol
Washington, D.C.

Dear Mr. President:

CS-2

It has been suggested by Mr. William Nicholson, ~~Director~~, that we write you in connection with the problems that have been frustrating condominium owners in Florida for some six years at least.

We speak for some eight hundred thousand condominium init owners. In this connection we have the support of the AARP, United Construction Workers and Senior Citizens.

The problem that vitally concerns us are the Recreation and Land leases which carry encumbrances, in addition to the purchase of the condominium.

The developers who sold the condominiums not only have received the equitable and profitable purchase price, but in addition, compelled the execution of obligations in the aforesaid leases which constitute unlawful burdens. These burdens are further compounded in that they increase as the rise in the cost of living increases.

Mr. President, you will understand that these costs are not only permanent and unjust, but, in the course of the years, can become confiscatory. Most condominium owners have invested all their assets in their homes, and this additional burden can become disastrous. Thousands of owners will lose their homes thereby within the next few years.

Needless to add, Mr. President, you can understand that in helping us receive relief on these problems, you would have our undying support.

It seems to us that there is no better time than the present to rehabilitate the Republican Party interests in Florida, which are at low ebb. It is also our hope that our considerable support will help to elect you President for the next eight years.

**CONDOMINIUM-CO-OP
EXECUTIVES COUNCIL OF FLORIDA, INC.**

409 W. HALLANDALE BEACH BLVD., SUITE 209 • HALLANDALE, FLA. 33009 • 921-4682

Page 2

September 24, 1976

We respectfully request that you arrange for an appointment at your earliest convenience with the representatives of the above organization who will detail all other particulars of this problem.

Respectfully,

CONDOMINIUM-CO-OP
EXECUTIVES COUNCIL OF FLA. INC.

Nathan Lerner

NATHAN Lerner
Vice-President

NL: h

cc: Mr. William Nicholson

Mr. Nathan Lerner
2771 Taft St.
Hollywood, Fla.. 33020
Phone 305-922-0178

